

Keweenaw County Planning Commission

Regular Meeting Minutes

December 9, 2014

Meeting held at Keweenaw County Courthouse was called to order at 6:15 PM.

Roll Call: Jon Soper, Chairman Jim Huovinen, Member
 Ray Chase, Commissioner Ned Huwatschek, Member
 Richard Schaefer, Member Steve Siira, Member
 John Parsons-Member

Excused: Ann Gasperish, Zoning Administrator- Tom Hall, Member

The Pledge of Allegiance was recited.

Agenda: M/S: Chase/Huovinen to approve the agenda as amended by deleting Eagle Harbor Comprehensive Plan discussion. Passed.

Meeting Minutes: M/S: Siira/Parsons to approve the Regular Meeting Minutes of October 28, 2014 as presented. Passed.

Attendees on the agenda: Alex Protzel - Zoning Overlay Districts

Attendees: Don Kauppi, Peg Kauppi, Lydia Kauppi, Jake Anderson, Miranda Davis, William Eddy

Public Comment: Alex Protzel asked to speak to issues during Planning Commission discussion foregoing a formal presentation on zoning concerns.

New Business:

Review and adopt Planning Commission recommended amendments to the Keweenaw County Zoning Ordinance for review at a Public Hearing scheduled for January 8, 2015 at 6:00 PM at the Keweenaw County Courthouse.

- Amendment 1: Proposed wording for Section 9.2, Subsection C

Motion passed on September 30, 2014 as follows:

Provided that adequate potable water and proper and safe septic or sewage disposal can be provided, as determined by the District Health Department, the Zoning Administrator shall permit single lots of record or combinations of single lots of record (those in subsection B above) that are nonconforming because they are substandard in area, width, or depth to be built on without variances provided the requirements for yards, width, depth and area is no less than the average of neighboring lots to the left and right of the lot in question with a minimum setback of twenty (20) feet from the ordinary high water mark.

M/S- Siira/Parsons to rescind the motion made by Parsons, seconded by Tom Hall, on September 30, 2014 in which Ray Chase abstained. Motion passed with one abstain, Ray Chase.

Revised Proposed wording for Section 9.2, Subsection C

Provided that adequate potable water and proper and safe septic or sewage disposal can be provided, as determined by the District Health Department, the Zoning Administrator shall permit single lots of record or combinations of single lots of record (those in subsection B above) that are nonconforming because they are substandard in area, width, or depth to be built on without variances provided the width, depth and area is no less than the seventy-five percent (75%) of that required by the terms of this ordinance. Further, the Zoning Administrator shall be authorized to allow setbacks for front, rear and side yards with are compatible with those of neighboring/adjacent structures provided that no front/rear yard be less than ten (10) feet, no side yards be less than 7.5 feet and no waterfront setback be less than fifteen (15) feet.

~~Footnote to proposed wording for Section 9.2, Subsection C:~~

Change Table 5-3, page 5-7 so that setbacks for conforming lots in RS-1 match those stated for non-conforming lots in Section 9.2, subsection C

Add footnote (e) to Table 5-3, page 5-7; (d) for non-conforming lots in RS-1 see section 9.2, subsection C for allowable setbacks

M/S Parsons/Huovinen to approve the recommended proposed wording as revised. Motion passed with one abstain, Ray Chase.

- Amendment 2: Multiple Family Housing and Two Family Housing.

Motion passed on September 30, 2014 as follows:

M/S Parsons/Huovinen to recommend modifying the zoning ordinance to allow Multiple Family Housing in RS 1 and RS 2 by right with conditions (conditions to be reviewed) and Two-Family Housing in RS-1 and RS-2 by right. Motion passed with Chase abstaining.

Planning Commission to let motion stand as passed.

- Amendment 3: Road Right of Way Setbacks

Motion passed on September 30, 2014 as follows:

M/S Soper/Parsons to recommend modifying Table 5.1 to include the road designations and road right of way setbacks as listed in the Zoning Administrator's proposals.

County & State Primary	Setback 25' from the Right of way
Local Road with speed limit over 35	Setback 20'
Local Road with speed limit under 35 mph	Setback 15' from the Right of way
Local dead end roads	Setback 10' from the Right of way

Motion passed with Chase abstaining.

Planning Commission to let motion stand as passed. Definitions to be added as "note e" on Table 5-1, page 5-3.

- Amendment 4: One Driveway Per Parcel

Motion passed on October 28, 2014 as follows:

M/S Parsons/Huovinen to recommend to the Board of Commissioners to allow two driveways with the correct permits being obtained from the proper Highway Authority, the Road Commission or the State of Michigan Department of

Transportation. The driveway permits must be obtained prior to granting a zoning permit. Motion passed with Ray Chase abstaining.

Planning Commission to let motion stand as passed. Above wording to be added as the last sentence to Section 7.26.3, page 7-16.

Unfinished Business:

- Fiber Optic Connectivity: Soper- A follow-up letter to politicians not sent. Keep on agenda.
- SBC Cellular Towers in Keweenaw County: Soper – Zoning Administrator received report from SBC regarding tower locations in Keweenaw County. Report received and filed.

Zoning Administrator's Report: None

Public Comments: Thanks and appreciation from Copper Harbor attendees for addressing zoning issues.

Commissioners Final Comments: Chase: Publication of 2015 meeting schedule to be established and published in January, 2015

“Merry Christmas to All”

Meeting Schedule:

Public Hearing: January 8, 2015, 6:00 PM Keweenaw County Courthouse -Zoning Ordinance Amendments

Next Regular Meeting: January 27, 2015, 6:00 PM.

Soper moved to adjourn at 7:45 PM

Minutes Recorded by:

Darleen M. Huovinen