

KEWEENAW COUNTY PLANNING COMMISSION  
MINUTES  
July 28, 2025

John Parsons: absent  
Robert Pokorski: present  
Don Simila: present  
Harvey Desnick: present  
Susan Hockings, ZA: present

Robert DeMarois: present  
Steven Siira: present  
Margaret Kirby: present

Meeting properly posted and called to order at 4:05pm by Vice Chair Pokorski

Pledge of Allegiance

Approve Agenda: with Amendment

Motion to amend the agenda to add a review of the Planning Commission's recommendation to the Board of Commissioners re: rezoning of Black Bear Inc. parcels from RR to RS heard July 14<sup>th</sup>, 2025.

M/ Kirby      S/: Simila      Approved unanimously

Approval of Minutes:

June 30th Regular Meeting Minutes: Motion to approve

Motion/ Simila      Second/DeMarois      Approved unanimously

July 14th Special Meeting Minutes (Black Bear Rezoning):

Minor edits for spelling and grammar edits noted: Motion to approve with corrections

Motion/Kirby      Second/Desnick      Approve unanimously

Guests: None

Public Comments: None

ZA Report: Hockings/New rezoning request at Tamarac Waterworks needs to be scheduled.

County Board Update: DeMarois/None

ZBA Report: Desnick/ZBA has not met, nothing to report

Addition to Agenda: Old Business – Rezoning Request

Planning Commission reviewed Findings of Fact (15 criteria) under Section 20.7. For all uses allowable under RS and RR in KCZO

Key Discussion Points:

-All findings of fact read aloud by Simila. All KCZO criteria for use as resort services read aloud by Simila and Pokorski. Discussed all findings and uses for current and future zoning

- No identifiable changes justifying zoning change, but rezoning may prevent more disruptive future development.
- Environmental concerns and compatibility with surrounding land use discussed.
- Many of the RS criteria are marked as non-applicable due to oversight by EGLE, Health Department, and required site plan review.

Motion: Recommending approval of the recommendation including findings of fact to the KCBOC for rezoning parcels 42-307-33-150-005 and 42-307-33-150-002 (excluding 200 feet along Sand Point Road to shoreline) from RR to RS.

M/Kirby      S/Desnick

Roll Call Vote:

Desnick: Approve  
Pokorski: Approve  
Siira: Deny  
Kirby: Approve  
Simila: Approve  
DeMarios: Approve  
Parsons: Absent

By a 5 to 2 vote the Motion Passed.

New Business: Public Hearing Scheduling: Tentatively set for October 14

Old Business:

Master Plan Update

Public Survey: Available online via Master Plan website.

Community Engagement Open Houses scheduled:

- Aug 21: Eagle Harbor Township (Kirby & Pokorski)
- Aug 26: Sherman Township (Desnick & Parsons)
- Aug 28: Allouez Township (Simila & Parsons)
- Sep 11: Grant Township (Kirby & Pokorski)
- Sep 16: Houghton Township (Siira & Parsons)

Stakeholder Interviews: Targeting snowmobile club, ATV club, Visit Keweenaw, CHIA, South Shore Association, to be scheduled

Subcommittee Reports:

Bylaws Subcommittee (Simila): Draft in progress, not ready for review

Short-Term Rental Subcommittee (Kirby): Currently reviewing Eagle Harbor Township ordinance as a potential model.

Public Comment (General):

Eric Campbell (Sandpoint Road): Urged sheriff's department consultation and concerned about loss of public trust and local impact.

Greg Dudek: Criticized rezoning's benefit to private lessee on land not owned by the developer and warned about long-term implications for Nature Conservancy.

Debra Scheloznek: Noted lack of coordination with emergency services and concerned about dead-ending residential parcels as well as STR tax oversight.

Final Comments:

- Public hearing scheduled for October 14 at 4:00pm
- Finalize the draft recommendation of rezoning based on findings of fact for review prior to next meeting
- Continued work on Master Plan and STR regulations.

Next meetings: Public Hearing August 11, 2025 at 4:00pm

Regular Meeting August 25, 2025 at 4:00pm

Motion to Adjourn at 5:44

M/Simila

S/Kirby