

NOTICE OF PUBLIC HEARING

Keweenaw County Planning Commission

The Keweenaw County Planning Commission will hold a Public Hearing at 4:00pm on Monday, July 14th, 2025, at the Keweenaw County Courthouse, 5095 Fourth Street, Eagle River, Michigan to review and take public comment on the following request.

This may be the only presentation of this item before the Planning Commission, and you are invited to attend. **The public may appear at the hearing in person, or by counsel, to be heard and submit evidence with respect to the application.** Comments are due on or before 4:00 July 3rd, 2025, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the applicant or issues presented in the application.

REZONING REQUEST:

An Amendment to the Keweenaw County Zoning Ordinance Map from RRB (Rural Residential) to RS2 (Resort Service) to ensure consistency with the current zoning across all Black Bear, Inc. properties.

Property Owner/Applicant: Black Bear, Inc.

Contact: Trina L Anderson (agent) 906-369-1493

Parcel Numbers:

42-307-33-150-005 and those portions of

42-307-33-150-002 which fall within Section 33, T58N- R29W

Excluding the Eastern 200' of both parcels running from Sand Point Road south to the shoreline.

Zoning: RRB

A copy of the complete application package is available on the County Website,
<http://keweenawcountyonline.org/index.php>

Written comments should be addressed to: Keweenaw County Planning Commission, c/o KC Zoning Administrator, 5095 Fourth Street, Eagle River, MI 49950 and will be received until 4:00pm July 11th, 2025.

Susan M Hockings, Keweenaw County Zoning Administrator 906-337-3471



ZONING AMENDMENT APPLICATION

Application fee \$500.00

ALL INFORMATION IS REQUIRED

Date: June 23, 2025	Parcel ID: 307 370-33-150-005 & 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

ZC6BEAE626754E8...

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
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.

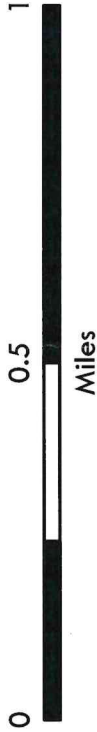
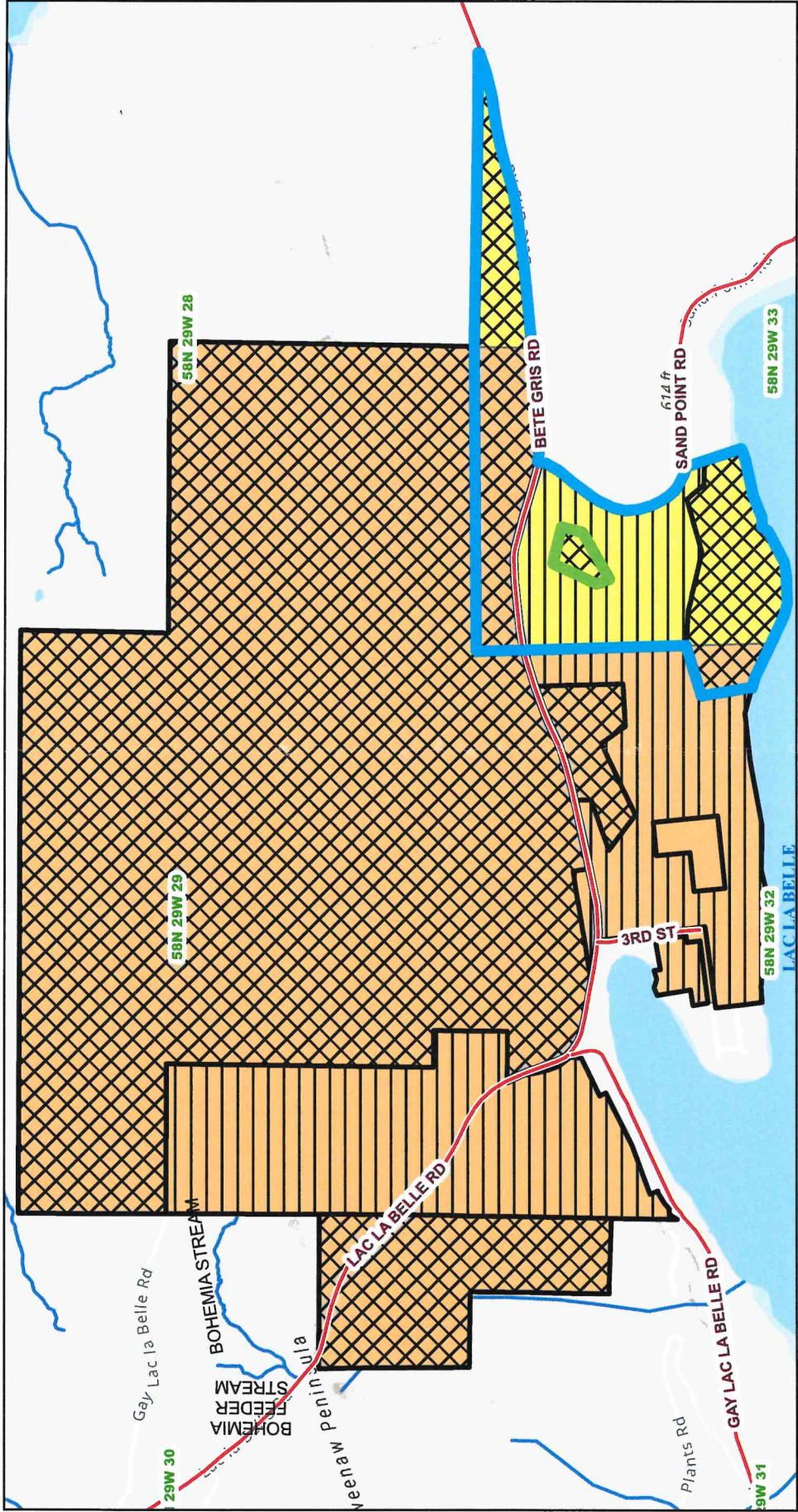
7. The petitioned zoning change complies with the area's policies and uses and with the adopted Comprehensive Plan of Keweenaw County, which encourages tourism development, economic growth, and the appropriate use of recreational land.

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
nature.org/greatlakes

Office
César E. Chávez Ave.
g, MI 48906
16-0300

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 4th 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, is not in of itself, 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 C. Tuzinsky".

Richard Tuzinsky
The Nature Conservancy



September 27, 2024

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

Mr. John G. Parsons, Chairman
Keweenaw County Planning Commission
5095 4th 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.

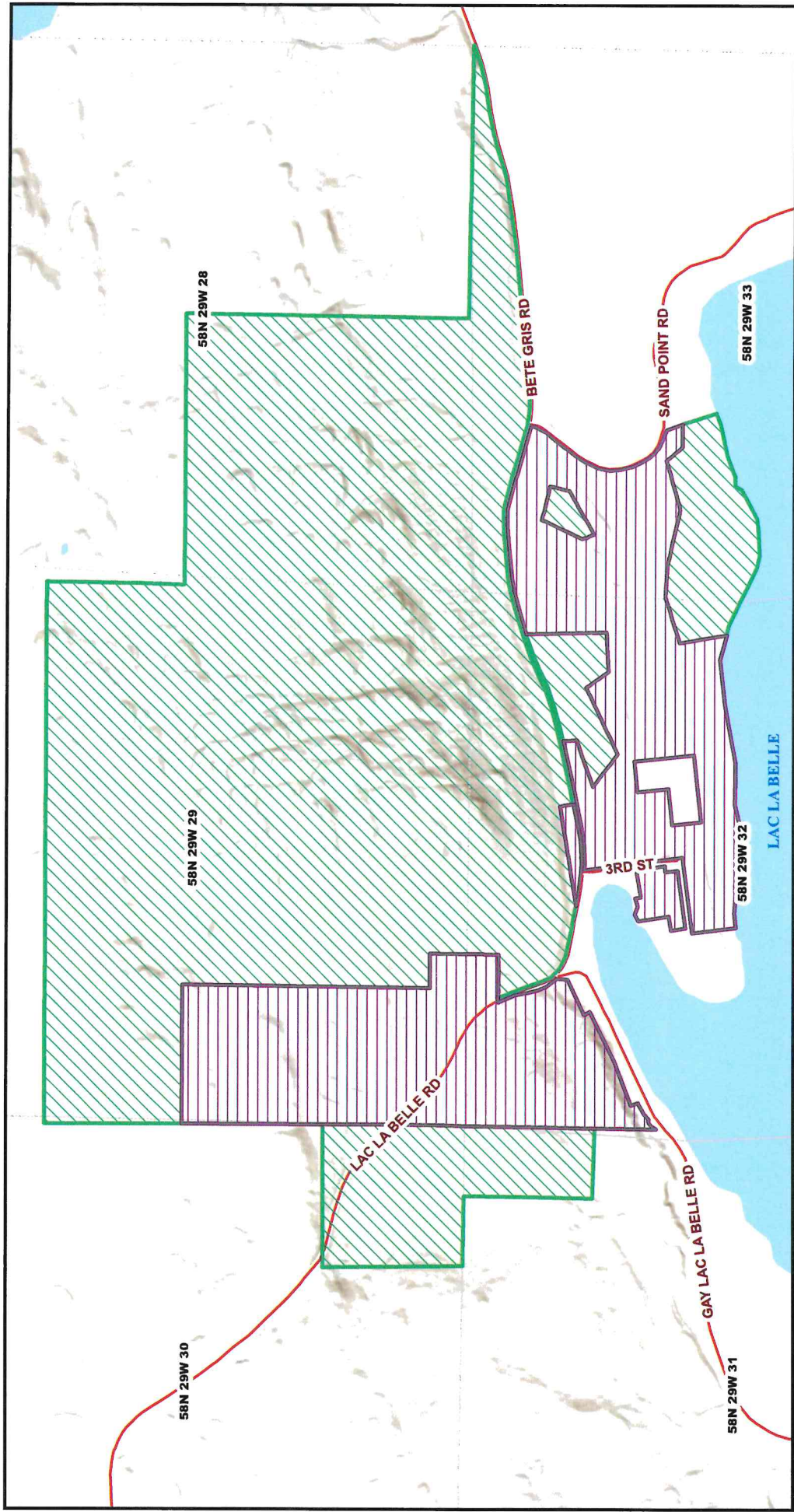
We kindly request that the necessary process begin and, ultimately, that the Planning Commission promptly approve the rezoning request.

Sincerely,

Trina L. Anderson

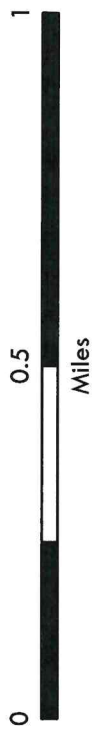
Trina L Anderson
Real Estate Consultant
for Black Bear Inc.

MOUNT BOHEMIA - BLACK BEAR INC



KEWEENAW COUNTY
GRANT TOWNSHIP

Dec 30, 2024



LEGEND

	Black Bear Ownership
	Leased