



**KEWEENAW COUNTY
PLANNING DEPARTMENT**

5095 4th Street
Eagle River, MI 49950

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

HOLD FOR REV

Received: 02/04/2019
Issued:
Expires:

Zoning

PZ19-0003

Category TOWER

APPLICANT CODES@KEWEENAWCOUNTY

COUNTY BUILDING
5095 4TH ST
MOHAWK MI 49950

Phone: (906) 337 2229 Cell: (906) 337 3471

OWNER CODES@KEWEENAWCOUNTYMI.

COUNTY BUILDING
5095 4TH ST
MOHAWK MI 49950

Phone: (906) 337 2229
Cell: (906) 337 3471

LOCATION

5095 4TH ST
PID: 42-403-51-017-001
Lot: ENTIRE **Block:** 17
Plat/Sub: EAGLE RIVER
Zoning: RRB

Work Description: REPLACE AN EXISTING 78' TOWER WITH A STRUCTURE NOT TO EXCEED 100'

Stipulations: MUST MEET THE 110% SET BACK AND ALL OTHER REQUIREMENTS AS SET FORTH IN 10.12.6.
PUBLIC HEARING REQUIRED
PUBLIC HEARING DATE MARCH 26, 2019 AT 4:00 PM

Permit Item	Fee Basis	Amt Billed	Discount	Item Total
ZONING PERMIT FEE	1.00	50.00	50.00	0.00

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: \$0.00

Amount Paid: \$0.00

Balance Due: \$0.00

Receipt Transaction:

PERMIT REQUIREMENTS

ORDINANCE REQUIRED SETBACKS APPLICANT PROVIDED

WATER	110.00	FRONT/WATER
SEWER		
DRIVEWAY	110.00	SIDE SETBACK
SOIL EROSION AND SEDIMENTATION	110.00	REAR SETBACK
LOT COVERAGE	Water 28' - otherwise 35'	HEIGHT

NOTES

SPECIAL USE PERMIT AND PUBLIC HEARING REQUIRED

ISSUED DENIED BY: _____

DATE: _____

Statement regarding compliance with Section 10.12. 6:

Communication towers are permitted as a Special Land Use in all Districts under the following conditions:

- A. The location of a proposed communication tower shall not be approved unless the Zoning Administrator determines that the communications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building located within the applicant's search radius of the proposed tower due to one or more of the following reasons:

Due to the analysis completed by Edge Consulting Engineers, the exiting tower must be replaced. Examination of document is available upon request.

- B. Subject to the setback and other requirements of this Ordinance, a communication tower shall be located on a parcel of land so as to provide a fall zone of not less than one hundred ten percent (110%) of the height in the tower to any lot line. This fall zone shall be maintained throughout the existence of the communication tower. No land division shall be approved which would violate this provision.

Placement of proposed tower will meet the 110% fall radius to property lines.

- C. Communication towers shall be of a monopole or self-supporting lattice design, unless the County Board of Commissioners finds that an alternative design will not adversely impact the surrounding area.

Proposed tower design is of a lattice self-supporting structure.

- D. Proposed wireless telecommunication towers of the guyed or self-supporting lattice type shall be structurally designed, to accommodate both the applicant's antennas and comparable antennas for at least two additional users. Proposed monopole wireless telecommunication towers shall be structurally designed to accommodate both the applicant's antennas and comparable antennas for at least one additional user. All towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.

The current design will comply with the required accommodations.

- E. The base of the tower and wire/cable supports shall be fenced with a minimum six foot (6') climb-resistant fence.

The current design will comply with the requirement.

- F. All communication towers erected, constructed, or located within the County shall comply with the following requirements:

1. Discontinuance and Abandonment:
2. Towers shall not be artificially lighted unless required by the Federal Aviation Administration (FAA).
3. There shall be no display advertising or identification of any kind intended to be visible from the ground or other structures.

The Tower will meet all criteria as set forth in item F. It will be removed when appropriate, does not require lighting and will have no advertising.



ZONING PERMIT APPLICATION

Keweenaw County Zoning Ordinance Sections 18.8.1 requires an approved Zoning Permit for all work. The permit is **required** prior to beginning any work. *A zoning permit must be issued prior to application of a building permit.* Zoning Permits are free and include one site visit. Additional site visits are \$50.00 each.

Date Feb 1, 2019		Parcel ID (tax) Number 403-51-017-001		ALL INFORMATION IS REQUIRED			
Property Owner(s) Name Keweenaw County				Applicant(s) Name Don Piche, Chairman BOC			
Mailing Address 5095 4th St				Mailing Address 5095 4th St			
City Eagle River		State MI	Zip code 49950	City Eagle River		MI t	Zip code 49950
Day Phone 906-337-3471		Evening Phone		Day Phone		Evening Phone	
Current Zoning of Property RRB		Property Address 5095 4th		Location of Property: North side of 4th Road			
Lot Size and Total Existing Acreage 2.7 acres apprx300' x 400'				Between Pine and Maple Roads			
List below or attach legal description of property. HA1-17-1 ENT. BLK. 17 EXC. 0.44 ACRES M/L PART OF LOTS 1, 11 & 12 D/F: LYING NW'LY OF A LINE COM. AT A POINT 35' NW'LY OF SW COR LOT 1: TH NE'LY TO A POINT 10' NW'LY FROM SE COR OF LOT 1: TH NE'LY TO A POINT 60' NE'LY FORM SW COR OF LOT 12: TH NE'LY ON THE S'LY LINE OF LOT 12 140' TO SE COR TOWN OF EAGLE RIVER							
Describe what this property will be used for and any structural work to be performed. Replacement of the existing 78' Sheriff Department Radio Tower with a tower of equal height. The new tower will be bid in February for construction in May. From Tower footprint the distance to 4 th Street property line is approx. 150' to side line of Pine St .approx. 175'; meeting the 110% fall distance as required in 10.12.6 of the Keweenaw County Zoning Ordinance.							

A SURVEY OR SCALE DRAWING SHOWING ALL DIMENSIONS, (adjacent roads, existing buildings, proposed work, proposed structures and setbacks) MUST ACCOMPANY THIS APPLICATION.

THIS APPLICATION **MUST** BE SIGNED BY THE PROPERTY OWNER OR THEIR AUTHORIZED AGENT

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.

Signature and Date Applicant(s) *Donald Piche* **2-11-2019** Signature (if other than owner):

DO NOT WRITE BELOW THIS LINE – KEWEENAW COUNTY USE ONLY

Date Received 2-13-19	Zoning Permit # P219-0003	Scheduled Site Visit Date 3-25-18	911 Address Number 5105 or 5095
Septic Permit Number NIR	Well Permit Number NIR	Soil Erosion Permit Number NIR	Culvert Permit Number NIR
Critical Dune Permit Number NIR	DEQ Permit Number NIR	Addtl Site Survey Fees (\$50.00 Each) 0	Receipt # 0

APPROVED DENIED reason over Signed _____ Zoning Administrator Date _____



APPLICATION FOR SPECIAL LAND USE

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

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

Date Feb 4, 2019	Parcel ID Number 403-51-017-001
------------------	---------------------------------

ALL INFORMATION IS REQUIRED

Property Owner(s) Name Keweenaw County			Applicant(s) Name Don Piche, Chairman Board of Commissioners		
Mailing Address 5095 4th Street			Mailing Address 5095 4th Street		
City Eagle River	State MI	Zip code 49913	City Eagle River	State MI	Zip code 49913
Day Phone 906-337-2229	Evening Phone		Day Phone 906-337-2229	Evening Phone	

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.

Special Land Use Being Requested Replacement Communication Tower	Property Address 5095 4th St	Total Existing Acreage 2.7A
Proposed Zoning of Property No Change	Location of Property: North side of 4th Street	
Master Plan Designation of Property N/A	Between Pine and Maple Roads.	
Zoning of Surrounding Parcels	<u>South:</u>	<u>East:</u>
<u>North:</u> RRB	RRB	RRB
		<u>West:</u> RRB 403-

List below or attach legal description of property.

HA1-17-1 ENT. BLK. 17 EXC. 0.44 ACRES M/L PART OF LOTS 1, 11 & 12 D/F: LYING NW'LY OF A LINE COM. AT A POINT 35' NW'LY OF SW COR LOT 1: TH NE'LY TO A POINT 10' NW'LY FROM SE COR OF LOT 1: TH NE'LY TO A POINT 60' NE'LY FORM SW COR OF LOT 12: TH NE'LY ON THE S'LY LINE OF LOT 12 140' TO SE COR TOWN OF EAGLE RIVER

List below or attach all deed restrictions.

Briefly describe the proposed land use and attach a written narrative addressing the "standards for approval" pursuant to Article 10 Section 10.12.6 of the Keweenaw County Zoning Ordinance.

Replacement of the existing 78' Sheriff Department Radio Tower with a tower of equal height. The new tower will be bid in February for construction in May. From Tower footprint the distance to 4th Street property line is approx. 150' to side line of Pine St .approx. 175'; meeting the 110% fall distance as required in 10.12.6 of the Keweenaw County Zoning Ordinance.

A COMPLETE SITE PLAN CONTAINING ALL OF THE APPLICABLE DATA OUTLINED IN ARTICLE 10 SECTION 10.12.6 OF THE KEWEENAW COUNTY ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION.

Owner(s) Signature: <i>Donald Piche 2-11-2019</i>	<i>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.</i>
Applicant(s) Signature (if other than owner):	
	Signature and Date:

DO NOT WRITE BELOW THIS LINE – KEWEENAW COUNTY USE ONLY

Date Received 2-13-19	Application Fee WAIVED	Receipt Number N/A
Publication Date 3-11-19	Date Notices Mailed 3-8-19	Public Hearing Date 3-26-19
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> APPROVED WITH CONDITIONS (List or attach)		
CONDITIONS:		

NOTICE OF PUBLIC HEARING

Keweenaw County Planning Commission

The Keweenaw County Planning Commission will meet on March 26, 2019 at 4:00 p.m. at the Keweenaw County Courthouse, 5095 4th Street, Eagle River, MI to hold a public hearing and take public comment regarding the application for Special Land Use in Houghton Township. The applicant, Keweenaw County is making the request to replace a 78' radio tower with a tower not to exceed 100'.

Special Use Permit Public Hearing: 4:00 PM, March 26, 2019

At the Keweenaw County Courthouse, Eagle River

Property Address: 5105 4th Street Eagle River, Houghton Township

Parcel Number 42-403-51-017-001

Zoning: RR B

Property Owners: Keweenaw County

Applicant: Keweenaw County

Applicant Contact: 906-337-2229

The public may appear at the hearing in person or by counsel, be heard and submit evidence and written comments with respect to the application. Written comments will be received until 4:00 PM the Friday before the meeting, at the County Courthouse at 5095 Fourth Street Eagle River. Handicapped access will be accommodated by closed circuit TV.

Bill Eddy, Special Zoning Administrator

KEWEENAW COUNTY

ZONING DEPARTMENT

5095 FOURTH STREET, EAGLE RIVER, MI 49950

906-337-3471

codes@keweenawcountymi.gov

March 8, 2019

Dear Property Owner,

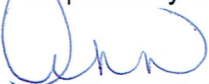
Because you own property in Houghton Township, Keweenaw County that is within 300 feet of a parcel of land that is involved in a request for a Special Land Use permit, you are being informed of the Keweenaw County Planning Commission Public Hearing on March 26, 2019 at 4:00 p.m. at the Keweenaw County Courthouse, 5095 4th Street, Eagle River, MI.

Special Use Permit Public Hearing: 4:00 PM, March 26, 2019
At the Keweenaw County Courthouse, Eagle River
Property Address: 5105 4th Street Eagle River, Houghton Township
Parcel Number 42-403-51-017-001
Zoning: RR B
Property Owners: Keweenaw County
Applicant: Keweenaw County
Applicant Contact: 906-337-2229

The applicant, Keweenaw County, is making the request to replace a 78' radio tower with a tower not to exceed 100'. This parcel of land maybe within 300 feet of your property in Houghton Township. The zoning ordinance requires a public hearing as well as a setback of 110% from the property lines. Special Land Use Application will be reviewed, and a determination made by the Planning Commission. Their determination will then be forwarded to the Keweenaw County Board of Commissioners for their issuance or rejection.

The public hearing is your opportunity for public comment. Written comments may also be mailed to: Bill Eddy, Special Zoning Administrator, 5095 4th Street, Eagle River, MI 49950.

Respectfully Submitted,



Ann Gasperich
Zoning Administrator
Keweenaw County

NOTICE OF PUBLIC HEARING

Keweenaw County Planning Commission

The Keweenaw County Planning Commission will meet on March 26, 2019 at 4:00 p.m. at the Keweenaw County Courthouse, 5095 4th Street, Eagle River, MI to hold a public hearing and take public comment regarding the application for Special Land Use in Houghton Township. The applicant, Keweenaw County, is making the request to replace a 78' radio tower with a tower not to exceed 100'.

Special Use Permit Public Hearing: 4:00 PM, March 26, 2019

At the Keweenaw County Courthouse, Eagle River

Property Address: 5105 4th Street Eagle River, Houghton Township

Parcel Number 42-403-51-017-001

Zoning: RR B

Property Owners: Keweenaw County

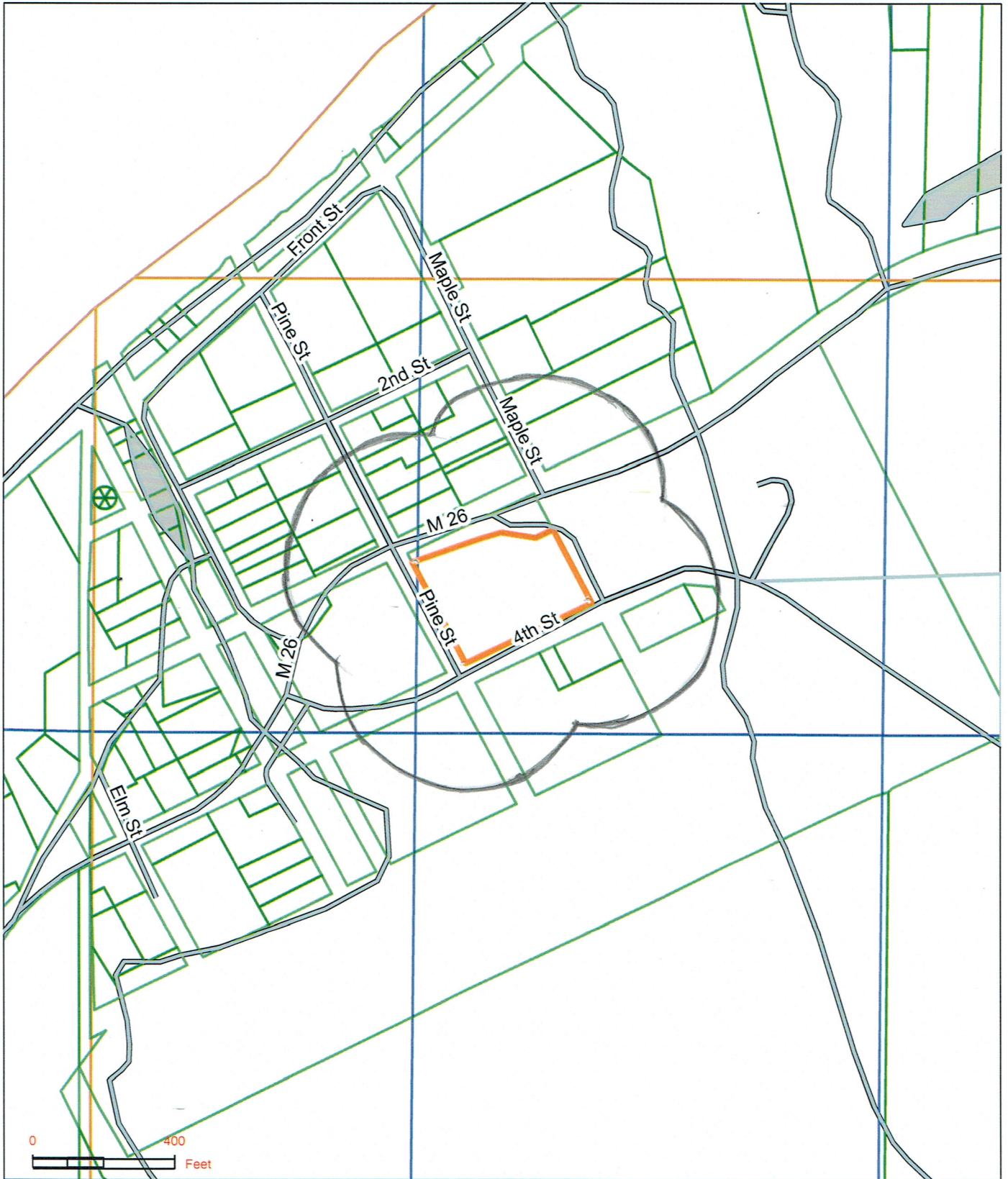
Applicant: Keweenaw County

Applicant Contact: 906-337-2229

The public may appear at the hearing in person or by counsel, be heard and submit evidence and written comments with respect to the application. Written comments will be received until 4:00 PM the Friday before the meeting, at the County Courthouse at 5095 Fourth Street Eagle River. Handicapped access will be accommodated by closed circuit TV. Documents will be available on the County Website.

Bill Eddy, Special Zoning Administrator

KEWEENAW 2016 MAP



LAKE SUPERIOR BIBLE CONF
LAKE SUPERIOR BIBLE
5189 GARDEN CITY ROAD
MOHAWK MI 49950

CHRISTENSEN DANE & JILL TRUST
7442 CALKINS RD
FLINT MI 48532

COLE EDWARD F
7450 E MAIN ST
MOHAWK MI 49950

LEBLANC RUTH & ROVANO SUSAN
PO BOX 336
HUBBELL MI 49934

EDOCHI, LLC
7438 E MAIN ST
EAGLE RIVER MI 49950

GREGORICH MYLES & SUSAN
GREGORICH MYLES JR & SCHULER CINDY
107 S KEARSARGE ST
LAURIUM MI 49913

MCEVERS MARK & KATHY
7432 E MAIN ST
EAGLE RIVER MI 49924

TREGANOWAN JACK & CAROL
7428 E MAIN ST
EAGLE RIVER MI 49924

EDOCHI PARKS LLC
403 SHELDON AVE APT 2
HOUGHTON MI 49931

MIHELICICH JOHN F & PAUL & JEFFREY
BOX 626
5055 HWY M-26
EAGLE RIVER MI 49950

KLINE-PARADISO TRUST
KLINE JOHN S & PARADISO LINDA
2207 BANCROFT ST UNIT 1204
HOUSTON TX 77027

CHRISTOFFERSEN CHERYL J
2 EAST MANKATO ST
DULUTH MN 55803

MONTELIONE ANTHONY S III
9212 S ALBANY
EVERGREEN PARK IL 60805

BANT LESLIE SWENSON BONNIE
2015 HICKORY LN
OSHKOSH WI 54901

STEFFES JACQUELINE
HERBERT JENNIFER & STEFFES PAUL M
1207 KAVANAUGH PLACE
MILWAUKEE WI 53213

OLSON TIMOTHY A & SALLEE D
2507 BANGERT LN
NAPERVILLE IL 60564

TASKILA KIM R
8399 CADE
BROWN CITY MI 48416

BAYS GARY A
1954 LAKEVIEW DR
ORVILLE OH 44667

JOHNSON KATHLEEN
328 JAMES AVE
ROCKFORD IL 61107-4625

ERICKSON GARY & AUDREY
5090 2ND ST
EAGLE RIVER MI 49950

~~MICH DEPT OF TRANSPORTATION
LANSING MI~~

HOUGHTON TOWNSHIP
5059 4TH ST
MOHAWK MI 49950

O TOOLE DANIEL KAREN
5832 N NICKERSON AVE
CHICAGO IL 60631

HUOVINEN JAMES & DARLEEN
HUOVINEN JEFFREY & MEGAN
5088 4TH ST
EAGLE RIVER MI 49950

FERGE LIVING TRUST
FERGE LESLIE & CAROL
7119 HUBBARD AVE
MIDDLETON WI 53562

SZUBIELAK JENNIFER
5102 4TH ST
EAGLE RIVER MI 49950

JONES MELVIN, CAROL LIFE EST
5128 GARDEN CITY RD
EAGLE RIVER MI 49950

KLINE-PARADISO FAMILY TRUST
2207 BANCROFT ST UNIT 1204
HOUSTON TX 77027

JONES CLINTON & FRANCINE
13 N SHORE DR
ISHPEMING MI 49849

SIMULA LORRI J TST
22010 COAL DOCK RD
HANCOCK MI 49930



New Tower Location

Maple St

Existing Tower

County Courthouse

Sheriff Office

Pine St

Distance to Property Line ~150'

4th Street

Distance to Property Line ~175'



(SHERIFF RES. / JAIL)

FRONT OF SHERIFF RES

BASMT WINDOW

BASMT ENTRANCE

SIDE PORCH

MAIN WATER LINE (4' DEEP)

AREA BETWEEN LINES WHERE READINGS SHOWED POSSIBLE CUT 7' DEEP

NEWER CEMENT

MIDWEST SECURITY LINE

SIDE WALK

SIDE WALK

AREA WHERE CUT WAS INDICATED BY UPR20

(3'-4" DEEP) OLD MAIN POWER LINE

NEW MAIN POWER LINE IN CONDUIT

FIBER OPTIC CABLE FOR COMPUTERS 3/4" CONDUIT 18"-20" DEEP

2" CONDUIT (SPARE LINE) FOR FUTURE WIRE

BASMT WINDOW

BASMT WINDOW

COURTHOUSE

