

KEWEENAW COUNTY PLANNING COMMISSION

Special meeting

Draft Minutes

October 10, 2024, 4 pm

Roll call:	John Parsons, present	Steve Siira, present
	Barry Koljonen, absent	Harvey Desnick, present
	Daniel Yoder, present	AJ Kern, present
	Bob Pokorski, present	County board representative, absent

Five member quorum **present**, meeting was properly posted.

Pledge of Allegiance **recited**

Approve Agenda

Motion to approve (M) Pokorski / Second (S) Desnick, motion carried

Approve minutes of previous regular meeting

Parsons requested to table approving prior minutes. The agenda template he used includes approving prior minutes, but he preferred to approve them at the next regular meeting, not at this special meeting.

Motion by Parsons to table approving minutes of regular meeting held September 30, 2024, until next regular meeting.

M to approve Parsons / S Desnick, motion carried

Guests: *Guests acknowledged and invited to present public comment.*

*Public comment: *none*

*A time for public comments, not intended to be a period of dialogue. Each person who wishes to speak shall state their name and place of residence. Comments shall be limited to three (3) minutes or less for those who wish to address the planning commissioners.

Special meeting business:

Review and discuss recent amendments to the Zoning ordinance and the amended ordinance
Overall with interim zoning administrator, Susan Hockings

Hockings introduced by Parsons. Hockings is interim zoning administrator with Keweenaw County working part time and works with Eagle Harbor Township part time.

Desnick questioned why the meeting was initiated, due to proactive review of ordinance by Hockings or due to zoning requests that prompted Hockings to review after seeing conflicting information. Hockings stated that an STR permit request led her to discover several discrepancies between parts of the ordinance.

According to Hockings, STRs do not require permits in districts where they are allowed by right and by right with conditions.

Hockings identified several issues, including commission procedures as well as sections and language in the zoning ordinance that are either outdated or inconsistent within the ordinance. She discussed:

- *STR permits*
- *Map amendments*
- *Land division requirements in RS1*
- *Preamble referencing outdated Planning Act*
- *Article IV uses table*
- *Resort residential to rural residential changes*
- *Tourist services uses*
- *Need for elected chair and elected secretary*
- *Typographical error calling Eagle River "Eagle Harbor"*

Hockings raised topic of Black Bear request for rezoning, and members requested that the topic to be addressed at a future meeting due to not being on agenda for this meeting.

Desnick said he had a discussion with Jerry Wuorenmaa of WUPPDR about zoning amendments. Desnick stated that Jerry had recommended to hold off on any ordinance amendments until plan had been updated. Desnick feels that updating the plan is the first priority with zoning amendments thereafter. WUPPDR's grant funding to work on ordinance would be contingent on having updated plan.

Hockings reiterated that updated plan is needed, as current plan is from 2017. Plan sets the tone for the ordinance, which is what she is tasked with administering and enforcing.

Hockings asked commissioners whether members felt that STRs required permits. Discussion among members on whether permits were required. Yoder noted that County has been issuing permits and that he thought the prior zoning administrator had interpreted "is permitted" to refer to obtaining a permit, not to indicate "is allowed." Kern felt that STRs do require permits due to their conditional status and referred to section 18.8 in ordinance. Hockings felt that it was not clear and said she would read further.

Consensus among members that Hockings' review and insight has been helpful in identifying items to work on and encouraged her to continue bringing items to light. Members encouraged Hockings to apply ordinance as is currently in effect to the best of her ability. Denied permits, if any, can be brought to zoning board of appeals.

No motions made.

M to adjourn Pokorski / S Desnick, motion carried.