

Keweenaw County Planning Commission  
Minutes Public Hearing  
July 14, 2025

Meeting called to order at 4:00 by Chair Parsons

Roll Call:        John Parsons: present    Bob Pokorski: present  
                     Steven Siira: present     Harvey Desnick: present  
                     Bob DeMarois: present   Don Simila: present  
                     Margaret Kirby: present   Susan Hockings, ZA: present

All members present and the meeting was appropriately posted.

Pledge of Allegiance

Approve Agenda: M/Pokorski S/Simila to approve the agenda: Motion unanimously carried.

Opening Remarks from Chair: To members of the Public, please try to focus on the issue of the rezoning, what's good about it what's bad about it, and try not to get into past issues and critiques of the Planning Commission. The place for that is at the Board of Commissioners meeting. I would also like to remind everyone that the Board of Commissioners has the final say in this matter; the Planning Commission only makes a recommendation.

Guests: Lonie Gleiberman and Trina Anderson from Black Bear Inc., and members of the public.

Presentation from Black Bear: Mr. Gleiberman stated that the purpose of the request was to add the remaining 80 acres currently zoned as residential to resort service as the rest of his 1020 acres is already zoned resort service, and that is the nature of Black Bear's business. He also stated that currently there are no plans for development, not to say 20-30 years from now they may develop plans, but these 80 acres are far removed from their base of operations.

Trina Anderson presented an overview of the history of the property in question. Specifically that she worked for a company that owned nearly 90% of the property in the Keweenaw and over time their interest was to protect the area from overdevelopment, and she spoke of the eventual sale to the Nature Conservancy and to Black Bear, Inc. Ms. Anderson pointed out that the taxed parcels fall under two different zones, and one parcel is split residential zoning and resort service zoning. She stated that when the County Board started discussing doing away with zoning, Black Bear reached out to her to clarify how that may impact their holdings. This is when Black Bear Inc discovered that part of their holdings were in a zoned residential area, and it appears to them that the zoning of these parcels was misaligned. They are asking for this misalignment to be corrected. She reiterated that there is no request for development.

Staff Report: Read aloud by the zoning administrator Susan Hockings, as submitted to the Planning Commission and to the public at large on the Keweenaw County website, a copy of which is attached. (since the full staff report included public comments made prior to July 3<sup>rd</sup>, that portion was not read).

Public Comments opened by Chair Parsons who read aloud from the agenda, "A time for public comments concerning items on the agenda. Each person who wishes to speak shall state their name and place of residence. Comments shall be limited to three minutes or less for those who wish to address the Planning Commission. Will include letters after July 3<sup>rd</sup>, 2025. If letters are over 3 minutes to read, they will be summarized."

Public Comments:

1. John Kern, Bete Gris Keweenaw County: Commented that AJ Kern missed last hearing as did 2 other commissioners that Mr. Parsons failed to notify. (Interrupted by Chair Parsons requesting to stick to the issue). Mr. Kern went on to say that there was failure to notify 15 days in advance in compliance with MZEA and OMA, that the meeting should be closed because proper notice as claimed was a bald faced lie, and any business completed today will be null and void. He was recently informed about a prohibition against ex parte communications claiming Harvey Desnick did not disclose. This has been mischaracterized as a simple zoning when the Planning Commission should discuss future uses. See attached statement.
2. Eric Campbell, 6341 Sand Point Road, Lac La Belle: Opposed. Formally responded to the letter of notice he received as a neighboring property holder, as the rezoning would affect his property value and investment into his property. Please add his letter to the minutes of this meeting. See attached statement.
3. Paul Campbell, Calumet, MI: Opposed. Spoke of Black Bear's commercial septic field capacity, and also gravel and sand extraction which has occurred on one of their parcels. See attached statement.
4. Jesse Wiederhold, Hancock. Support. Spoke of the enjoyment and need for Black Bear Inc services, especially of wintertime use of their wellness services. See attached statement.
5. James Mihelcic, Grant township property holder who resides in Stanton Township: Opposed. Taught engineering at MTU for almost 20 years and is a board certified environmental engineer. Pointed out that Blue Print for Tomorrow states residents of Grant Township have a strong voice in future land use and questioned the rush for rezoning. Let black Bear Inc come back when they have development plans. He alleged that Mr. Gleiberman has misled the public and local officials in the past.
6. Chuck Brumleve, Keweenaw County/Grant township resident: Opposed. Resubmitting his past comments concerning the application and findings of fact as word smithed to favor Black Bear, Inc's request. Planning Commission is giving up control of any future plans. See his attached statement.
7. Brad Barnett, Executive Director of Visit Keweenaw and a resident of Houghton County: Support. Keweenaw County needs economic development and growth. Keweenaw County has a sizable aging population, and relies on overseas help for the tourist services provided here. Mount Bohemia along with other recreation areas provide an incentive to focus on quality of life which we need to attract younger people, helping the sustainability of the area. Noted the impact on other businesses when lack of snow kept visitors away from Mt Bohemia.
8. Chris Guibert, fulltime resident of Lac La Belle: Support. Along with his wife they own two businesses in Lac La Belle and recently went through the permitting process in Keweenaw County. Noted the difficulties and challenges of business development north of Mohawk. They feel that the time and costs of a development plan before knowing the area is zoned for the use would be wasted, and any future development needs to go through the permitting process regardless.
9. Greg Dudek, Lac La Belle: Opposed. Spoke of rezoning a property in residential district to allow for medical facility, and he was required to submit a detailed plan. He feels that rezoning without a plan is irresponsible. See attached statement.
10. AJ Kern, Keweenaw County: Opposed. Staff report is advocating for the applicant and misrepresenting facts, and the rumors of the zoning administrator's salary being paid by outside entities raises serious conflict of interest concerns. See attached statement.
11. Jeff Ratcliffe, Executive Director for the Keweenaw Economic Development Alliance: Support. Spoke of importance of Land Use and following the Master Plan. Also stated his move to the area was mostly influenced by Mt Bohemia. See attached statement.
12. Debra Shelonzek, Sand Point Road resident: Opposed. States that this issue should not be decided by a few people that believe they have the right to make changes, but it should go to a vote of the people, and Mr. Gleiberman should not have the right to make the zoning changes to his property. It should include all the taxpayers. See attached statement.

13. Greg Shelonzek, Sand Point Road: Opposed. Why the sense of urgency and why not wait to look at zoning when there is a development plan in place. Also questioned the burden to Keweenaw County of administration costs in making this zoning change. He noted that supporters of the change do not live on Sand Point Road.

Closed Public Comments by PC Chair.

Planning Commission Discussion:

1. Parsons: Economic question for the area. He does not feel the rezoning has an economic impact one way or another to the owner of Black Bear Inc. Also felt it won't affect the immediate economy of this area.
2. Simila: Asked how many people are employed at Mt Bohemia. Answer from Mr. Gleiberman, 50 full time in the winter and 15-18 full time in the summer.
3. Kirby: It makes sense for the owner to ask for a rezoning of wilderness area before planning for development, and any development needs to go through site plan review, which is public.
4. Pokorski: Looking at the map of the areas which are already zoned Resort Service, there is relatively little development. Also looking at zoning maps, it appears a lot of the original zoning was arbitrarily assigned.
5. Parsons: Asked how much land Black bear owns and how much is residential. Answer is 1100 acres total and 80 acres is zoned residential.
6. Desnick: Questioned and clarified that he has not had any ex parte contact with Mr. Gleiberman other than what he has read in posts on Facebook. States the problem with this request is that it is so simple, because Black Bear Inc property is not zoned contiguously across all areas. What matters is the property should be zoned consistently with the owner's majority of holdings. Referenced a ruling made last month to a township downstate which was too restrictive on zoning conditions. The case awarded \$50million to the winery as the township zoning had restricted them from doing what they needed to do for the previous 10 years. The case may be under appeal.
7. Parsons: We are not doing anything to restrict his business.
8. DeMarios: agrees with Kirby's statement and that future development must go through development process. As BOC member, he noted a huge gap between what money is needed by the county and what taxes are bringing in. We do need economic development in this county to support the services needed by the public.
9. Simila: Noted letter sent to Grant Township and yet no answer was received by the township itself.
10. Parsons: Questioned why the rezoning request had not happened earlier as Black Bear, Inc has held ownership for 25 years. Answer from Mr. Gleiberman; In earlier years we had planned on selling those off as 1 acre parcels, but we worked on the development of the ski area instead. Commercially it makes no sense for us to build a restaurant 2 miles away from the base area. We developed a wilderness resort area offering skiing, snowshoeing, and spa services. If zoned residential we can sell as \$75,000 per 1 acre lot, and that would result in a lot more development in the area, so we think it makes more sense to have the land zoned contiguous with our other property than not.
11. Simila: Any comments from the fire services or police department over increased services needed? None noted. Speculation that those needs would increase if fully developed as residential.
12. Pokorski: Any change in tax basis if rezoned? None noted unless the county treasurer was available to present at the meeting.
13. Desnick: Noted the turmoil created over this issue in the past and how it's easy to lose sight of the original question. The landowner has the right to request rezoning to make his property contiguously zoned, and speculation over what the owner has in mind for development has undermined people's

confidence in the process. Watch what he has done over the last 25 years compared to the speculation. Very little development has happened.

14. Parsons: One last question/clarification for the zoning administrator. If we approve this and Black Bear does come up with a plan for a project (for instance a marina or an airport), does that require site plan review and public hearing? Or for any development? Answer: If you are going to build a house a site plan is required. For commercial use a public hearing might not be required, but I would ask for it. And all meetings are public. Special Use permits require public hearings. TNC has the right to have input on approval/disapproval of leased land.
15. Pokorski: One more thing, if we were to deny it, it would still go to the county board for final decision, and if they were to deny it, Black Bear could submit a new request at a future date.

Discussion Closed.

Motion on the agenda was read aloud by Parsons.

Pokorski: Motion to approve a recommendation for an amendment to the Keweenaw County Ordinance Map, for the parcels 42-307-33-150-005 and 42-307-33-150-002 excluding 200' of each parcel running from Sand Point Road south the water's edge, from Rural Residential to Resort Service, from the Planning Commission to the Keweenaw County Board Commissioners for final action. Second by Parsons.

Roll call vote:

John Parsons: Deny  
Robert Pokorski: Deny  
Don Simila: Approve  
Harvey Desnick: Approve  
Steven Siira: Deny  
Margaret Loewy Kirby: Approve  
Robert DeMarios: Approve

By a majority of the Planning Commission members (4 of 7), the motion carries.

Final Comments for the Planning Commission members: None

The next scheduled regular meeting of the Planning Commission is July 28<sup>th</sup> 2025 @ 4:00pm.

Motion to adjourn at 5:33pm: M/Simila S/Parsons

Minutes Approved at Planning Commission meeting held July 28, 2025

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Don Simila, Secretary

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Susan M Hockings, Zoning Administrator

Roll Call Vote:

John Parsons

John Parsons - DENY

Robert Pokorski

Robert Pokorski - DENY

Don Simila

Don Simila APPROVE

Harvey Desnick

Harvey Desnick APPROVE

Steven Siira

Steven Siira DENY

Margaret Lowey Kirby

Margaret Lowey Kirby APPROVE

Robert DeMarois

Robert DeMarois APPROVE

Final Comments:

None

Motion to Adjourn at

5:33

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Moved

Simila

Second

Parsons



# Keweenaw County Planning & Zoning

Public Hearing: July 14, 2025

County Board of Commissioners Meeting: July 16, 2025

## STAFF PLANNING REPORT

### Rezoning Amendment without Conditions

**Case 001-25**

A request to rezone from RRB (Single Family Residential) to RS2 (Resort Services)

**Location**

Section 33, T58N R29W

Parcel 307-33-150-005 and Parcel 307-33-150-002, excluding the southeastern 200' of both parcels beginning at Sand Point Rd down to the waters edge

**Applicant**

Black Bear Inc. representative Trina Anderson

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**Existing Conditions**

Zoning	Land Use	Property Size
RRB	Vacant	36.56acres and +/- 40acres

**Site Context**

	North	East	Southeast	South	West
Existing Zoning	RS2	CEP	RRB	Lake N/A	RS2
Land Use	Resort Services	Vacant	Residential	N/A	Resort Services

**Future Land Use**

Keweenaw County's Future Land Use Map shows this property is appropriate for Resort Service land use which is consistent within the immediate area and with the request

**Transportation**

Streets with access	Classification	Right-of-way width
Bete Gris Road	County Primary Road	66 feet

## **STAFF ANALYSIS**

### **CONSISTENT WITH POLICIES OF THE KEWEENAW COUNTY COMPREHENSIVE PLAN**

The request is consistent with the comprehensive plan, “Blue Print For Tomorrow”, adopted February 2017, specifically the goals, policies, and future land use.

Goal 1-Future Growth and Development lists 5 policies, the first of which states:

*“Through land use regulation ensure new developments function as extensions of existing development patterns including Coper Harbor, Lac La Belle, Gay, and Eagle River as extended vacation, seasonal, and permanent residential communities; Allouez, Ahmeek, Mohawk, Fulton, each as a focus for permanent business/residential development; and Coper Harbor and Lac La Belle as tourist-oriented business/residential communities.”*

The Future Land Use Plan for Resort Service zones states:

*“The purpose of the RS use is to provide recreation or vacation services (restaurants, lodging, small gift shops, outdoor outfitter, etc.) for families living in or using resort or vacation areas. Development should be limited to those uses that are compatible with the wilderness/resort character of the County. The RS future land use is focused in Copper Harbor, Lac La Belle, and Delaware with small amounts of RS along M-26 in Eagle River and Eagle Harbor, and along US41 in Allouez and south of Mohawk. It is recommended that RS be carefully defined to include only those goods and services that are compatible with the character of Keweenaw County or a new more restrictive use be developed that provides for more guidance to future development throughout the County.”*

### **THE SUITABILITY OF THE PROPERTY FOR USES TO WHICH IT HAS BEEN RESTRICTED**

The current RRB zoning is consistent with those parcels to the southeast on Sand Point Road, however it is inconsistent with RS2 zoning to the north and west, and CEP zoning to the east. This property is owned/leased by Black Bear Inc, and the contiguous north and west RS2 areas are also owned/leased by Black Bear Inc. The areas leased from TNC (The Nature Conservancy) include protected wetlands and TNC states that they do not object to the requested rezoning from RRB to RS2. The 200 feet of both named parcels adjoining the residential parcels to the southeast are not included in this requested zoning change and will remain zoned RRB.

The current RRB zoning restricts land use to Single Family Residential, which is inconsistent with the majority of Black Bear, Inc. holdings as a provider of resort services. The requested change specifically points to this inconsistency as the reason for the request.

*“This requested zoning amendment aims to ensure consistency with the current zoning uses across the entire Black Bear, Inc. properties, promoting better uniformity and suitability within the area.”*

## THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Several letters were received from November 2024 to July 3<sup>rd</sup> 2025, to be included in this staff report (see *attached*). Of those, nine were in support of this rezoning request and seventeen were opposed. (*note that some wrote more than one letter, so that the letter count does not match the number of names*).

A summary of reasons cited in opposition addressed concerns about infrastructure, overdevelopment, environmental impacts, questions about applicant's plans for future development, impacts on neighboring residents from increased use, and public health and safety. The focus of opposition was on development.

Those letters of support commented on their enjoyment of the current facilities, increase in year round recreation, and the benefits tourism has brought to the local community. Also noted was the discovery of new friendships, community, repeat visits, and finding a new home in Keweenaw County. The focus of support was on uses.

The proposed zoning change will have a minimal impact on nearby properties. This is vacant property where no development has occurred, nor has any development or conditions for development been proposed by the applicant. In addition, the southeastern 200 feet of land bordering the neighboring RRB parcels is exempt from the proposed change in zoning and will continue to be zoned rural residential along with the neighboring residential properties. This proposed zoning change impacts possibilities of uses, not development.

## DISCUSSION

A change in zoning to RS2 restricts Black Bear, Inc. to those activities already permitted in the Keweenaw County Zoning Ordinance by right, or by right with conditions or special use.

RS2 uses allowed by right include:

*Food and Drink Establishments, General Retail, Indoor Entertainment, Lodging, Medical Services, Ski Slopes and Resorts, Personal Services, Religious Institutions, Repair Services, Single Family Dwellings, Two Family Dwellings, Convenience Retail, and Educational Institutions.*

RS2 uses allowed with Conditions or by Special Use include:

*Marinas and Multifamily Dwellings.*

The uses stated above align with the current master plan "Blue Print for Tomorrow".

Currently this is vacant property, and no development is proposed with this request.

Should future development be proposed, Keweenaw County has mechanisms in place to ensure proper land use and development through the Keweenaw County Zoning Ordinance Site Plan Review process which includes public input.

Additionally, wetlands are protected in Michigan under Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act. This means any impacts to wetlands, regardless of commercial or residential zoning status, must first be authorized with an EGLE permit. During the application process, EGLE staff will confirm if wetlands are present in the proposed



development area. If they are, the applicant will have to demonstrate that a feasible or prudent alternative that eliminates or minimizes wetland impacts is not available. This ultimately comes down to the project purpose. For example, if the purpose of the project was to construct a building, EGLE would require the applicant to research alternative areas in unregulated upland locations that a building could be constructed. This can include properties not currently owned by the applicant.

Sec 30311(4)(a-b) states: *(4) A permit shall not be issued unless it is shown that an unacceptable disruption will not result to the aquatic resources. In determining whether a disruption to the aquatic resources is unacceptable, the criteria set forth in section 30302 and subsection (2) shall be considered. A permit shall not be issued unless the applicant also shows either of the following:*

- (a) The proposed activity is primarily dependent upon being located in the wetland.*
- (b) A feasible and prudent alternative does not exist.*

Black Bear Inc. has 74 years remaining on the leased lands from TNC which are included in this application. TNC does not object to the proposed zoning change, and those leased areas are protected wetlands which cannot be developed without oversight and permitting from the State of Michigan and Keweenaw County.

#### **STAFF RECOMMENDATION**

As this request ensures the needs of the landowner are met, is consistent with the land use already provided in the area, and vacant land poses minimal impact on neighboring residential property; Staff recommends that this rezoning change from RRB to RS2 be approved.

#### **ATTACHMENTS**

Application

Maps

Public Comments



# ZONING AMENDMENT APPLICATION

Application fee \$500.00

## ALL INFORMATION IS REQUIRED

Date: June 23, 2025	Parcel ID: <del>307-33-150-005</del> & Part of 307-33-150-002
Applicant Name: AFM Real Estate, Trina Anderson	Owner Name: Black Bear Inc. & The Nature Conservancy
Address: 850 W. Sharon Avenue, Suite 2	Address: PO Box 578
City/State/Zip: Houghton, MI 49931	City/State/Zip: Houghton, MI 49931
Phone: 906-369-1493	Phone: 906-360-7240
Email: Trina.Anderson@afmforest.com	Email: Lonieg2@yahoo.com
Parcel Address if different than above: Vacant land along Bete Grise Road and Sand Point Road	

## ZONING ORDINANCE AMENDMENT IS REQUESTED FOR THE FOLLOWING

(choose one and site the specific ordinance text or map change requested, and specify the current zoning of the parcel)

<input type="radio"/> Text Amendment with following conditions:	<input type="radio"/> Text Amendment without conditions
<input type="radio"/> *Map Amendment with following conditions:	<input checked="" type="radio"/> Map Amendment without conditions <i>From RRB to RS Small</i>

\*See Section 20.10 Conditional Rezoning in the KC Zoning Ordinance for further information concerning conditions

## Required findings of fact to be submitted with this application:

1. What, if any, identifiable conditions related to the petition have changed which justify the petitioned change in zoning?
2. What, if any, error in judgment, procedure, or administration was made in the original Ordinance which justifies the petitioned change in zoning?
3. What are the precedents and the possible effects of precedence which might result from the approval or denial of the petition?
4. What is the impact of the amendment on the ability of the County and other governmental agencies to provide adequate public services and facilities and/or programs that might reasonably be required in the future if the petition is approved?
5. Does the petitioned zoning change adversely affect the environmental conditions or value of the surrounding property?
6. Are there any significant negative environmental impacts which would reasonably occur if the petitioned zoning change and resulting allowed structures were built such as:
  - a. Surface water drainage problems
  - b. Wastewater disposal problems
  - c. Adverse effect on surface or subsurface water quality
  - d. The loss of valuable natural resources such as forest, wetland, historic or scenic sites, wildlife, mineral deposits, or valuable agricultural land?
7. Does the petitioned zoning change generally comply with the policies and uses proposed for the area in the adopted Comprehensive Plan of Keweenaw County? If not, and if the proposed zoning change is reasonable, considering all other relevant factors, then the Plan should be amended before the requested zoning amendment is approved.
8. Whether all the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.
9. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.
10. If a specific property is involved, can the property in question be put to reasonable economic use in the zoning district in which it is presently located?

*Please attach or write below any additional information you deem necessary to explain the rezoning request.*

Please refer to the following attachments:

- 1) Additional information & Findings of Fact
- 2) Property Map
- 3) Support letter from The Nature Conservancy (TNC)
- 4) Previous application letter dated September 27, 2024

*I hereby grant permission for members of the Planning Commission and Zoning Administrator to enter the above-described property for the purpose of gathering information related to this application*

Owners Signature:

DocuSigned by:

*Lonie Glickerman*

2C68EAE626754E8...

Date: 6/25/2025 | 5:31 AM MST

Applicants Signature:

DocuSigned by:

*Trina L Anderson*

35FD57C8F86248A...

Date: 6/23/2025 | 8:27 AM PDT

**COMPLETED APPLICATION WITH SUPPORTING DOCUMENTS AND FEE MUST BE RETURNED TO:**

**Keweenaw County Zoning Administrator  
Keweenaw County Courthouse  
5095 Fourth Street  
Eagle River, MI 49950  
Email: [planning@keweenawcountymi.gov](mailto:planning@keweenawcountymi.gov)  
Phone: 906-337-3471 ext 5**

Make checks payable to: **Keweenaw County**

Credit Card Payments (with additional processing fee) may be made at: [Equalization Online - Keweenaw County](#)

**Black Bear Inc. – Zoning Amendment Application**  
**Additional Information & Required Finding of Facts**

A) The legal descriptions of the tax parcels do not correspond to a single zoning ordinance. A portion of these two tax parcels falls under resort service zoning, while approximately 80 acres are designated as resort residential.

B) The unconditional zoning amendment aims to ensure consistency with the current zoning uses across the entire Black Bear, Inc. properties, promoting better uniformity and suitability within the area.

C) Keweenaw County's Future Land Use map shows that this property is appropriate for Resort Service land use, which is consistent within the immediate area.

D) The request is consistent with the comprehensive plan, "Blueprint for Tomorrow", adopted February 2017, specifically with the plan's goals, policies, and future land use.

E) Findings of Fact:

1. Other than the recent acquisition of the property in question by The Nature Conservancy (TNC), there are no identifiable conditions related to the petition.
2. There are no errors in judgment, procedure, or administration in the original Ordinance other than an inconsistency of zoning uses across the entire Black Bear property.
3. The revision will not establish a precedent or have the effects of precedent if it is approved. Conversely, denial would preserve an inconsistent zoning patchwork.
4. The change will not impact the County's and any other governmental agencies' ability to provide adequate public services, facilities, and/or programs. The rezoning will not create undue strain on public services as part of an existing resort; the area is already within the planned service area for utilities, emergency services, and road access.
5. The zoning change will not adversely affect the environmental conditions or value of the surrounding property. Consistency in zoning helps improve predictability in land use with the surrounding property, and no development or conditions are being proposed with this zoning change. If development is proposed in the future, additional zoning and plan reviews, including public input, would be necessary before approval.
6. No significant negative environmental impacts would reasonably occur with the petitioned zoning change.

- **a.** Surface water drainage is managed under existing resort infrastructure and best practices.
- **b.** Wastewater disposal systems are engineered and permitted for resort-scale usage.
- **c.** Water quality will be preserved under state and local permitting requirements.
- **d.** No critical natural resources or agricultural lands will be lost; this land has already been utilized for recreational purposes and is not a designated conservation area.

7. The petitioned zoning change complies with the area's policies and uses and with the adopted Comprehensive Plan of Keweenaw County, which encourages tourism development, economic growth, and the appropriate use of recreational land.

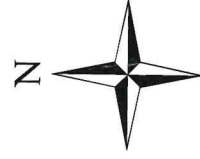
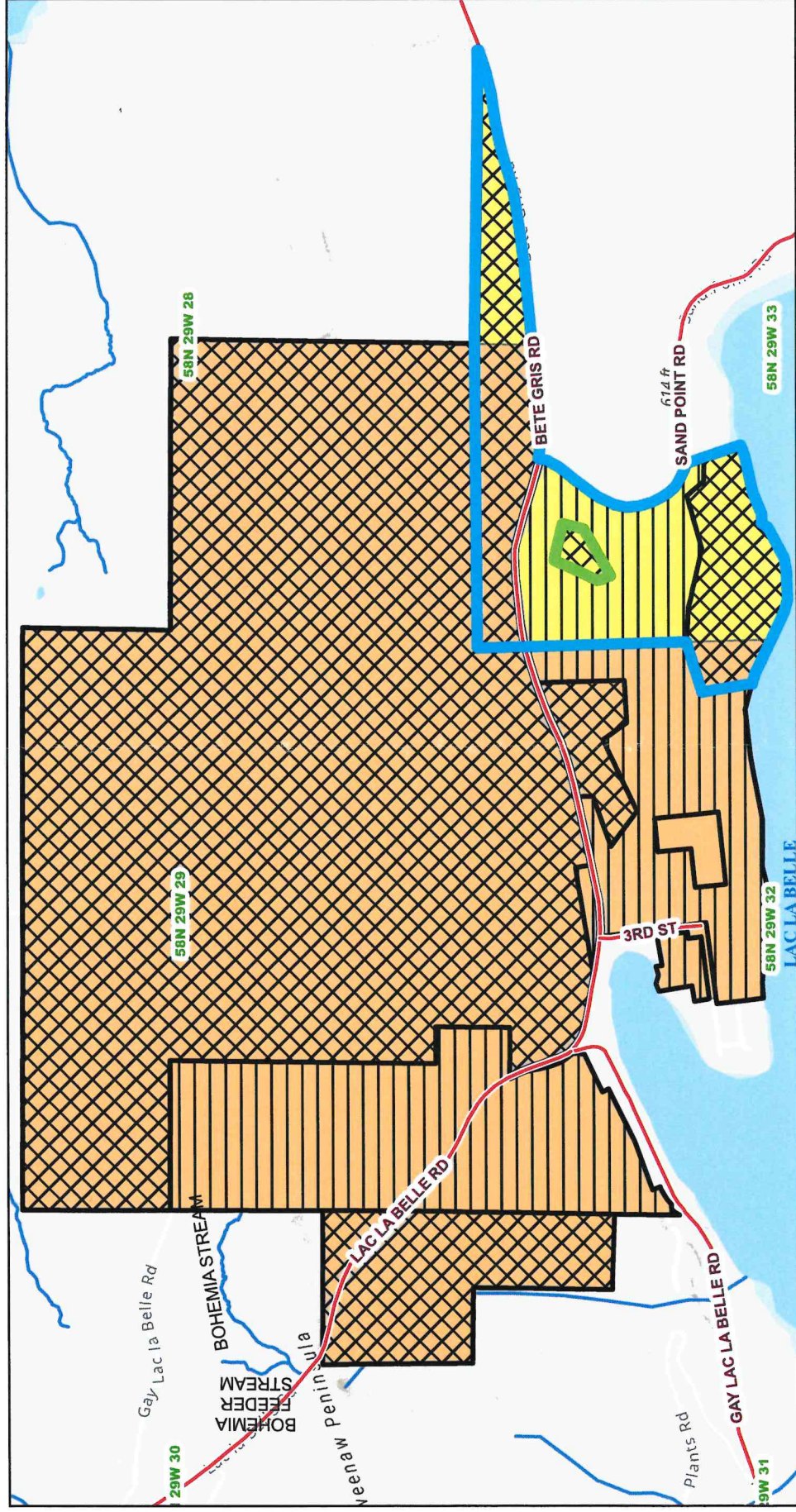
8. The petitioned zoning change is compatible with other uses in the surrounding area and aligns with the Keweenaw County Comprehensive Plan.

9. The petitioned zoning change would be equally or better suited for the area. The change to resort service district is specifically meant to support the wider operations and infrastructure typically linked to year-round recreational resorts, such as Black Bear, and other nearby lodging, dining, and outdoor recreation services. This proposal aligns with the existing uses in the area and connects with the nearby Black Bear property, as well as other private properties that are already zoned for Resort Services. Rezoning to Resort Services ensures consistent land use policies and helps minimize future conflicts by harmonizing zoning regulations.

10. The petitioned property can be put to reasonable and better economic use, and the petitioned zoning change will benefit the property as a whole.



# MOUNT BOHEMIA - BLACK BEAR INC



## Legend

- Black Bear Ownership
- Leased
- Resort Service Zoning
- Resort Residential Zoning
- Tax ID 307-33-150-002
- Tax ID 307-33-150-005

KEWEENAW COUNTY  
GRANT TOWNSHIP

June 23, 2025



[nature.org/michigan](http://nature.org/michigan)  
[nature.org/greatlakes](http://nature.org/greatlakes)

*Office*  
César E. Chávez Ave.  
3, MI 48906  
116-0300

*Upper Peninsula Office*  
220 W. Washington St., Ste. 330  
Marquette, MI 49855  
(906) 225-0399

*Detroit Office*  
4219 Woodward Ave., Ste. 302  
Detroit, MI 48201  
(517) 316-2271

September 20, 2024

Sara Heikkila  
Keweenaw County  
Zoning Administrator  
5095 4<sup>th</sup> Street  
Eagle River, MI 49950

Dear Ms. Heikkila,

The Nature Conservancy (“TNC”) is the fee owner of parcel ID #307-150-022 located in Grant Township, Keweenaw County, Michigan (“Parcel”). The Parcel is approximately 74-acres. TNC acquired the Parcel in 2022. At the time TNC acquired the Parcel, it was subject to a long-term Ground Lease with Black Bear, Inc. (f/k/a Black Bear Entertainment Adventure and Recreation Company) (“Black Bear”), and the Parcel continues to be subject to the same Ground Lease with Black Bear as the tenant.

Under the Ground Lease, Black Bear, as the tenant, is responsible to ensure that its use of the Parcel — to the extent the use is permitted by the Ground Lease — complies with applicable law. To this end, under the Ground Lease, Black Bear may pursue changes to the Parcel’s zoning designation so that Black Bear’s permitted use of the Parcel complies with applicable zoning laws. Black Bear is responsible for all costs associated with such zoning changes. Under the Ground Lease terms, TNC, as the landlord, is obligated to reasonably cooperate with such zoning changes when requested by Black Bear to do so.

The Parcel is currently zoned as Rural Residential District (RR-B) and TNC understands Black Bear, as the tenant under the Ground Lease, desires to change the zoning classification to Resort Service District (RS). Pursuant to the Ground Lease, TNC does not object to this specific zoning change as this change, in and of itself, is inconsistent with the Ground Lease and — to the extent TNC’s consent is required by law as the fee owner of the Parcel — TNC consents to this specific zoning change.

The sole purpose of this letter is to fulfill TNC’s obligations under the Ground Lease with respect to a zoning change sought by Black Bear for the Parcel. Nothing in this letter serves as an amendment to or a change to the Ground Lease and TNC reserves all its rights under the Ground Lease. This letter shall only be applicable to the specific requested zoning change identified above and shall not be applicable to any other proposed zoning change. This letter shall not be used or construed as evidence of TNC’s approval or consent to any actions or activities by Black Bear, on the Parcel or otherwise, including any proposed use of the Parcel. Further, in no manner shall this letter be used or construed as an endorsement by TNC of Black Bear or any of Black Bear’s activities or actions, on the Parcel or otherwise.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Tuzinsky".

Richard Tuzinsky  
The Nature Conservancy





September 27, 2024

VIA EMAIL: [johnnygparsons@gmail.com](mailto:johnnygparsons@gmail.com); Julie A. Carlson, [clerk@keweenawcountymi.gov](mailto:clerk@keweenawcountymi.gov); EC: Susan Hockings, [planning@keweenawcountymi.gov](mailto:planning@keweenawcountymi.gov); Lonie Gliberman, [Lonieg2@yahoo.com](mailto:Lonieg2@yahoo.com)

Mr. John G. Parsons, Chairman  
Keweenaw County Planning Commission  
5095 4<sup>th</sup> St  
Eagle River, MI 49950

RE: PETITION FOR ZONING AMENDMENT

Dear John,

Per our discussion, Black Bear, Inc. requests a rezoning of approximately 80.00± acres of the Mt. Bohemia resort properties from Resort Residential RRB to Resort Service RS2. The parcels are in Section 33, T58N-R29W, and combine owned and leased land by Black Bear from The Nature Conservancy (TNC). Attached is a letter from TNC expressing their full cooperation and support for the zoning change.

The rezoning request involves Black Bear's Tax Parcel No. 370-33-150-005 and all those portions of TNC's Tax Parcel No. 307-33-150-002 lying within Section 33. As shown on the map attached hereto, a 200-foot buffer, scheduled to be surveyed, will be excluded from the proposed zoning change to reassure neighboring properties that this area will not be used for Resort Service purposes.

This requested zoning amendment aims to ensure consistency with the current zoning uses across the entire Black Bear, Inc. properties, promoting better uniformity and suitability within the area.

Upon the Planning Commission's full review, you will determine the following findings of fact:

1. There are no identifiable conditions related to the petition.
2. There are no errors in judgment, procedure, or administration in the original Ordinance.
3. The revision will not establish a precedent or have effects of precedent as a result of approval.
4. The change will not impact the County's ability, and that of any other governmental agencies, to provide adequate public services, facilities, and/or programs.
5. The zoning change will not adversely affect the environmental conditions or value of the surrounding property.
6. There are no significant negative environmental impacts that would reasonably occur with the petitioned zoning change.
7. The petitioned zoning change complies with the policies and uses for the area.
8. The petitioned zoning change is compatible with other zoning and uses in the surrounding area.
9. The petitioned zoning change would be equally suited or better for the area.
10. The petitioned property can be put to reasonable economic use with the petitioned zoning change.

We kindly request that the necessary process begin and, ultimately, that the Planning Commission promptly approve the rezoning request.

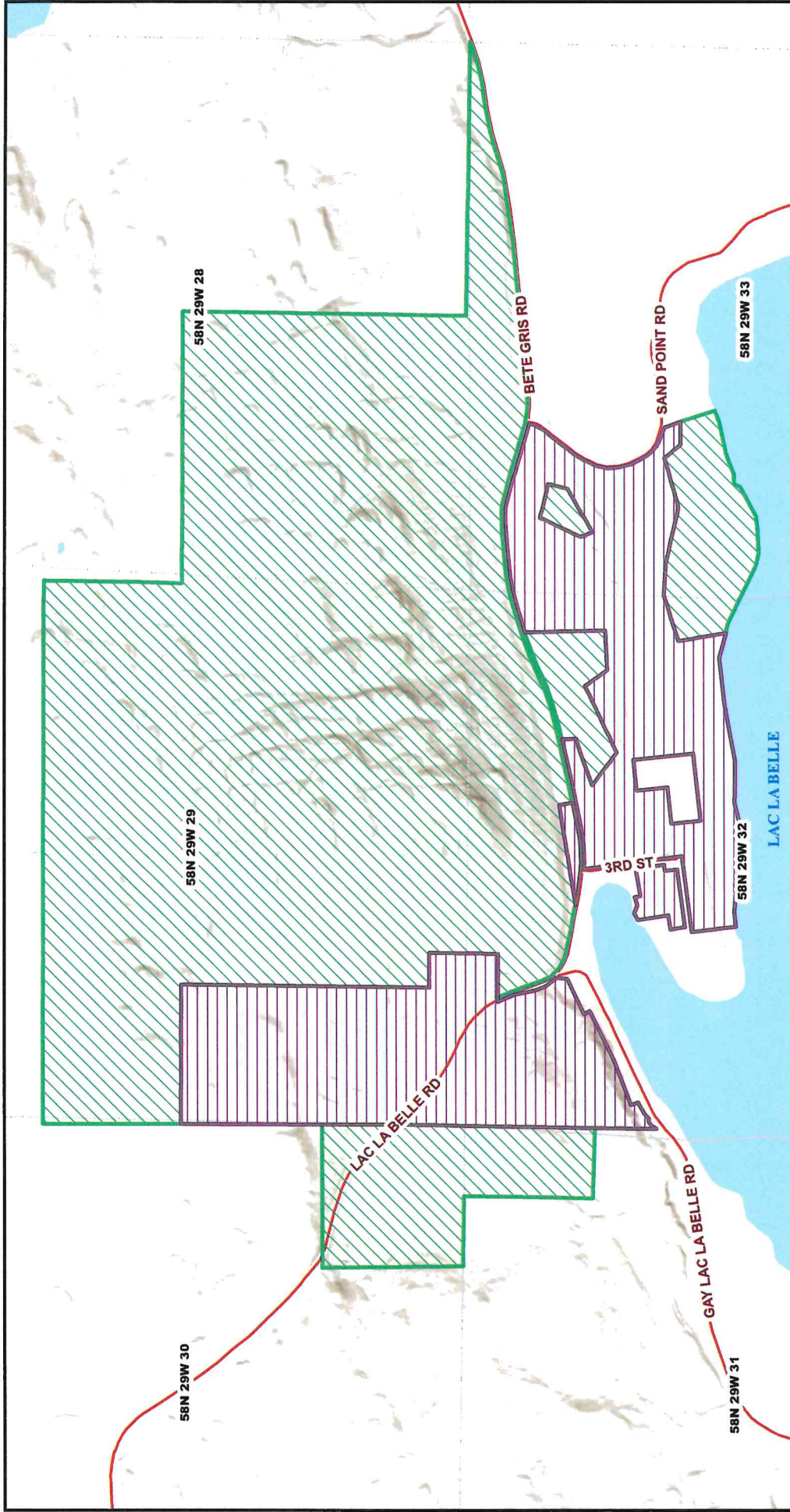
Sincerely,

*Trina L. Anderson*


Trina L Anderson  
Real Estate Consultant  
for Black Bear Inc.




# MOUNT BOHEMIA - BLACK BEAR INC



**LEGEND**

 Black Bear Ownership

 Leased



KEWEENAW COUNTY  
GRANT TOWNSHIP

Dec 30, 2024

**List of those in Support of Black Bear Inc rezoning amendment request**

Jordan Kelly

Shane Higgins

Terry Kryshak

Michael Fleming

Margaret Tomkins

Andy Harris

Leon Sorely

Nicholas Port

Marco Savarin

**List of those Opposed to Black Bear Inc rezoning amendment request**

Lynne and Jamie Robertson

Steve Kyllonen

Sophia Farguar

Doug and Betsy McColl

Dennis Mortberg

Chuck Brumleve

Greg Dudek

Louise Kitt Smith

Loretta Waara

Sidney Dharmavaram

John Kern

Anita and Paul Campell

Scott and Lori Bradley

Sharee Hoag

Cindy Molnar

Debra Shelonzek

Don Opland