

Keweenaw County Planning Commission
Work Session
Minutes – November 26, 2013

The work session at the Keweenaw County Courthouse began at 6:03 PM

Members Present: Jon Soper, Chairman John Parsons, Vice Chair
 Ned Huwatschek, member Richard Schaefer, member
 Steven Siira, member Jim Huovinen, member
 Ray Chase, Commissioner Ann Gasperich ZA

Members excused: Tom Hall

The Pledge of Allegiance was recited:

M/S/P Steve/Jim to Approve Agenda

Guests – Bill Eddy & Jim Vivian

Public Comment – there was none at this time

The work session on Recreational Vehicles began. Jon reminded everyone that this is a public meeting, it was posted appropriately on the door as well as the internet.

He then initiated a discussion regarding an interpretation of 7.15 “used for dwelling purpose”. Final consideration of interpretation was—the object is there to be used for, not occupied. John asked if the revision of 7.15 from the meeting on October 29th was approved and stands. Yes, it was approved.

The Commissioners were presented with the following starting point regarding Recreational Vehicles:

Section 7.13 Reserved for Future Use

Recreational Vehicles (RV)

Except for Recreational Vehicles in bona fide campgrounds the following shall apply:

All RV’s must comply with health department requirements regarding safe handling of septic and sewage.

On parcels less than five acres, recreational vehicles are not allowed to occupy the parcel for more than ninety (90) days in a calendar year without a temporary housing permit.

One RV is allowed per parcels up to ten acres, no more than two RV’s are allowed on parcels of ten acres or more.

On parcels of five (5) acres or greater, each trailer shall meet the required setbacks of 100 feet from the County Road right of way, 100 feet from each property line and 75’ from the high water mark.

On parcels of five acres or greater, one recreational vehicles may be stored year-round

**Public Comments -- 3 minutes per person. Total Public Comments not to exceed 30 minutes.

On parcels of ten acres or greater, two recreational vehicles may be stored year-round

Discussion around the starting points –

Ann reviewed the starting points and asked Ray to speak to his interpretation of what was said at the County Commissioners Meeting on November 19th regarding trailers. Single Wide Mobile Homes and RV's are the question, why not on my property if they meet the set back requirements, both should be allowed was Ray's interpretation of the concerns of the Board of Commissioners (BOC).

Jon spoke about the different zoning district allow permitted uses, and the Planning Commission (PC) intent to set up the ordinance to accommodate the majority of the people of Keweenaw County. There are only 2 – 5 % of the population that desire to push the ordinance to the edge. It is our job to establish a law that will help the majority of the people most of the time.

John asked how RV's are taxed? It is part of the problem with the lack of taxes being received.

Richard said the ordinance allows for RV's for 90 days, in the 1975 ordinance travel trailers were not allowed, in 2006 they were allowed for two weeks, now they want to leave them year round. I understand protecting the property owner's rights, what about the rights of the property owner who has already spent his money on the property and built a home?

Ray said it is unfortunate but people do live in travel trailers full time. If we allow travel trailers for 90 days, why not allow 105 or 120 days. Remember I'm just the devils advocate

Ann reminded them that there is a list of talking points to go over. We need to discuss mobile homes and storage at another meeting. Tonight's work session is RV's

Item 1 -- All RV's must comply with health department requirements regarding safe handling of potable water ~~septic~~ and sewage.

Item 2 -- On parcels ~~less than five acres~~, Up to 10 acres, recreational vehicles are not allowed to occupy the parcel for more than ninety (90) days in a calendar year without a ~~temporary housing~~ an intent to build in a residential district permit. consider *recreational vehicle permit renewed annually*.

Item 3 One RV is allowed per parcels up to ten acres, no more than two RV's are allowed on parcels of ten acres or more in AG & TR with an RV Permit.

On parcels of five (5) acres or greater, each trailer shall meet the required setbacks of 100 feet from the County Road right of way, 100 feet from each property line and 75' from the high water mark.

On parcels of five acres or greater, one recreational vehicles may be stored year-round in Ag & Tr

On parcels of ten acres or greater, two recreational vehicles may be stored year-round in Ag & Tr.

Discussion on 10A in a residential district to require a special use permit to allow for greater than 90 days.

Directed Ann to compile the initial list for special use for RV's

Reviewed the definition for RV is good -- **Recreational Vehicle:** A vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle.

Public Comment – Jim Vivian commented on the trailers around Chassell Bay, that they seem to be almost on top of each other on lots that don't look larger than 40'.

Commission Final Comments – Ann will have a draft for the next meeting.

Schedule Next Regular Meeting – December 3, 2013, 6:00 p.m.

Adjournment

**Public Comments -- 3 minutes per person. Total Public Comments not to exceed 30 minutes.