

Keweenaw County Planning Commission
Regular Meeting
Minutes October 30, 2018

Richard called the meeting to order at 5:02 PM

Roll Call: John Parsons, Chairman, Absent Richard Schaefer, Vice-Chair
 Steve Siira, Member Ned Huwatschek, Absent
 Barry Koljonen, Member Dan Steck, Member
 Jim Vivian, Commissioner Jim LaMotte, Member
 Ann Gasperich Zoning Administrator

The 5 Member quorum is present, meeting was appropriately posted.

The Pledge of Allegiance was recited.

M/S LaMotte/Steck to approve the agenda, passed.

M/S Koljonen/Steck to approve the minutes of the Regular Meeting on September 25, 2018, passed.

Guests: none

Public Comment none

Communications Ann read an email from Greg Kingstrom

Unfinished Business

The committee reviewed the Eagle Harbor Township Ordinance section on Private Road 7.29. M/S Steck/Siira to table until December. Discussion, Dan, he would like us all to look closer to make sure it has all of the components we are looking for, motion passed.

New Business

Per Diem Increase for Chairman of the Planning Commission. The County Clerk presented the minutes from the regular County Board of Commissioners meeting from August 19, 2009 where it was approved, \$50 per diem for the Chair and the Secretary. Ann will generate a voucher for John Parsons. She inquired if anyone was interested in being the secretary. The room fell silent.

Richard asked everyone to pull out the Eagle Harbor Township ZBA Checklist for public hearings. He spoke to the many meetings of the EHT ZBA where the board would have an exercise, use the document and make recommendations for change. He believes this document is important enough the Planning Commission should understand how the ZBA operates, their limitations and the tools they use. He pointed out the **BOLD** and Underlined sections, **A, B, D, & J.** The sections are right out of the Zoning Enabling Act. The others are from the local ordinance. He ran a brief exercise for the members to better understand the form and specifically **A.** Strict compliance – what unique circumstance prevents the owner from using the property for a permitted use. The variance should only be granted based on the

unique circumstance of the property, not the circumstance of the owner. How the most recent change in the zoning ordinance, the Sauna structure; one structure, on an inland waterway, 35' back from the OHWM is how it should be. Coming to the planning commission to make a change to the ordinance is what should happen. There were no unique circumstances of the property. A request to the ZBA would have been denied. Richard sent a verbal thank you to Ann for fielding the customers and to Bill Eddy for the hard work he has done putting this worksheet together.

Ann presented the Zoning Administrator's Report which included the number of permits issued for each of the divisions. The number of new home construction can generally be pulled from the number of plumbing permits. The future items to consider, placed on the agenda, will be Section 9 non-conformance, solar and windmills.

Report from the ZBA – Steve gave a short report on the training in Marquette, and the last meeting. The ZBA asked the Planning Commission to review the addition of low impact business in RR. Initial discussion included no semi-trucks, no assembly, parking requirements, lot size stipulation, and what defines a low impact business. The request came from someone wanting to open an Engineering Firm.

Final Public Comments – none

Commission Final Comments - Jim LaMotte asked if anyone knew what happened to the Flood Plain for Houghton Township. Ann will provide contact information for Linda Hansen at the State DEQ.

Next Meeting December 4th, 2018 5:00 PM

M/S Richard/Dan to adjourn at 6:02