

## Keweenaw County Planning Commission

### Meeting Minutes

June 29, 2010

Meeting , held at the Keweenaw County Courthouse , was called to order at 6: 00.

Roll Call: Jon Soper, Chairman; Rich Schaefer, Vice Chair; John Parsons, Member; Tom Hall, Member; Steve Siira, Member; Ned Huwatschek, Member; Jim Huovinen, Member; Joe Langdon, County Liaison; Joan Nelson, Zoning Administrator. Absent: None

Agenda Approved.

Reviewed Minutes of: 3/23/10, 4/27/10 and 5/25/10. Corrections will be made and all minutes will be reviewed again 7/27/10.

Guests: Nicholas Daavettila, Attorney; Dennis Rich, Professional Engineer; Bob Kauppi, Entrepreneur-Dockside Resort; Jim Vivian, Houghton Township Supervisor.

After the minutes were corrected the Commission invited the guests to engage in conversation regarding the zoning permit classification for the Dockside Resort. At the May meeting the Planning Commission suggested a Planned Unit Development (PUD). Just prior to our June meeting all commission members received correspondence from Attorney Daavettila (representing Kauppi) recommending "Tourist Service Establishment." His review of the Ordinance "reveals that the RS-2 district authorizes all of the uses proposed by the Dockside Resort, including campgrounds, a convenience store, a marina, and temporary lodging for tourists". Daavettila urged the Commission to grant Kauppi a permit so he can commence construction immediately and get the project underway during the building season. Chairman Soper noted the Dockside Resort issue was first addressed by the Commission during the October 2009 meeting. The Commission enabled Kauppi to begin moving seven houses from the Radar Base to his site (with a moving plan). The Commission also noted the need for a site plan, zoning permit request and health department permits for water/septic to keep the project "moving ahead". The Commission also provided a blank Coast Guard Application for a Private Aid to Navigation (lighthouse) as an assist to the project. During discussion about the 40 foot high (35 feet is the Maximum height for structures in the Keweenaw County Ordinance) observation tower/private aid to navigation (lighthouse) Kauppi revealed that another eight feet of structure to house the signal light was planned to be added along with a safety railing on the observation deck- this would bring the height Violation to 13 feet. A suggestion (by the commission) was made to remove enough of the structure to bring it in compliance with the ordinance, thus removing a major stumbling block- there seemed to be little reaction to that suggestion. Rich noted more details were required by the Keweenaw County Building Inspector, Philippe Arend, to ensure the footings for the observation tower/ lighthouse were engineered properly (which Rich was working on). Rich Schaefer made a motion to rescind the motion (made 5/25/10) to classify the Dockside Resort as a Planned Unit Development (PUD) because all of the

proposed uses are allowed by right in RS-2 EXCEPT for the observation tower/private aid to navigation (lighthouse). Huwatschek seconded the motion. Motion carried. Construction activities would press on with footings and water/sewer/electrical hookups for six cottages, the store/office and the mechanical building. Kauppi hopes to have some cottages ready for renters this summer. Chairman Soper urged Kauppi/Rich to keep the lines of communication open so the project can “move ahead”. It is noted that Mr. Rich provided the commissioners with detailed site plans for the Dockside Resort to include the drain field.

Chairman Soper addressed a letter received from the Keweenaw County Road Commission submitting a request to rezone their property located in Central from Conservation Environmental Protection to Resort Residential B, with the intention to sell this property. The property is described as the SW ¼ and SE ¼ of the SW ¼, and the SW ¼ and SE ¼ of the SE ¼ of Section 23, T.58N., R.31W., totaling approximately 160 acres. They intend to sell this property at fair market value and want it zoned the same as adjacent land. A portion of the SE ¼ of the SE 1/4, Section 23, north of the highway will be retained for the mine rock resource as well as access to their site- they request that property to be zoned Extraction. In addition, they would like to rezone their property in New Allouez (described as N 1/4 of the SW ¼ of Section 32, T.57N., R. 32W., approximately 35 acres from Residential to Extraction. Also, they would like their Cliff Mine Site (described as the N ½ of the NW ¼ of Section 1, T.57N, R.32W. and the S ½ of the SW ¼ of Section 36, T.58N, R.32W., approximately 160 acres), currently zoned Conservation Environmental Protection be rezoned Extraction. The letter was signed by Gregg Patrick, P.E. Engineer/ Manager and dated 5/17/10. John Parsons motioned to support the Board of Keweenaw County Road Commissioners’ letter to rezone their properties. Siira seconded the motion. Motion carried.

Chairman Soper would like the Commission to review zoning along the US-41 corridor in Mohawk sometime in the near future.

A Public Hearing will be held at the August 31, 2010 regular meeting to review the four page Keweenaw County Planning Commission Ordinance Changes Compendium.

Ms. Nelson reviewed her monthly activities list and noted some 19 building permits have been granted this year and gave us a “head’s up” regarding a special use permit and future ZBA activities.

Jim Vivian gave a bit of background information on Kauppi’s Dockside Resort stating it had been conceived as a future marina in 2006.

Motion to adjourn at 8:15 PM by Jon Soper, seconded by John Parsons. Motion carried.

Respectfully Submitted:

Jim Huovinen

*Minutes approved July 27, 2010*