

**KEWEENAW COUNTY PLANNING COMMISSION STAFF REPORT
ZONING MAP AMENDMENT REQUEST
EAST BLUFF BIKE PARK & CAMPGROUND
Public Hearing June 24, 2026 at 4:00PM**

PROPERTY INFORMATION

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

Total Size: 17 +/- Acres

Property Owner: East Bluff Bike Park, LLC / Aaron Rogers

Location: 16434 N. Mandan Loop, Copper Harbor, Grant Township, Michigan

Applicant: Adrienne Hill, Agent

Existing Use: Campground and Outdoor Recreation Facility

Current Zoning: Rural Residential (RRB)

Requested Zoning: Resort Services (RS2)

Public Notices:

Posted at Courthouse on County website: May 29, 2026

Publication in Daily Mining Gazette: June 2, 2026

Mailed Notifications to properties within 300 feet: May 30, 2026

Hand delivered to Grant and Eagle Harbor Township offices: May 30, 2026

REQUEST SUMMARY

The applicant has requested an amendment to the Keweenaw County Zoning Map to rezone Parcel 42-306-01-100-550 from Rural Residential (RRB) to Resort Services (RS2).

The property is currently operated as East Bluff Bike Park & Campground and contains campground accommodations, support facilities, trail access, and associated recreation-oriented infrastructure.

The applicant states that the requested rezoning is intended to align the zoning designation with the property's established use as a campground and recreation destination.

The Planning Commission's role is to review the request, receive public comment, evaluate consistency with the Keweenaw County Zoning Ordinance and Blueprint for Tomorrow Comprehensive Plan, and forward a recommendation to the Keweenaw County Board of Commissioners.

BACKGROUND

East Bluff Bike Park began development as a campground May 2022 with issuance of a Special Use Permit PZ22-0011 (see attachment). Since then, the facility now includes campground accommodations, visitor facilities, support infrastructure, internal circulation routes, and direct access to the East Bluff trail system.

The campground serves visitors utilizing the extensive outdoor recreation resources located throughout the Copper Harbor area.

The applicant indicates that the requested rezoning would better align the property's zoning classification with its established use and eliminate the need for continued reliance upon special use approvals for campground operations and development.

EXISTING SITE CONDITIONS

Staff review of the application materials, site photographs, and County GIS records indicate that the property is developed as a functioning campground and recreation destination.

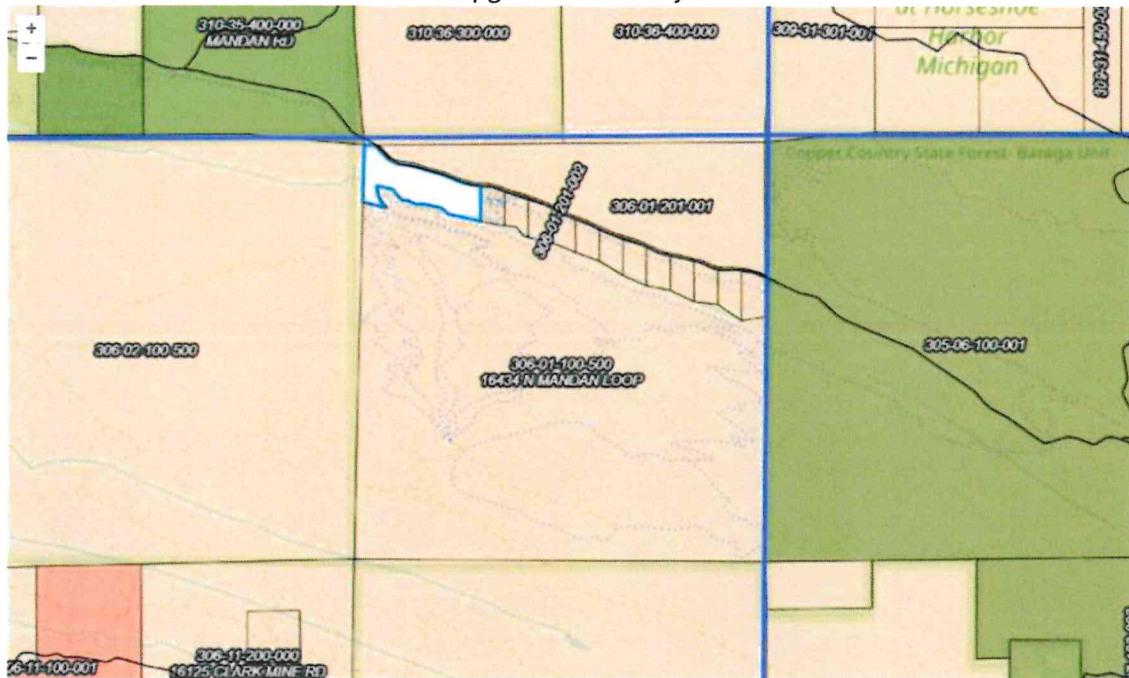
Existing improvements include:

- Campground accommodations and cabins
- Designated campsites
- Registration and information facilities
- Restroom and utility infrastructure
- Internal access roads and circulation routes
- Trail connections serving the East Bluff Trail network
- Recreation-oriented visitor facilities

Directly north and east of this parcel is a series of parcels under a mix of private ownership and anticipated development for rural residential use. Directly to the south the land is used as biking trails and outdoor recreation. To the west and east is uninterrupted forests owned by the State of Michigan, The Department of Natural Resources, and The Nature Conservancy.

The submitted photographs demonstrate that the property is operating as an established campground integrated within a forested setting and designed to support outdoor recreation and tourism activities.

Overview of East Bluff Bike Park & Campground and Subject Parcel



Existing Campground Infrastructure and Internal Circulation Network



The campground includes established rustic campsites, off grid cabins, and a network of internal roads and bike paths.

Off Grid Cabin Sites



Campground Informational Signage

Campground Restroom and Facilities

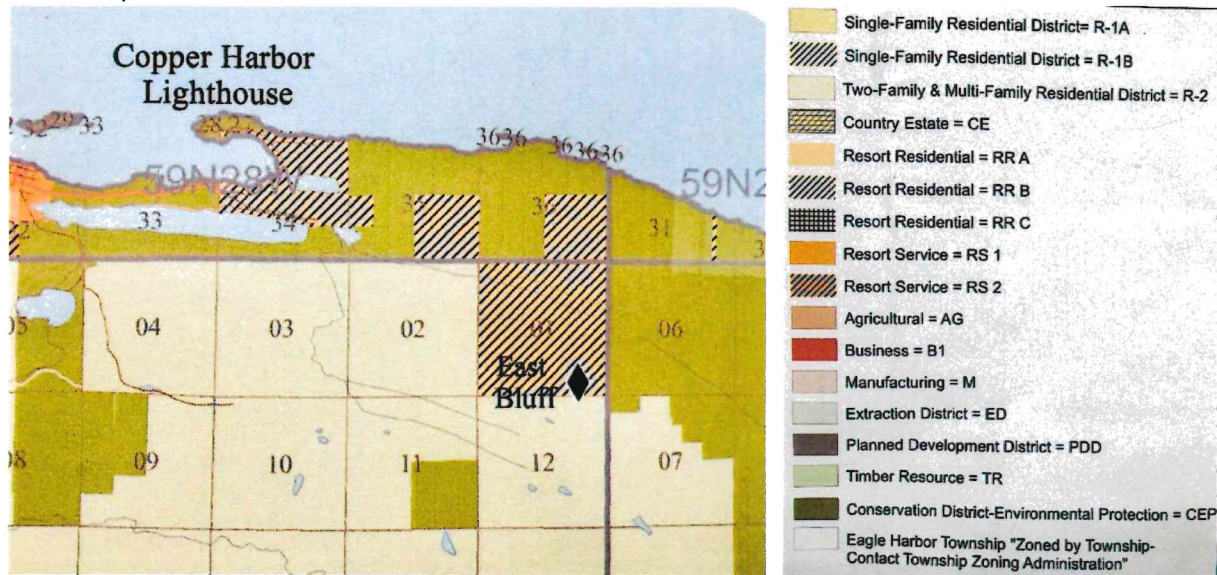


The East Bluff trail system is a significant recreational resource within the Copper Harbor area and provides opportunities for mountain biking, hiking, skiing, and other outdoor recreation activities that attract visitors from throughout the region.

SURROUNDING AREA AND REGIONAL CONTEXT

The subject property is located east and southeast of the Copper Harbor village center within a larger landscape characterized by forests, recreation lands, trail systems, public lands, and tourism-oriented uses. County GIS mapping demonstrates that the property is directly connected to the East Bluff trail network and is situated within a broader recreation corridor extending throughout the Copper Harbor area.

KCZO Map Detail



The property is surrounded by a mixture of public lands, forested properties, recreation resources, seasonal residences, and other tourism-related destinations that contribute to the area's recreation-based economy.

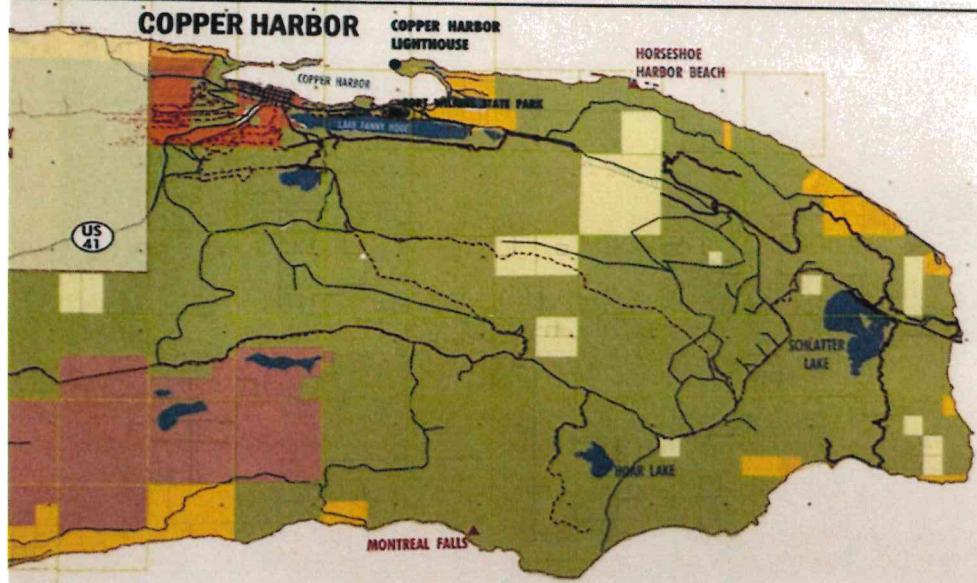
COMPREHENSIVE PLAN AND FUTURE LAND USE ANALYSIS

The Keweenaw County Blueprint for Tomorrow identifies tourism, outdoor recreation, natural resource stewardship, and recreation-based economic development as important components of the County's long-term vision.

The Comprehensive Plan recognizes the Copper Harbor area as one of Keweenaw County's most significant recreation destinations and acknowledges the importance of trail systems, campgrounds, public lands, scenic resources, and visitor-serving facilities to the County's economy and community character.

The Future Land Use Map depicts the greater Copper Harbor area as a landscape strongly influenced by recreation, tourism, open space, forest lands, and natural resource-based activities. The subject property is located within this broader recreational landscape and functions as part of the area's existing recreation infrastructure.

Future Land Use map detail



The property provides campground accommodations and recreation-oriented services supporting visitors utilizing the East Bluff trail network and other recreational resources throughout the region.

The property's location outside the traditional Copper Harbor village center is also a relevant planning consideration. By providing campground accommodations and visitor services outside the community core, East Bluff Bike Park & Campground contributes to a more dispersed pattern of tourism activity throughout the greater Copper Harbor recreation area.

As visitation to Copper Harbor continues to grow, facilities such as East Bluff Bike Park & Campground may help distribute visitor demand throughout the region while reducing pressure on limited parking, campground capacity, roadway infrastructure, and other public facilities located within the village center.

The availability of recreation-oriented lodging and campground facilities outside the downtown area supports a broader recreation network that allows visitors to access trail systems and recreational resources directly from their lodging location while continuing to support the economic vitality of the Copper Harbor area.

Based upon the information submitted, the requested Resort Services (RS2) zoning classification appears generally consistent with the recreation, tourism, and economic development objectives contained within the Blueprint for Tomorrow.

ZONING ANALYSIS

The current Rural Residential (RR-B) District is intended primarily to accommodate low-density residential development and related rural land uses. While campground operations were permitted through Special Use approval, the overall character and purpose of this district are residential in nature.

The subject property differs substantially from the surrounding pattern of typical rural residential development. Rather than functioning as a residential property, the site operates as an established campground, mountain bike destination, and recreation-oriented visitor facility serving residents and visitors from throughout the region.

The Resort Service (RS-2) District is intended to accommodate tourism-oriented development, visitor services, recreation facilities, lodging accommodations, and businesses that support seasonal and recreational activity. While campgrounds remain subject to Special Use approval within the RS District, the overall purpose of the district more closely reflects the established character of the East Bluff operation.

Staff finds that the requested rezoning is not primarily a request to expand campground operations. Rather, it is a request to place an existing recreation and tourism-oriented property within a zoning district whose purpose, intent, and permitted uses more accurately reflect the property's current function and anticipated future role within the Copper Harbor recreation area.

PUBLIC SERVICES AND ENVIRONMENTAL CONSIDERATIONS

The requested zoning amendment does not authorize new development or site disturbance by itself.

Future construction, expansion, site modifications, or changes in use would remain subject to applicable zoning requirements, site plan review procedures, health department regulations, environmental regulations, and any other required local, county, state, or federal approvals.

The impact of public services at this time would be no more than what is currently used. Public service impacts would need to be evaluated and considered should there be future expansion.

No unique environmental impacts associated solely with the proposed zoning amendment have been identified based upon the materials submitted. The property contains existing natural features, open space areas, and amidst a forested area that will continue to be subject to applicable environmental regulations and protections.

FINDINGS OF FACT

After reviewing the application materials, County GIS mapping, Future Land Use Map, site photographs, and the goals and objectives of the Keweenaw County Blueprint for Tomorrow, the following findings of fact are offered for Planning Commission consideration:

1. The subject property is currently operated as East Bluff Bike Park & Campground and functions as an established campground and outdoor recreation destination.
2. The property is located within the greater Copper Harbor recreation area, one of Keweenaw County's primary tourism and outdoor recreation destinations.
3. The Keweenaw County Blueprint for Tomorrow identifies tourism, recreation, trail systems, and recreation-based economic development as important components of the County's long-term planning strategy.
4. The property provides campground accommodations and recreation-oriented services supporting visitors utilizing the East Bluff trail network and other recreational resources within the Copper Harbor area.
5. The subject property is directly connected to the East Bluff trail system and functions as a gateway to recreational opportunities that contribute significantly to the local economy.
6. The Future Land Use Map depicts the surrounding area as a landscape characterized by recreation, tourism, open space, forest lands, and natural resource-oriented uses.
7. The existing use of the property as a campground and recreation facility is more characteristic of uses contemplated within the Resort Services (RS2) District than those generally associated with the Rural Residential (RRB) District.
8. The property's location outside the Copper Harbor village center contributes to a more dispersed pattern of visitor accommodations and recreation services throughout the greater Copper Harbor area.

9. The availability of campground accommodations outside the community core may help reduce pressure on limited parking, campground capacity, roadway infrastructure, and public facilities located within the village center while continuing to support tourism-related economic activity throughout the region.
10. The proposed rezoning does not authorize additional development and future development would remain subject to applicable zoning, environmental, health department, and permitting requirements.
11. The proposed Resort Services (RS2) zoning designation appears consistent with the existing use of the property, the surrounding recreation-oriented character of the area, the Future Land Use Map, and the goals and objectives of the Keweenaw County Blueprint for Tomorrow.
12. Written public comments: Received: _____ Approve: _____ Oppose: _____

STAFF CONCLUSION

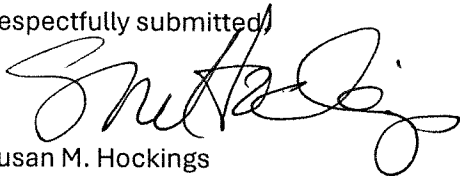
Based upon review of the application materials, site conditions, County GIS mapping, Future Land Use Map, surrounding land uses, and the goals and objectives of the Keweenaw County Blueprint for Tomorrow, staff finds that the requested zoning amendment would more accurately reflect the existing character and function of the subject property than the current Rural Residential classification.

The East Bluff Bike Park & Campground has evolved into an established recreation and tourism destination that serves visitors utilizing the Copper Harbor trail network and surrounding outdoor recreation resources. The property's existing use, operational characteristics, and visitor-support services are more closely aligned with the purpose and intent of the Resort Service District than with the residential focus of the Rural Residential District.

Staff also finds that the proposed rezoning aligns with the Blueprint for Tomorrow's recreation, tourism, and economic development objectives and is compatible with the broader recreation-oriented character of the Copper Harbor area.

The foregoing findings are provided for Planning Commission consideration as it formulates a recommendation to the Keweenaw County Board of Commissioners regarding the proposed zoning map amendment.

Respectfully submitted,



Susan M. Hockings
Keweenaw County Zoning Administrator

Attachments:

Land Use Classification List
Application Materials
Special Use Permit
Public Hearing Notice
Public Comments

**Resort Service (RS-1 and RS-2) District
Land Use Classification List**

Residential, Lodging, and Commercial Uses	Repair, Public, and Institutional Uses	Utility and Infrastructure Uses
<p>Uses Permitted By Right (“R”)</p> <p>Residential Uses</p> <ul style="list-style-type: none"> • Single-Family Dwellings • Community Residential Care Facilities (Small) (6 or fewer persons) <p>Lodging and Accommodations</p> <ul style="list-style-type: none"> • Hotels • Motels • Auto Courts • Bed and Breakfast Establishments • Short-Term Rentals • Residence Inns <p>Commercial Uses</p> <p>Convenience Retail</p> <ul style="list-style-type: none"> • Grocery stores • Bakeries • Delicatessens • Drug stores • Convenience stores <p>Food and Drink Services</p> <ul style="list-style-type: none"> • Restaurants • Cafés • Coffee shops • Taverns • Bars • Brewpubs • Similar food service establishments <p>General Retail Establishments</p> <ul style="list-style-type: none"> • Gift shops • Sporting goods shop • Outfitters • Clothing stores • Hardware stores • Furniture stores • Antique stores • Other retail establishments serving residents and visitors 	<p>Uses Permitted By Right (“R”)</p> <p>Repair Services</p> <ul style="list-style-type: none"> • Light Repair Services • Bicycle repair • Appliance repair • Watch repair • Camera repair • Small consumer goods repair <p>Public & Institutional Uses</p> <ul style="list-style-type: none"> • Religious Institutions (Churches, temples, synagogues, etc.) • Roadside Parks • Public Parks • Cemeteries 	<p>Uses Permitted By Right (“R”)</p> <p>Infrastructure</p> <ul style="list-style-type: none"> • Essential Services and Utility Installations • Roads • Utility infrastructure • Communications systems (where otherwise permitted) • Public service facilities

Resort Service (RS-1 and RS-2) District

Land Use Classification List

Uses Permitted By Right With Conditions (“RC”)

Permitted as Conditional Use in RS-1 and RS-2.

Residential Uses

- Temporary Dwellings, RVs, Tents, and Yurts
- Open Space and Rural Cluster Developments
- ECHO Units (Mother-in-Law Flats)
- Community Residential Care Facilities
- Large Community Residential Care Facilities
- Home Occupations
- Home Occupations subject to Article X standards

Water-Based Businesses and Services

- Marinas
- Charter passenger services
- Boat rentals
- Watercraft sales and service
- Commercial fisheries and related uses
- Charter Boat Fishing

Uses Requiring Special Use Permit (“S”)

Recreation and Lodging Uses

- Campgrounds
- RV Parks
- Organized Camps
- Resorts
- Hunting Lodges and Hunting Camps

Repair Services

- Medium Repair Services
- Examples include:
- Small engine repair
- Snowmobile repair
- Boat motor repair
- ATV repair
- Trail groomer repair

Public Facilities

- Public Buildings and Government Facilities

Warehousing and Storage

- Self-storage / Mini-warehouse facilities in RS-2 only



ZONING AMENDMENT APPLICATION

Application fee \$500.00

ALL INFORMATION IS REQUIRED

Date: 5/19/26	Parcel ID: 306-01-100-550 owned by East Bluff Bike Park LLC
Applicant Name: Adrienne Hill on behalf of East Bluff Bike Park & Campground	Owner Name: East Bluff Bike Park LLC is owned by Aaron Rogers
Address: 17600 Brooks Rd	Address: 16434 N. Mandan Loop
City/State/Zip: Hancock MI 49930	City/State/Zip: Copper Harbor, MI 49918
Phone: 920-570-4444	Phone: 906-299-3205
Email: adrienne@rocksolidtrails.com	Email: info@eastbluffbikepark.com
Parcel Address if different than above: 16434 N. Mandan Loop, Copper Harbor, MI 49918	

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 Change zoning from Rural Residential (RR) with a Special Use Permit to Resort Services (RS)

**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.

1. This particular parcel has been operating as East Bluff Bike Park & Campground for 2 years, and is currently zoned as Rural Residential (RR) with an added Special Use Permit to operate as a campground. We simply request changing the zoning to Resort Services (RS) to reduce the administrative burden of re-issuing a Special Use Permit year after year when Resort Residential (RS) zoning makes more sense anyway.
2. When East Bluff Bike Park & Campground first opened for business, a Special Use permit was granted to allow for the planned campground operations. However, with zoning ordinances being updated and enforced in 2026, it is an opportune time to update the zoning to Resort Services (RS). It also compliments the similar zoning change being pursued to change the Trails End Campground lots to Resort Services (RS) as well, creating commonality and getting the zoning up to standard across the board.
3. If the zoning correction is denied, it sets a dangerous precedence that will deter other individuals and businesses from pursuing proper zoning during a time when it is difficult to get the general public to respect and consider zoning at all.
4. There are no negative impacts of this zoning change on the County's ability to provide adequate services/facilities/programs if this change is adopted. There are however, negative impacts if the zoning change is not approved. Not approving this change would make all future development on these lots more time consuming, creates a higher administrative burden, and sends a message to the community that pursuing proper zoning is not advisable, which is the exact opposite of the message we would want to send.
5. The zoning change to Resort Services (RS) does not adversely affect the environmental conditions or value of the surrounding property as no changes are actually happening on the lots. This change simply reflects the reality of how these lots are already being used and eliminates the admin burden of issuing yearly special use permits.
6. The zoning change to Resort Services (RS) does not adversely affect any environmental conditions, surface water drainage, wastewater disposal, water quality, or natural resources, as no changes are actually happening on the lots. This zoning change simply reflects the reality of how these lots are already being used and eliminates the admin burden of issuing yearly special use permits.
7. Yes, this zoning change aligns to the Comprehensive Plan of Keweenaw County. A meeting was held on 5/13/26 with the Zoning Administrator who noted that this change is perfectly aligned to the broader zoning changes being made, and actually sets a good example for others to follow.
8. The Resort Services (RS) zoning would be reasonable as the surrounding properties in the Copper Harbor area are largely used for tourism and outdoor recreation. Additionally, Resort Services zoning and the business itself helps to draw congestion out of Copper Harbor proper.
9. The current zoning of Rural Residential (RR) is intended for single family homes whereas the proposed zoning of Resort Services (RS) is intended for business operations that serve the public. It is clear that a change to Resort Services (RS) is a much better fit for a property that is being used as a campground, and eliminates the need for a Special Use permit year after year.
10. The lots in question that comprise East Bluff Bike Park & Campground could be left as Rural Residential (RR) and continue operating under a special use permit that is updated yearly. However, this creates a higher administrative burden on both East Bluff and the Zoning Administrator, suggesting that updating the zoning to Resort Services (RS) is a common sense change that is better for both the property owners and Keweenaw County as a whole.

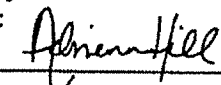
I hereby grant permission for members of the Planning Commission and Zoning Administrator to enter the above-described property for the purpose of gathering information related to this application

Owners Signature:



Date: 5/19/26

Applicants Signature:



Date: 5/19/26

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](#)



RECEIPT

7226-0016

Equalization Online
Keweenaw County
5095 Fourth St.
Eagle River, MI 49950
906-337-3471

Billing Date 22 May 2026 01:57 PM
Billing ID 1096695

Payment Type
Card #
Customer Name
Email
Phone
Address

Credit Card
XXXXXXXXXXXX9342
Aaron Rogers
aaron@rocksolidtrails.com
(906) 231-7419
15852 US Hwy 41 - 49918
Copper Harbor, MI
Zoning Ordinance
123
Adrienne Hill
East Bluff Bike Park &
Campground Zoning
Amendment Application
Fee

Permit Type
Permit #
Name

Payment Notes

Checkbox

Checkbox Group

Date Field

Radio Group

Amount:

Option-1,Option-2,Option-3
3
22-05-2026
Option-2
\$500.00

GovPros Service Fee
Appears on statement as "GovPros Srvc Fee"

\$17.50

TOTAL

\$517.50

Signature

GovPros
400 Renaissance Center Dr.
Suite 2600
Detroit, MI 48243

To: Keweenaw County Planning Commission

From: Keweenaw County Zoning Administrator

Date: May 22, 2026

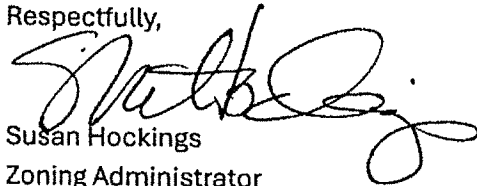
I have begun an administrative review of the submitted Zoning Map Amendment Application for **East Bluff Bike Park & Campground, Parcel ID 306-01-100-550, requesting rezoning from Rural Residential (RR) to Resort Services (RS).**

After reviewing the submitted materials, I find that the application includes the necessary basic information required for processing under the zoning ordinance procedures. The application contains the completed form, parcel and ownership information, the requested zoning amendment, written responses to the ordinance review questions, the required signatures and application fee.

Because of that, I am accepting the application as administratively complete for purposes of initiating the review process and I will prepare a staff report on this request within the allotted 14-day period.

This should not be interpreted as a recommendation for approval or denial of the requested rezoning. Rather, I believe the application is suitable for the Planning Commission to consider whether it wishes to open formal review proceedings and schedule a public hearing on the request.

Respectfully,



Susan Hockings
Zoning Administrator
Keweenaw County



**KEWEENAW COUNTY
PLANNING DEPARTMENT**

5095 4th Street
Eagle River, MI 49950

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

READY TO ISSUE

Received: 05/22/2026
Issued:
Expires:

Zoning

PZ26-0016

Category REZONING (MAP)

APPLICANT

EAST BLUFF BIKE PARK LLC
405 W GREENLAWN AVE #G11
LANSING MI 48910

Phone: Cell:

OWNER

EAST BLUFF BIKE PARK LLC
405 W GREENLAWN AVE #G11
LANSING MI 48910

Phone: Contact:
Cell:

LOCATION

PID: 42-306-01-100-550
Lot: **Block:**

Plat/Sub:
Zoning:

Work Description: REZONING APPLICATION FROM RR TO RS FOR EAST BLUFF BIKE PARK AND CAMPGROUND

Stipulations: FINAL DECISION WILL BE DETERMINED BY KC BOARD OF COMMISSIONERS FOLLOWING PUBLIC HEARING AND RECOMMENDATION OF THE PLANNING COMMISSION

Permit Item	Fee Basis	Amt Billed	Discount	Item Total
ORDINANCE AMMENDMENT MAP OR TEXT	1.00	500.00	0.00	500.00

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: \$500.00
Amount Paid: \$500.00

Balance Due: \$0.00

Receipt Transaction: #00003258

PERMIT REQUIREMENTS

MUNICIPAL UTILITY YES NO NR
AUTHORIZATION

WATER
SEWER
DRIVEWAY

SOIL EROSION
AND
SEDIMENTATION

LOT COVERAGE

NOTES

ORDINANCE REQUIRED SETBACKS

PRIMARY ACCESSORY

75' or 0.00 35'
0.00 5'
0.00 10'

PRIMARY STRUCTURE
Water 28' - otherwise 35'

ACCESSORY STRUCTURE
Alley 15' Other 18'

APPLICANT PROVIDED

FRONT/WATER
SIDE SETBACK
REAR SETBACK

HEIGHT

Inspector: SUSAN HOCKINGS

DATE: _____



**KEWEENAW COUNTY
PLANNING DEPARTMENT**

5095 4th Street
Eagle River, MI 49950

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

FINALED

NOTICE IN PAPER

PZ22-0011

Received: 03/22/2022
Issued: 05/19/2022
Expires: 11/15/2022

Zoning

Category SPECIAL USE

APPLICANT ROB HILL@ROCKSOLIDTRAIL

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

Phone: (906) 869 2052 Cell:

OWNER ROB HILL@ROCKSOLIDTRAILS.C

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

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

LOCATION

16434 N MANDAN LOOP
PID: 42-306-01-100-500
Lot: ACERAGE Block: 01-58-28

Plat/Sub:
Zoning:

Work Description: PRIMITIVE CAMPGROUND. 25 SITES (10 TENT AND 15 CAMPER CABINS). 1 PRIVY, 1 WELL, PER REQUIREMENT.

Stipulations: THE FOLLOWING CONDITIONS APPLY:

1. A SIGN PERMIT(S) WILL BE OBTAINED PRIOR TO INSTALLATION OF A SIGN AND COMPLY WITH ARTICLE XVI OF THE ORDINANCE.
2. THERE WILL BE ONE 100W RENOGY SOLAR PANEL AND A DOWNWARD FACING RECESSED 12V LIGHT ON THE PRIVY. ANY OTHER ARTIFICIAL LIGHTING SHALL MEET THE REQUIREMENTS IN SECTION 15.2 OF ARTICLE XVI.
3. PROVIDE A BASIC PRIVATE ROAD MAINTENANCE PLAN TO ENSURE INGRESS / EGRESS TO CAMPGROUND IS PROPERLY MAINTAINED FOR INCREASED USER AND EMERGENCY VEHICLE TRAFFIC.
4. THE SPECIAL LAND USE PERMIT WILL REMAIN VALID IF THE CURRENTLY PROPOSED PLAN FOR A PRIMITIVE CAMPGROUND WITH 25 SITES, A VAULT TOILET AND HAND WELL IS IN USE. FUTURE DEVELOPMENT BY ADDING CAMPSITES AND/OR ACCESSORY STRUCTURES (INCLUDING ANY BUILDING CAMPER CABINS) WILL REQUIRE REVIEW BY THE COUNTY AND MAY BE SUBJECT TO ADDITIONAL PERMITTING.

Permit Item	Fee Basis	Amt Billed	Discount	Item Total
ZONING PERMIT 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: \$250.00

Balance Due: \$0.00

Receipt Transaction: #00001881

PERMIT REQUIREMENTS

ORDINANCE REQUIRED SETBACKS

APPLICANT PROVIDED

MUNICIPAL UTILITY YES NO NR AUTHORIZATION

PRIMARY ACCESSORY

WATER	75' or 25.00	35'	FRONT/WATER
SEWER	10.00	5'	SIDE SETBACK
DRIVEWAY	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

Inspector: SARA HEIKKILA

DATE: 05/19/2022

Re: Notice for Publication

From Y. Robillard <yrobillard@mininggazette.com>
Date Fri 5/29/2026 10:36 AM
To Planning <Planning@keweenawcountymi.gov>

Thank you Susan you as well.

Yvonne Robillard
General Manager
Advertising Director
The Daily Mining Gazette
906 483 2220
206 Shelden Ave. Houghton, MI 49931

From: Planning <Planning@keweenawcountymi.gov>
Sent: Friday, May 29, 2026 10:31 AM
To: Y. Robillard <yrobillard@mininggazette.com>
Subject: Notice for Publication

Good morning Yvonne,

I've attached a notice for publication in the DMG. This one needs to be in the paper any time before June 9th.

We will also need an affidavit of publication.

Thanks so much, and I hope you have a great weekend!
Susan

Susan M. Hockings
Zoning Administrator
Keweenaw County
5095 4th Street
Eagle River, MI 49950
P 906-523-8571
F 906-337-2253
planning@keweenawcountymi.gov

NOTICE OF PUBLIC HEARING

Keweenaw County Planning Commission

The Keweenaw County Planning Commission will hold two Public Hearings beginning at 4:00pm on Wednesday, June 24th, 2026, at the Keweenaw County Courthouse, 5095 Fourth Street, Eagle River, Michigan to review and take public comment on the following requests.

REZONING REQUESTS:

Beginning with:

An Amendment to the Keweenaw County Zoning Ordinance Map from RRB (Rural Residential) to RS2 (Resort Service) to ensure consistency with current land use of campgrounds and related resort services in Grant Township.

Property Owner/Applicant: East Bluff Bike Park, LLC / Aaron Rogers

Contact: Adrienne Hill (agent)

Phone: 920-570-4444

Email: adrienne@rocksolidtrails.com

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

Current Zoning: RRB

Followed by:

An Amendment to the Keweenaw County Zoning Ordinance Map from RRB (Rural Residential) to RS2 (Resort Service) to ensure consistency with current land use of campgrounds and related resort services in Grant Township.

Property Owner/Applicant: Rustic Manor LLC dba Trails End Campground / Aaron Rogers & John Meilhan

Contact: Adrienne Hill (agent)

Phone: 920-570-4444

Email: adrienne@rocksolidtrails.com

Parcel Numbers: 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, and 42-310-31-102-028 Collectively known as Trails End Campground

Current Zoning: RRB

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 June 23, 2026, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date 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 prior to the Public Hearing.

A copy of the complete application package is available and may be seen during regular business hours at the Keweenaw County Court House Zoning office. Written comments should be addressed to: Keweenaw County Planning Commission,

c/o KC Zoning Administrator, 5095 Fourth Street, Eagle River, MI 49950

Susan M Hockings, Keweenaw County Zoning Administrator 906-523-8571



KEWEENAW COUNTY PLANNING & ZONING
Eagle River, Michigan

May 29, 2026

Dear Property Owner,

As the owner of property located within 300 feet of a parcel subject to a proposed Zoning Map Amendment request, I am providing you with the enclosed Public Notice regarding the upcoming public hearing before the Planning Commission.

The applicant has requested an amendment to the official zoning map for property located at:

East Bluff Bike Park and Trails End Campground in Grant Township, Copper Harbor, MI.

The attached Public Notice contains additional information regarding the request, hearing date, time, and location.

Neighboring property owners are encouraged to review the request and provide comments, questions, or concerns if they would like them to be considered by the Planning Commission prior to or during the public hearing process. Written comments may be submitted to the Zoning Administrator's office before the hearing, or comments may be provided in person at the public hearing.

The purpose of this notice is to ensure nearby property owners are informed and have an opportunity to participate in the review process.

If you have any questions regarding the proposed amendment or would like additional information, please feel free to contact my office.

Sincerely,

Susan M Hockings
Zoning Administrator
Keweenaw County
906-523-8571
planning@keweenawcountymi.gov

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

www.keweenawcountyonline.org



(null)205-25-150-003 R-3
WEIDNER JAMES P & KRISTINE M
1230 MINNESOTA ST
HANCOCK MI 49930

(null)306-02-100-500
THE NATURE CONSERVANCY
101 E. CESAR E CHAVEZ AVE
LANSING MI 48906

(null)205-36-101-001 R-3
FRIENDS OF THE LAKE
1075 RIVERVIEW DR
ALMA MI 48801

(null)306-11-200-000
BARRY FAMILY TRUST
306 NAVY STREET
HANCOCK MI 49930

(null)305-06-100-001
MICHIGAN DEPT OF NATURAL RES
PO BOX 30735
LANSING MI 48909-8235

(null)306-12-100-501
THE NATURE CONSERVANCY
101 E. CESAR E CHAVEZ AVE
LANSING MI 48906

(null)305-07-101-001
STATE OF MICHINGAN
PO BOX 30448
LANSING MI 48909-7948

(null)310-30-200-504
HEIKENEN JANICE & HEIKENEN JIL
PO BOX 154
COPPER HARBOR MI 49918

(null)306-01-100-501
COPPOR HARBOR TRAILS SOCIETY
P.O. BOX 37
COPPOR HARBOR MI 49918

(null)310-31-100-001
RUSTIC MANOR LLC
PO BOX 100
COPPER HARBOR MI 49918

(null)306-01-100-508
THRELFALL-BAUM NIINA L
3103 CHAS DENTON LANE
RHINELANDER WI 54501

(null)310-31-100-003
MANDERS JOHN & CYNTHIA
1008 SCHEURING RD
DEPERE WI 54115

(null)306-01-100-510
CARL-BERGER TANNER D & JENNI
150901 FERN LANE
WAUSAU WI 54401

(null)310-31-200-006
GRANT TOWNSHIP
Meg North, Supervisor
HAND DELIVERED

(null)306-01-100-512
RUBIN KYLE & JENNIFER MARIE
4002 PORTAGE COVE
HOUGHTON MI 49931

EAGLE HARBOR TOWNSHIP
Rich Probst, Supervisor
HAND DELIVERED

(null)306-01-100-550
EAST BLUFF BIKE PARK LLC
405 W GREENLAWN AVE #G11
LANSING MI 48910

I CERTIFY THAT THE ABOVE PROPERTY OWNERS LISTED (WITHIN 300 FEET OF APPLICANTS PARCELS) WERE SENT NOTIFICATION LETTERS, DEPOSITED TO USPS SATURDAY MAY 30, 2026, AND THAT GRANT AND EAGLE HARBOR TOWNSHIP NOTIFICATIONS WERE ALSO HAND DELIVERED ON THAT SAME DAY.

(null)306-01-201-001
TWARDZIK KENNETH & NANCY
BOX 56
COPPER HARBOR MI 49918

SUSAN M HOCKINGS
ZONING ADMINISTRATOR, KEWEENAW COUNTY

Signature:

Date: 6/1/2026