

Keweenaw County Planning Commission
Regular Meeting
Meeting Minutes
February 26, 2024

Keweenaw County Courthouse 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 Barry / Second (S) Bob
Motion passed

Approve minutes of the regular meeting on January 29, 2024.
M to approve Bob / S Harvey

Guests: Sign in sheet

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 COMMISSIONERS**.*

Mike Delesha – Ahmeek Location, claims Neuvokas was notified, will the PC be the enforcement agency. County prosecutor and ZA aren't enforcing the zoning ordinance.

John Kern – Indicated he notified Neuvokas last month.

Betsy McColl – not enforcing the definition of family. 2 per bedroom, per WUPHD, greater than 6 should need a special permit.

New Business

1. Public Correspondence
AJ clarified the letter with STR owners, the reason she brought it up was for consistent enforcement. A Moratorium is a temporary period where new permits are not being issued and businesses are not being shut down while amendment deliberations are being conducted. Existing STRs are 'grandfathered.'

1/28th of a private beach, may or may not be COI, AJ indicated she would recuse herself if the commissioners agreed.

Sara and John are STR owners and should probably recuse themselves from STR amendment deliberations.

Harvey – STR COI contacted MSU extension and STRs affect everyone so technically there isn't a COI. But it is ultimately up to the commissioners.

Sara indicated there will not be a Zoom from 6:30 to 8 during the webinar but will set up a zoom for 8pm.

AJ there wasn't a motion to table the STR amendments. Has prepared an outline for STR amendment.

Unfinished Business

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

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.

John read in John Cima email and Chuck Miller email.

Barry proposes sending a letter to the BOC.

Motion for John to draft and send a recommendation on behalf of the PC supporting the BOC take action by writing a letter to EGLE.

M Bob / S John

Motion carried.

AJ mentioned that agenda items should have public speaking for and against. Separate from public comment.

2. MSU Extension STR Policy Options for Michigan Communities
Special Meeting Thursday, March 28th 6:30 - 8:00PM at the Courthouse, meeting was posted on the website appropriately (Special meetings need to be posted 18 hours prior to the meeting per OMA).

STR policy deliberation following the Special Meeting.

Review Eagle Harbor Township STR ordinance prior to meeting.

AJ gave commissioners some proposed edits.

Potential to put STRs at a township level.

John indicated a police power ordinance at a township level is an option.

3. Master Plan Update
Sara Heikkila Ahmeek
John and Dan Yoder Allouez
Barry Grant
Bob Sherman

Completed workshop meeting on October 26.

Bob received demo updates from WUPPDR.

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Ahmeek location group – no one in the county will enforce the zoning ordinance.

Will Allouez township adopt a police ordinance?

John Cima – How isn't the Neuvokas issue not a zoning violation?

Getting the run around on enforcement by multiple agencies.

Mike D – Nothing personal, but something needs to be enforced regarding the odor issue in Ahmeek Location.

Final Comments:

Next Regular Meeting March 25, 4:00 PM

M to Adjourn Bob / S Barry