

**Keweenaw County Planning Commission
Minutes
June 30, 2009**

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The Planning Commission Regular Meeting was held at the Keweenaw County Courthouse in Eagle River following the Planning Commission Public meeting to hear public comments on a request to rezone a parcels of property in Ahmeek

The meeting was called to order at 6:25 by Chairman John Soper.

Roll Call

Present: Jon Soper, Chairman
Richard Schaefer, Vice Chair
DonKeith, County Commissioner, Representative
Jim Huovinen, Member
Joan Nelson, Zoning and Equalization Administrator
John Parsons, Member
Tom O'Callaghan, Member

Absent: Deneen Connell, Member

Minutes

Motion by Chairman Soper to approve the minutes of August 26, 2008, with a correction for the date of the meeting. The motion was approved.

Motion: Motion was made by Richard Schaefer to re-zone Lots 29, 30, 32, and 33 of the Plat of Old Allouez, Allouez Township, Keweenaw County from Residential (RS1) to Business (B-1) to accommodate both existing and proposed business use in this area. The number of vehicles allowed on the properties was to be consistent with State Permit requirements. Motion was seconded by Jim Huovinen.

Discussion:

John Karvonen (Guest) stated that he intended to have up to 5 cars for resale on his lot at any one time. It was noted that his state permit allowed up to six. The motion was approved unanimously.

Motion: Motion was made by John Parsons to re-zone Lots 1 through 13, Assessors Plat of Ahmeek Mine Location, Allouez Township, Keweenaw County from Extraction District to Single Family Residential District - R1 B to accommodate both existing and proposed residential use in this area.

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The motion was seconded by Jim Huovinen. The motion was approved unanimously.

AGENDA

Motion by Commissioner Keith to approve the agenda. Motion seconded by Vice-Chair Schaefer. The motion was unanimously approved.

Commission reorganization and membership.

This issue was deferred.

Minutes of April 28, 2009

The minutes of April 28th, 2009, were reviewed. There were no corrections or changes.

Motion: Motion to accept the minutes as is was made by John Soper. Motion was seconded by John Parsons.

The motion was unanimously approved.

Minutes of May 18th, 2009

The minutes of May 18th, 2009, were reviewed. It was noted that the Minutes should more clearly define when the Public Meeting ended and the Regular Meeting commenced. Joan Nelson volunteered to make the changes.

Motion: Motion to accept the minutes as corrected was made by John Soper. Motion was seconded by John Parsons. The motion was unanimously approved

Guests:

John Karvonen, Donna Karvonen, Jeff Turnquist, Carl Torola

Carl Torola (Calumet) stated that he has a property on the Gay - Lac Labelle Road between Montgomery Point and Gratiot River. He has begun a construction of a sauna on the property but in September of 2008 he was ordered to cease construction by the Building Inspector due to zoning violations.

The three primary violations are that the sauna is located 30 feet from the water line, in violation of the 75 foot set back rule; there is no primary structure on the property; the owner has a single wide trailer parked on the property; and the owner has not applied for a zoning permit.

Mr. Torola stated that at the time he began construction of the sauna in the summer of 2006, the Zoning Administrator at that time stated that if the structure was under 200 square feet (the sauna is 180square feet), that "the County doesn't care what you do".

In discussion it was noted that although construction started under the old ordinance, which had a 50 foot set back, the sauna would still have to be moved and therefore would be subject to the 75 foot

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setback under the new ordinance.

Under the ordinance, the trailer can only stay on the lot for fourteen consecutive days, with a maximum of 60 days a year.

Motion: Motion by Richard Schaefer that the Zoning Administrator offer Mr. Torola two options:

- Option 1;
- a. Comply fully with all current zoning requirements;
 - b. Remove sauna from property; and
 - c. comply with all trailer regulations in the zoning ordinance.
- Option 2;
- a. Obtain all appropriate permits, including a primary structure permit; this will allow the ancillary structure (sauna) on the property during the two years allowed to build the primary structure;
 - b. move the sauna back to the 75 foot line; and
 - c. comply with all trailer regulations in the zoning ordinance.

Motion seconded by John Parsons.

Roll Call vote: Richard Schaefer yes; John Parsons yes; Tom O'Callaghan yes; Jim Huovinen yes; Don Keith yes; Jon Soper yes;

Motion carried unanimously.

Unfinished Business:

Planning Commission By-laws Update:

A draft of the revised By-Laws of the Keweenaw County Planning Commission was reviewed.

On the question: Tom O'Callaghan asked for clarification of Article III Section 3. Appointments are made for a term of 3 years. Is membership restricted to one three year term or may members serve multiple terms. After discussion it was agreed that there are no term limits on membership if the member is re-appointed every three years.

Motion by Don Keith to submit the by-laws to the County Board for approval. Motion seconded by Richard Schaefer. Motion carried unanimously.

New Business: None

Correspondence: None

Zoning Administrator Report:

Joan reported that 17 permits have been issued this year to-date. A copy of the Zoning Administrator's report is attached.

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Public Comment

Jeff Turnquist questioned if it was appropriate that Commissioner Keith be on the Planning Commission since he lives in Eagle Harbor. It was noted, however, that Commissioner Keith's District encompasses more than Eagle Harbor Township.

Commission Final Comments

Jim Huovinen recommended that the Chairman and Secretary of the Commission each receive double the per-diem rate because of the additional work of those positions.

Motion by Jim Huovinen to recommend to the County Board that they increase the per-diem for the Chairman and for the Secretary to double the regular per-diem. Motion seconded by John Parsons. **Roll Call vote:** Richard Schaefer yes; John Parsons yes; Jim Huovinen yes; Don Keith yes; Jon Soper abstain; Tom O'Callaghan abstain; Motion carried unanimously.

Chairman Soper said that changes and corrections to the current Zoning Ordinance would be discussed at the next meeting.

Motion to adjourn by Jon Soper. Seconded by Tom O'Callaghan
Meeting adjourned at 9:31 pm.

Zoning Ordinance Proposed Amendments

- \$ The County does not have an ordinance formally establishing the Keweenaw County Planning Commission.
- \$ The Ordinance should not require a principal structure on property zoned Agricultural.
- \$ No voting representation on the Planning Commission from outside the Zoning District can be permitted unless and until the current Ordinance is modified.
- \$ No non-voting representation on the Planning Commission from outside the Zoning District can be permitted unless and until the current Ordinance is modified.