

Keweenaw County Planning Commission
Regular Meeting
Minutes May 24, 2016

DRAFT

The Chair called the meeting to order at 6:30 PM.

Roll Call: Jon Soper, Chair John Parsons Vice Chair
Richard Schaefer, Member Tom Hall, Member
Steve Siira, Member Ned Huwatschek, Member
Ray Chase, Commissioner arrived at 6:40
Ann Gasperich Zoning Administrator

5 Member quorum is present meeting was appropriately posted.

The Pledge of Allegiance was recited.

M/S John/Tom to approve the agenda, passed

M/S Steve/Ned to approve minutes as corrected, of the regular meeting on April 26, 2016 meeting, passed.

The Chair called for public comment – there were no comments.

Correspondence

Email from Pat Coleman

Audience included Bill Eddy, Jim Vivian, Jack and Carol Treganowan, Mark and Kathy McEvers, and Mary Long.

Guests: Matt Peterson, Food Cart,

I came to ask about opening a food cart in Copper Harbor. We would be on the property where the gas pumps were next to the Brickside Brewery, on Aaron Rogers property. The Commission listened and said he needed to have the approval of the property owner, health department and must submit a parking plan for five spaces for customers and one for the employee. The use in RS is OK. The commission wished him well.

Unfinished Business

Ann discussed the follow-up meetings with Sherman and Houghton Townships. We have the dates for the next meeting for the summer residence. Sherman Township Meeting is the Thursday after the 4th of July. The 7th of July at 7:00 PM, and follow up at the regular township board meeting the next week. The Houghton Township meeting is set for the week prior to Review

Grant Township is the 21st of June, the full meeting will be two, morning and afternoon then follow up at their board meeting. The same type of schedule will be for Allouez and Ahmeek. Sherman Township we reviewed the changes they recommended in the beginning and they are still on board with the change to CE along the Lake Linden and Mohawk Road. At Houghton Township Meeting the original changes we discussed and set aside. The belief is the current land use is

still good for the future. The possible change of Mt. Horace Greeley to M-1 will be discussed with the Township of Eagle Harbor. Ann will request to be on the agenda of their next planning commission meeting.

Meeting Dates –

June 7th 6:00 PM Ahmeek/Allouez – Community Building Allouez Twp
June 9th 1:00 PM County Wide Land Use Plan and Map Update
June 21 6:00 PM Grant Twp Land Use
June 22 4:00 PM Planning Commission Work Session
July 7th 7:00 PM Sherman Township Land Use
July 11 6:00 PM Houghton Township Land Use
July 14th Sherman Township Board Meeting
July 18 Houghton Township Board Meeting

Jon read from the ordinance Section 2.4 Words not defined. There was discussion as to if we are in violation of the ordinance by creating the definitions. The ordinance states it's the job of the ZBA, the ZBA didn't define Tourist Home, the Planning Commission is not defining tourist home other. They are adding the definition Dwelling, rental. Jim V believes the Judge maybe missed the section and it should be brought to his attention. Further discussion by the Commission was held.

M/S Jon/John to continue to take action as the planning commission per the Judge's order, passed.

New Business

The Chairman read from Chapter 4 the purpose of the districts. He then shared the Tourist home information from Traverse City. It's all about keeping the residential district looking like single family homes.

We had talked about striking tourist home from the ordinance and replace it with the new word. Lots of discussion.

M/S John/Steve to define *dwelling, rental* to be inserted on page 2-11 within the definitions, *as a single family dwelling rented for lodging and accommodations by the owner for short or long term rental. A dwelling rented by its' owner for short or long term*, there was further discussion, the motion was called and passed, Ray Chase abstained.

M/S Jon/Tom remove "tourist homes and" from **10.12.3 Bed & Breakfast Establishments:** ~~Tourist homes and~~ Bed & breakfast establishments are permitted as a Conditional Use in the RR, AG, RS-1 and RS-2 Districts when in conformance with the following requirements: motion passed, Ray Chase abstained.

Back to striking tourist home, let's take a look at the other three locations of tourist home. The first is on page 4-12 Lodging/Accommodations, replace tourist homes with rental dwelling, 4-16 Single Family Dwellings, Seasonal at the bottom and Tourist Homes replace, and 4-17, Tourist Service Establishments.

M/S John/Ned Change tourist homes to rental dwellings in the above three locations, passed with one abstain, Ray Chase.

M/S John/Tom under Single Family Dwelling 4-16 it should be R in RS1, RS2, and RC in RR and AG. Bed and Breakfast operations and rental dwellings are RC in RR, "R" in RS1, RS2 and AG, discussion does CE need to be included? When the conditions are drafted are they for health and safety? Maybe the conditions should be included in all districts? John restated his motion for seasonal single family dwelling to include CE. It will be R in RS1, RS2, CE, AG and RC in RR. Tom supported the change, passed with one abstain, Ray Chase.

Conditions need to be worked on. Look at the conditions under 10.12.3 and see if they fit into any of the new districts. We will hold a special work session for the conditions.

The email from Pat Coleman was discussed. It was determined that Pat will be invited in when we have had a chance to work more on the project and have Pat come in and provide input.

The Zoning Administrator's Report was reviewed.

Final public comments were heard from Mark McEvers and Kathy McEvers.

Joh asked for final comments from the Commissioners, there were none.

Next regular meeting June 28, 2016 6:30 PM

M/S John/Ned to adjourn at 8:07