

Keweenaw County Planning Commission
Public Hearing for Special Land Use / Regular Meeting
December 5, 2022

Keweenaw County Courthouse 4:00 PM

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|------------|-------------------------------------|--------------|
| Roll Call: | John Parsons | Steve Siira |
| | Barry Koljonen | Dan Steck |
| | Jim LaMotte | Daniel Yoder |
| | Jim Vivian, Commissioner | AJ Kern |
| | 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 Public Hearing and regular meeting on October 31, 2022.
M to approve _____ / S _____

Guests:

Public Comment Communications:

Public Hearing Special Land Use Request → Mount Bohemia Campground Expansion

Open Public Hearing to receive public comment on the **proposed Special Land Use as a Campground** for parcel 42-3.

Excerpts from the Zoning Ordinance below:

Campground: A parcel or tract of land under the control of a person, which has established campsites for recreational units such as tents, camper trailers, travel trailers, recreational vehicles, motor homes, or temporary sleeping quarters of any kind. Campsites may be advertised to the public as available either free of charge or for a fee. A campground does not include a seasonal mobile home park, mobile home park, or manufactured housing community licensed under the Mobile Home Commission Act, P.A. 96 of 1987.

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 –

No Response –

Public Comment from Interested or Affected Persons / Organizations

In Support –

In Opposition –

Written Comments from Interested or Affected Persons / Organizations

In Support –

In Opposition –

Questions through the Chairman:

Close Public Hearing

M / S

BASIS OF DETERMINATION

The Planning Commission and the County Board of Commissioners, shall make a specific finding of compliance with each of the following standards:

1. The Special Land Use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
2. The Special Land Use shall not change the essential character of the surrounding area.
3. The Special Land Use shall not be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other features of the proposed use.

4. The Special Land Use shall not place demands on public services and facilities in excess of current capacity unless planned Improvements have already been scheduled for completion.
5. The Special Land Use shall meet the Site Plan review requirements of Part IV of Article XVIII and in particular those of Section 18.8.3 and 18.25.
6. The Special Land Use shall meet the requirements of Section 10.12 specific to that use.

General Procedures and Findings at Public Hearing

1. **Were the proper time limits followed as established in the Ordinance?**
 - a. Notification of Public Hearing Posted on Website November 17, 2022
 - b. Notification of Public Hearing in newspaper November 17, 2022
 - c. Property owners within 300 feet were notified by mail on November 14, 2022
 - d. Public Hearing held on December 5, 2022

2. **Keweenaw County Planning Commission Discussion:**
 - a. Has the appropriate summary of information relevant been presented?
 - The Public Hearing was held, and comments were received.
 - The request from Black Bear, LLC has been presented.
 - The staff report has been presented.
 - b. Is a summary of all documentary evidence submitted into the record?
 - Yes.
 - c. What findings were applied with respect to the relevant review standards?
 -

Motion to

Approve / Deny the request for a Special Land Use Permit for a Campground

M _____ / S _____

If approved, the following conditions apply:

Roll Call Vote: **Y** = Yay / **N** = Nay / **A** = Abstain

John Parsons, Chair
 Barry Koljonen, Vice-Chair
 Dan Steck
 AJ Kern
 Jim Vivian, Liaison for the Board of Commissioners

Jim LaMotte
 Steve Siira
 Dan Yoder

Regular Planning Commission Meeting

New Business

Unfinished Business

~ Zoning Ordinance text amendment workshops held on April 22, May 16, June 6, June 28, August 29, and October 29.

Sara is currently working on updating the Ordinance.

Master Plan Update

Work out a preliminary schedule for current plan review, thoughts on what level of update should be completed, and do we engage a third party.

Sara to reach out to the townships, and WUPDR quote for maps.

➔ Zoning Administrator Report

Final Comments

Next Regular Meeting January 30, 4:00 PM

M to Adjourn _____ / S _____