

Keweenaw County Planning Commission  
Public Hearing for Special Land Use / Regular Meeting  
October 31, 2022

Keweenaw County Courthouse 4:00 PM

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

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

Approve Agenda

Motion (M) to approve \_\_Dan Yoder\_\_ / Second (S) \_\_Steve Siira\_\_

Approve minutes of the regular meeting on September 26, 2022.

M to approve \_\_Barry Koljonen\_\_ / S \_\_John Parsons\_\_

Guests: Mary Long, Kathy McEvers, Shelagh and Randall, Keweenaw Power and Light

Public Comment Communications:

**Public Hearing Special Land Use Request → Lake Fanny Hooe Campground Expansion**

Open Public Hearing to receive public comment on the **proposed Special Land Use as a Campground** for parcels 42-310-32-403-001 & 42-310-32-403-002.

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:

Randall reviewed the use application -

Public Comment – Property Owners within 300 feet  
In Support – not present

In Opposition – not present

Written Comments Property Owners within 300 feet read from Chair  
In Support – 4 letters were returned to the County indicating no opposition to the campground.

In Opposition – None were received.

No Response – 4 parties did not respond to the letter.

Public Comment from Interested or Affected Persons / Organizations  
In Support – none present

In Opposition – none present

Written Comments from Interested or Affected Persons / Organizations  
In Support – none were received

In Opposition – none were received

Questions through the Chairman:  
None.

Close Public Hearing  
M Dan Yoder / S Barry Koljonen

### **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.

**10.12.4 Campgrounds and RV Parks:** Campgrounds and RV Parks are allowed by Special Use in AG, RR, and RS1, RS-2, and TR Districts when in conformance with the following requirements:

A. In RS-1 and RS-2, campgrounds shall be a minimum of 2 acres. In AG, RR, and TR campgrounds shall be a minimum of ten (10) acres. Developments shall comply with the provisions of Act 368 of the Public Acts of 1978, as amended, and also with the following:

1. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a travel trailer park are permitted as accessory uses in the districts in which trailer parks are allowed, provided that:

a. Such establishments and the parking area primarily related to their operations shall not occupy more than ten percent (10%) of the area of the park.

b. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.

2. No space shall be so located that any part intended for occupancy is within one hundred (100) feet for a 10 acre campground, twenty (20) feet for a two acre campground of neighboring structures and is buffered for sound as provided in Section 15.4.

3. In addition to meeting the above requirements the site plan shall be subject to the review and approval of the Health Department.

4. Storage areas for unoccupied travel trailers, motor homes and similar units may be allowed as an accessory use in designated areas.

5. Lighting shall meet the requirements of Section 15.2 and signage shall meet the requirements of Article XVI.

7. The Special Land Use shall demonstrate compliance with all other related requirements of this Ordinance.

8. The Special Land Use shall conform with all applicable County, state, and federal requirements for that use.

9. The applicant is in substantial compliance with any previously issued Zoning Permits and is not otherwise disqualified from receiving a permit under Section 21.7 of this Ordinance.

#### **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 October 6, 2022

b. Notification of Public Hearing in newspaper October 13, 2022

c. Property owners within 300 feet were notified by mail on October 6, 2022

d. Public Hearing held on October 31, 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 Randall Deaton 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?
  - All items requirements were presented, and applicant meets all requirements to operate a RV park and primitive campground.

Motion to

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

M \_\_Dan Yoder\_\_\_\_\_ / S \_\_John Parsons\_\_\_\_\_

If approved, the following conditions apply:

No artificial lighting will be installed.

A sign permit will be obtained prior to installation of any additional signs (if required according to Article XVI of the Ordinance).

The Special Land Use Permit will remain valid if the currently proposed plan is in use. Future development by adding campsites and/or accessory structures will require review by the County and may be subject to additional permitting.

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

John Parsons, Chair Y

Barry Koljonen, Vice-Chair Y

Dan Steck Y

Steve Siira Y

Dan Yoder Y

**Regular Planning Commission Meeting**

**New Business**

Planning Commissioner Candidate interview results and recommendations for appointment.

→ James Robertson

→AJ Kern

AJ Kern to be offered an appointment to the Planning Commission

Sara to talk to Mark Ahlborn regarding James to ZBA.

Total of 4 variance request Public Hearings were held on 10/13/22 at 4pm.

Three of the variances were granted and 1 was tabled pending a more detailed application.

## **Unfinished Business**

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

Next workshop – propose date and time

Sara to wrap up all edits and send to PC – review during the Dec 5 meeting.

### 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.

### 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.

➔ Zoning Administrator Report

### Final Comments

Kathy McEvers made comments regarding the Fitzgerald stop work amendment. Requested the parties lawyer information.

Next Regular Meeting December 5, 4:00 PM

M to Adjourn \_\_Barry Koljonen\_\_ / S \_\_Steve Siira\_\_