

*Keweenaw County Planning Commission*

*Meeting Minutes*

*May 25, 2010*

Chairman Jon Soper called the meeting to order at 6:07 p.m.

Roll Call: Present: Jon Soper, Chairman; Rich Schaefer, Vice Chair; Tom Hall, Member; Steve Siira, Member; Ned Huwatschek, Member; Jim Huovinen, Member; Joan Nelson, Zoning Administrator. Absent: Member, John Parsons. Carol Fouts, the County Commissioner liaison, has been relieved of her assignment to our committee. Fouts was thanked for her service. The Planning Commission remembered Tom O'Callaghan's contributions to the Commission. His talents will be missed.

Guests: Dennis Rich (PE) and Bob Kauppi. Also: Brian Jackman and Jeff Valley.

Agenda: Motion to approve the agenda by Rich Schaefer. Second by Ned Huwatschek, motion approved.

Regular Meeting Minutes: Reviewed minutes of February 23, 2010. Motion to approve by Jon Soper, second by Jim Huovinen. Motion carried. Reviewed the April 27, 2010 Public Hearing minutes. Motion to approve Schaefer, second by Tom Hall. Motion carried.

Reviewed the March 23, 2010 and the April 27, 2010 meeting minutes. Minutes to be approved at June, 2010 meeting.

Guests: Dennis Rich-Professional Engineer (PE) and Bob Kauppi dealing with the Dockside Resort (Gay, Mi.) zoning classification. General discussion centered on what would be the most appropriate zoning classification for the Kauppi project. Options include: Commercial retail, lodging/accommodations, outdoor commercial recreation, water based business and, finally, tourist service establishments; all options were debated. The key issue appears to be multiple principle uses on a single property that is zoned RS-2. Finally, the thought developed that a Planned Unit Development (PUD) would be the most appropriate choice. A more detailed site plan (from Kauppi) was requested by the commission and a public hearing will be held in the Sherman Township Hall within the next few months. Rich Schaefer made a motion to classify the Dockside Resort project as a Planned Unit Development because it does not fit neatly into one particular classification. Ned Huwatschek seconded this motion. The motion carried. Dennis Rich then asked if it were possible to authorize placement of footings to keep the project "moving ahead". Rich Schaefer made a motion to authorize placement of footings (based on the Dockside Resort final site plan) for six (6) cottages, one store and one mechanical building. Schaefer's recommendation is for footings only—they must be in compliance with the final PUD approval. If not in compliance with the final PUD approval it will be at Kauppi's expense. Steve Siira seconded the motion.

The motion carried. During Q and A it was noted that Kauppi's project contains some 68 acres with all the buildings located on the lake side of the county road with the septic/sewer system (with a capacity of 9300 gal. per day) located on the opposite side of county road connected by an underground "sleeve". According to the current site plan there will be four (4) driveways to the county road but no culverts have been installed as of yet. Kauppi said he has county culvert permits. The forty (40) foot existing tower is planned to be both an observation tower and a private aide to navigation (a blank Coast Guard application to do this was given to Dennis Rich). The support footings for the structure have to be certified by the Keweenaw County Building Inspector, Mr. Arend. Also, the county zoning ordinance limits structure heights to thirty-five (35) feet. Discussion by Rich led to a possible appeal to the county zoning board of appeals- would the ZBA approve of an already illegal structure? Ms. Nelson felt an appeal to the ZBA would probably be fruitless and a waste of money. More discussion followed. Both Rich and Kauppi were asked to attend future planning meetings to keep the lines of communication open.

Guest: Brian Jackman of 143 Stanton Ave. Mohawk, Mi. addressed the commission regarding building a twenty four foot square (576 square feet) garage that would be designed for two functions as: 1. Storage for a personal vehicle. 2. A seasonal bait shop and a commercial candy kitchen. This building will be constructed next to the home he rents across the street from the Mohawk Superette in an area zoned R-1B. The zoning ordinance does not allow retail activity in R1B. The commission decided to add a zoning review of the Mohawk main street as an agenda item for the June meeting.

Motion to adjourn, Schaefer, support Tom Hall. Motion carried. The meeting adjourned at 8:15 p.m.

Respectfully submitted:

Jim Huovinen, Acting Secretary