Keweenaw County Planning Commission
Regular Meeting
Minutes
June 24, 2024

Keweenaw County Courthouse 4:00 PM

Roll Call:	John Parsons	Present	Steve Siira	Present
	Barry Koljonen	Present	Harvey Desnick	Present
	Daniel Yoder	Absent	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

Approve Agenda
Motion (M) to approve Harvey / Second (S) Bob

Approve minutes of the regular meeting on May 20, 2024.
Amended – Julie Carlson noted a summary of public comments not required when forwarding on the amendments to the BOC
M to approve as amended Bob / S AJ

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.*

Public comment was heard.

New Business

None.

Unfinished Business

1. Potential STR amendment update.

Discussion on STR issue of density
Update from Dan Yoder on data on current STR locations and density.
*Dan has a work conflict for this meeting.
John to ask Dan about STR data and if he can send that out to the PC.
House Bill 5438 in committee.
Table until data is available.

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

Completed workshop meeting on October 26, 2023.

TNC Grant application update.
Bob gave update on grant application progress.

3. Zoning ordinance text amendments.
   Sent to the Board of Commissioners for their June 20 meeting.
   BOC approved all amendments.
   John summarized the meeting, discussed the Family definition and the BOC decision.

Public Comment:

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Public comments were heard.

Final Comments:

Motion to enter into an Executive Session to discuss code of conduct Bob / S Harvey
Commissioner vote: motion carried.

Next Regular Meeting August 26, 4:00 PM
M to Adjourn Harvey / S Barry

Ordinance Ammendments

	Subject	Article #	Notes
1	Definitions	II	Review entire article. Update Cabin/Cottage, Tourist Home, Short Term Rental, Hunting Camp, Resort, WECs
2	Unlisted Uses Verbiage	IV, 4.2.3	*Some Communities include in the list of special uses the words "other uses of the same general character as those uses permitted in this district" which avoids having to change the Ordinance*
3	Resort Residential	IV, 4.3.10	Why name a district resort residential if a resort is not a permitted use.
4	Commercial AG or Horticulture	IV, Table 4-1	Needs updating to match Right to Farm
5	Food and Drink Establishments	IV, Table 4-1	Brewpub - take out text in parensathesis
6	Table 4-1	IV	Put a note on the bottom of each page of the table referencing where to find acronyms (Section 2.5)
7	Extractive Industries	IV, Table 4-1	Change Permited Districts - "S" in All Districts subject to 10.12.13
8	General Retail Establishments	IV, Table 4-1	Allow in RS
9	Multiple Family Dwelling	IV, Table 4-1	Why in RS-1? Lots are small. Why not in RRA, RRB, AG?
10	Single Family Dwelling	IV, Table 4-1	Remove Mobile Home text, they are allowed. Review Seasonal and Temporary Dwelling definitions, make clearer.
11	Utility and Public Service Installations	IV, Table 4-1	WECS (all heights) - change from "R" to "S"
12	Table 4-2	IV	Review entire table.
13	Table 5-1	V	R-2 - review maximum area for multi-family dwelling.
14	Table 5-2	V	Review maximum height for waterfront builings. Why 28 and not 35? How do we enforce?
15	Accessory Uses and Structures	VII, 7.9	Consider moving to Article 5 to make it more user friendly.
16	Table 7-1	VII, Table 7-1, 7.9.4	Multiple issues with this height, too low at 18 feet. Consider increasing.
17	Accessory Uses and Structures	VII, 7.9.1	Item B regarding time of establishment, try to make things easier for residents building in phases. The General Standards are very restrictive.
18	Open Storage	VII, 7.9.5	Take a look at this and discuss issues with this topic.

19	Recreational Vehicles	VII, 7.13	Regulating RV occupancy - makes exceptions to 'Temporary Dwelling' 90 day limits for residents that have an intent to build.
20	Single Family Dwelling Size	VII, 7.18	Is there a minimum size for a SFD? Are tiny houses permitted?
21	Damaged Buildings	VII, 7.23	How is this enforced? Should there be "Refer to township ordinances"? *Reference Torch Lake Township Law.
22	Access Management Standards	VII, 7.26.3	Driveways per parcel - delete first paragraph. *Ann edit.
23	Nonconforming Lots, Uses, and Structures	IX	Review entire Article.
24	Bed & Breakfast Establishments	X, 10.12.3	Review subsection and consider why conditional use when STR's are not.
25	Campgrounds and RV Parks	X, 10.12.4	Review and consider why these are special use.
26	Communication Towers, Utility, and Public Service Installations	X, 10.12.6	Review and identify issues.
27	Drive through establishments	X, 10.12.10	Why special use? Consider revising to conditional use. Review and revise this section.
28	ECHO Housing	X, 10.12.11	Review subsection.
29	Extractive Industries	X, 10.12.13	Change to S in all districts (see above).
30	Dwelling, Short Term Rental	X, 10.12.17	Review and revise.
31	Hunting Camps	X, 10.12.19	Review.
32	Organized Camps	X, 10.12.24	Organized Camps not defined - should this be grouped into another section?
33	Multiple Family Development	X, 10.12.25	Doesn't match Section 5.2. Lot size restrictions too excessive.
34	RV's in Residential Districts	X, 10.12.28	Take out 'harmonious' Requirement B is subjective. Does this need to be changed to Temporary Dwelling?
35	Trails and Trail Easements	X, 10.12.35	Review - is this enforced?
36	Wind Towers	X, 10.12.39	Outdated, needs a complete overhaul.
37	Solar Arrays	N/A	There isn't anything regarding solar panels, samll or large scale.
38	Parking Space Requirements	XIV, 14.2.7	9 feet wide is the typical standard, we say 10 feet.
39	Table 14-1	XIV	Review and revise excessive restrictions. Include a provision allowing for a business or land use to reduce the number of spots required.
40	Site Development Requirments	14.4.1	Item E - stormwater and runoff. Review.
41	Landscaping	XV, 15.4.1, 15.4.3, and 15.4.4	Add a provision to allow for a credit to preserve existing vegitation as a buffer. *Pat's comment, I'm not sure how a credit would be applied, and what kind of credit?*

42	Buffering	XV, 15.5.3	Keep? Currently not enforced.
43	Signs	XVI, 16.3	Review and update, include digital and changeable message signs?
44	Site Plan Review	XVIII, 18.22	Revise this Section
45	Fees	XVIII, 18.7.5	Is the current fee schedule enough to cover all costs? Review
46	Affidavit of Compliance	XVIII, 18.8.3	Overkill for SLU?
47	Site Inspections	XVIII, 18.8.6	Keep? If so, how to fit into a 3 day work schedule?
48	Site Plan Review Committee	XVIII, 18.22	Review and streamline the process.
			Total Estimated Review and Ammend Time (hours)
	Proposed Schedule	**#'s to Review**	
	Friday April 22: 2PM - 4PM	1, 38 - 48	
	Monday May 16: 4PM - 6PM	2 - 22	
	Monday June 6: 2PM - 4PM	23 - 37	