

Keweenaw County Planning Commission

*Draft Agenda*  
Public Hearing  
May 6, 2024

Keweenaw County Courthouse 5:00 PM

Roll Call:	John Parsons	Steve Siira
	Barry Koljonen	Harvey Desnick
	Daniel Yoder	AJ Kern
	Bob Demarois, Commissioner	Bob Pokorski
	Sara Heikkila, Zoning Administrator	

5 Member quorum is \_\_\_\_\_, meeting was appropriately posted.  
Pledge of Allegiance

Approve Agenda  
Motion (M) to approve \_\_\_\_\_ / Second (S) \_\_\_\_\_

Approve minutes of the regular meeting on April 29, 2024.  
M to approve \_\_\_\_\_ / S \_\_\_\_\_

Guests:

**Open Public Hearing to receive public comment on proposed amendments to the Zoning Ordinance.**

Questions through the Chairman:

Close Public Hearing

**Section 20.7 FINDINGS OF FACT**

A. In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition and shall report its findings in full along with its resulting recommendations for the proper disposition of the petition to the Keweenaw County Board of Commissioners.

B. The facts to be expressly considered by the Planning Commission shall include, but shall not be limited to the following:

1. What, if any, identifiable conditions related to the petition have changed which justify the petitioned change in zoning?

2. What, if any, error in judgment, procedure, or administration was made in the original Ordinance which justifies the petitioned change in zoning?

3. What are the precedents and the possible effects of precedent which might result from the approval or denial of the petition?
4. What is the impact of the amendment on the ability of the County and other governmental agencies to provide adequate public services and facilities and/or programs that might reasonably be required in the future if the petition is approved?
5. Does the petitioned zoning change adversely affect the environmental conditions or value of the surrounding property?
6. Are there any significant negative environmental impacts which would reasonably occur if the petitioned zoning change and resulting allowed structures were built such as:
  - a. Surface water drainage problems
  - b. Waste water disposal problems
  - c. Adverse effect on surface or subsurface water quality
  - d. The loss of valuable natural resources such as forest, wetland, historic or scenic sites, wildlife, mineral deposits, or valuable agricultural land?
7. Does the petitioned zoning change generally comply with the policies and uses proposed for the area in the adopted Comprehensive Plan of Keweenaw County? If not, and if the proposed zoning change is reasonable, in light of all other relevant Article XX Amendments Keweenaw County Zoning Ordinance July 1, 2019 20-3 factors, then the Plan should be amended before the requested zoning amendment is approved.
8. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.
9. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.
10. If a specific property is involved, can the property in question be put to a reasonable economic use in the zoning district in which it is presently located (after considering all of the uses permitted by right, by special permit or as conditional uses)?
11. Is another procedure, such as a Variance, Special Land Use or Planned Unit Development procedure a more appropriate alternative than a rezoning?

### **General Procedures and Findings at Public Hearing**

#### **Were the proper time limits followed as established in the Ordinance?**

- a. Notification of Public Hearing Posted on Website April 15, 2024
- b. Notification of Public Hearing in newspaper April 17. 2024
- c. Public Hearing held on May 6, 2024

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_ to

Approve / Deny the proposed Zoning Ordinance Amendments

Roll Call Vote:

John Parsons, Chair	Signature
Barry Kolijinen, Vice-Chair	Signature
Dan Yoder	Signature
Harvey Desnick	Signature
AJ Kern	Signature
Steve Siira	Signature
Bob Pokorski	Signature