

Keweenaw County Planning Commission  
Regular Meeting  
*Meeting Minutes*  
January 29, 2024

Keweenaw County Courthouse 4:00 PM → called to order at 4:00 PM

Roll Call:	John Parsons	Present	Steve Siira	Present
	Barry Koljonen	Present	Harvey Desnick	Present
	Daniel Yoder	Present	AJ Kern	Present
	Jim Vivian, Commissioner	Absent	Bob Pokorski	Present
	Sara Heikkila, Zoning Administrator		Present	

5 Member quorum is present, meeting was appropriately posted.

Pledge of Allegiance was recited.

Approve Agenda

Motion (M) to approve Bob / Second (S) Steve

Motion carried.

Approve minutes of the regular meeting on December 4, 2023.

M to approve Barry / S John

Motion carried.

Guests: Graham Jaehnig (Mining Gazette), John Kern, Eric Kiilunen (Neuvokas), Betsy and Doug McColl, Sue Desnick, John and Marilyn Worm, Mike Delesha, Jason Meneguzzo, Nick Meneguzzo, Greg Meneguzzo, Marshall Weathersby, Deborah Bulter, Kathy McEvers, Mary Long, Brad Barnett, Juanita Hendrickson, Kathryn Beiring, Justin Duris

Public Comment:

*THIS IS THE TIME SET ASIDE ON THE AGENDA TO RECEIVE COMMENTS FROM THE PUBLIC. THIS IS NOT INTENDED TO BE A PERIOD FOR DIALOGUE. EACH PERSON WHO WISHES TO SPEAK DURING PUBLIC COMMENT SHALL STATE THEIR NAME AND ADDRESS. COMMENTS SHALL BE LIMITED TO THREE (3) MINUTES OR LESS FOR THOSE WHO WISH TO ADDRESS THE BOARD.*

Eric Kiilunen – Neuvokas owner. Wondering why nothing was mentioned to him regarding the meeting.

John Kern – Brought up STR issue and WUPPDR housing report. Brought up fast growth of STRs, more corporate companies buying vs private citizens. Affecting Keweenaw County property owners.

Justin Duris – STR owner, owns 1. Made improvements on the property he bought, and STRs help contribute to the local economy.

Juanita Hendrickson – Sedar Bay resident. Will be renting out new build as an STR. STRs bring value by exposing new visitors to the beauty of the Keweenaw.

Doug McColl – Requesting enforcement of definition of Family.

**New Business**

1. Elect officers for 2024.

M to approve John Parsons as Planning Commission Chair Bob / S Barry  
Motion carried.

M to approve Barry Koljonen as Vice-Chair John / S Bob  
Motion carried.

M to approve Sara Heikkila as Secretary Bob / S John  
Motion carried.

2. 2024 Priorities for the Planning Commission & Establishing Milestone Schedule.  
Push through first round of ordinance amendments (include STR)  
Monday May 6 for Public Hearing – 4pm

Master Plan – WUPPDR working on the demographic data updates.

3. MSU Extension STR Policy Options for Michigan Communities  
Thursday, March 28<sup>th</sup> 6:30 - 8:00PM – Propose a Special Meeting on that date.  
Will hold special meeting 3/28 at 6:15pm.

4. Ahmeek Location resident group request for zoning review of the following Articles:

➔ Resident Summary & Staff Report

Sara began staff summary. AJ identified Neuvokas owner was not notified the topic was on the agenda.

M to table the agenda item until next meeting AJ / S Dan

Motion carried.

**Article IV Zoning Districts Sec.4.5.1 B**

**B. M-2 General Manufacturing District**

1. Processing and storage of materials, products, and goods is permitted within completely enclosed buildings, or outdoors if screened properly from public view.
2. Outdoor storage of uncontained bulk materials is prohibited within twenty (20) feet of property lines.
3. Any use established in a M-2 Manufacturing District shall be operated in such a manner as to comply with the applicable performance standards as hereinafter set forth governing noise, vibration, smoke, toxic matter, odors, fire and explosive hazards, and glare. No use already established on the effective date of this Ordinance shall be so altered or modified as to conflict

with or further conflict with the applicable performance standards for the district, in which such use is located.

4. Impact noises shall not exceed eighty-six (86) decibels at any point beyond a lot line of any lot in the M-2 District. Between the hours of 7:00 p. m. and 7:00 a. m., the decibel values tabulated above shall be reduced by twelve (12) decibels when measured in a residential district.

**Article IV Zoning Districts Sec.4.3.14**

4.3.14 General Manufacturing District: The general Manufacturing District (M-2) is established to provide areas in which manufacturing and related commercial operations are the principal use of land. Such uses have some adverse effects on surrounding properties and are not compatible with residential and retail uses.

**Unfinished Business**

STR Ordinance discussion → Review resident feedback.

Establish path forward.

Number of people could be regulated to WUPHD guidelines.

Density should be considered.

Local contact should be provided.

Suggestion that RV's and tents should not be rented as STRs.

COI discussion.

Master Plan Update

- Sara Heikkila Ahmeek
- John and Dan Yoder Allouez
- Dan Steck Houghton
- Barry Grant
- Bob Sherman

Completed workshop meeting on October 26.

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John Kern – STRs are an emotional topic. Discusses letter written to the Board of Commissioners.

Jason Meneguzzo – Discussion regarding potential conflict of interest issues with STR regulation. Doesn't agree with limiting number of people per room.

Kathy McEvers – housing study comment regarding 50% homes being unoccupied. Doesn't agree that that truly reflects the actual situation with seasonal occupancy. The entire County needs to be considered.

Justin Duris – There is a big demand for places to stay and not enough options. STRs are good for Keweenaw County.

Betsy McColl – Suggests a fee be applied and an annual permit to gain revenue for the County.

Juanita Hendrickson – From San Diego, loves bringing new visitors to the County.

Sue Desnick – WUPHD involvement with STRs.

Doug McColl – Amount of people per room should not be how the number of people are limited with STRs, suggests using technology to confirm house sizes and how many people the listings are advertising.

Final Comments:

AJ defines moratorium as a pause on applications. STRs should have inspections once approved to confirm safety issues are being met.

Dan Yoder – Thinks this is the best meeting the Planning Commission has had with regards to community involvement. Also, will not be seeking reappointment in 2025.

Next Regular Meeting February 26, 4:00 PM  
M to Adjourn Bob / S Harvey