

Keweenaw County Planning Commission
Regular Meeting
Minutes August 25, 2015

The Chairman Keweenaw County Courthouse 6:30 PM

A roll call had all members present:

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| Jon Soper, Chair | John Parsons Vice Chair |
| Richard Schaefer, Member | Tom Hall, Member |
| Steve Siira, Member | Ned Huwatschek, Member |
| Ray Chase, Commissioner | |
| Ann Gasperich Zoning Administrator | |

The Pledge of Allegiance was recited.

M/S Ray Tom to approve the agenda passed.

John asked as to why two items, Owner of Premise vs No owner on premise rentals and short vs long term rental which were postponed were not carried over to this agenda. Ann stated that due to the request for Circuit Court Review of the Zoning Administrators decision, they will remain postponed. M/S/ John Ray to approve minutes of the regular meeting on July 28th meeting, passed

Guests: Doug Dawson, James Rovano, Jan Cole, Kathy McEvers, George Riedel, Edward Bud Cole, Marc Cavness, Bill Eddy

Public Comment – James Rovano asked about the qualification for being grandfathered. If an action has been suspended for six months, or 12 months? Our home was once a doctor's office, that happened well before the first zoning ordinance – it couldn't be grandfathered now.

Jon Soper replied the first ordinance as established in 1975 and that was in effect until 2006 when the new ordinance took over. If it was a legal use under the old ordinance and is still in operation it is grand fathered. If its use is terminated for one year or longer it cannot be or with difficulty it may be.

JR – Ann is that what you understand? A use from the 1930's can't be resurrected?

AG – The ordinance reads if a use has been terminated for 12 consecutive months it must revert to a conforming use.

Correspondence Received

Ann read the letter from the Keweenaw Chamber of Commerce.

Unfinished Business

Ann recommended the Planning Commission make a visit with the plan in hand to each of the townships to discuss and present the Blueprint for Tomorrow. Ann will also attend and will make contact with the township to be placed on the agenda.

Jon continues to attempt to make contact with Steve Rouser regarding the necessary map changes.

New Business

- Review of By-Laws -- Jon began by reading excerpts from the Zoning and Enabling act (2) ...A county planning commission shall consist of 5, 7, 9, or 11 members.... (3) The membership of a planning commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests as they exist in the local unit of government, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire territory of the local unit of government to the extent practicable.
- (4) Members of a planning commission shall be qualified electors of the local unit of government, except that the following number of planning commission members may be individuals who are not qualified electors of the local unit of government but are qualified electors of another local unit of government:
- (a) 3, in a city that on September 1, 2008 had a population of more than 2,700 but less than 2,800.
 - (b) 2, in a city or village that has, or on September 1, 2008 had, a population of less than 5,000, except as provided in subdivision (a).
 - (c) 1, in local units of government other than those described in subdivision (a) or (b).
- 6) For a county planning commission, the county shall make every reasonable effort to ensure that the membership of the county planning commission includes a member of a public school board or an administrative employee of a school district included, in whole or in part, within the county's boundaries. The requirements of this subsection apply whenever an appointment is to be made to the planning commission, unless an incumbent is being reappointed or an ex officio member is being appointed under subsection (5). . –

125.3817 Chairperson, secretary, and other offices; election; terms; appointment of advisory committees.

Sec. 17.(1) A planning commission shall elect a chairperson and secretary from its members and create and fill other offices as it considers advisable.

(2) A planning commission may appoint advisory committees whose members are not members of the planning commission.

125.3821 Meetings; frequency; time; place; special meeting; notice; compliance with open meetings act; availability of writings to public.

Sec. 21.

(1) A planning commission shall hold not less than 4 regular meetings each year, ...

Discussion regarding the by-laws – Richard Schaefer is currently the one person from outside. He commented that if a major property owner like GMO would like to sit on the planning commission he would gladly give up his seat. Richard and John Parsons both liked the idea of maintaining the nine member commission to add fresh people and fresh ideas.

M/S by Richard and John to include the words five, seven, or eleven to Article III Section 1 regarding membership. Motion passed all in favor with one abstention by County Commissioner Ray Chase.

M/S by Richard and John to include the words no less than ten to Article V Section 1 regarding the number of meetings held annually. Motion passed all in favor with one abstention by County Commissioner Ray Chase.

Discussion then continued on to potential appointees and a letter should be sent to each of them asking them to come to the September meeting to share their thoughts on the planning commission.

Ann gave the Zoning Administrator's Report paying special attention to the item Single Family Dwelling and Tiny homes. She reported that the current requirements for SFD may be in conflict with the laws of the State of Michigan.

Final Public Comments – Jim Rovano thought the size of the board need not be 11 or 13 with the size of the population of only 2000. Also commented that it is an opportunity to bring in new blood and with others looking to retire, it would be a good opportunity to bring them in now. He then asked if an announcement was made.

Doug Dawson asked about the method of communication out to the public and the townships within the County regarding the Land Use Plan and has each township had its ability to review the document.

Kathy McEvers – Please check to see if the current draft is on line.

The public hearing for the final plan is tentative for next June with the majority of the summer population is here.

Commission Final Comments

Next regular meeting September 29 6:30 PM

Adjourn John/Ned