

Keweenaw County Zoning Board of Appeals
Public Hearing
Minutes – January 23, 2014

Keweenaw County Courthouse 6:04 PM

Roll Call: Jim Vivian, Chairman Frank Kastelic, Vice Chair
 Pauline Johnson, member Shari Chase, member
 Jon Soper, Planning Commission member
 Ann Gasperich ZA

Members excused: Steve Peters

Pledge of Allegiance was recited

Approve Agenda -- The agenda was approved with a motion by Pauline seconded by Frank, passed.

Approve minutes of October 1, 2013 Motion by Jon Soper / Frank Kastelic

Guests: No guests present

The chair then Opened Public Hearing for Joseph & Svetlana Peterlin

Open the Public Hearing regarding the setback variances requested to construct new home

Written Comments Property Owners within 300' read from the Chair

In Support – three letters received were read aloud. Raymond & Julie Stukel, Fred & Marcia Stukel, Robert & Susan Hall

In Opposition – none received

Written Comments from Interested or affected persons/organizations

In Support – none

In Opposition – none

ZBA Questions through the Chairman –

Jim Vivian -- Were the interested parties on either side of the affected parcel? Yes,

Jon Soper – the Halls gave a five foot setback eventhough Peterlin only needs 3' Also, please check on the 79 feet to the water edge it has to be 75' from the high water mark, not the edge.

Ann Please verify prior to construction.

Frank – If we end up approving the motion our contingency for approval is the 75 feet set back from the high water mark.

Ann said that the house needed to be set due to the location of the well.

Frank – it's not a bad spot

Jon Soper – those were the only questions I had.

Chairman asked for other questions or comments.

There is no opposition from adjacent property owners.

Action brought down from Public Hearing

Chairman called for a motion to accept the request of side setbacks with a stipulation of the 75' from the high water mark? Pauline Johnson made the motion seconded by Jon Soper

Jim Vivian Yes

Frank Kastelic Yes

Jon Soper Yes

Pauline Johnson Yes

Sheri Chase Yes.

Public Comments -- Please limit comments to 3 minutes, not to exceed 30 minutes in total.

Open Public Hearing for Verona Bant Property

Open the Public Hearing regarding the lot split application and the road frontage request

Public Comment -- Property Owners within 300' **

In Support – Phone Call Eileen Swank

In Opposition – Phone Call Miles & Susan Gregorich

Written Comments Property Owners within 300' read from the Chair

In Support – none

In Opposition – One received

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

ZBA Questions through the Chairman –

Jim Vivian asked if there was a legal septic on lot 3

Jon Soper – this isn't really a lot split, this is a lot line adjustment. The lots come out equal.

Jim Vivian – it's a point of buyer beware regarding the septic.

Frank Kastelic – let's not make this any more than it is – is a lot line adjustment.

Jim Vivian – it's a bear in the wintertime – the parking in the winter is terrible, keeping it open is a challenge. Technically this is a lot line adjustment not a lot split. The owner did their best to make the lots equal, to keep the houses on their own lot and to provide for the largest setbacks available.

Jon Soper the variance is for minimum lot with and side yard setbacks.

Frank Kastelic – the major point is both of these lots meet the 12,000 sq feet.

Jim Vivian – the lots on Main Street are RRC, the septic there is a problem, under driveways, on neighboring property. It is buyer beware with parking and septic.

Close Public Hearing

Action brought down from Public Hearing

The Bant Finding of Fact was complete.

The motion by Pauline Johnson seconded by Shari Chase allowing the requested variances. of the lot line adjustment as described in the survey and accompanying legal dated September 16, 2013 allowing the described setbacks and maintaining the 12,000 square foot lot size.

Jim Vivian Yes

Frank Kastelic Yes

Jon Soper Yes

Pauline Johnson Yes

Sherri Chase Yes.

New Business – there was none

Unfinished Business

Jon spoke for a few minutes regarding the proposed zoning amendments.

Correspondence – None

Public Comment – None

Commission Final Comments

Tentative Schedule Next Regular Meeting –Thursday March 20th 2014, 7:00 p.m.

A motion to adjourn by Sheri at 7:38