

SPECIAL MEETING MINUTES
EAGLE HARBOR TOWNSHIP PLANNING COMMISSION
October 23, 2025

- **CALL TO ORDER**

- ☐ Meeting called to order by Chair Laura Bonde at 4:30 p.m.

- **ROLL CALL & RECOGNITION OF VISITORS**

- ☐ **MEMBERS PRESENT:**Laura Bonde, Jeane Olson, Norm Spear and Tom Healy
 - ☐ **MEMBERS ABSENT:** None

- **VISITORS PRESENT:**Zoning Administrator Susan Hockings

- **AGENDA APPROVAL AND ADDITIONS**

- ☐ Approval of Agenda as presented:**Motion**by Tom Healy **second** by Norm Spear to approve the agenda as presented.**Vote:** unanimous. **Motion Carried**

- **MEETING MINUTES APPROVAL**

- ☐ **Motion** by Norm Spear, **second** by Tom Healy to approve the minutes of the October 2, 2025 Regular Meeting**Vote:** unanimous. **Motion Carried.**

- **PUBLIC COMMENT:** None

- **OLD BUSINESS:**

Complaint Form for Noise and Nuisance Ordinance: Laura presented the amended Complaint Form. The Planning Commission will make a recommendation to the Township Board to adopt the form and make it available on the website.

Shipping Containers:Article 2 page 2-2 Article 7 page 7-12 Section 7-4 page 7-1 (Siding, windows, roof)

- **DISCUSSION FOR MATTERS NOT ON THE AGENDA**

- ☐ **Correspondence Received:** None
 - ☐ **Planning Commission Members:** None
 - ☐ **Members of the Audience:**None

- **ZONING ADMINISTRATORS REPORT:** Working on Zoning Permit Applications and received 2 new Short Term Rental Applications

- **REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE:** None

- **REPORT OF THE ZBA REPRESENTATIVE:** None

- **NEW BUSINESS**

Topics for Future Consideration Next Steps: No action

- **DISCRETIONARY PUBLIC COMMENT:** None

1. ADJOURNMENT

Motion by Tom Healy, **second** by Jeane Olson to adjourn. **Vote:** unanimous. Meeting adjourned 4:55 p.m.

CERTIFICATION

I, the undersigned, Jeane Olson, the official Secretary of the Eagle Harbor Township Planning Commission, Keweenaw County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Planning Commission of said Township at a Special Meeting held October 23, 2025.

Jeane Olson, Secretary
Eagle Harbor Township Planning Commission

**EAGLE HARBOR TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
October 23, 2025**

Topic: Proposed changes to the Zoning Map and Ordinance

- **Call to Order:** Hearing called to order by Chair Laura Bonde at 5 p.m.
- **Roll Call:** Planning Commission members present: Laura Bonde, Jeane Olson, Tom Healy, Norm Spear
- **Approval of Agenda:** Motion by Jeane Olson, second by Tom Healy to approve the Agenda as presented
- **Open the Public Hearing**
 1. **Purpose: Opening Comments by the Chair - Items for Consideration**
 - Rezone the Top of Brockway from RS2 (Resort Service) to CEP (Environmentally Protected)
Rationale- consistent with the surrounding contiguous properties and traditional use. The property would not be able to avail itself to any of the advantages of being R2 given Township ownership and the Grant to purchase precludes any type of concessions.
 - Rezone VooDoo Mountain: From CEP (Environmentally Protected) to TR (Timber Resource).
Rationale - Map Correction. Parcel contains a narrow strip of CEP bisecting it which makes little sense (but we think 20 years ago there was talk of a “wildlife corridor”). The change would make the whole of the parcel TR.
 - Rezone Sand Bay: From CEP (Environmentally Protected) to R3 (Residential).
Rationale- Would make 3 parcels in Sand Bay the same as the surrounding contiguous privately owned parcels whose current function is residential.

- Reduce number of Short Term Rentals from 18% to 10%. Rationale-The number of permits has remained stable over 2 years below 10% with 46 permits issued. Current percentage allows for 88 permits. New percentage allows for 49 permits
- 2. Comments by the Zoning Administrator - Staff Reports Read (Attached)
- 3. Public Input
 - Please direct all comments to the Chair
 - State your Name and Address for the Record
 - Limit Comments to three minutes
 - Speakers will be recognized one at a time unless otherwise warranted by the Chair
- Two written Communications received in support/opposition.
 - Kerrie Richert was in favor of reducing the STR percentage to 10 %
 - David Moss/Colleen Beaman oppose the change to the percentage of STR's.All documents are attached to these minutes.
- Opportunity for Members of the Public to speak in opposition/support of the changes:
 - Rebecca Clanton read a letter in support of changing the zoning at Sand Bay and all %. A copy of the letter is attached.
 - Don Keith had no real objections to any of the changes. He was concerned over the enforcement of the STR Ordinance,
 - Rich Probst felt the changes made a lot of sense and was okay with the STR Percentage change to 10%
 - Norm Spear was approached by Marjie Marshall who was in support of the changes and agreed with the reduction of STR's to 10%Rebecca Clanton asked if the Voodoo mountain change increased the environmental protection of the area.
 - There were no other comments
- Opportunity for rebuttal - None
- 4. Close the Hearing: Hearing closed at 5:54 p.m.
- 5. Deliberation by the Planning Commission: Review the facts based on the information presented. Discussion continues until a member is confident to propose a motion including the recommendation to approve or disapprove the changes to the Zoning Map and STR percentage
- 6. Motion proposed on rationale and conclusions, discussed focusing on input and the ordinance
 - After review of the Staff Report and Findings of Fact for Brockway Mountain to be rezoned from RS-2 to CEP a **motion** was made by Tom Healy, **second** by Jeane Olson to recommend the change. **Roll call vote**: unanimous. **Motion carried.**
 - After review of the Staff Report and Findings of Fact for Voodoo Mountain to be rezoned from CEP to Timber Resource a **motion** was made by Tom Healy, **second** by Norm Spear.to recommend the change. **Roll call vote**: unanimous. **Motion carried.**

- After review of the Staff report and Findings of Fact for Sand Bay properties to be rezoned from CEP to R-2 a **motion** was made by Tom Healy, **second** by Jeane Olson to recommend the change. **Roll call vote:** unanimous. **Motion carried.**
 - After review of the Staff Report and Findings of Fact to reduce the percent of STR's allowed from 18% to 10 % and calculation of percent would be rounded to the nearest whole number, a **motion** was made by Norm Spear, **second** by Tom Healy to recommend the change. **Roll call vote:** unanimous. **Motion carried.**
7. Action on the motion: Motion made by Norm Spear, **second** by Jeane Olson to recommend to the Township Board adoption of all four proposed changes to the Zoning Map and Zoning Ordinance Text. **Roll call vote:** unanimous. **Motion carried**
- Public Comment- None
 - Adjournment: **Motion** by Tom Healy, **second** by Jeane Olson to adjourn. **Vote:**unanimous, Meeting adjourned at 6:17 p.m.

FINDINGS of FACT

WRITTEN COMMENTS