

Keweenaw County Planning Commission
Regular Meeting & Public Hearing
Minutes – January 7, 2014

Chairman Soper called the Regular Meeting to order at 5:30 PM

Roll Call: Jon Soper, Chairman John Parsons, Vice Chair
 Ned Huwatschek, member Richard Schaefer, member
 Steven Siira, member
 Tom Hall, member
 Ray Chase, Commissioner Ann Gasperich ZA

Members excused: Jim Huovinen

The Pledge of Allegiance was recited by all

Ray/Steve motion/second to Approve Agenda passed

John/Tom motion/second to Approve minutes of December 3, 2013 passed

The Chairman went over how he was going to present during the meeting. Chairman qualified the setbacks for parcels less than 5 acres. Parcels less than five acres will meet the regular setbacks within the ordinance. Five acres or greater will meet the greater setbacks. Intent to build recommendations by Mark Wykoff, conformance with and standards need to be reviewed and approve those changes before we bring it to the board of Commissioners.

Guests: Jon Simula, Robert Sanderson, Wade Roznik, Nick Peterson, Carol Jones, Kathy McEvers, Mark McEvers, Ken Johnson, Bert Kesanen, Chuck & Linda Junot, Dave & Lori White, Craig LaBonte, Jim Martin, Peg Gariepy, Bruce Gariepy, Karen Mills and Todd Mills.

At 6:00 PM Chairman Soper Opened the Public Hearing Section 7.13 Recreational Vehicles and 7.15 Temporary

Chairman statement, Welcome, we didn't schedule the weather, glad to see you here. I recognize most of you, we have gone back and forth on many of these items. I hope it makes sense and we'll accommodate the needs. We are here to look and take more comments.

This is what is what will go into the ordinance; the underlined items are new or added the strikeout is what will come out. Let me begin with the handout page two that at the top has Section 2.3 Definitions.

Jon Those are the proposed changes is section 7.15. **Temporary Use or Building:** A use, building or structure permitted by Section 7.15 of this Ordinance, to exist during a specified period of time. *After the specified time has expired, the temporary use must be terminated and the temporary structure removed from the parcel or the temporary use must be changed to an allowable use.*

PC minutes 10/29/13

**Public Comments -- Please limit comments to 3 minutes, not to exceed 30 minutes in total.

Section 7.15 TEMPORARY BUILDINGS AND STRUCTURES

7.15.1 General: Temporary buildings, structures, and uses are permitted in all districts only under the following conditions:

A. *Temporary Dwellings:* Habitation of Accessory Structures, Tents, Yurts and Travel Trailers as Temporary Dwellings: Except for tents and recreational vehicles in bona fide campgrounds, no structure shall be used for dwelling purposes for more than ninety (90) days in one (1) year, that does not meet the minimum standards for a dwelling unit as defined in this Ordinance and the State Construction Code Act, Public Act 230 of 1972, with amendments. This means that no garage or other accessory building, cellar, basement, camp or partial structure, whether of a fixed or portable construction, nor any tent, yurts, travel trailer, recreational vehicle, trailer coach, mobile home, or other structure not in compliance with P.A. 230 of 1972, or the previous sentence, shall be erected or moved onto a lot and used for any temporary dwelling purpose for more than ninety (90) days in one year, unless authorized by the Zoning Administrator by the issuance of a Temporary Zoning Permit as provided for in Section 18.9, or by means of a Special Land Use Permit pursuant to Article X, *or unless constructed as a year around dwelling per the applicable requirements of this Ordinance.* ???

1. A temporary yurt is only allowed on a minimum lot of 10 acres in the TR district.

2. *No more than one (1) travel trailer recreational vehicle is allowed on a parcel up to ten (10) acres or two (2) recreational vehicles on a parcel greater than ten (10) acres and only in AG, TR, RR, or RS Districts.*

3. *A Recreational Vehicle Permit (see definitions for RV) is required to park a recreational vehicle on a parcel for up to ninety (90) days. See item 2 for allowed parcels.*

PC minutes 10/29/13

1. Hunting Camp: A camp is permitted as an RC use in an AG or TR district, provided:

a. The parcel on which the camp is located is at least ten acres in size.

b. Potable water must be obtained from a WUPHD approved potable water supply.

c. There is a waste disposal system that has been inspected and approved by the Western Upper Peninsula District Health Department.

d. The building is no more than four hundred (400) square feet. *To Section 10.12.19*

question - single family dwelling ??

2. Organized Camp: Permitted as an RC use in AG, RR, RS 2 and TR, provided:

a. The parcel on which the camp is located is at least ten acres in size.

b. There is a pressurized water supply.

c. There is a waste disposal system that has been inspected and approved by the District Health Department.

PC minutes 8/27/13

Lets look at the first page – he read the definition of **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.

Section 7.13

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

All recreational vehicles must obtain an approved Recreational Vehicle Permit, adhere to all the required setbacks and comply with all health department requirements regarding safe handling of potable water and sewage.

In Residential Districts, only one recreational vehicle is allowed on any parcel. On parcels up to ten (10) acres, a recreational vehicle is not allowed to occupy the parcel for more than 90 days in a calendar year without an "Intent to Build" permit. A recreational vehicle may occupy a parcel larger than ten (10) acres for longer than 90 days in a calendar year with a Special Use Permit and without an "Intent to Build" permit.

In Agriculture, Extraction and Timber Resource Districts, one (1) recreational vehicle is allowed to occupy parcels up to ten (10) acres, no more than two (2) recreational vehicles are allowed to occupy parcels larger than ten (10) acres. On parcels of five (5) acres or larger, each recreational vehicle shall meet the required setbacks of 100 feet from a County Road right-of-way, 100 feet from each property line and 75 feet from the ordinary high water mark of a lake, river, or stream.

**Public Comments -- Please limit comments to 3 minutes, not to exceed 30 minutes in total.

Intent to Build: The Zoning Administrator may issue an Intent to Build Permit to a parcel owner who requests to use a recreational vehicle for temporary dwelling purposes, subject to *conformance with* the following limitations and procedures *standards*:

1. The purpose of the temporary housing is to provide on-site housing for residents of the lot while a new dwelling unit is being constructed.
2. The permit is for a period not longer than one (1) year based on evidence presented by the applicant that he/she has a construction plan including WUPDHD approved well, sewage and utilities. The construction plan shall include the foundation and complete building framing within a specified period of time. This permit is valid for one year and may be extended by the Zoning Administrator when the following standards are met:
 - a) A good faith effort has been shown;
 - b) The time extension is reasonably necessary considering the practical difficulties associated with actual construction;
 - c) Occupancy of the structure being rebuilt is reasonably possible within the time extension;
 - d) Granting of the time extension to the applicant and other similarly situated parties will not prohibit enforcement of any provisions of this Ordinance, unduly overburden administration and enforcement resources, or adversely affect general health, welfare and safety of adjacent properties or the general community.
3. The lot or parcel is located in any residential district;
4. A performance guarantee pursuant to Section 18.13 is collected and said RV is removed or placed in storage within fifteen (15) days after construction is complete
5. The following additional approvals are obtained:
 - a) Any applicable permits from the Building Inspector
 - b) Approval of a septic system and well from the District Health Department
 - c) A driveway permit from the County Road Commission or Michigan Department of Transportation, as applicable.

7.9.5 Open Storage:

- A. Storage of major recreational equipment such as utility trailers, boat trailers, boats, recreational vehicles and similar major recreational equipment may be stored in the open on any lots subject to the following:
1. Dead storage only is allowable and no connection to any permanent power, water or sewer facilities is allowed.
 2. Such equipment shall not be used for human occupancy nor used as business, recreational or housekeeping purposes.
 3. Such equipment must be in usable and in safe condition for use except for periods when necessary repairs or alterations are being conducted.
 4. Said equipment shall be stored in the side or rear yard provided accessory building setbacks are met, unless it is stored in an existing garage or carport.
 5. No such equipment shall be parked or stored in such manner or in such location in the lot or parcel as to create a dangerous or unsafe condition.

B. Storage of recreational vehicles in AG, ED and TR districts.

Recreational vehicles may be stored year round in these districts on parcels without a principle structure subject to the following:

1. *Only one (1) recreational vehicle may be stored on parcels from five (5) to ten (10) acres in size. A maximum of two (2) recreational vehicles may be stored on parcels larger the ten (10) acres.*
2. *Conditions A2, A3 and A5 apply*

Public Comment

Ken Johnson

Would the Planning Commission please introduce yourselves -- they did.

Jim Vivian Houghton township at its last meeting on Dec 18th made two recommendation for RV in the village of Eagle River which is RR. The first being a special use permit would be required for RV placement in that area and 2nd a term limit of four weeks instead of 90 days. we passed that motion and I hope the planning board will respect our wishes. Our lot sizes are small they are 50 x 200 feet. we have two historical districts designated as such, east main and here on fourth street. It's very simple to implement. All of the other requirements should be met as outlined here in the ordinance.

Jon Soper Can we get a copy of your minutes? JV will get a copy to Ann. So that we have a record of what the township board did. I should say on the first page 7.13 and special use permits. In residential districts...an RV may occupy a parcel larger than 10 acres for longer than 90 days in a calendar year with a special use permit. if you are within a RR district... a special use permit requires that all of the neighbors be notified and invited to a public hearing regarding a request to place an RV on the lot. This allows all of your neighbors a say in whether or not they would like to see an RV next door. Now what Jim is proposing is that on the small lots in the unincorporated village, that this privilege of a special use permit be taken down to any lot size in a platted area. We have other platted areas. all the small unincorporated villages are platted. ER, EH, CH, GAY,

Mark McEvers Can you repeat? I missed the first sentences.

Jon Soper What we have put in our recommendations is a special use permit is required on a lot greater than 10 acres in a residential district that allows all the neighbors to come to the public hearing and voice their concerns. Jim is asking the same be required, a special use permit, in all size lots in residential areas.

Mark McEvers The alternative is someone owns a lot and they allow their cousin to come up and place their RV

Kathy McEvers Do all special use permits go to hearing? A. Yes, all special use permits go to a public hearing.

Mark McEvers What is the time frame -- for a special use permit -- A. it has to be published in the paper 15 days prior to the public hearing.

Ann Gasperich It takes about three weeks for a special use permit

Jim Vivian A Special use permit goes with the land. A person has a lot and a special use permit goes with the land

Kathy McEvers I'm confused -- for RV being on the property for more than 90 days?

Jon Soper Jim is asking for four weeks.

Kathy McEvers If someone gets a special use permit for over 90 days, how much longer are you going to give them. Can they get it for ever? I'm not clear on that.

Jon Soper It is a calendar year, 90 days in a calendar year. Unless the special use permit ...

Carol Jones Once the special use permit is granted how will that work on the small parcels?

Jon Soper This is a new option that we have not discussed yet. I can't answer that.

58.42

Chuck Junot What about our situation, parcels under 5 acres, every camper has been on the land for over six years. The campers are not bothering anyone. What is the deal with that? I see that open storage is allowed in all districts but our district RR

Jon Soper You're back quite a ways, down in Gay on the river....

Chuck Junot You can't see us unless you come on our property

Dave White We are 1/2 mile in the bush

Jon Soper It's a sticky thing. There is a permanent residence there. There could be other pertinent residences there as well

Chuck Junot The Burgers, I know for sure they didn't complain, they've come to our camp site many times. They have no problems.

Jon Soper You have seven RV's?

Chuck Junot We bought a piece of property and split it four ways. Our friends bought a piece of property and split it two ways. So there is six campers out there

Jon Soper On how many acres?

Chuck Junot It is less than five acres. Each of us owns less than five acres. You haven't even looked at or addressed less than five acres. That's how we bought the land. We told the guy we bought it from that is what we were doing, parking our campers on it. Our names are all on the deed. 100.27

Jon Soper In residential districts, on the first page. Parcels up to 10 acres, so that is from 10 sq feet to ten acres, that includes your one or two or four acres.

Chuck Junot That is with an intent to build permit?

Jon Soper Yes,

Chuck Junot We didn't buy that with an intent to build. We bought it so we could put our campers on it.

Jon Soper The only other option here is....

Chuck Junot You have open storage here, you are allowing for everything but, we are willing to pay for a permit, a recreational permit. I want to know who we are hurting out there, what law we are breaking out there, What wrong are we doing, who are we hurting.

Jon Soper You are not hurting anybody, beside maybe your neighbor

Dave White We are not hurting anyone.

Chuck Junot Burgers are the only ones out there, right on the corner, we've been there ever since they've been there. He came over last year and showed me how to make charcoal. Ed Was, I even asked him if he was the reason this was all started, he told me no. I can only go by his word

Jon Soper As I said under the old ordinance starting in 1975, the only place RV's could be was in an RV park, there was no place for them on a private lot. In 2006 it was changed to two weeks...

Chuck Junot They are all over the Keweenaw. There are four of them up by your house in Phoenix. Do you even know they are there? 103.2

Ray Chase Yes,

unknown Why is it such a big deal now when it wasn't for 30 years?

Jon Soper What can I say, We relaxed the requirements of this ordinance. We thought we were making it possible for people to enjoy lake front lots and residential lots by letting them to bring their RV in and park them there. Originally it was for two weeks. We then said that's not long enough, and we changed it to 90 days so you could park it there all summer. Now you want us to relax it even more. Shall we go ahead and allow people to park RV's individually or in groups on parcels where ever they want? 104.13

Chuck Junot No, we are not asking you that.

Jon Soper Yes, you are.

Dave white If they bought property and are paying the taxes why shouldn't they be able to do?

- Jon Soper What if we did this, we'll drop the special use permit down to 0 acres? In a residential area, you'll have a public hearing and hear from your neighbors. The ordinance tries to let people know what is going to happen in their neighborhood. As a public commission we are responsible not just for one group for all the residents of the county. We are trying to make it work. We have relaxed the requirements on RV's a lot. How much farther are we going to go? How much farther do the people in residential districts want us to go?
- Chuck Junot Maybe take Jim's idea and make that for the village itself. The main, not the whole, not every stick out there. I could see if I was right downtown in the middle of Gay or Eagle River or Eagle Harbor or where ever. But out in the middle of the bush where nobody sees you. That's my point. 106.06
- Jon Soper Your point is well taken.
- Richard Schaefer Chuck, the real issue comes down to is it is a residential district. A residential district expects permanent structures. In a residential district you can put a trailer here while your building. But if you're not going to build a permanent structure no, you can't put a RV there.
- Chuck Junot Maybe the parcel we are on needs to be rezoned. There isn't a place where a residential structure could be built. When you look at the map there is only a tiny bit that is RR. Everything around us is TR.
- Jon Soper Are you next to a TR? If you were rezoned... 107.48
- Richard Schaefer The acreage doesn't fit.
- Chuck Junot We are still under five acres
- Jon Soper One other option is to have a private trailer park and meet the state requirements.
- Chuck Junot That's putting a step...unintelligible... We have what we can afford right now. If we could put a septic and showers in, we would. Not all of us can financially afford that. We can afford what we got and that's it. The health department was out there and ...
- Ken Johnson Who is going to be enforcing this?
- Jon Soper It's done through the zoning administrators office. The way it works is primarily, if a neighbor said there is a situation, then we will investigate that... 109.17
- unknown Do we have a right to know who complained?
- Ken Johnson The meeting you had on December 3rd towards the end of the meeting, Richard Schaefer said, "This is a tough situation. We need to manage growth and expansion while protecting the rights of everyone, not just RV owners, the rights of all property owners." My question is how are the RV owners rights being protected? How are their rights protected?
- Jon Soper We are trying to relax the requirements in the ordinance beyond how they have been relaxed already. We are moving in that direction.
- Ken Johnson I don't have a trailer, I live in Cedar Bay. My neighbors have trailers, I think it is great that they are able to use their property seasonally in the summer. I don't understand.
- Jon Soper There is no problem if they want to use it seasonally and put it into storage properly.
- Dave White Why can't we just store it there? 110.38
- Chuck Junot That was one of the reasons we bought it, to store our trailers there.
- Dave White We've been towing our trailers for years and years and years we got sick of it, wasting our money in gas. So we bought property to keep them there. We are going to be there all summer, then bring them home and bring them back for all summer. 111.03

Jon Soper You are not the only ones involved in this. As someone pointed out there are trailers all over that some people and some neighbors don't want to see them left there all the time. Some owners are not like you they don't take care of their stuff. It deteriorates and falls down. it's not just one group, we are not picking on you...

Peg Gariepy well that is the feeling we all get.

Chuck Junot Especially when you sent out letters and we got most of the letters and nobody else got them.

Jon Soper They went out to everyone in violation....

Peg Gariepy Why did we get notice of violation and others got notice of inquiry. The second batch went as inquiry?

Dave White That just tells us you don't know how many campers are there.

Richard Schaefer Of course we don't know....

Dave White if we leave our campers there are we dong to get fined? Is everyone going to get fined?

Ann Gasperich Two different letters were sent out. If in fact I knew who's property the trailer was on it was it was a notice of violation, if I wasn't sure who's property the trailer was on it was a letter of inquiry.

Jon Soper So there was a reason, how did you come by the addresses

Ann Gasperich If I knew where the trailer was and didn't know who's property the trailer was on I would send a letter out to the four property owners that it could be.

Jon Soper We are just trying to clean things up and be uniformly as much as possible and treat everybody the same.

Wilbert Kesanen Sedar Bay and Hermits Cove - there was a trailer down near my property at hermits cove, Ann sent a letter and the trailer was moved. OK, they moved the trailer. I'm more concerned about taxes. You got a piece of ground and paying 500 a year in taxes with nothing on it and you put a trailer on it for 90 days are your taxes going to be increased? for those 90 days. and if not why?

Jon Soper Mobile homes with a, rv's with a permanent plate they are not taxable, they are not taxed to my knowledge.

Ray Chase Isn't there a permit fee that would cover taxes?

Jon Soper there is no fee yet.

Ken Johnson One last point, remind everyone here that the last line of defense is the Keweenaw County Commissioners. I don't believe they are in support of this. You may want to contact them.

Ray Chase Anything decided will ultimately come to the commissioners.

Wilbert Kesanen What is my answer to trailers being taxed.

Jon Soper The trailer itself is not taxed.

Wilbert Kesanen I have a structure on my property and it's being taxed. The property next to mine has a trailer on it and it's not paying any extra taxes. With the trailer for 90 day, enjoying the same beach, sunrise and he's not being taxed any more?

Richard Schaefer That is correct

Wilbert Kesanen Do you think he should be taxed? Seriously

Jon Soper Seriously, there is an inequity there and that is one of the problems.

Wilbert Kesanen these trailers get brought in and the wheels are removed, it isn't a movable object any longer --
discussion regarding trailers and plates ensued

Richard Schaefer The issues is the parcel is a residential parcel, the expectation is a permanent structure. If you want to put an RV on there for 90 days, do it. At one time you could only park the trailer there for two weeks. We tried to relax it one way for some and others say they aren't paying taxes. Everybody is going to have two cents worth. It's a no win situation.

Wilbert Kesanen So, right now you are still in the 90 days.

Richard Schaefer Yes, we are still in the 90 days.

Ray Chase I would clarify about the wheels removed --

Wilbert Kesanen one more question, one guy brought in a set of wheels a two wheel trailer and built a little shack over it. What is it considered a mobile home, travel trailer or what

Jon Soper according to our ordinance it is a recreational vehicle. What does he use it for?

Wilbert Kesanen He comes here for two weeks out of the year, sleeps in it, uses the beach. It's not factory built. I have room on mine for something like that too.

Jon Soper Any other comments? I appreciate Chuck what you are saying. I wish we could solve everybody's issue. We will do our best.

Richard Schaefer Chuck, I think the thing that has come out of this is to look at having it rezoned. It might be the opportunity. It might be the mechanism that has the possibility.

Wilbert Kesanen The lad in front of me -- if he petitioned the people in that particular area he probably could get that rezoned.

Jon Soper The main issue is how many trailers on the small parcel. That could be resolved with a variance. I'm not sure and I couldn't promise that.

Chuck Junot We'd hate to see all the ordinance go changing and everything and we just have to move. That would be terrible.

Karen Mills We haven't had a problem till this year and now this.

Kathy McEvers What about what you said in Timber Resources. What if you were to put in a special use permit for lots that are less than 10 Acres?

Jon Soper There are things we can do...

Wilbert Kesanen If you have a trailer on your lot, and it's grandfathered in. a 20 foot trailer grandfathered in and you don't have to move that, can next year you take that trailer out and put in a 30' trailer? Is that right Ned?

Ned Huwatschek I don't know where you are coming from Bert

Jon Soper You would have to have been there before 1975 to be grandfathered.

Wilbert Kesanen If your trailer is old and dilapidated and you want to upgrade. So you go down and buy a new trailer you can't go bigger?

Jon Soper Not if we are consistent with other structure and buildings. You can't do that. It is a nonconforming structure and it can't be enlarged.

John Parsons We have argued and discussed this amongst ourselves. Back and forth and back and forth and up and down, there is a lot of it we don't like ourselves, but we try to come up with something that property owners that have homes and property owners that have RV's could try to accommodate both people. Across the county is very different and very varied. most places have township zoning, we have county wide zoning. We have tried to do the best we can. There are elements of this we don't like. It's ultimately up to the County Commissioners. We make a proposal to them. We make the best proposal we can.

unknown So do we have to go to the Commissioners to talk to them?

John Parsons They are your commissioners.

Jon Soper What you have in your hand is the proposal at the moment. With your input, your comments we will go back over this and see if we can do anything differently. Then we will present it to the County Commissioners.

Ray Chase At that time you will have the opportunity for input again. There will be another public meeting.

unknown When will that be

Ray Chase After this board submits the proposal to the County Commissioners

Ray Chase Asked about trailers wheels, dealer plates, permanent trailers, not taxed.

Jon Soper It sounds like one thing we can do is think about parcel size in TR and AG and go in that direction.

Chuck Junot We have told you that we would pay for a permit. I don't want to take the wheels off. I want to get a new one in a few years. We have an A-1 toilet, we bring out water. They come every two weeks. A-1 will verify the trips they make to our property. We don't mind getting rezoned.

Jim Vivian If there is a question as to the zoning boundaries, they can appeal to the ZBA for a ruling regarding where the current lines are. Looking at the map is ambiguous.

Chuck Junot We are RR, all around us is everything else. 1.30.05

Jon Soper What Jim is saying is true, if the boundary is not clear, the ZBA will define that. Does anyone else have a comment?

unknown Where do we go from here?

Mark McEvers Can you define what Jim brought up regarding the platted areas like Eagle River and Mohawk? Right now with what you are proposing you are allowing an RV in any residential area up to 90 days.

Jon Soper If they are going to be there longer than 90 days a special use permit is required.

Ann Gasperich Important thing to remember is after we are done with the public hearing we will hash this out all over again and try and incorporate the items that have been presented to us. We can't make the changes now. I document your comments so we can review them and make changes in the document.

Kathy McEvers Please qualify the recommendation from Houghton township

Jim Vivian Two items, one RV's would require special use permit so there would be a hearing and neighbors would have a say secondly a time limit of four weeks not 90 days.

Mark McEvers Even up to 4 weeks you would need a special use permit?

Jon Soper Right now, we are asking any RV parked on any parcel get a RV permit, the purpose is we know when they come in and when it was parked there and when the 90 days are up. That is the purpose of the permit. We have not talked about a fee.

Mark McEvers My comment, platted areas with small lots I don't know if, what the sizes are, at some point it seems a little much to be making it so you can have 90 days by just having a permit. I think the neighbors want a say. Not just Eagle River, platted areas a lesser time and a special use permit.

Jon Soper What ends up happening is they bring the RV's in for 90 days and pretty soon they don't want to move them. Then you have the same thing in the village that we have here, park it there for as long as they like.

Wilbert Kesanen Give them 30 days in the summer and 90 days in the winter

Jon Soper Eagle Harbor zoning ord for four weeks. They didn't to go the three months.

Ken Johnson 7.13 setbacks -- 100' setbacks? From property line

Jon Soper The 100' setbacks are for five acres or greater. The reason is RV's are termed accessory buildings, not principal structures, need to meet the setback for accessory structures on 5 acre parcel.

Wilbert Kesanen What do you do with a case of a sauna on the waterfront? Should they move the sauna back 75'?

Ken Johnson Thank you for your time

Carol Jones Maybe a special use permit should be available to less than five acres.

Wilbert Kesanen Do you know how the Harbor got the couple of weeks in? Please bring that next time?

Jon Soper I will bring that information

Ann Gasperich She read the letters that were sent under written comments 1) Strongly opposed to RV's being stored in our residential areas, M&K McEvers, 2) Hermits Cove, trying to sell property, potential buyers decided to back out of the sale stating that the condition of the property next door was a real deal breaker, they could not handle living in those conditions. 3) completely remove the camper/trailer issue from the ordinance, if the provision is necessary to maintain within the ordinance modifications could be addressed to solely. Modifications to the provision could solely address accommodating electrical, sewer/environmental and general aesthetic rules and measures.b. Keweenaw Counties willingness/ability to completely/holistically implement and enforce this particular/related provisions as part of the overall ordinance needs to be evaluated.- Survey all camper/trailer owners to quantify what is preventing them/would lead to equalizing the building of permanent structures/dwellings on their property. 142.26

unknown

Peg Gariepy we can't afford to get power, it would cost us probably \$30,000

Wilbert Kesanen That is what it cost us \$30,000 to get power in hermits cove

Chuck Junot We're not all rich

Peg Gariepy We are not rich

Chuck Junot we already got power

Peg Gariepy yea, you already have power

Jon Soper We understand your position, I hope you understand ours. We have to try and build an ordinance that will accommodate as much as possible everything. Not everyone is going to get their perfect spot. What more can I say.

Jon Soper When I was building a house it took me a year and a half to get a building permit, I understand the hassles. We will do our best.

Jon Soper We will do our best, Ann implied we would make a decision tonight. We will do our best. We will discuss it more.

Wade Roznik I'm going to take my trailer from Gay and move it into Mohawk for storage.

Jon Soper It's legitimate

Wade Roznik Yes, its legitimate but my neighbors are going to complaine.

Jon Soper So you understand this problem with neighbors.

Wilbert Kesanen What would it take for the guys at the tobacco river to have it rezoned so they could stay where they are?

Chuck Junot A \$60,000 septic is what

Ray Chase They probably couldn't afford the requirements for a mobile home park or a campground

- Jon Soper A public or a private, mobile home park or campground must meet the state requirements
- Wilbert Kesanen Does anyone remember where the Gregory Trailer Court was.....why can't these people do the same thing on a smaller scale?
- Jon Soper Rezoning might be the way to go -- the property next to you, maybe he would part with another portion.
- Dave White We've been there six years and I haven't seen John Jewel there once.
- Jon Soper More discussion on possible rezoning, not spot zoning, get application from the zoning administrator, that might be the way to go and we can look at the parcel sizes and things like that.
- Ann Gasperich Asked for clarification of Houghton Township's request to allow RV's for up to four weeks and must apply for a special use permit for those four weeks. It isn't and or, it's both.
- Jon Soper When we have a special use permit request, the Planning Commission must establish what is required with the request. We must have a uniform basis for considering each special use, or Finding of Fact.
- Jon Soper I appreciate your coming and commenting . I close the public hearing at 7:20

The Chairman closed the Public Hearing at 7:20.

The Planning Commission took a 10 minute break.

New Business

Ordinance Amendments from Public Hearing were discussed and will be on the agenda for the regular January meeting.

Everyone thanked Jon for the wonderful job he did during the public hearing.

Ann commented on her notes; think about the request of Houghton Township special use permits and 4 weeks. Under item #4 scratch, ~~construction is complete~~ and add the words occupancy permit is issued.

Jon asked everyone to think about residential districts and add a sentence maybe including small platted lots. Ann will get a list of the platted areas with the years they were approved.

Richard asked about the waterfront areas if most are in a plat.

The defining factor could be plats vs. meets and bounds.

Jon can we qualify the small platted lots in unincorporated villages to make it satisfy Jim and Houghton Township, Gay and Copper Harbor?

Ray, if we agree to look at Houghton Township's request are we going to have different time requests for the different areas? I'm concerned about four weeks if we give 90 days, we give 90 days. We need to stick with one amount of time.

If we make everyone in a residential area go through a special use permit process, then all neighbors will have input.

Jon if a special use permit is approved for over 90 days does that translate to 365? And they are there ad infinitum. The public hearing was held and the neighbors said it was OK.

Should an intent to build permit have a public hearing? NO

Richard a public hearing for everyone that wants to park a trailer is way to much.

What is the barometer for a public hearing, close neighbors? Narrow lots?

Waterfront?

**Public Comments -- Please limit comments to 3 minutes, not to exceed 30 minutes in total.

John – the platted and unincorporated village idea is a good one and keep 90 days.

Ray – is the fact that some people can't afford something our concern?

Richard – make the area down near the Tobacco an RV park and let them deal with the state.

John – that area should be an RV park. Can an RV park be done.

Jon 7.15 under hunting camps took out 400 sq feet,

John – why do we have a limit on 480 sq feet? Jon Simila

Single family qualifier is 480 sq ft.

Jon, we need to correct the minutes from 7/15/2013 10/29/2013

Motion by Jon seconded by Richard to strike. last sentence in paragraph unless constructed as a year round dwelling. Remove the sentence. Ray abstain passed

Bete Gris Plat was postponed till the regular January meeting.

Prosecutor recommends reviewing the 20' width for single family dwelling. Park units are allowed in RS.

Unfinished Business -- none

Final Public Comment -- none

Commission Final Comments reminder Black Bear will be at the next meeting.

Schedule Next Regular Meeting – January 28, 2014, 6:00 p.m.

Motion by Ray to Adjourn at 7:53 meeting went so long we got a second!