

Keweenaw County  
Zoning Board of Appeals  
April 11, 2019

The Chair called the meeting to order 4:02 p.m.

The Pledge of allegiance was recited.

Roll Call: Mark Ahlborn, Chair,  
Mel Jones, Vice Chair  
Leslie DuTemple, Member via phone 906-281-1692  
Steve Siira, Planning Commission Member  
Marty Faassen, Member  
Kelly Treganowan, absent  
John Wilhelm, absent  
Ann Gasperich, Zoning Administrator

**M/S Mel/Marty** to accept the agenda, passed

**M/S Steve/Mel** to approve the Minutes – January 10, 2018, regular meeting, passed

Public Comment – there was none

New Business – There was none

Old Business – New businesses in R Districts – Does the individual Community have a common vision. Ann spoke to the discussion at last months meeting about bring in quiet business to Eagle River. She relayed the information from the discussions in the past for Eagle River and Mohawk. She spoke to the need for anyone desiring to change the ordinance regarding allowable uses to start at the local level. Steve also spoke to the “Overlay” work that was done for Gay. It was along the same idea of canvassing the neighbors, getting support from property owners, holding meetings at the Township level and bringing the recommendations to the Planning Commission. The Planning Commission has had at least two experiences where ideas were conceived and brought directly to the Commission. Where the public hearing was held and the Planning Commission was met with complete lack of support for the idea. The support needs to begin at the local level. Then, the Planning Commission will look to the suggested changes to the allowable use for the zoning district or maybe continue to work the overlay district idea.

Training – The training session covered the ‘tabbed’ pages in Ann ordinance copy. She covered how the book is set up and did a highlight on certain pages within the first seven Articles. She explained the written order of the ordinance is intentional. An item in section seven, cannot be understood completely unless articles one through six have been examined. An exercise was presented to better understand Article IV, Zoning Districts and Permitted uses. She explained Use classifications, By Right (R), Right with Conditions (RC), and Special (S).

Special Use and Right with Conditions was discussed. Modifications have been made to the zoning ordinance to change a few of S to RC. In the past, Elder Cottage Housing Opportunity, ECHO along with others were changed from S to RC. Special Use calls for a public hearing, Right with Conditions only requires a document stipulating the conditions are being met.

Change of Use was then touched on. When is a change of use permit required? In the case of a business converting to a single-family dwelling, along with a Change of Use for Zoning, a change of use for construction is also required. The zoning request must be reviewed to determine if the requested change is an allowable use in the district. The construction is to make sure the SFD meets the residential code.

A local business center was discussed for each community. A place where tourists could stop and have access to internet. What type of zoning would be required? Should each community look at asking for a section of town be zoned for the capability? This will make a great exercise for the next training session. This topic lead into the discussion of the ECD and its work with agencies to provide better internet service to rural areas.

Public Comment - none

Around the table – Mark asked me to send him contact information on our members. Steve spoke about the Public Hearing for the replacement tower for the Sheriff Department, Mel provided an update to the park and pavilion for Houghton Township, Leslie mentioned Tom and Elaine as being included on the EDC list, Marty spoke to the training session.

Next Meeting is set for July 11<sup>th</sup> at 4:00 PM at the Courthouse

Motion to Adjourn at 5:34 by Mel.