

Keweenaw County Planning Commission
Minutes – November 30, 2010

Jon called the public hearing to order at 6:04 pm, Keweenaw County Courthouse, Eagle River, MI.

Roll Call:	Jon Soper, Chairman Present	Steven Siira, Present
	Richard Schaefer, Present	Jim Huovinen, Present
	John Parsons, Absent	Ned Huwatschek, Present
	Tom Hall, Present	Joan Nelson, Present
	Joe Langdon, Present	

There being no public present, there were no comments received regarding rezoning a parcel in section 32, R32W, T57N parcel number 42-101-32-400-006 from Extraction (ED) to Resort Residential (RRB). The property is owned by Raymond Rinne. The public hearing was closed at 6:06 PM.

Call regular meeting to order at 6:07 PM.

- Approve Agenda – Jon added the action on the public hearing. Huovinen, Schaefer, M/S/A
- Approve regular meeting minutes of October 26th 2010. Huwatschek, Hall, M/S/A

Action from Public Hearing – Jon read from Section 20.7 Findings of Fact Required

- A. In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition and shall report its findings in full along with its resulting recommendations for the proper disposition of the petition to the Keweenaw County Board of Commissioners.
- B. The facts to be expressly considered by the Planning Commission shall include, but shall not be limited to the following:
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 precedent 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. Waste water 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, in light of all other relevant factors, then the Plan should be amended before the requested zoning amendment is approved.
 8. Whether all of 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 a reasonable economic use in the zoning district in which it is presently located (after considering all of the uses permitted by right, by special permit or as conditional uses)?
 11. Is another procedure, such as a Variance, Special Land Use or Planned Unit Development procedure a more appropriate alternative than a rezoning?

Each item was discussed and answered. Item 6a was marked with a special comment from Gregg Patrick, Keweenaw County Engineer – Any existing drainage much remain – surface or subsurface. Cannot dam off existing basin. Conditional re-zoning: The drainage is maintained or improved.

- After further discussion a motion to recommend the County Board to Approve the request was made. Huwatschek, Schaefer, M/S/A

Guests: Mr. Robert Rinne asked for advice regarding his request. It was suggested that he file for a use variance to the Zoning Board of Appeals.

Unfinished Business

Status of County Recreation Plan – Public Comments are being taken on the plan through December at the WUPPDR Office.

New Business

Joint meeting with EDC to discuss the County Master Plan will be in January.

Zoning Administrator's Report

Carl Torola Sauna – A letter will be drafted reminding him of the 'drop dead' date coming up in June and the anticipated action necessary to come into compliance.

Brian Helminen - a letter will be drafted letting him know that he is in violation of the zoning ordinance with the fishing charter.

Correspondence – none

Public Comments – none

Commission Final Comments – Goodbye Joe and Joanie best of luck to you both!

Cancelled Regular Meeting – Tuesday, December 28th, 2010

Next Regular Meeting 6:00 pm – January 25th, 2011

Adjournment