

June 3, 2021 Public Hearings Borlee, Fortin & Nordstrom

Agenda
Keweenaw County Zoning Board of Appeals
June 3, 2021
1:00 PM

Call to Order:

Roll Call: Mark Ahlborn, Chair Marty Faassen, Vice-Chair
 Steve Siira Leslie duTemple
 Frank Kastelic
 Ann Gasperich ZA

Members excused:

Pledge of Allegiance:

Agenda Approval and Additions:

Minuets from January 5, 2021 Public Hearing for Burger.

Guests:

Open Public Hearing Michael & Susan Borlee 12419 Washington Mine Rd, Grant Township.

Request for a 25' variance of the setback for a sauna from 35' to 10'.

Applicant Comment:

Public Comment -- Property Owners within 300' **

In Support –
In Opposition –

Written Comments Property Owners within 300' read by ZA

In Support – Tim and Nancy Baroni
In Opposition – Karen Eldevick

Public Comment from Interested or affected persons/organizations**

In Support –
In Opposition –

Written Comments from Interested or affected persons/organizations

In Support – Charles and Jane Miller
In Opposition –

ZBA Questions through the Chairman --
Close Public Hearing

New Business: Discussion, documentation, and determination of the Borlee Findings of Fact

Section 19.13 FINDINGS OF FACT

The Board of Appeals shall grant no variance or make any determination on an appeal, Ordinance interpretation or other issue requested of it unless the Board records specific findings of fact based directly on the particular evidence presented to it. These findings of fact must support conclusions that the standards imposed by the requirements of this Ordinance have been met.

A. *Strict compliance with the Ordinance would unreasonably prevent the owner from using the for a permitted purpose, or would render conformity with such restrictions unnecessarily burdensome

Comments

Does this support the variance

B. *The problem is due to a unique circumstance of the property

Comments

Does this support the variance

C. The Specific conditions relating to the property are no so general or recurrent in nature in the zoning district so as to require an amendment to the zoning ordinance instead of a variance.

Comments

Does this support the variance

D. *The problem was not created by the action of the applicant.

Comments

Does this support the variance

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- E. Granting of the variance will not cause a substantial adverse effect upon property values in the immediate vicinity, or in the district in which the property of the applicant is located.

Comments

Does this support the variance

- F. The required variance will relate only to the property under the control of the applicant

Comments

Does this support the variance

- G. The non-conforming dimensions of other lands, structures, or building in the same zoning district shall not be considered grounds for the issuance of a variance.

Comments

Does this support the variance

- H. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located.

Comments

Does this support the variance

- I. *The variance would do substantial justice to the applicant as well as to other property owners in the district.**

Comments

Does this support the variance

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- J. The granting of the variance will ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice applied.

Comments

Does this support the variance

- K. The requested variance shall not amend the permitted uses of the zoning district in which it is located.

Comments

Does this support the variance

Motion by _____ Seconded by _____ to

Affirm the Variance Request of Mike and Susan Borlee for a 10' setback from the ordinary high-water mark.

If approved, the following conditions be required to be satisfied prior to issuing a zoning permit:

Roll Call Vote:

Ahlborn

Signature

Faassen

Signature

duTemple

Signature

Siira

Signature

Kastelic

Signature

June 3, 2021 Public Hearings Borlee, Fortin & Nordstrom

Open Public Hearing Brent and Lindsay Fortin 8770 Gay Park Road, Sherman Township.

Request for a variance to allow placement of an accessory structure, 200 sq ft or less, no foundation, not habitable, no kitchen or bathroom and only one story in height.

Applicant Comment:

Public Comment -- Property Owners within 300' **

In Support -

In Opposition -

Phone Calls and Written Comments Property Owners within 300' read by ZA.

In Support - Nancy Sanderson, Lori Christensen, Walter Campeau, and Ron Adkins

In Opposition -

Public Comment from Interested or affected persons/organizations**

In Support -

In Opposition -

Written Comments from Interested or affected persons/organizations.

In Support - Bruce & Christine Fountain

In Opposition - John Wilhelm

ZBA Questions through the Chairman --
Close Public Hearing

New Business: Discussion, documentation, and determination of the Fortin Findings of Fact

Section 19.13 FINDINGS OF FACT

The Board of Appeals shall grant no variance or make any determination on an appeal, Ordinance interpretation or other issue requested of it unless the Board records specific findings of fact based directly on the particular evidence presented to it. These findings of fact must support conclusions that the standards imposed by the requirements of this Ordinance have been met.

A. *Strict compliance with the Ordinance would unreasonably prevent the owner from using the for a permitted purpose, or would render conformity with such restrictions unnecessarily burdensome

Comments

Does this support the variance

B. *The problem is due to a unique circumstance of the property

Comments

Does this support the variance

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- C. The Specific conditions relating to the property are no so general or recurrent in nature in the zoning district so as to require an amendment to the zoning ordinance instead of a variance.

Comments

Does this support the variance

D. *The problem was not created by the action of the applicant.

Comments

Does this support the variance

- E. Granting of the variance will not cause a substantial adverse effect upon property values in the immediate vicinity, or in the district in which the property of the applicant is located.

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- F. The required variance will relate only to the property under the control of the applicant

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- G. The non-conforming dimensions of other lands, structures, or building in the same zoning district shall not be considered grounds for the issuance of a variance.

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- H. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located.

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- J. The granting of the variance will ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice applied.

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- K. The requested variance shall not amend the permitted uses of the zoning district in which it is located.

Comments

Does this support the variance

June 3, 2021 Public Hearings Borlee, Fortin & Nordstrom

Motion by _____ Seconded by _____ to

Affirm the Variance Request to allow placement of an accessory structure, 200 sq ft or less, no foundation, not habitable, no kitchen or bathroom and only one story in height.

If approved, the following conditions be required to be satisfied prior to issuing a zoning permit:

Roll Call Vote:

Ahlborn	Signature
Faassen	Signature
duTemple	Signature
Siira	Signature
Kastelic	Signature

June 3, 2021 Public Hearings Borlee, Fortin & Nordstrom

Open Public Hearing Kurt and Michelle Nordstrom

Request for a variance to split one lot, which was two individual lots combined in 1999, split back into the original lots.

Applicant Comment:

Public Comment -- Property Owners within 300' **

In Support -

In Opposition -

Written Comments Property Owners within 300' read by the ZA

In Support -

In Opposition -

Public Comment from Interested or affected persons/organizations**

In Support -

In Opposition -

Written Comments from Interested or affected persons/organizations.

In Support - Charles and Jane Miller

In Opposition -

ZBA Questions through the Chairman --

Close Public Hearing

New Business: Discussion, documentation, and determination of the Nordstrom Findings of Fact

Section 19.13 FINDINGS OF FACT

The Board of Appeals shall grant no variance or make any determination on an appeal, Ordinance interpretation or other issue requested of it unless the Board records specific findings of fact based directly on the particular evidence presented to it. These findings of fact must support conclusions that the standards imposed by the requirements of this Ordinance have been met.

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Does this support the variance

June 3, 2021 Public Hearings Borlee, Fortin & Nordstrom

Motion by _____ Seconded by _____ to

Affirm the Variance Request split one lot, which was two individual lots combined in 1999, split back into the original lots..

If approved, the following conditions be required to be satisfied prior to issuing a zoning permit:

Roll Call Vote:

Ahlborn	Signature
Faassen	Signature
duTemple	Signature
Siira	Signature
Kastelic	Signature

Public Comment

Commissioners Comment

Next Meeting: October 7, 2021 at 4:30 or as called by the Chairman.

Motion to adjourn