

Keweenaw County Planning Commission
Public Hearing & Regular Meeting
April 26, 2022

Keweenaw County Courthouse 4:00 PM

Roll Call:	John Parsons - Absent	Steve Siira - Present
	Barry Koljonen - Present	Dan Steck – Zoom
	Jim LaMotte - Present	Nancy DeForge - Absent
	Jim Vivian, Commissioner - Present	Daniel Yoder - Present
	Sara Heikkila, Zoning Administrator - Present	

4 Member quorum is present, meeting was appropriately posted.
Pledge of Allegiance was recited.

Approve Agenda

Motion (M) to approve Jim LaMotte / Second (S) Steve Siira

Approve minutes of the regular meeting on March 29, 2022.

M to approve Jim LaMotte / S Steve Siira

Public Hearing Special Land Use Request → East Bluff Campground

Guests: Rob Hill – Applicant, Brad Carlson – DNR

Public Comment Communications: None

Open Public Hearing to receive public comment on the **proposed Special Land Use as a Campground** for parcel 42-306-01-100-500.

Excerpts from the Zoning Ordinance below:

Campground: A parcel or tract of land under the control of a person, which has established campsites for recreational units such as tents, camper trailers, travel trailers, recreational vehicles, motor homes, or temporary sleeping quarters of any kind. Campsites may be advertised to the public as available either free of charge or for a fee. A campground does not include a seasonal mobile home park, mobile home park, or manufactured housing community licensed under the Mobile Home Commission Act, P.A. 96 of 1987.

Applicant Comment:

Rob Hill spoke. He went through his application / proposal for a primitive campground with 25 sites, a privy, and a hand pump well.

Permit application stated that only natural lighting will be used, that is not the case. There will be a solar light on the privy for safety reasons.

Public Comment – Property Owners within 300 feet
In Support – Brad Carlson, representative of the DNR was present.

In Opposition – None present.

Written Comments Property Owners within 300 feet read from Chair
In Support – 2 letters were returned to the County indicating no opposition to the campground.

In Opposition – None were received.

No Response – 3 parties did not respond to the letter.

Public Comment from Interested or Affected Persons / Organizations
In Support – None.

In Opposition – None.

Written Comments from Interested or Affected Persons / Organizations
In Support – None.

In Opposition – None.

Questions through the Chairman: No questions.

Close Public Hearing
M Jim LaMotte / S Steve Siira

BASIS OF DETERMINATION

The Planning Commission and the County Board of Commissioners, shall make a specific finding of compliance with each of the following standards:

1. The Special Land Use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
2. The Special Land Use shall not change the essential character of the surrounding area.
3. The Special Land Use shall not be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other features of the proposed use.
4. The Special Land Use shall not place demands on public services and facilities in excess of current capacity unless planned Improvements have already been scheduled for completion.
5. The Special Land Use shall meet the Site Plan review requirements of Part IV of Article XVIII and in particular those of Section 18.8.3 and 18.25.

6. The Special Land Use shall meet the requirements of Section 10.12 specific to that use.

10.12.4 Campgrounds and RV Parks: Campgrounds and RV Parks are allowed by Special Use in AG, RR, and RS1, RS-2, and TR Districts when in conformance with the following requirements:

A. In RS-1 and RS-2, campgrounds shall be a minimum of 2 acres. In AG, RR, and TR campgrounds shall be a minimum of ten (10) acres. Developments shall comply with the provisions of Act 368 of the Public Acts of 1978, as amended, and also with the following:

1. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a travel trailer park are permitted as accessory uses in the districts in which trailer parks are allowed, provided that:

a. Such establishments and the parking area primarily related to their operations shall not occupy more than ten percent (10%) of the area of the park.

b. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.

2. No space shall be so located that any part intended for occupancy is within one hundred (100) feet for a 10 acre campground, twenty (20) feet for a two acre campground of neighboring structures and is buffered for sound as provided in Section 15.4.

3. In addition to meeting the above requirements the site plan shall be subject to the review and approval of the Health Department.

4. Storage areas for unoccupied travel trailers, motor homes and similar units may be allowed as an accessory use in designated areas.

5. Lighting shall meet the requirements of Section 15.2 and signage shall meet the requirements of Article XVI.

7. The Special Land Use shall demonstrate compliance with all other related requirements of this Ordinance.

8. The Special Land Use shall conform with all applicable County, state, and federal requirements for that use.

9. The applicant is in substantial compliance with any previously issued Zoning Permits and is not otherwise disqualified from receiving a permit under Section 21.7 of this Ordinance.

General Procedures and Findings at Public Hearing

1. **Were the proper time limits followed as established in the Ordinance?**
 - a. Notification of Public Hearing Posted on Website April 7, 2022
 - b. Notification of Public Hearing in newspaper April 6, 2022
 - c. Property owners within 300 feet were notified by mail on March 31, 2022
 - d. Public Hearing held on April 26, 2022

2. **Keweenaw County Planning Commission Discussion:**
 - a. Has the appropriate summary of information relevant been presented?
→ The Public Hearing was held, and comments were received.
→ The request from Rob Hill has been presented.
→ The staff report has been presented.
 - b. Is a summary of all documentary evidence submitted into the record?
→ Yes.
 - c. What findings were applied with respect to the relevant review standards?
→ All items requirements were presented, and applicant meets all requirements to operate a primitive campground.

Motion to

Approve / ~~Deny~~ the request for a Special Land Use Permit for a Campground

M Jim LaMotte / S Dan Yoder

If approved, the following conditions apply:

1. A sign permit(s) will be obtained prior to installation of a sign and comply with Article XVI of the Ordinance.
2. There will be one 100W Renogy solar panel and a downward facing recessed 12V light on the privy. Any other artificial lighting shall meet the requirements in Section 15.2 of Article XVI.
3. Provide a basic private road maintenance plan to ensure ingress / egress to campground is properly maintained for increased user and emergency vehicle traffic.
4. The Special Land Use permit will remain valid if the currently proposed plan for a primitive campground with 25 sites, a vault toilet and hand well is in use. Future development by adding campsites and/or accessory structures (including any building camper cabins) will require review by the County and may be subject to additional permitting.

Roll Call Vote: **Y** = Yay / **N** = Nay / **A** = Abstain

~~John Parsons, Chair~~
Barry Koljonen, Vice-Chair **Y**
~~Nancy DeForge~~
Dan Yoder **Y**

Jim LaMotte **Y**
Steve Siira **Y**
~~Dan Steck~~
Jim Vivian, Liaison for the Board of Commissioners **A**

Regular Planning Commission Meeting

New Business

Ahmeek Adventure Mine Campground Expansion → Special Land Use permitting

*Anticipate coordinating the Public Hearing during the Planning Commission regular meeting on May 24 pending receipt of complete application.

Unfinished Business

5 Mile Point Road Yurt update – extension to remove platform granted, removal needs to be complete by May 1, 2022.

*Property owner emailed indicating platform has been removed. Sara Heikkila received an email from the property owner asking if zoning is required for a storage shed. It was noted by a couple Commissioners that the platform was not completely removed – Sara will inspect prior to May 1.

→ Zoning Administrator Report

Final Comments

Next Zoning Amendment Workshop Meeting May 16, 4-6 PM

Next Regular Meeting May 24, 4:00 PM

Motion to Adjourn Jim LaMotte / S Steve Siira