

REGULAR MEETING MINUTES
EAGLE HARBOR TOWNSHIP PLANNING COMMISSION
September 4, 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 and Tom Healy

- **MEMBERS ABSENT:** Anthony Carter and Norm Spear

- **VISITORS PRESENT:** Zoning Administrator Susan Hockings, Supervisor Probst and 11 residents from Washington Mine Road and US41 on Lake Medora.

- **AGENDA APPROVAL AND ADDITIONS**

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

- **MEETING MINUTES APPROVAL**

- **Motion** by Tom Healy, **second** by Jeane Olson to approve the minutes of the August 7, 2025 Regular Meeting **Vote:** unanimous. **Motion Carried.**

- **PUBLIC COMMENT:** Eric Steier from Washington Mine Road at Lake Medora presented Eric Steier also presented a copy of the “Declaration of Easement, Covenants and Restrictions” for the “West Shore of Lake Medora,” signed by David Lieser, Vice President of Lake Superior Land Company and dated June 24, 2003. The covenant restricts the use of the property to seasonal or year round residences and remains in effect until January 1, 2033. That document was recorded at the Keweenaw County Register’s Office on June 3, 2003. A copy of the letter signed by 54 residents, a copy of the 5 individual letters and a copy of the recorded Covenants and Restrictions is attached to these minutes. Several other members of the audience spoke against the zoning change.

- **OLD BUSINESS: Zoning Map:** The Zoning Map needs to be updated to be consistent with the Master Plan.

Proposed map changes to be considered

- Top of Brockway RS2 (Resort Service) to CEP (Environmentally Protected)
Change Zoning. 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.
- Voodoo Mountain: CEP (Environmentally Protected) to TR (Timber Resource).
Change Zoning: 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.

- Sand Bay: CEP (Environmentally Protected) to R3 (Residential).
Change Zoning. Rationale- Would make 3 parcels in Sand Bay the same as the surrounding contiguous privately owned parcels whose current function is residential.

The following properties will remain as currently zoned

- Wakeman/Rice property. RS (Resort Service) to R-3 (Residential).
No Zoning Change. Rationale- would carve out a single parcel as R-3 from an area of parcels all logically zoned RS. Current designation of RS does not preclude being residential, and is not consistent with the Master Plan.
- Healy/Bogart/Westlake/Donnay properties
R-3(Residential) to RS (Resort Service).
No Zoning Change. Rationale- Historical use has alternated between private and resort and are contiguous with an area zoned RS on the eastern side, there is no room for any of them to expand. Deemed an unnecessary change.
- Fresh Coast Resort and Cedar Point. R-3 (Residential) to RS (Resort Service).
No Zoning Change. Both parcels are in areas zoned residential. While they have an historic use as resorts, is it ‘spot zoning’ to carve them out as RS or is the RS use mutually supportive and compatible with both the area and master plan?
Both resorts were “grandfathered in when the Interim Ordinance was adopted in 2007. They have continued to be resorts up to the present. To expand or enlarge the use they would need a Special Use Permit.
- Society of St John Monastery- R-3 to RS-2
No Zoning Change. Leave on their Special Use Permit.
- Multifamily parcel by Lake Medora: **Waiton decision** until Nature Conservancy decides on what parcel they want to sell.
- Planning Commission received a request from David Moss/Colleen Beaman to have the Planning Commission recommend rezoning their property on Lake Medora from R-3 (Residential) to RS (Resort Service). The Planning Commission received a letter from Chuck Miller a resident of Lake Medora and an attorney representing owners of property on Lake Medora-West on Washington Mine Road opposing the rezoning request of property by David Moss/Colleen Beaman on behalf of Anam Cara, LLC a Wisconsin a limited liability company. Letters against the zoning change and covenants allowing only residential

uses were presented during Public Comment. Several visitors spoke against the zoning change. The change would be inconsistent with the Master Plan and Map and covenants. The Planning Commission's final decision was **No Zoning Change**

- o **Motion** by Tom Healy, **second** by Jeane Olson to set a hearing for October 23, 2025 at 5 p.m. at the Township Hall to take comments on the proposed map changes and update the map.
Vote: 3 ayes **Motion carried.**

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

- ☐ **Correspondence Received:** Patrick Coleman has sent an invitation to members of the Eagle Harbor Township Planning Commission to attend an informal discussion at the Keweenaw County Court House with the Keweenaw County Planning Commission to provide input for the development of the Keweenaw County Master Plan. Laura Bonde and Jeane Olson will attend on Monday, July 22 at 1 p.m.
- ☐ **Planning Commission Members:** None
- ☐ **Members of the Audience:** None

- **ZONING ADMINISTRATORS REPORT:** Received a letter signed by 54 residents of Lake Medora protesting a zoning change request by David Moss/Colleen Beaman to change the zoning of their property from R-3 (Residential) to RS-2 (Resort Service) to allow them to have multiple rentals on their property without needing an STR (Short Term Rental) Permit. 5 individual letters from Lake Medora residents with the same wording were sent to the Zoning Administrator.

The Zoning Administrator also received a complaint about a campground being run on Frimodig Road at Lake Medora. She will investigate and issue a "Cease and Desist" order. The Health Department and EGLE will also be notified.

There was also a report of some clearing and construction being done with no permit at the East end of Silver River Loop Road. A "Stop Work Order" will be issued.

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

- **REPORT OF THE ZBA REPRESENTATIVE:** A public Hearing was held August 12, 2025 at 4:30 at the Township Hall to consider a request for a setback variance so a Lot Split could be applied for. Notice was published in the Daily Mining Gazette and posted at the Township Hall. The ZBA denied the request. A meeting has been set for September 18, 2025 at 10:30 a.m. at the Township Hall to approve the minutes of that hearing

- **NEW BUSINESS**

- ☐ Topics for Future Consideration:
 1. Complaint Form for Noise and Nuisance Ordinance
 2. Shipping Containers
 3. Topics for Future Consideration Next Steps

- **DISCRETIONARY PUBLIC COMMENT:** None
- **ADJOURNMENT**
Motion by Tom Healy, **second** by Jeane Olsson to adjourn.
Vote: unanimous. Meeting adjourned 5:55 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 regular meeting held September 4, 2025.

Jeane Olson, Secretary
Eagle Harbor Township Planning Commission