

Keweenaw County Planning Commission
Draft Minutes
Aug 29, 2008

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Commissioner Soper called the meeting to order at 6:10 pm, immediately following the Public Hearing on the application by the Keweenaw County Historical Society for Special Land Use permit in order to convert the Sherman Township School into a Museum.

Roll Call

Present: Jon Soper, Chairman
Richard Schaefer, Vice Chair
Jay Piquette, Member
Joan Nelson, Zoning and Equalization Administrator
Joe Langdon, County Commissioner, Representative
John Parsons, Member
Tom O'Callaghan, Member

Absent: Jack Tregabiwan, Member

AGENDA

Motion to accept the agenda by John Parsons. Motion seconded by Richard Schaefer.
Motion carried.

Guests: Many guests from the Public Hearing remained for the Planning Commission meeting. None of the guests had comments for the Planning Commission meeting with the exception of Dudley Martin, Sherman Township Supervisor (see comments below), who responded to questions from the Commission.

Minutes

Motion by John Parsons to approve the minutes of July 29, 2008. Motion seconded by Jon Soper.
Motion carried.

Unfinished Business

Public hearing on the application of Special Land Use by the Keweenaw County Historical Society in order to convert the Sherman Township School into a Museum. The Special Use Condition is to allow a Museum in an area zoned R1-A, Residential. If the application is approved, the existing property would be divided into two lots, with the Museum lot being 100' by 300' after the division of the property.

Motion by Joe Langdon to approve the Special Land Use (SLU 108) permit dated July 18, 2008, for the property located at 881 2nd Street, Gay, Michigan. The approval is contingent on the Keweenaw County Historical Society taking possession of the property.
Motion seconded by Tom O'Callaghan.

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Discussion:

A discussion was held on the availability of adequate parking spaces for the museum. Dudley Martin, the Sherman Township Supervisor, said that adequate parking would be available in accordance with the current Zoning Ordinance and that the remaining property after the split would become a park. Mr. Martin said that the existing parcel number 42 501 51000 082 would have to be modified due to the property split.

The motion to approve the permit carried. The approved permit will be sent to the County Board.

Expanded Planning Commission Representation

Chairman Soper sent a communication to GMO, the largest land owner in the county, to determine if they would like to have a representative on the Planning Commission. They have not yet responded. Jon will continue to pursue the recommendation.

Joe Langdon spoke to the County Attorney regarding the suggestion of Tom O'Callaghan that, since the new enabling act allows for participants from outside the Zoning District, Eagle Harbor should be approached to see if they wished to participate on the County Planning Commission. The County Attorney said that the local Ordinance supercedes the new enabling act. No voting representation on the Planning Commission from outside the Zoning District can be permitted unless and until the current Ordinance is modified to allow that. The same condition would apply to non-voting representation.

Enabling Act Review

Chairman Soper reviewed the to-do list for the MPEA Zoning Enabling Act.

2e Jon Soper will investigate

2f We are all ready more restrictive

2g need to add to 19.3

2h need to change page 30

Jon Soper will do PA33 MPEA #2A. Joan Nelson will assist Jon.

New Business

Per Jon Soper, the County does not have an ordinance establishing the Keweenaw County Planning Commission.

Jon reported that he received a request from Clyde Wescoat to re-zone part of his property as Agricultural. The property is currently zoned RS. Per Mr. Wescoat, the property had been a farm for years and Mr. Wescoat wants to erect a pole barn to stable horses in. The current Ordinance does not allow a secondary structure (barn) on a property that does not have a principal structure (dwelling) on it.

The Zoning Administrator pointed out that the current Ordinance does not allow a

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secondary structure (barn) on property zoned Agriculture unless the property has a principal structure. The pole barn could be erected RS under a Special Use permit.

After discussion, it was agreed that the Ordinance should not require a principal structure on property zoned Agricultural, and the Ordinance should be amended.

Joe Langdon said that his sense of the community was that many people feel that the new Ordinance does not meet the needs of the community and want it revoked. Tom O'Callaghan stated that many Copper Harbor residences feel that the Ordinance does not adequately serve the needs of Copper Harbor and should be revoked. The Commission agreed that the Ordinance does need to be amended to 'fix' those problem areas that have been identified. The Chairman directed the Secretary to maintain a list in the minutes of all problem areas with the Ordinance so that they could be addressed in a comprehensive manner.

A Public Hearing on the request of Mr. Wescoat was scheduled for September 30, 2008, prior to the regularly scheduled Planning Commission meeting. The Hearing would be held at the Copper Harbor Community Center in Copper Harbor.

Zoning Administrator's Report

- The Administrator reported that 13 permits have been issued to date.
- A resident wishes to erect a fence on his/her property line. Part of the fence would include the back of a shed that sits on the property line. After discussion it was agreed that the Ordinance does not permit auxiliary structures to be part of a fence and that the shed must be moved away from the property line.
- The Administrator reported that a resident wants to rebuild a residence on his/her property. The rebuilding will require that a well and Septic System be installed. The Commission directed the Administrator to issue an Application and to point out that the resident will have to get a permit from the Health Department before any Building permit can be issued.

Zoning Ordinance Proposed Amendments

- The County does not have an ordinance formally establishing the Keweenaw County Planning Commission.
- The Ordinance should not require a principal structure on property zoned Agricultural.
- No voting representation on the Planning Commission from outside the Zoning District can be permitted unless and until the current Ordinance is modified.
- No non-voting representation on the Planning Commission from outside the Zoning District can be permitted unless and until the current Ordinance is modified.

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None.

Public Comments

None.

Commission Final Comments

None

Adjourn

Motion by Jon Soper to adjourn. Motion seconded by Jay Piquette.
Motion carried. The meeting was adjourned at 8:20 pm.

The next regular meeting of the Planning Commission is scheduled for 6:00 pm on September 30th, 2008 at the Copper Harbor Community Center in Copper Harbor, following the 6:00 Public Hearing.