

Keweenaw County Zoning Board of Appeals
Public Hearing
July 14, 2022

Keweenaw County Courthouse 4:00 PM

Roll Call:	Mark Ahlborn, Chair	Steve Siira, Planning Commission liaison
	Marty Faassen, Vice-Chair	Harvey Desnick
	Frank Kastelic	Sara Beckley, Alt
	Sara Heikkila, Zoning Administrator	

Pledge of Allegiance

A quorum is _____, meeting was properly posted.

Approve Agenda

Approve minutes from January 13, 2022 and June 6, 2022 Public Hearing.

Guests:

Open Public Hearing to receive public comment on the variance request for reducing the setback from the highwater mark to 26 feet for a sauna on parcel 42-302-53-000-003.

Applicant Comment:

Public Comment – Property Owners within 300 feet

In Support –

In Opposition –

Written Comments Property Owners within 300 feet read from Chair

In Support –

In Opposition –

Public Comment from Interested or Affected Persons / Organizations

In Support –

In Opposition –

Written Comments from Interested or Affected Persons / Organizations read from Chair

In Support –

In Opposition –

Questions through the Chairman:

Close Public Hearing

Section 19.13 FINDINGS OF FACT

The Board of Appeals shall grant no variance or make any determination on an appeal, Ordinance interpretation or other issue requested of it unless the Board records specific findings of fact based directly on the particular evidence presented to it. These findings of fact must support conclusions that the standards imposed by the requirements of this Ordinance have been met.

- A. Strict compliance with the Ordinance would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such restrictions unnecessarily burdensome.

Comments: Does this support the variance

- B. The problem is due to a unique circumstance of the property.

Comments: Does this support the variance

- C. The specific conditions relating to the property are not so general or recurrent in nature, in the zoning district, so as to require an amendment to the Zoning Ordinance, instead of a variance.

Comments: Does this support the variance

- D. The problem was not created by the action of the applicant.

Comment: Does this support the variance

- E. Granting the variance will not cause a substantial adverse effect upon property values in the immediate vicinity, or in the district in which the property of the applicant is located.

Comment: Does this support the variance

- F. The requested variance will relate only to the property under the control of the applicant.

Comment: Does this support the variance

G. The non-conforming dimensions of other lands, structures, or buildings in the same zoning district shall not be considered grounds for the issuance of a variance.

Comments:

Does this support the variance

H. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located.

Comments:

Does this support the variance

I. That the proposed use of the premises is in accord with the Zoning Ordinance.

Comments:

Does this support the variance

J. The variance would do substantial justice to the applicant as well as to other property owners in the district.

Comments:

Does this support the variance

K. The granting of the variance will ensure that the spirit of the Ordinance is observed, public safety secured, and substantial justice applied.

Comments:

Does this support the variance

L. The requested variance shall not amend the permitted uses of the zoning district in which it is located.

Comments:

Does this support the variance

General Procedures and Findings at Public Hearing

Were the proper time limits followed as established in the Ordinance?

- a. Notification of Public Hearing Posted on Website June 23, 2022
- b. Notification of Public Hearing in newspaper June 27, 2022
- c. Property owners within 300 feet were notified by mail on June 24, 2022
- d. Public Hearing held on July 14, 2022

Motion by _____ Seconded by _____ to

Approve / Deny the request for a Variance to reduce the setback for a sauna.

If approved, the following conditions will be required to be satisfied prior to issuing a zoning permit:

Roll Call Vote:

Mark Ahlborn, Chair	Signature
Steve Siira, Planning Commission liaison	Signature
Marty Faassen, Vice-Chair	Signature
Frank Kastelic	Signature
Harvey Desnick	Signature
Sara Beckley, Alt	Signature

Motion to Adjourn

