

Keweenaw County Planning Commission
Regular Meeting
Minutes – June 18, 2013

The Chairman called the meeting to order at the Keweenaw County Courthouse at 6:05 PM.

Roll Call: Jon Soper, Chairman John Parsons, Vice Chair
 Ned Huwatschek, member Richard Schaefer, member
 Steven Siira, member Jim Huovinen, member
 Tom Hall, member
 Ray Chase, Commissioner Ann Gasperich ZA

One member was excused - Ned Huwatschek

The Pledge of Allegiance was recited

M/S The agenda was approved, Jon/Tom/passed

M/S To approve minutes of May 28, 2013 Jim/Steve/passed

Guests: Charlie Hopper was introduced as a guest. 21 guests signed in. the sheets will be attached to the minutes.

Public Comment

Charlie spoke to the pasty.net upgrade that is currently happening.

The Chairman then asked for other public comments. Chuck Junot stood and said that he was the spokesperson for the group. He then asked, "What is our violation?" and went on to state that, "we do not spend more than 90 days occupying our trailers, maybe only 50 in one year. Where does it say I need to move my Trailer?" He then cited 7.9.5 Open storage and stated, "we disconnect from power and drain the water."

Bert Kesanen asked about the zoning of trailers on lake front property?

Mark Klemp stated there are trailers in Bete Gris and it's even in the deed they can only stay for so long.

Fay Howard asked how long can a trailer stay on your property?

Jon Soper referred to temporary dwelling. It was the intent of the ordinance to be 90 days total on the property, from Memorial Day to Labor Day, then the trailer would be removed from the lot. When the first draft of the ordinance was proposed in 2006, the time for trailers was only 14 days. We agreed to increase it to 90 days, for the entire summer. The intent of the ordinance is 90 days after which the trailer must go into storage.

Ray Chase commented, "Anything not legally registered to be moved on the highway is a travel trailer. Something 60' x 8.5' mobile home is not registered for regular road travel.

Chuck Junot spoke again asking, "Where does it say in the ordinance the trailer can only stay for 90 days?"

Jon Soper replied, "It is a temporary structure under 7.15. The intent with regard to trailers – mobile homes – it was decided that mobile homes must be parked in a mobile home park. Mobile Homes were not to be encouraged along the lake. That was in place in the 1975 ordinance and again in 2006. Bert Kesanen then said, "A mobile home can not be parked on lake front property."

Butch Gairpy asked, "What if the trailer was on the property prior to 2006, what then?"

Jon Soper stated, "If we are not going to allow mobile homes, why would we authorize travel trailers to come and stay for 90 days and then go?"

Chuck Junot stated, "that may be the intent, but it is not how it reads. It is too ambiguous. Under 7.9.5 we unplug and drain our trailers, we are on a private road, we go in and shovel them off two or three times a year. We take good care of our trailers."

Margaret Gairpy, "Please explain what our violation is."

David White, "What do we need to do to change it? I spent \$18,000 for a new camper, why can't I leave it there?"

Jon Soper, "we need to prevent the proliferation of abandon trailers. You are taking care of your trailers. The intent is still not to allow the popping up of trailers throughout the county."

Mary Long commented about outdoor storage.

Jon Soper replied, "Outdoor storage is an accessory use. You can store in your side or rear yard at home, not on a vacant lot."

Chuck Junot, "7.9.5 does not say at home."

Fay Hayward asked, "If I have 40 acres can I use it as a hunting camp?"

Ray Chase stated, "We need to take a closer look at dead storage. 7.9.5 does not say it has to have a permanent structure."

Jon Soper said, "7.9.5 is under section 7.9 accessory uses and structures. The section only applies to accessory structures. 7.9.1 A specifically states Subordinate to Principal Use: Accessory uses and structures must be subordinate to the principal use and structure on the subject lot in terms of area, extent and purpose. Principal use is primary, the lot must have a principal structure for storage. It's the same for garages, they are accessory structures and must have a primary structure."

Bruce Gariepy asked if he can get a building permit?

Chuck Junot asked if he could get a special use permit asking to store campers on their lots?

Jon Soper referred to section 7.9.1 -

A permitted accessory structure may be erected following receipt of a Zoning Permit, and following receipt of a Zoning Permit and Building Permit for the construction of a permitted principal structure on the lot. On parcels of 10 acres or more a permitted accessory structure may be built without a principal structure provided the accessory structure is set back at least 100 feet from any road right-of-way or property line

Chuck Junot stated there are a lot of structures worse off than our trailers.

Peggy Gariepy asked how it all came about, who complained?

Jon Soper first answered Chucks question about special use permits, the request must be an approved use and it does require a public hearing.

Complaints had been received in the office about trailers on the waterfront properties.

John Jewell spoke about how being a neighbor to the trailer properties in Gay has driven down his property values.

Chuck Junot replied, "All property values have dropped it is not because the trailers are on the lot next door."

John then continued, "My daughters and their families try to vacation on their property but due to the close proximity of the trailers, they can hear everything from the party spot and it isn't a conducive environment for my grandchildren. They are not able to enjoy the quiet and solitude of their land as they had planned. The land was originally mine and I sold off five acres to a friend, when the friend wanted me to purchase it back, I didn't have the money at the time, how I wish I did. My friend then sold to this bunch, it was only five acres, and the road cuts that five acres in half. Now it has seven trailers on it. How does that work, how can there be seven trailers on that property?"

Bert Kessanen stated, "All of the trailers on the lakeshore, it looks like a "Snuffy Ssmith" lot"

Jon Soper then closed the time for public comments at 6:58.

Unfinished Business

Letter regarding temporary structures

Richard Schaefer and John Parson asked we place this discussion on the agenda for July, number of trailers per acers and allowable length of stay.

Verification request from Jan Cole, Eagle River to open a coffee shop or a microbrewery. Jon/John motion to hold a public hearing regarding the old plat of Eagle River potential change from RR-C to RS, Chase abstained, passed.

Comments regarding Blue Print for Tomorrow Ann is taking the notes from Jim, the committees review and Dana Richter and compiling them into the current document with a strikeout and add technique.

Accessory Structures & Boathouses due to the time, this item is moved to the agenda for July.

Update on Old platted locations on Waterfront (Ken, Steve, Alex) Ann gave an update on the hard work everyone has been doing with the review of the oddities of the old waterfront areas. Ann is asking the Road Commission for a priority list of sorts of the roads in the County to use in relationship to setbacks from the right of way.

Nathan Haupt was invited to attend the meeting and didn't.

New Business

None

The Zoning Administrator's Report was accepted and will be placed on file.

The correspondence was included in the agenda package

Jon Soper asked for any other public comment – there was none.

Public Comments -- Please limit comments to 3 minutes, not to exceed 30 minutes in total.

Commission Final Comments -- none

Schedule Next Regular Meeting – July 30th, 2013, 6:00 p.m. Courthouse

The meeting adjourned at 7:59