

Keweenaw County Planning Commission
Regular Meeting
August 29, 2022

Keweenaw County Courthouse 4:00 PM

Roll Call:	John Parsons	Steve Siira
	Barry Koljonen	Dan Steck
	Jim LaMotte	Daniel Yoder
	Jim Vivian, Commissioner	
	Sara Heikkila, Zoning Administrator	

4 Member quorum is _____, meeting was appropriately posted.
Pledge of Allegiance

Approve Agenda
Motion (M) to approve _____ / Second (S) _____

Approve minutes of the regular meeting on June 28, 2022.
M to approve _____ / S _____

Guests:

Public Comment Communications:

New Business

~ Zoning Ordinance text amendment workshops held on April 22, May 16, June 6, June 28, and August 29.
Additional workshops – propose dates and times.

Next Workshop → _____

~ Planning Commissioner Candidates.
→ James Robertson
→ Andrew Bain

~ RV's in Residential Districts
→ Multiple situations and letter enforcement not working.
Reference below 7.13 that includes redline amendment from June 28 Workshop

Section 7.13 Recreational Vehicles

See Section 2.3 for the definition of a recreational vehicle.

Except for recreational vehicles in bonafide 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. A recreational vehicle is not allowed to occupy any parcel for more than ninety (90) days in a calendar year without ~~an “Intent to Build” Building permit for a primary structure~~. On parcels two (2) acres or larger a recreational vehicle may remain longer than ninety (90) days ~~with a valid Special Use Permit~~. (See Section 10.12.28)

~~In Agriculture, Extraction, and Timber Resource Districts, only one (1) recreational vehicle is allowed to occupy parcels up to five (5) acres in size, no more than two (2) recreational vehicles are allowed to occupy parcels larger than five (5) acres.~~

On Parcels over ten (10) acres or larger in Residential, Agriculture, Extraction and Timber Resource Districts, a recreational vehicle may remain without a special use permit.

~~**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 standards: 1. The purpose of the temporary housing is to provide on-site housing for residents of a lot while a new dwelling 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. The permit is valid for one year and may be extended by the Zoning Administrator when the following conditions 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. The performance guarantee pursuant to Section 18.13 is collected and said RV is removed or placed in storage within fifteen (15) days after an occupancy permit is issued. 5. The following additional approvals are obtained: a) Any applicable permits from the building inspector; b) Approval of septic system and well from the District Health~~

Issue with shifting RV's in Residential Districts claiming usage as Open Storage.

→ Redlawski email review.

→ Reference below 7.9.5 that includes redline amendment from June 28 Workshop

7.9.5 Open Storage:

A. 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 lot having a principle structure 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 meet 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. 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 lot in AG, ED and TR which does not have a principle structure subject to the following: Only one (1) recreational vehicle may be stored on parcels up to five (5) acres. A maximum of four (4) recreational vehicles may be stored on parcels larger than five (5) acres.~~

What are some suggestions for effective enforcement?

*Related topic I've been asked about lately are tiny homes.

Where does the County stand on these: <https://www.escapetraveler.net/>

Consider temporary dwellings?

~ Denied Zoning Permits and Variance Requests

New Home, proposed revised setback from highwater mark of 46 feet. I denied the zoning permit as the plans were proposed. Applicant requested a variance from the setback requirement due to a culvert that diverts seasonal runoff that runs underneath the property.

Private Road, requesting reduced requirements from Table 7-23.

~ Cease and Desist Order

Issued a cease and desist order for an addition that appears to encroach on the public right-of-way.

Pending survey results.

Discuss non-conforming lot issue.

Unfinished Business

Ahmeek Adventure Mine Campground Expansion and Trail development → Special Land Use permitting Initial public hearing cancelled due to an incomplete application. Once a complete application is received, the Public Hearing will be rescheduled.

A meeting with the property owners was held on Monday 8/22 to discuss and clarify permit requirements. Anticipate Public Hearing during our October meeting.

Fanny Hooe Campground 2021 expansion – did not obtain the required zoning permit → Special Land Use permitting. EGLE permitting approved and was sent to Grant Township in February 2021. Received an email from the property owner on 6/2 stating that the application would be submitted the following week. To date, a complete application has not been received.

Meeting with applicant was held on Friday 8/26.

Dockside Resort has been working on renovating the cabins they bought from the County in 2010. Hoping to set a meeting for Special Land Use permitting for operating their Resort.

➔ Zoning Administrator Report
36 zoning permits were issued between 6/1 and 8/25

Final Comments

Next Regular Meeting September 26, 4:00 PM
M to Adjourn _____ / S _____