



APPLICATION FOR PRIVATE ROAD DEVELOPMENT

Fee required for review \$350

5095 4th Street • Eagle River, MI 49950 • (906) 337-3471 • FAX (906) 337-2253

Date 9/15/22	Parcel ID Number 42-306-01-100-500	ALL INFORMATION IS REQUIRED			
Property Owner(s) Name Conscious Constructs / Aaron Rogers			Applicant(s) Name Rob Hill		
Mailing Address PO Box 7			Mailing Address PO Box 7		
City Hancock	State MI	Zip code 49930	City Hancock	State MI	Zip code 49930
Phone 906-231-7419	Email address aaron@rocksolidtrails.com		Phone 906-869-2052	Email address robhill@rocksolidtrails.com	

Engineer(s) Name Traverse Engineering / John Paul Pietila			Contractor(s) Name Rock Solid Trail Contracting		
Mailing Address 701 Hancock St.			Mailing Address PO Box 139		
City Hancock	State MI	Zip code 49930	City Copper Harbor	State MI	Zip code 49918
Phone 906-482-6696	Email address traverseengineering@gmail.com		Phone 906-231-7419	Email address aaron@rocksolidtrails.com	

A SURVEY OR SCALE DRAWING SHOWING ALL REQUIRED ITEMS FROM 7.29.5 B AS WELL AS THE CROSS SECTION OF PROPOSED PRIVATE ROAD MUST ACCOMPANY THIS APPLICATION.

Applicant/Contractor request a permit for the following:

Install 3 private roads off of North Mandan Loop, to provide legal access to 12 proposed lots subject to land division approval and pending variance approval.

Township Grant	Section 1	Town 58	Range 28	County Road used for access to new private road Mandan Rd (Private)	Total Acreage 524 (Parent Parcel)
Number of Lots to be served Each Road to serve 4 lots.				Location of Easement side of	Road

THIS APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER(S) OR THE OWNER MAY PROVIDE A LETTER AUTHORIZING THE APPLICANT TO ACT ON THEIR BEHALF.

Owner(s) Signature 	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.
Applicant(s) Signature (if other than owner)	
	Signature and Date

DO NOT WRITE BELOW THIS LINE – KEWEENAW COUNTY USE ONLY

Date Received	Application Fee	Receipt Number
First Publication Date	Second Publication Date	Date Notices Mailed
Public Hearing Date	Date To County Board	Date of County Board Action
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED		

The site plan shall include the following:

Site plan requirement waived by Sara Heikkila. Cover page shows inclusions.

- A sketch showing the general relationship of the proposed property division to the surrounding area within one-half (1/2) mile in a scale of not less than 1" = 200'.
- Property lines of existing or proposed parcels to be served by the private road, property lines of adjacent tracts of subdivided and un-subdivided land, shown in relation to the proposed property division (if any), including those areas across abutting roads.
- Locations, widths, and names of existing or prior easements of record, public and/or private.
- Location of existing sewers, water mains, storm drains and other underground facilities within or adjacent to the property.
- Existing and proposed drainage patterns and any proposed retention ponds.
- For parcels over twenty (20) acres in size, the site plan shall show the topography drawn as contours with the interval available on the U.S. Geological Survey map of the area where the property is located.
- The location of significant natural features such as natural water courses, bodies of water, wetlands, and slopes over twelve (12) percent.
- Indication of parcels of land intended to be dedicated or set aside for public use or for the use of property owners in the subdivision for dedicated open space easements, or easements for future utilities, if any.
- Future divisions, if any.
- Layout of the proposed private road, indicating right-of-way widths, surface width, grades, connections to other private roads or public streets.

From:

Conscious Constructs

Rob Hill

PO Box 7

Hancock, MI 49930

To:

Keweenaw County Zoning and Construction Codes Department

Attn: Sara Heikkila

5095 Fourth Street

Eagle River, MI 49950

Date: 9/15/22

Attached is information relevant to the Private Road Development proposed at our East Bluff property.

Pending Permit # PZ22-0078

Kick off meeting date: 6/9/22 with follow-ups in July, Aug and Sept.

Attendees: Rob Hill, Sara Heikkila

Results of conversations:

- This is the first Application for Private Road Development on record since the current ordinance was put in place
- Site Plan Requirement Waived by Sara Heikkila
- Discovery of Application for Private Road Development on 8/28
- Determination that proposed plan falls outside of ordinance as written and requires variance request/s

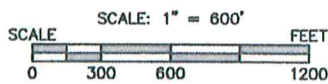
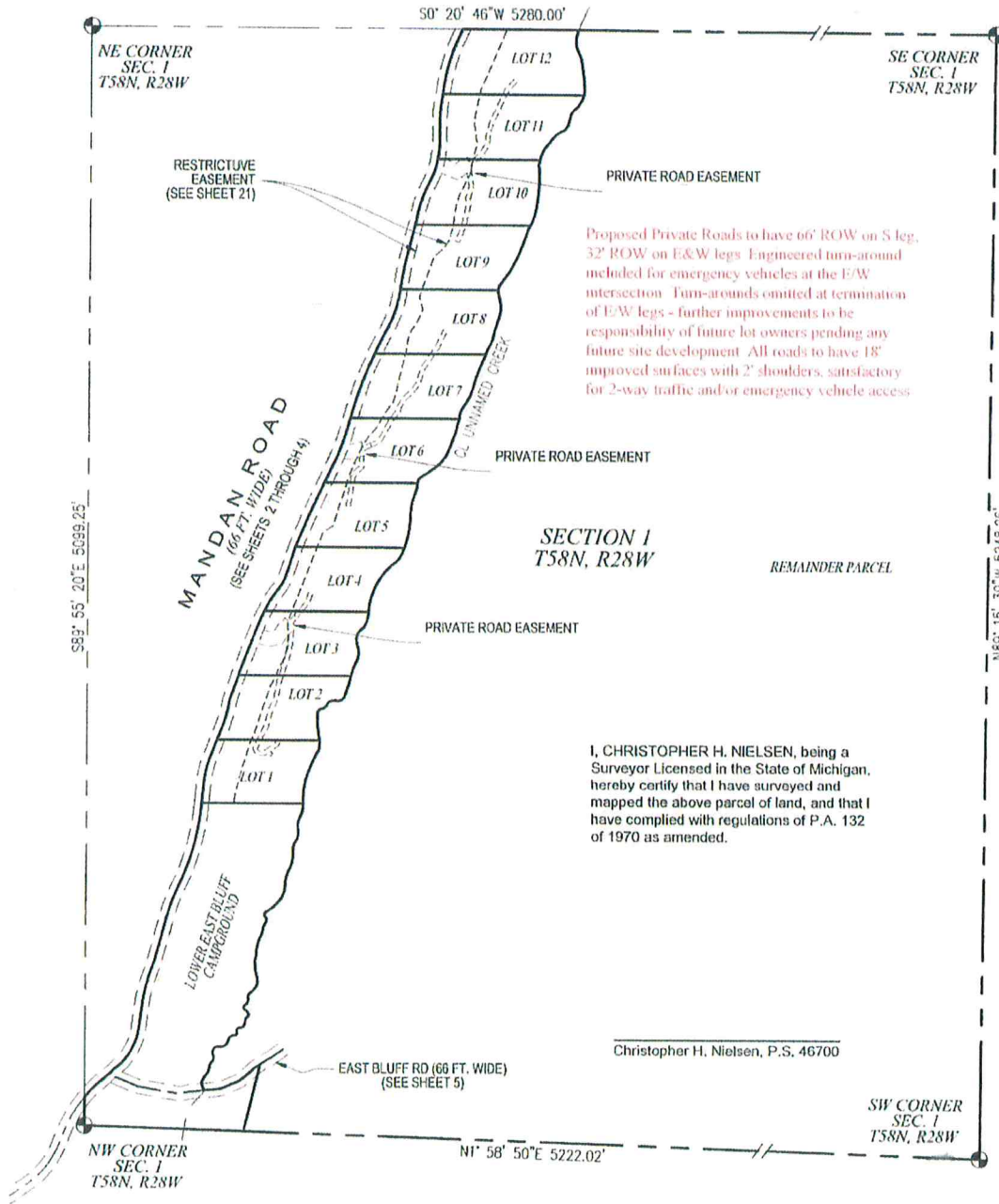
Attached Documentation Includes:

- Application for Private Road Development
- Variance Application for Keweenaw County ZBA Public Hearing Request
- Project Background and Variance Requests
- Scale Survey Drawing showing:
 - Proposed property divisions (Land Division Application submitted to Erhart Assessing on 8/4)
 - Proposed Private Road Locations Relative to Proposed Property Divisions
 - Proposed ROW widths, Improved Surface Widths and Turn-Around Omissions
- Engineered drawing with proposed turnarounds for Private Road intersections

CERTIFICATE OF SURVEY



SHEET INDEX



PROJECT #: 22-150 DATE: JULY 13, 2022 REVISION: SHEET 1 OF 33	CLIENT: ROCK SOLID TRAILS PART OF SECTION 1, T58N, R28W, GRANT TOWNSHIP, KEWEENAW COUNTY, MICHIGAN	CHN SURVEYING 19582 McKinley St. Hancock, MI 49930 (906) 281-3468 CHNSURVEYING@GMAIL.COM
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TRAVERSE ENGINEERING SERVICES, PC

ENGINEERS • SURVEYORS • GEOLOGISTS

701 Hancock Street • Hancock, MI 49930
traverseengineering@gmail.com • 906-482-6696

September 19, 2022

Zoning Administrator
Keweenaw County
5095 4th Street
Eagle River, MI 49950

Attn: Ms. Sara Heikkila

Re: Mandan Road Private Road Emergency Vehicle Turn Around Locations

Ref: TES File No. 100-431

Dear Ms. Heikkila:

I have been working with Rob Hill, Project Manager with Rock Solid Trails, LLC. They will be doing the work for Conscious Constructs LLC, to construct the private roads and driveways for the proposed 12 lot development off of the Mandan Road in Section 1, T58N, R28W.

There will be 3 access roads to the south, off of Mandan Road. They will enter on to Lots #3, #6 and #10. The following are descriptions of each access road and the dimensions required to allow emergency vehicle access and turn around areas to serve the lots. The Copper Harbor Fire Department building is 38' deep inside and the Eagle Harbor Fire Department building is 50' deep inside. The longest fire truck currently is the Eagle Harbor Fire Department's 37' truck. The design emergency vehicle used for the required turn radius was a 42' fire truck.

The following narratives and attached diagrams, show the ability of an emergency vehicle to access these lots and provided a turn around area, without the minimum 120' radius cul-de-sac or 66' x 198' hammerhead tee, as required by Table 7-2 in the Keweenaw County Zoning Ordinance for private road development. All other requirements of Table 7-2 will be met by this design.

LOT #3 ACCESS ROAD

The Lot #3 access road will serve Lots #1-#4. The attached diagram of the Lot #3 access shows the 22' wide private road in red. The fire truck will need to make the turn to access Lots #1 and #2. The front wheel radius would be a minimum of 42' and the minimum radius of the rear wheel would be 22'. This is shown in the light gray dashed line in all three diagrams. The truck would pull off of Mandan Road and turn to the west to access Lots #1 and #2. As the truck backs out of the driveway, the other truck with the turning radius diagram shows the truck will be able to get turned and back out to Mandan Road.

Ms. Sara Heikkila
September 19, 2022
Page 2 of 2

To access Lot #4, the truck can drive straight in. When the truck backs out of the driveway, it will back towards the driveway for Lots #1 and #2. The truck will be able to turn back out on to Mandan Road, as shown by the turning radius, traveling in the opposite direction, as the truck accessing Lots #1 and #2.

LOT #6 ACCESS ROAD

The Lot #6 access road will serve Lots #5-#8. The attached diagram of the Lot #6 access shows the 22' wide private road in red. The fire truck will need to make the turn to access Lot #5. The truck would pull off of Mandan Road and turn to the west to access Lots #5. As the truck backs out of the driveway, the other truck with the turning radius diagram shows the truck will be able to get turned and back out to Mandan Road.

To access Lots #7 and #8, the truck can drive straight in. When the truck backs out of the driveway, it will back towards the driveway for Lot #5. The truck will be able to turn back out on to Mandan Road, as shown by the turning radius, traveling in the opposite direction, as the truck accessing Lots #5.

LOT #10 ACCESS ROAD

The Lot #10 access road will serve Lots #9-#12. The attached diagram of the Lot #10 access shows the 22' wide private road in red. The fire truck will need to make the turn to access Lot #9. The truck would pull off of Mandan Road and turn to the west to access Lots #9. As the truck backs out of the driveway, the other truck with the turning radius diagram shows the truck will be able to get turned and back out to Mandan Road.

To access Lots #11 and #12, the truck can drive straight in. When the truck backs out of the driveway, it will back towards the driveway for Lot #9. The truck will be able to turn back out on to Mandan Road, as shown by the turning radius, traveling in the opposite direction, as the truck accessing Lots #9.

If you have any questions or need any additional information prior to the Planning Commission Meeting, please call our office anytime.

Very truly yours,

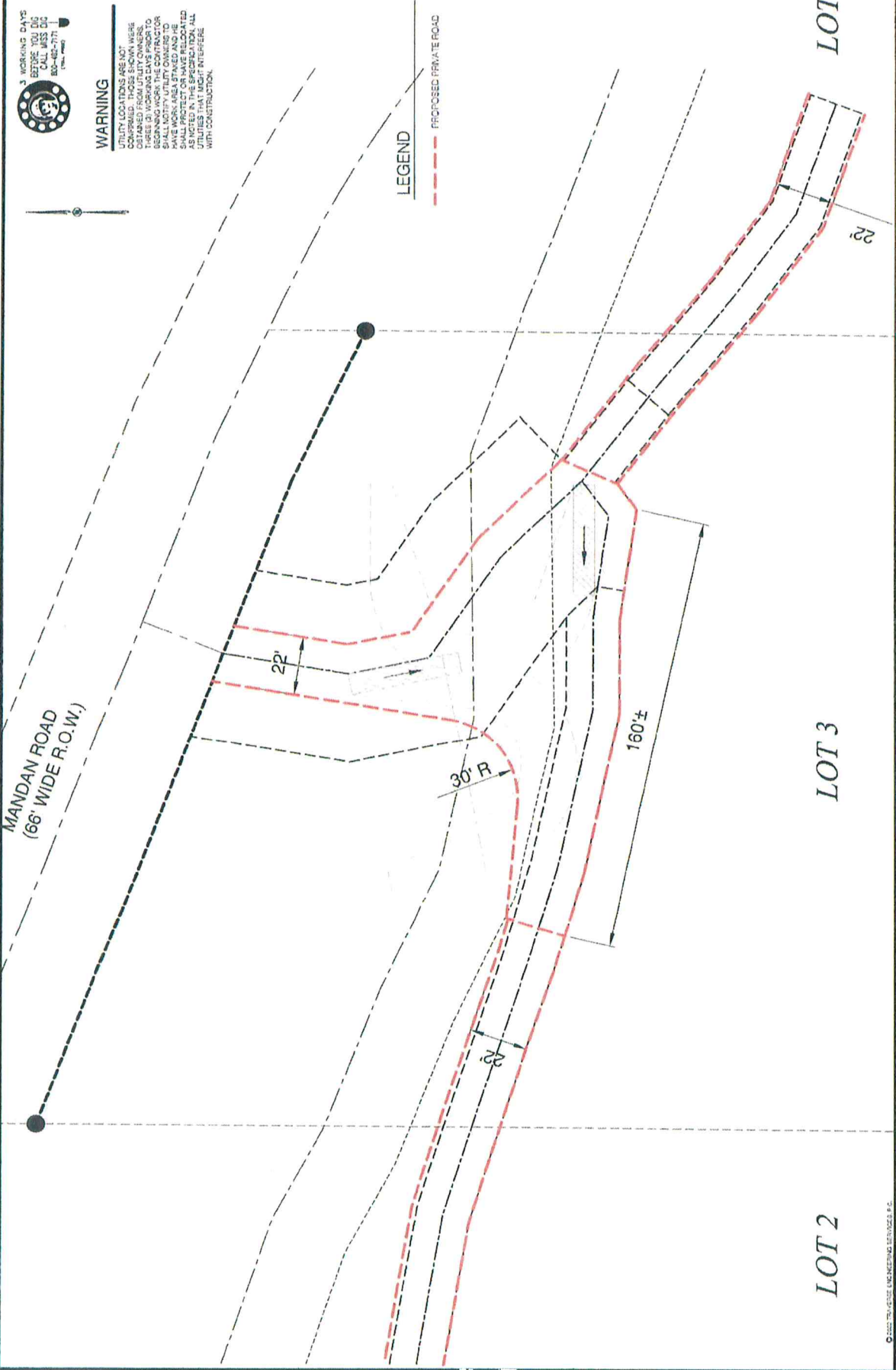
TRAVERSE ENGINEERING SERVICES, P.C.



John Paul Pietila, PE
President

C: Rob Hill, Rock Solid Trails, LLC
File #100-431-01





© 2022 TRAVERSE ENGINEERING SERVICES, P.C.
EDMUND
BLOOMING

DATE	DESCRIPTION	BY	CHK	APP	SCALE

TRAVERSE ENGINEERING SERVICES, P.C.
751 HANCOCK STREET, HANCOCK, MI 49830
TEL: 231.862.1111 FAX: 231.862.1112

CONSCIOUS CONSTRUCTS, LLC
PO BOX 7
HANCOCK, MI 49830

ROCK SOLID TRAILS CONTRACTING, LLC
COPPER HARBOR, MICHIGAN

PRIVATE ROAD-LOT 3

SCALE: 1/4" = 1'-0"

SHEET NO. 1 OF 1



WARNING

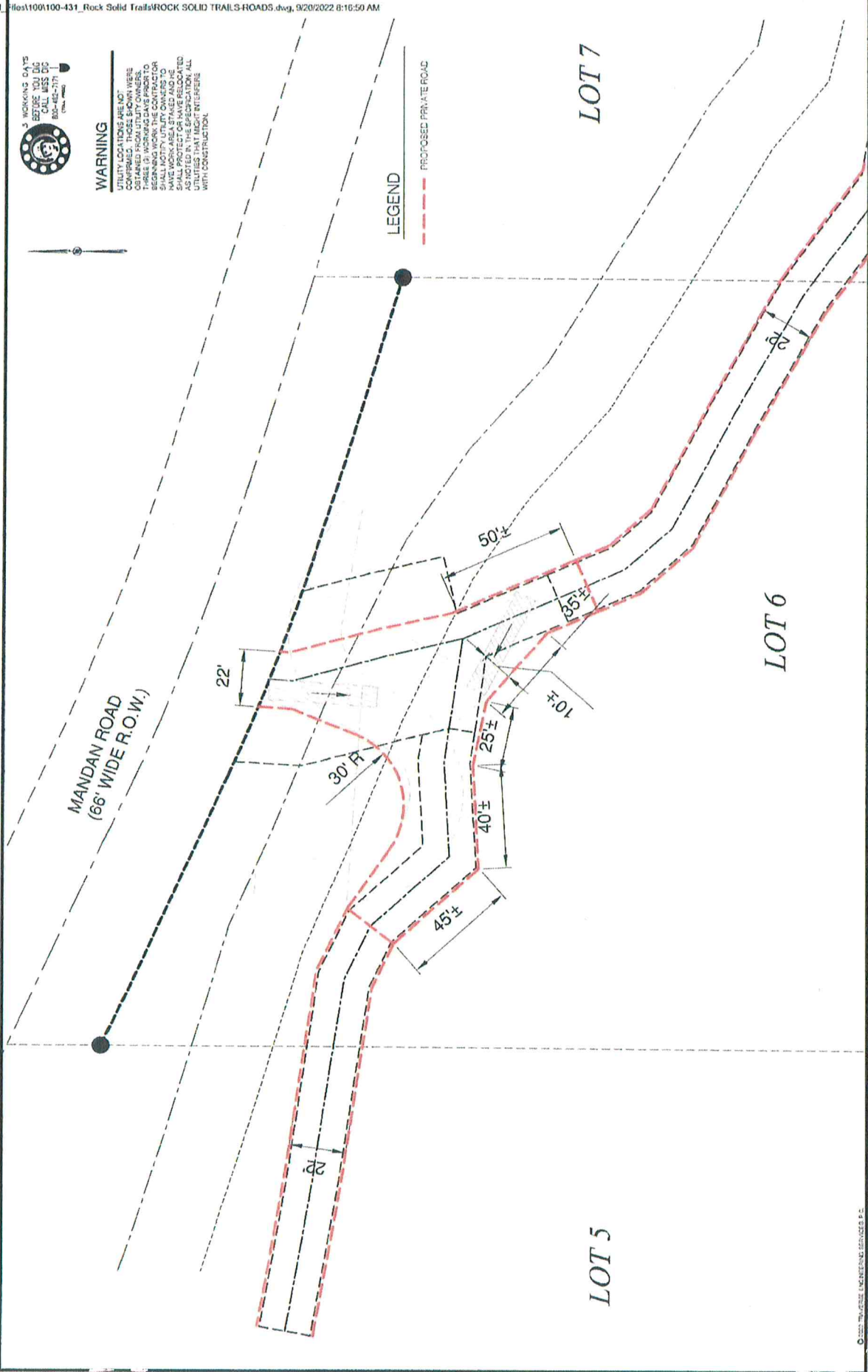
UTILITY LOCATIONS ARE NOT SHOWN. THESE LOCATIONS WERE OBTAINED FROM UTILITY OWNERS. PLEASE DO NOT WORK ON THESE LOCATIONS WITHOUT NOTIFYING THE UTILITY OWNERS. WORKERS SHOULD BE ADVISED OF ALL UTILITIES THAT MIGHT INTERFERE WITH CONSTRUCTION.



MANDAN ROAD
(66' WIDE R.O.W.)

LEGEND

--- PROPOSED PRIVATE ROAD



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CONSCIOUS CONSTRUCTS, LLC
PO BOX 7
HANGCOCK, MI 49830

TRANSVERSE ENGINEERING SERVICES, P.C.
121 MANDAN STREET, HANGCOCK, MI 49830
TEL: 231.485.1414 FAX: 231.485.1415
WWW.TRANSVERSEENGINEERING.COM

ROCK SOLID TRAILS CONTRACTING, LLC
COPPER HARBOR, MICHIGAN

PRIVATE ROAD-LOT 6

DATE	9/20/2022
SCALE	AS SHOWN
SHEET NO.	2
TOTAL SHEETS	2

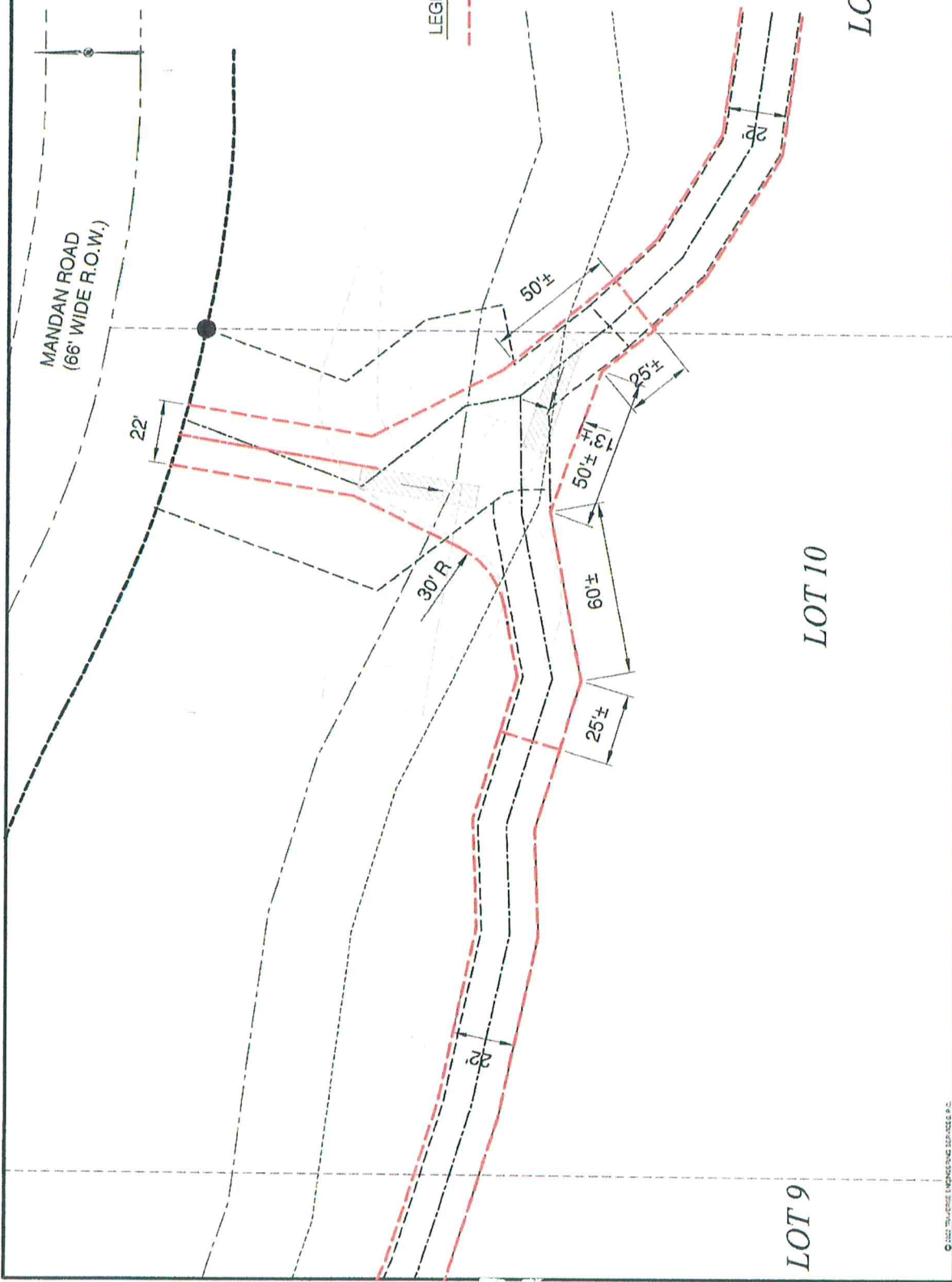


WARNING

UTILITY LOCATIONS ARE NOT GUARANTEED. ANY UTILITIES OBTAINED FROM UTILITY OWNERS THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION SHALL BE MARKED. SMALL MOTILY UTILITY OWNERS DO NOT HAVE WORK AREA STAKED AND WE SHALL PROTECT OR HAVE RELOCATED. ALL UTILITIES THAT MIGHT INTERFERE WITH CONSTRUCTION.

LEGEND

--- PROPOSED PRIVATE ROAD



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 TRAVERSE ENGINEERING SERVICES P.C.
 1711 W. WASHINGTON
 HANCOCK, MI 49830
 616-942-8888

CONSCIOUS CONSTRUCTS, LLC PO BOX 7 HANCOCK, MI 49830	TRAVERSE ENGINEERING SERVICES P.C. 1711 W. WASHINGTON HANCOCK, MI 49830 616-942-8888	ROCK SOLID TRAILS CONTRACTING, LLC COPPER HARBOR, MICHIGAN	PRIVATE ROAD-LOT 10	3
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**KEWEENAW COUNTY
PLANNING DEPARTMENT**

5095 4th Street
Eagle River, MI 49950

Phone: (906) 337-3471 Fax: (906) 337-2253

DENIED

Received: 09/15/2022

Issued:

Expires:

Zoning

PZ22-0078

Category PRIVATE ROAD

APPLICANT ROB HILL@ROCKSOLIDTRAILS

OWNER ROB HILL@ROCKSOLIDTRAILS.CO

LOCATION

CONSCIOUS CONSTRUCTS LLC
P.O. BOX 139
COPPER HARBOR MI 49918

CONSCIOUS CONSTRUCTS LLC
P.O. BOX 139
COPPER HARBOR MI 49918

16434 N MANDAN LOOP

PID: 42-306-01-100-500

Lot: ACERAGE **Block:** 01-58-28

Phone: (906) 869 2052 **Cell:**

Phone: (906) 869 2052 **Contact:**
Cell: ROB HILL

Plat/Sub:

Zoning: RRB

Work Description: INSTALL A PRIVATE ROAD SYSTEM FOR ACCESS TO 12 PARCELS (POTENTIAL SPLITS FROM PARENT PARCEL).

Stipulations: DENIED DUE TO NOT MEETING STANDARDS SET IN TABLE 7-2 OF THE ZONING ORDINANCE.

Permit Item	Fee Basis	Amt Billed	Discount	Item Total
APPLICATION FEE	1.00	250.00	0.00	250.00

All work shall be complete in accordance with applicable codes, and not occupied or put into operation until an use or occupancy permit has been issued through Keweenaw County.

Fee Total: \$250.00
Amount Paid: \$0.00

Balance Due: \$250.00
Receipt Transaction:

PERMIT REQUIREMENTS

ORDINANCE REQUIRED SETBACKS

APPLICANT PROVIDED

MUNICIPAL UTILITY YES NO NR AUTHORIZATION

PRIMARY ACCESSORY

WATER
SEWER

75' or 25.00 35' FRONT/WATER

DRIVEWAY

10.00 5' SIDE SETBACK

30.00 10' REAR SETBACK

SOIL EROSION AND SEDIMENTATION

PRIMARY STRUCTURE HEIGHT
Water 28' - otherwise 35'

LOT COVERAGE

ACCESSORY STRUCTURE
Alley 15' Other 18'

NOTES

~~XXXX~~ **DENIED BY:**

SARA HEIKKILA

DATE:

9/22/2022



KEWEENAW COUNTY ZONING BOARD OF APPEALS PUBLIC HEARING REQUEST

Fee: \$350.00 for a special meeting and public hearing
\$250.00 for a regular meeting and public hearing

Date 9/15/22		Parcel ID Number 42-306-01-100-500		ALL INFORMATION IS REQUIRED			
Property Owner(s) Name Conscious Constructs / Aaron Rogers				Applicant(s) Name Conscious Constructs / Rob Hill			
Mailing Address PO Box 7				Mailing Address PO Box 7			
City Hancock		State MI	Zip Code 49930	City Hancock		State MI	Zip Code 49930
Day Phone 906-231-7419		Evening Phone		Day Phone 906-869-2052		Evening Phone	

THIS APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER(S) OR THE OWNER(S) MAY PROVIDE A LETTER AUTHORIZING THE APPLICANT TO ACT ON THEIR BEHALF.

Current Zoning of Property RRB	Property Address 16434 N. Mandan Loop	Total Acreage single lot 524 (parent parcel)
Location of Property: South side of N Mandan Loop		
Road	Between High Rock Bay and Manitou Lookout	Road

<p style="text-align: center;"><u>Type of Request</u></p> <p><input checked="" type="checkbox"/> A variance of a requirement of the Zoning Ordinance</p> <p><input type="checkbox"/> A review of an administrative decision</p> <p><input type="checkbox"/> An appeal of a special approval denial</p> <p><input type="checkbox"/> An interpretation of the Zoning Ordinance text</p> <p><input type="checkbox"/> An interpretation of the Zoning Map</p>	<p>Article and/or Section of the Zoning Ordinance being appealed</p> <p>Article See Project Background and Variance Requests</p> <p>Section _____</p> <p>Subsection _____</p>
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Variance requested (The difference between what is required and what is proposed)

Changes to ROW width, Omission of turn-around requirements, delayed recording of easements.
See Project Background and Variance Requests

In order for a variance to be granted, applicant must demonstrate a hardship or practical difficulty pursuant to the Keweenaw County Zoning Ordinance. Describe the reason(s) for seeking this variance.

See Project Background and Variance Requests

A COMPLETE SITE PLAN CONTAINING ALL OF THE APPLICABLE DATA OUTLINED IN THE KEWEENAW COUNTY ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION.

I certify the information on and accompanying this application to be complete, true and correct under penalty of perjury by the laws of the State of Michigan. I also hereby grant permission for members of the Planning Commission, Zoning Board of Appeals and county staff to enter the above described property for the purpose of gathering information related to this application.

Authorized Signature(s) & Date (Letter of authorization required if other than property owner):

R Hill

DO NOT WRITE BELOW THIS LINE -KEWEENAW COUNTY USE ONLY

Date Received	Application Fee	Receipt Number	Case Number
Zoning Administrator Signature & Date			

Publication Date	Date Notices Mailed	Public Hearing Date	Other
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Supplemental Information
Zoning Board of Appeals Case No. _____

Please answer each of the following questions which correspond to the findings required for variance approval. The responses will be used by the Zoning Board of Appeals in its review of this case. The case will be heard whether or not the questions are completely answered. It is to **your advantage** to provide as detailed and complete a response to each question since it is your responsibility to provide information on each of the approval standards.

1. Why would strict compliance with the applicable Zoning Ordinance Standard(s) prevent the owner from using the property for a permitted purpose or be unnecessarily burdensome?

Individual entrances to the lots pending land division would be more disruptive to the aesthetic along the Mandan Rd when compared to the proposed private roads. Complete development of the E/W legs of the proposed private roads is premature at this time since the number of future building sites and their locations is unknown at this time. Further development than that proposed may be counterproductive. However, we must provide legal access to the lots to ensure their future saleability.

2. How will the requested variance ensure substantial justice (fairness) to both the applicant as well as other property owners?

The proposed road development minimized disruption along the Mandan Rd for the accessing the peninsula. It also moves vehicular traffic to these lots further away from neighboring land owners.

3. Why would a lesser variance that would be more fair to other property owners **not** give substantial relief to the applicant?

We believe this proposal is in the best interest of not only Conscious Constructs, but also neighboring landowners and the general public.

4. What is unique about the property that is different from other properties in the area or the same zoning district?

This is the first proposed private road development on record in Keweenaw County since the ordinance was established. Reasoning for the physical attributes required in the ordinance are not well documented, and we believe our proposal paired with the engineering design attached is sufficient to alleviate any safety concerns.

5. Explain why the requested variance is not due to the actions of the applicant, owner, or their predecessors.

N/A

Signed: RHed

Printed Name: Robert Hill for Conscious Constructs

This form **must be submitted** along with the application form, plans, and fee. Applications which do not include this form will **not** be accepted.

Project Background and Variance Requests:

Project Proposal –

A pending land division application is in place for 13 proposed splits on the East Bluff property at 16434 North Mandan Loop Rd. in Copper Harbor.

These splits will result in the following:

- Remainder of Parent Parcel
- East Bluff Campground
- 12 vacant saleable lots, each with frontage on the South side of Mandan Rd.

We are proposing the installation of **3 private roads, each accessing 4 of the saleable lots**. With all projects we begin, we consider how to maintain the natural landscape and experience of the Keweenaw as much as possible. The northernmost portion of the properties along the Mandan road will have a restrictive easement allowing for public access towards Keweenaw Point. Our preference is to minimize the number of entry points to these 12 properties. We believe having 3 private roads will be less disruptive to those accessing the Keweenaw than installing individual driveways for each of the 12 lots. It is worth noting that 2 of the 3 proposed road locations already have “turn-outs” into the East Bluff Properties. By using these pre-existing “turn-outs” we further minimize disruption to the natural aesthetic along the Mandan Rd.

Two main objectives of the proposed private roads are:

- 1) Minimize disruption along the Mandan Rd**
- 2) Provide legal access to each of the 12 divided lots for potential future owners**

Request #1

Article and/or Section of Zoning Ordinance being Appealed:

- Article VII, Section 7.29.6, Table 7-2.
 - This table describes that private roads provide a turn-around with a Hammerhead T 198' by 66' ROW with 18' road surface. Our proposed road designs have a turn-around less than 198'. We have found no evidence that 198' should be required. We have consulted with the Keweenaw County Road Commission as well as investigated private road requirements in other areas. **For the first leg of Roads 1, 2 and 3 (heading South) we propose the engineered turn-around designs completed by Traverse Engineering (Stamped letter and drawing attached).** These are sufficient for the turn-around of any emergency vehicle in Keweenaw County.

- Otherwise, the first leg (heading South) of each of the 3 proposed roads shall meet all other requirements of the table

Request #2 (a and b)

Article and/or Section of the Zoning Ordinance being appealed:

- Article VII, Section 7.29.6, Table 7-2.
 - From the turn-around point where each private road splits East and West, we request two variances. We request these variances to minimize the impact of accessibility through the lots and to allow for appropriate development of dwelling site access if/when the lots are developed. At this point it is unknown if dwellings will/will not be proposed by future owner/s on each lot
 - **A - Reduce ROW on E and W legs of the 3 proposed private roads to 32' to minimize interference with public access through the restrictive easement to the North as well as interference with site development by owners to the South.**
 - **B - Eliminate turn-around requirements at the termination of E and W legs of the 3 proposed roads. Any turn-around requirements should be the responsibility of the private road / site owners at the time of proposal of any future dwellings. For the time being the roads will only serve to provide legal access to the lots.**

Request #3

Article and/or Section of the Zoning Ordinance being appealed:

- Article VII, Section 7.29.5-C of the Ordinance requires recording any easements associated with proposed private roads prior to submission of the application for private road development. **We propose recording the easements following the results of the ZBA review, as recording in advance of the meeting may result in recording errors pending road design approval.**