

**KEWEENAW COUNTY PLANNING COMMISSION
SPECIAL PUBLIC HEARING MINUTES
Proposed Zoning Map Amendments
June 24, 2026**

CALL TO ORDER

Chair Don Simila called the Special Meeting of the Keweenaw County Planning Commission to order at **4:00 p.m.** at the Keweenaw County Courthouse, Eagle River, Michigan.

ROLL CALL

Members Present

- Don Simila, Chair
- Bob Pokorski, Vice Chair
- Margaret Kirby, Secretary
- Harvey Desnick, ZBA Liaison
- John Parsons
- Steven Siira
- Bob DeMarois, BOC Liaison (Ex-Officio)

Staff Present: Susan M. Hockings, Zoning Administrator and Recording Secretary

A quorum was declared present.

PLEDGE OF ALLEGIANCE

The Planning Commission and those in attendance recited the Pledge of Allegiance.

APPROVE THE AGENDA

Motion to approve the agenda by Pokorski, Second by Kirby, Motion carried.

GUESTS PRESENT

Adrienne Hill and Aaron Rogers

PURPOSE OF THE SPECIAL MEETING

Chair Simila stated the purpose of the Special Meeting was to conduct two public hearings on proposed amendments to the Official Keweenaw County Zoning Map, receive testimony and evidence, develop findings of fact based upon the record presented, and formulate recommendations for consideration by the Keweenaw County Board of Commissioners, the legislative body authorized to act upon zoning map amendments pursuant to the Michigan Zoning Enabling Act and the Keweenaw County Zoning Ordinance.

The Chair explained that each request would be considered independently, with separate public hearings, deliberations, motions, and recommendations.

PUBLIC HEARING NO. 1

East Bluff Bike Park & Campground

Request for Amendment to the Official Keweenaw County Zoning Map

Parcel Number: 42-306-01-100-550

Applicant: Adrienne Hill, Agent

Owner: Aaron Rogers, Owner

Location: East Bluff Bike Park & Campground

Existing Zoning: Rural Residential (RRB)
Requested Zoning: Resort Services (RS2)

OPENING OF THE PUBLIC HEARING

Chair Simila opened the public hearing regarding the East Bluff Bike Park & Campground rezoning request.

The Chair explained that the purpose of the hearing was to receive information regarding the proposed zoning map amendment, provide an opportunity for public testimony, and develop a record upon which the Planning Commission would formulate a recommendation to the Keweenaw County Board of Commissioners.

The Chair requested that all speakers state their name and address for the record and limit comments to matters relevant to the proposed rezoning.

VERIFICATION OF PUBLIC NOTICE

Prior to receiving testimony, the Chair requested verification that all required public notice provisions had been completed.

Zoning Administrator Susan Hockings reported that all notice requirements of the Michigan Zoning Enabling Act and the Keweenaw County Zoning Ordinance had been satisfied.

Notice included:

- Publication of the public hearing notice in the Daily Mining Gazette.
- Posting of the meeting notice at the Keweenaw County Courthouse.
- Posting on the Keweenaw County website.
- Delivery of notice to Grant Township.
- Mailing of notices to property owners and occupants located within 300 feet of the subject property.

The Chair declared that the public hearing had been properly noticed and could proceed.

DISCLOSURE OF EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST

The Chair asked whether any member of the Planning Commission wished to disclose ex parte communications, a conflict of interest, or any other matter that might affect participation in the hearing.

No disclosures were made.

No member requested recusal.

The Chair declared that all members present were qualified to participate in the hearing.

PRESENTATION OF STAFF REPORT

Chair Simila recognized Zoning Administrator Susan Hockings to present the Staff Report.

Ms. Hockings summarized the rezoning application, describing the location of the property, ownership, existing zoning classification, requested zoning classification, surrounding land uses, and the property's development history.

The Staff Report explained that East Bluff Bike Park & Campground was originally approved through Special Use Permit PZ22-0011 and has since developed into an established recreation-oriented campground serving residents and visitors utilizing the regional trail network in the Copper Harbor area.

The report described the existing improvements on the property, including campground facilities, trail infrastructure, visitor amenities, and supporting recreational facilities. Staff reviewed aerial photography, County GIS mapping, zoning maps, and the Future Land Use Map to illustrate the

property's relationship to surrounding public lands, recreational resources, and neighboring properties.

Ms. Hockings reviewed the applicable provisions of the Keweenaw County Zoning Ordinance governing zoning map amendments and summarized the findings contained within the Staff Report. The report evaluated the request in relation to the property's existing use, surrounding land uses, consistency with the Blueprint for Tomorrow Comprehensive Plan, consistency with the Future Land Use Map, compatibility with the purpose and intent of the Resort Services District, public services, transportation, environmental considerations, and the public health, safety, and welfare. Staff concluded that the proposed amendment would more accurately align the zoning classification with the property's established recreational and campground use and that the request was generally consistent with the planning objectives identified for the Copper Harbor area. The Staff Report noted that approval of the rezoning would not, by itself, authorize additional development and that future improvements would remain subject to all applicable zoning, permitting, environmental, and health department requirements. No comments from the community including affected township were received by staff.

The Staff Report concluded with written Findings of Fact for Planning Commission consideration during its deliberations.

The Chair thanked Ms. Hockings for the presentation and entered the Staff Report into the record for consideration by the Planning Commission.

PRESENTATION BY THE APPLICANT

Chair Simila recognized **Adrienne Hill**, Agent for the applicant, to present the rezoning request on behalf of the property owner.

Ms. Hill thanked the Planning Commission and staff for their review of the application and explained that the purpose of the request was to amend the zoning classification to better reflect the property's existing and established use as a recreation-oriented campground. She stated that the requested Resort Services (RS2) zoning district would more accurately align with the property's current operation and long-term function while allowing future campground-related improvements to be reviewed under the standards applicable to the proposed zoning district.

Chair Simila then recognized **Aaron Rogers**, owner of East Bluff Bike Park & Campground.

Mr. Rogers summarized the history and development of the property, describing its evolution into a destination supporting outdoor recreation, mountain biking, hiking, and tourism in the Copper Harbor area. He discussed the campground's relationship to the regional trail system and outlined future concepts intended to improve visitor services, including trailhead support facilities and campground amenities. Mr. Rogers stated that the rezoning request was intended to align the property's zoning designation with its established use and was not intended to circumvent future zoning or permitting requirements.

The Chair thanked the applicant for the presentation.

PUBLIC HEARING TESTIMONY

Public Hearing Opened: 4:21p.m.

Chair Simila opened the public hearing and invited testimony from members of the public. The Chair requested that each speaker state their name and address for the record and limit comments to matters relevant to the proposed zoning map amendment.

The following testimony was received:

John Kern

Mr. Kern addressed the Planning Commission regarding the proposed rezoning. He stated that his comments related primarily to the process for considering zoning map amendments and expressed

concern regarding consistency in the administration of the zoning ordinance. Mr. Kern questioned whether approving the request after the campground had been established could create precedent for future zoning decisions and encouraged the Planning Commission to carefully consider the applicable rezoning criteria before forwarding a recommendation to the Board of Commissioners.

A.J. Kern

Ms. Kern discussed provisions of the Keweenaw County Zoning Ordinance relating to zoning administration and enforcement. She encouraged the Planning Commission to ensure that zoning regulations are administered consistently and that future zoning decisions are supported by the record developed during the public hearing.

Philip Roberts

Mr. Roberts addressed the Planning Commission regarding the public hearing process. He requested that future zoning map amendment requests be afforded the same opportunity for public hearing and review. The Chair advised that all properly submitted zoning map amendment applications are processed in accordance with the procedures established by the Michigan Zoning Enabling Act and the Keweenaw County Zoning Ordinance.

No additional persons requested to address the Planning Commission.

Public Hearing Closed: 4:29p.m.

Chair Simila closed the public hearing and announced that no further public testimony would be received. The Planning Commission then proceeded to deliberate on the application based upon the record established during the public hearing.

PLANNING COMMISSION EVALUATION OF THE PROPOSED AMENDMENT

The Planning Commission reviewed the rezoning application, the Staff Report, supporting exhibits, testimony presented by the applicant, testimony received during the public hearing, County GIS mapping, the Future Land Use Map, and the applicable provisions of the Keweenaw County Zoning Ordinance.

The Planning Commission discussed the proposed amendment using the planning considerations identified within the Staff Report and evaluated the request as follows:

Existing Use of the Property

The Planning Commission reviewed the property's established use as East Bluff Bike Park & Campground and discussed the relationship between the existing campground operation, trail system, visitor amenities, and outdoor recreation facilities. Following discussion, the Planning Commission determined that the property has developed as an established recreation-oriented campground serving both residents and visitors.

Existing Zoning and Surrounding Land Uses

The Planning Commission reviewed the existing Rural Residential (RRB) zoning classification and surrounding land uses. Following discussion, the Planning Commission determined that the property's proximity to recreational lands, together with the existing development pattern, is compatible with the proposed Resort Services (RS2) zoning district.

Consistency with the Blueprint for Tomorrow Comprehensive Plan

The Planning Commission reviewed the goals and objectives of the Keweenaw County Blueprint for Tomorrow and discussed the role of outdoor recreation and tourism within the County's long-range planning objectives. Following discussion, the Planning Commission determined that the proposed amendment is generally consistent with the Comprehensive Plan.

Consistency with the Future Land Use Map

The Planning Commission reviewed the Future Land Use Map and determined that the requested zoning classification is compatible with the planned future use of the area.

Suitability of the Property

The Planning Commission discussed the physical characteristics of the property, existing access, topography, established development, and supporting infrastructure. Following discussion, the Planning Commission determined that the property is suitable for the proposed zoning district.

Public Health, Safety, and Welfare

The Planning Commission discussed public access, emergency services, transportation, and the availability of supporting public services. Following discussion, the Planning Commission determined that the proposed zoning amendment would not adversely affect the public health, safety, or welfare.

Environmental Considerations

Following discussion, the Planning Commission determined that the requested zoning amendment does not authorize new construction and that future development would remain subject to all applicable zoning regulations, environmental review, and permitting requirements.

Economic Considerations

Following discussion, the Planning Commission determined that recreation-based tourism contributes significantly to the local economy and that East Bluff Bike Park & Campground supports that economic activity by providing visitor accommodations and recreational opportunities. Upon review of the applicable planning considerations, the Planning Commission concluded that the proposed amendment represents sound planning practice and that the requested zoning district more accurately reflects the property's established use than the existing Rural Residential zoning classification.

Change in Conditions

Following discussion, the Planning Commission determined that identifiable conditions have changed since the property's original zoning classification. The property has developed into an established recreation-oriented campground serving residents and visitors utilizing the regional trail system. The requested Resort Services (RS2) zoning district more accurately reflects the property's existing and established use than the current Rural Residential (RRB) zoning classification.

Error in the Original Zoning Classification

Following discussion, the Planning Commission determined that the record does not demonstrate an error in the original adoption, administration, or application of the Keweenaw County Zoning Ordinance. Rather, the requested amendment recognizes the property's established use and aligns the zoning classification with existing conditions that have developed over time.

Precedent

Following discussion, the Planning Commission determined that approval of the requested zoning map amendment would not establish an inappropriate precedent. Each future rezoning request must be evaluated independently based upon its own facts, the applicable provisions of the Keweenaw County Zoning Ordinance, and the evidence presented during the public hearing.

Reasonable Economic Use Under Existing Zoning

Following discussion, the Planning Commission determined that the property could continue to be used in accordance with the existing Rural Residential (RRB) zoning district. However, the proposed Resort Services (RS2) zoning district more accurately reflects the property's established use and provides a zoning classification better suited to its existing and anticipated operation.

Alternative Land Use Approval Procedures

Following discussion, the Planning Commission determined that a Variance, Special Land Use approval, or Planned Unit Development would not provide a more appropriate alternative than the requested rezoning. The issue before the Planning Commission concerns the long-term appropriateness of the property's zoning classification rather than relief from specific development standards or approval of an individual land use.

Conclusion of Evaluation

Following completion of its evaluation, the Planning Commission concluded that the proposed zoning map amendment was consistent with the planning considerations evaluated during the public hearing. The Planning Commission further determined that the Findings of Fact contained within the Staff Report accurately reflected the application materials, testimony received during the public hearing, supporting exhibits, and the Commission's evaluations regarding the proposed amendment. The Chair asked whether any Commissioner wished to propose modifications or additions to the Findings of Fact contained within the Staff Report. No modifications were proposed.

ADOPTION OF FINDINGS OF FACT

Chair Simila requested that the maker of the pending motion indicate whether the Findings of Fact contained within the Staff Report should be incorporated by reference into the motion and serve as the basis for the Planning Commission's recommendation to the Keweenaw County Board of Commissioners.

Commissioner Margaret Kirby stated that the Findings of Fact contained within the Staff Report accurately reflected the record established during the public hearing and requested that they be incorporated by reference into the motion.

There being no objection, the Planning Commission adopted the Findings of Fact contained within the Staff Report by reference as the basis for its recommendation to the Keweenaw County Board of Commissioners.

MOTION by Commissioner Margaret Kirby, seconded by Commissioner John Parsons, to recommend that the Keweenaw County Board of Commissioners approve the request to amend the Official Keweenaw County Zoning Map by rezoning Parcel Number **42-306-01-100-550, commonly known as **East Bluff Bike Park & Campground**, from **Rural Residential (RRB)** to **Resort Services (RS2)**.**

The motion further stated that the recommendation was based upon:

- The rezoning application and supporting materials;
- The Staff Report presented by the Zoning Administrator;
- The Findings of Fact adopted by the Planning Commission and incorporated into the motion by reference;
- County GIS mapping and supporting exhibits;
- The Future Land Use Map;
- Testimony presented by the applicant;
- Testimony received during the public hearing;
- The Planning Commission's evaluation of the proposed amendment; and
- The goals, objectives, and planning policies contained within the *Blueprint for Tomorrow* Comprehensive Plan.

The motion further found that the proposed zoning map amendment more accurately reflects the property's established use, is compatible with surrounding land uses, is generally consistent with the Future Land Use Map and the Comprehensive Plan, and represents sound planning practice that promotes the public health, safety, and welfare of Keweenaw County.

Chair Simila called for additional discussion.

No further discussion was offered.

ROLL CALL VOTE

Chair Simila requested a roll call vote.

Don Simila	Yes _____
Bob Pokorski	Yes _____
Margaret Kirby	Yes _____
Harvey Desnick	Yes _____
John Parsons	Yes _____
Steven Siira	Yes _____
Bob DeMarois	Yes _____

Motion carried unanimously, 7-0.

DIRECTION TO TRANSMIT THE OFFICIAL RECORD

Upon approval of the motion, the Planning Commission directed that the official record of the proceedings be transmitted to the Keweenaw County Board of Commissioners for consideration in conjunction with the proposed zoning map amendment.

The official record shall include:

- Approved Agenda
- Rezoning Application;
- Public Hearing Notice and proofs of publication;
- Proofs of mailed notice;
- Staff Report;
- Findings of Fact adopted by reference;
- Maps, aerial photography, GIS exhibits, and supporting materials;
- Written correspondence received regarding the application;
- Public hearing testimony;
- Approved Planning Commission minutes;
- Motion and roll call vote.

RECOMMENDATION TO THE KEWEENAW COUNTY BOARD OF COMMISSIONERS

Based upon the record established during the public hearing, the evidence presented, the Planning Commission's evaluation of the proposed amendment, and the Findings of Fact adopted by reference, the Keweenaw County Planning Commission recommends that the Keweenaw County Board of Commissioners approve the requested amendment to the Official Keweenaw County Zoning Map to rezone Parcel Number **42-306-01-100-550**, commonly known as **East Bluff Bike Park & Campground**, from **Rural Residential (RRB)** to **Resort Services (RS2)**.

The Planning Commission respectfully forwards this recommendation, together with the official record of the proceedings, for consideration and final legislative action by the Keweenaw County Board of Commissioners pursuant to the Michigan Zoning Enabling Act and the Keweenaw County Zoning Ordinance.

Chair Simila announced that Public Hearing No. 1 had concluded and thanked the applicants, members of the public, and those in attendance for their participation.

The Chair then announced that the Planning Commission would proceed to Public Hearing No. 2 regarding the request to amend the Official Keweenaw County Zoning Map for the properties collectively known as **Trails End Campground**.

PUBLIC HEARING NO. 2

Trails End Campground

Request for Amendment to the Official Keweenaw County Zoning Map

Property: Trails End Campground

Applicant: Adrienne Hill, Agent

Owners: Rustic Manor, LLC, Aaron Rogers and John Meilhan

Location: 14203 U.S. Highway M-26, Copper Harbor, Michigan

Existing Zoning: Rural Residential (RRB)

Requested Zoning: Resort Services (RS2)

Affected Parcels:

- 42-310-31-100-002
- 42-310-31-100-002-005
- 42-310-31-100-002-006
- 42-310-31-100-002-007
- 42-310-31-100-002-008
- 42-310-31-100-002-009
- 42-310-31-102-001
- 42-310-31-102-002
- 42-310-31-102-028

OPENING OF THE PUBLIC HEARING

Chair Simila opened the public hearing regarding the proposed rezoning of the properties collectively known as Trails End Campground.

The Chair explained that the purpose of the hearing was to receive information regarding the proposed zoning map amendment, provide an opportunity for public testimony, and develop a record upon which the Planning Commission would formulate a recommendation to the Keweenaw County Board of Commissioners.

The Chair requested that all speakers state their name and address for the record and limit comments to matters relevant to the proposed zoning map amendment.

DISCLOSURE OF CONFLICTS OF INTEREST AND RECUSALS

Prior to proceeding with the public hearing, Chair Simila requested disclosure of any conflicts of interest, ex parte communications, or other matters that might affect participation in the hearing. Commissioner **Margaret Kirby** disclosed that she owned property adjoining the subject property. In order to avoid the appearance of a conflict of interest, Commissioner Kirby voluntarily recused herself from participation in the public hearing, deliberations, and vote.

The Chair accepted the recusal and directed that it be entered into the record.

Commissioner Kirby departed the Commission table prior to the presentation of the Staff Report.

The Zoning Administrator confirmed that a quorum remained present and that the Planning Commission could proceed with the public hearing.

VERIFICATION OF PUBLIC NOTICE

Chair Simila requested verification that all required public notice provisions had been completed. Zoning Administrator Susan Hockings reported that all notice requirements of the Michigan Zoning Enabling Act and the Keweenaw County Zoning Ordinance had been satisfied.

Notice included:

- Publication of the public hearing notice in the Daily Mining Gazette.
- Posting at the Keweenaw County Courthouse.
- Posting on the Keweenaw County website.

- Delivery of notice to Grant Township.
- Mailing of notices to all property owners and occupants located within 300 feet of the subject property.

The Chair declared that the public hearing had been properly noticed and could proceed.

PRESENTATION OF STAFF REPORT

Chair Simila recognized Zoning Administrator Susan Hockings to present the Staff Report.

Ms. Hockings summarized the rezoning application, describing the subject parcels, ownership, existing zoning classification, requested zoning classification, surrounding land uses, existing development, and the history of Trails End Campground.

The Staff Report explained that the campground has operated as an established visitor accommodation and recreation-oriented business for several years and presently includes rustic campsites, RV accommodations, solar-powered lodging shelters, campground facilities, restroom and shower facilities, maintenance buildings, internal circulation roads, renewable energy infrastructure, and supporting recreational amenities.

Staff further described the property's agricultural component, including **Soul & Soil Farm**, which produces organic vegetables supplied to local restaurants and retail establishments, including The Gas Light in Copper Harbor. The report noted that the property also contains greenhouse facilities, seasonal food service, equipment storage associated with campground operations and trail construction, and supporting infrastructure serving campground guests and visitors.

The Staff Report reviewed County GIS mapping, aerial photography, the Future Land Use Map, surrounding land uses, and the applicable provisions of the Keweenaw County Zoning Ordinance governing zoning map amendments.

Ms. Hockings summarized the Findings of Fact contained within the Staff Report, evaluating the request in relation to the property's established use, surrounding land uses, consistency with the Blueprint for Tomorrow Comprehensive Plan, consistency with the Future Land Use Map, compatibility with the purpose and intent of the Resort Services District, public facilities, transportation, environmental considerations, and the public health, safety, and welfare.

Staff concluded that the proposed amendment would more accurately align the zoning classification with the property's longstanding campground, recreation, tourism, and agricultural uses. The Staff Report further concluded that the proposed rezoning was generally consistent with the planning objectives established for the Copper Harbor area and that approval of the zoning map amendment would not, by itself, authorize additional development. Any future improvements would remain subject to all applicable zoning, environmental, health department, and other permitting requirements.

The Staff Report concluded with written Findings of Fact for Planning Commission consideration during its deliberations.

The Chair thanked Ms. Hockings for the presentation and entered the Staff Report into the record for consideration by the Planning Commission.

PRESENTATION BY THE APPLICANT

Chair Simila recognized **Adrienne Hill**, Agent for the applicant, to present the rezoning request on behalf of the property owners.

Ms. Hill explained that the purpose of the application was to amend the zoning classification to better reflect the property's longstanding use as an established campground and recreation-oriented business. She stated that the requested Resort Services (RS2) zoning district would align the property's zoning with its existing use while allowing future campground-related improvements to be reviewed under the standards applicable to the proposed zoning district.

Chair Simila then recognized **Aaron Rogers**, representing Trails End Campground. Mr. Rogers summarized the history and development of the campground, describing its evolution since its establishment and the continued investment made in campground facilities, visitor accommodations, trail-related amenities, and supporting infrastructure. He explained that the property had developed in reliance upon prior zoning interpretations and that the requested rezoning was intended to accurately reflect the property's existing use rather than introduce a new land use.

Mr. Rogers also described the development of **Soul & Soil Farm**, explaining that the farm produces organic vegetables supplied to local restaurants and sold through local businesses, including The Gas Light. He discussed the relationship between the campground, agricultural activities, recreation, and tourism, noting that each component supports the overall visitor experience while contributing to the local economy.

The Chair thanked the applicant for the presentation.

PUBLIC HEARING TESTIMONY

Public Hearing Opened: 5:21 p.m.

Chair Simila opened the public hearing and invited testimony from members of the public. The Chair requested that each speaker state their name and address for the record and limit comments to matters relevant to the proposed zoning map amendment.

The following testimony was received:

John Kern

Mr. Kern addressed the Planning Commission regarding the proposed rezoning request. He expressed concerns regarding the administration and consistent application of the Keweenaw County Zoning Ordinance and questioned whether approval of the requested amendment could establish precedent for future zoning decisions involving similarly developed properties. Mr. Kern encouraged the Planning Commission to carefully evaluate the request based upon the applicable rezoning considerations and the evidence presented during the public hearing.

A.J. Kern

Ms. Kern addressed the Planning Commission regarding the history of the property and previous regulatory review of the campground. She referenced communications and regulatory oversight involving the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and discussed matters relating to zoning administration and prior permitting. Ms. Kern encouraged the Planning Commission to ensure that its recommendation was based upon the record developed during the public hearing and the applicable provisions of the Keweenaw County Zoning Ordinance.

No additional persons requested to address the Planning Commission.

Public Hearing Closed: 5:29 p.m.

Chair Simila closed the public hearing and announced that no further testimony would be received. The Planning Commission then proceeded to evaluate the proposed zoning map amendment based upon the record established during the public hearing.

PLANNING COMMISSION EVALUATION OF THE PROPOSED AMENDMENT

Following the close of the public hearing, the Planning Commission evaluated the proposed zoning map amendment using the planning considerations identified within the Staff Report, the application materials, testimony received during the public hearing, supporting exhibits, County GIS mapping, the Future Land Use Map, and the applicable provisions of the Keweenaw County Zoning Ordinance.

Existing Campground Operations and History

Following discussion, the Planning Commission determined that Trails End Campground has operated as an established campground for several years and that the existing improvements demonstrate a longstanding recreation-oriented use of the property.

Agricultural and Ancillary Uses

Following discussion, the Planning Commission determined that Soul & Soil Farm, greenhouse operations, seasonal food service, equipment storage, and related ancillary uses are integrated with the campground operation and contribute to the property's overall function as a recreation- and tourism-oriented destination.

Compatibility of Mixed Recreational and Agricultural Uses

Following discussion, the Planning Commission determined that the combination of campground facilities, outdoor recreation, agricultural production, visitor accommodations, and supporting services is compatible with the surrounding area and consistent with the purpose and intent of the Resort Services District.

Existing Zoning and Surrounding Land Uses

Following discussion, the Planning Commission determined that the requested Resort Services (RS2) zoning classification is compatible with the surrounding development pattern and more accurately reflects the property's established use than the existing Rural Residential (RRB) zoning classification.

Consistency with the Blueprint for Tomorrow Comprehensive Plan

Following discussion, the Planning Commission determined that the proposed zoning map amendment supports the Comprehensive Plan's goals related to tourism, outdoor recreation, economic development, and visitor accommodations. The Planning Commission evaluated whether shifting 47 acres to RS aligns with Grant Township's future land-use framework and finds that it does. While the Master Plan generally supports tourism and outdoor recreation near Copper Harbor, it also prioritizes preserving the rural character of large parcels. Given that Trails End Campground is already developed, this change from RRB to RS2 should have no significant impact on preservation of undeveloped land.

Suitability of the Property

Following discussion, the Planning Commission determined that the property's physical characteristics, existing development, access, utilities, and supporting infrastructure make the property suitable for the proposed Resort Services zoning district.

Public Health, Safety, and Welfare

Following discussion, the Planning Commission determined that the proposed zoning map amendment would not adversely affect the public health, safety, or welfare and that future development would remain subject to applicable zoning, environmental, health department, and other permitting requirements.

Transportation and Access

Following discussion, the Planning Commission determined that the existing transportation network and site access are adequate to serve the property's established and anticipated use.

Public Facilities and Services

Following discussion, the Planning Commission determined that adequate public facilities and services are available to support the property's existing use and that future improvements would be reviewed under applicable County, State, and local regulations.

Environmental Considerations

Following discussion, the Planning Commission determined that the proposed zoning map amendment does not authorize new construction and that any future development will remain subject to all applicable environmental regulations and permitting requirements.

Economic Considerations

Following discussion, the Planning Commission determined that Trails End Campground, together with Soul & Soil Farm and its supporting visitor services, contributes positively to the tourism-based economy of Keweenaw County by providing visitor accommodations, recreation opportunities, local agricultural products, and support for area businesses.

Overall Public Interest

The Planning Commission considered if rezoning to RS2 compromises the quiet enjoyment of nearby residents. As a developed property and hearing no objections from nearby residents, the commission determined little or no additional impacts. Following discussion, the Planning Commission determined that approval of the requested zoning map amendment would more accurately align the property's zoning classification with its established use, further the long-range planning objectives identified in the Blueprint for Tomorrow Comprehensive Plan, and promote the orderly development of land consistent with the public health, safety, and welfare.

Change in Conditions

Following discussion, the Planning Commission determined that identifiable conditions have changed since the property's original zoning classification. Trails End Campground has developed into an established campground, recreation, tourism, and agricultural destination, including the integrated operation of Soul & Soil Farm and related visitor services. The requested Resort Services (RS2) zoning district more accurately reflects the property's existing and established use than the current Rural Residential (RRB) zoning classification.

Error in the Original Zoning Classification

Following discussion, the Planning Commission determined that the record does not demonstrate an error in the original adoption, administration, or application of the Keweenaw County Zoning Ordinance. Rather, the requested amendment recognizes the property's established use and aligns the zoning classification with existing conditions that have developed over time.

Precedent

Following discussion, the Planning Commission determined that approval of the requested zoning map amendment would not establish an inappropriate precedent. Each future rezoning request must be evaluated independently based upon its own facts, the applicable provisions of the Keweenaw County Zoning Ordinance, and the evidence presented during the public hearing.

Reasonable Economic Use Under Existing Zoning

Following discussion, the Planning Commission determined that the property could continue to be used in accordance with the existing Rural Residential (RRB) zoning district. However, the proposed Resort Services (RS2) zoning district more accurately reflects the property's established campground, recreation, agricultural, and visitor service uses and provides a zoning classification better suited to its existing and anticipated operation.

Alternative Land Use Approval Procedures

Following discussion, the Planning Commission determined that a Variance, Special Land Use approval, or Planned Unit Development would not provide a more appropriate alternative than the requested rezoning. The issue before the Planning Commission concerns the long-term appropriateness of the property's zoning classification rather than relief from specific development standards or approval of an individual land use.

Conclusion of Evaluation

Following completion of its evaluation, the Planning Commission determined that the proposed zoning map amendment was consistent with the planning considerations evaluated during the public hearing. The Planning Commission further determined that the Findings of Fact contained within the Staff Report accurately reflected the application materials, testimony received during the

public hearing, supporting exhibits, and the Planning Commission's evaluation of the proposed amendment. The Chair asked whether any Commissioner wished to propose modifications or additions to the Findings of Fact contained within the Staff Report. No modifications were proposed.

ADOPTION OF FINDINGS OF FACT

Chair Simila requested that the maker of the pending motion indicate whether the Findings of Fact contained within the Staff Report should be incorporated by reference into the motion and serve as the basis for the Planning Commission's recommendation to the Keweenaw County Board of Commissioners.

Commissioner Harvey Desnick stated that the Findings of Fact contained within the Staff Report accurately reflected the record established during the public hearing and requested that they be incorporated by reference into the motion.

There being no objection, the Planning Commission adopted the Findings of Fact contained within the Staff Report by reference as the basis for its recommendation to the Keweenaw County Board of Commissioners.

MOTION by Commissioner Harvey Desnick, seconded by Commissioner Bob Pokorski, to recommend that the Keweenaw County Board of Commissioners approve the request to amend the Official Keweenaw County Zoning Map by rezoning the parcels collectively known as Trails End Campground from Rural Residential (RRB) to Resort Services (RS2).

The motion further stated that the recommendation was based upon:

- The rezoning application and supporting materials;
- The Staff Report presented by the Zoning Administrator;
- The Findings of Fact adopted by the Planning Commission and incorporated into the motion by reference;
- County GIS mapping and supporting exhibits;
- The Future Land Use Map;
- Testimony presented by the applicant;
- Testimony received during the public hearing;
- The Planning Commission's evaluation of the proposed amendment; and
- The goals, objectives, and planning policies contained within the *Blueprint for Tomorrow* Comprehensive Plan.

The motion further found that the proposed zoning map amendment more accurately reflects the property's established campground, recreation, agricultural, and visitor service uses; is compatible with surrounding land uses; is generally consistent with the Future Land Use Map and the Comprehensive Plan; and represents sound planning practice that promotes the public health, safety, and welfare of Keweenaw County.

Chair Simila called for additional discussion.

No further discussion was offered.

ROLL CALL VOTE

Chair Simila requested a roll call vote.

Don Simila	Yes _____
Bob Pokorski	Yes _____
Margaret Kirby	Recused _____
Harvey Desnick	Yes _____

John Parsons Yes _____

Steven Siira Yes _____

Bob DeMarois Yes _____

Motion carried, 6-0, with one recusal.

DIRECTION TO TRANSMIT THE OFFICIAL RECORD

Upon approval of the motion, the Planning Commission directed that the official record of the proceedings be transmitted to the Keweenaw County Board of Commissioners for consideration in conjunction with the proposed zoning map amendment.

The official record shall include:

- Approved Agenda;
- Rezoning Application;
- Public Hearing Notice and proofs of publication;
- Proofs of mailed notice;
- Staff Report;
- Findings of Fact adopted by reference;
- Maps, aerial photography, GIS exhibits, and supporting materials;
- Written correspondence received regarding the application;
- Public hearing testimony;
- Approved Planning Commission minutes;
- Motion and roll call vote.

RECOMMENDATION TO THE KEWEENAW COUNTY BOARD OF COMMISSIONERS

Based upon the record established during the public hearing, the evidence presented, the Planning Commission's evaluation of the proposed amendment, and the Findings of Fact adopted by reference, the Keweenaw County Planning Commission recommends that the Keweenaw County Board of Commissioners approve the requested amendment to the Official Keweenaw County Zoning Map rezoning the parcels collectively known as **Trails End Campground** from **Rural Residential (RRB)** to **Resort Services (RS2)**.

The Planning Commission respectfully forwards this recommendation, together with the official record and exhibits admitted into the record, for consideration and final legislative action by the Keweenaw County Board of Commissioners pursuant to the Michigan Zoning Enabling Act and the Keweenaw County Zoning Ordinance.

COMPLETION OF PUBLIC HEARINGS

Chair Simila announced that all scheduled public hearings had been completed and thanked the applicants, members of the public, Planning Commission members, and County staff for their participation.

The Chair stated that the Planning Commission's recommendations, together with the official record of the proceedings, would be forwarded to the Keweenaw County Board of Commissioners for consideration and final legislative action at a future public meeting.

The next scheduled meeting of the Planning Commission will be held June 29, 2026 at 4:00 p.m.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chair **Don Simila** declared the Special Public Hearing concluded.

Motion to adjourn by Pokorski, Second by Siira, Motion carried.

Chair Simila declared the meeting adjourned at **5:10 p.m.**

CERTIFICATION AND APPROVAL

These minutes constitute the official record of the proceedings of the **Keweenaw County Planning Commission Special Public Hearing** held on **June 24, 2026**. The minutes were prepared from the Recording Secretary's notes, supporting documents, and testimony presented during the hearing. They are intended to accurately reflect the proceedings, actions taken, recommendations made, and official record developed by the Planning Commission for transmittal to the Keweenaw County Board of Commissioners.

The foregoing minutes were reviewed and approved by the Keweenaw County Planning Commission at its regular meeting held on **June 29, 2026**.

KEWEENAW COUNTY PLANNING COMMISSION

Don Simila, Chair: _____

Date: _____

Margaret Kirby, Secretary: _____

Date: _____

ATTEST:

These minutes were prepared and submitted for Planning Commission review by:

Susan M. Hockings: _____

Recording Secretary / Zoning Administrator

Date: _____

OFFICIAL RECORD

Upon approval by the Planning Commission, the **approved agenda**, these minutes, together with the Staff Reports, Findings of Fact adopted by reference, public hearing notices, exhibits, application materials, testimony received, motions, and roll call votes, shall constitute the official Planning Commission record transmitted to the Keweenaw County Board of Commissioners for consideration of the proposed zoning map amendments.

Date of Approval: _____

Margaret Kirby, Planning Commission Secretary: _____

Document: PC-MIN-2026-06-24-SPH

Approved: June 29, 2026

Prepared by: Susan M. Hockings, Zoning Administrator / Recording Secretary