



# CITY OF NEGAUNEE

319 West Case Street, Negaunee, Michigan 49866, Phone: 906-475-7700 ext. 11 Fax: 906-475-0178

## Planning Commission August 15, 2017 at 5:30 p.m. Negaunee Senior Center (410 Jackson Street, Negaunee) Minutes

1. Call to Order
2. Roll Call - Rich Uren, Robbie Jandron, Gary Sjolund, Jon Becker, Janice Chittle, Dave Oglesby (arrived @ 5:41pm)  
Also present: City Attorney's Jeremy Pickens & Bruce Houghton  
Not present: Jeff Gardyko
3. Approval of Agenda - Motion by Jandron, 2nd Sjolund. Motion carries
4. Approval of Minutes –July 18, 2017 - Motion by Jandron, 2nd Sjolund. Motion carries.
5. Public Comment - all present will be allotted time to speak on the Special Use Permit
6. New Business (1117 Owaissa) Ronda Huffman Zoning Application for Special Use Permit to Operate a Bed & Breakfast in an R-1.

Public Comment concerning the Special Use Permit:

- > Brian Peterson - 1113 Owaissa.
- > Valerie Peterson (1113 Owaissa)
- > Steve Mittinen (1125 Owaissa).
- > Rhonda Huffman (1117 Owaissa).
- > Linda Fassbender .
- > Angela Leese (420 Gold St).
- > Jim Hunter

Public Comment closed.

Motion to Approve Special Use Permit by Oglesby, 2nd Chittle. Discussion.  
Amendment to Motion: to limit number of guests and parking  
1 space per room in addition to space for single family dwelling.



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Request to include letters submitted in opposition into the record.

Table the Motion pending Attorney Pickens suggestion that we proceed with first reviewing the standards and make a factual finding:

A. Does this use meet the definition of Bed and Breakfast? Motion to acknowledge that this use does meet the definition of Bed and Breakfast as it is in the ordinance by Jandron. 2nd Becker. Motion carries unanimously.

B. How does it comport with the standards for a Special Land Use in 1268.03?

a) Is it harmonious with the character of the adjacent property?

Motion "to find that this use meets this requirement based on 2+ years of previous use." by Oglesby, 2nd Chittle.

Yes - Uren, Oglesby, Jandron, Chittle, Becker

No - Sjolund

b) Does this change the essential character of the surrounding area?

Motion "to find that this use meets this requirement based on 2+ years of previous use." by Oglesby, 2nd Uren.

Yes - Oglesby, Uren, Chittle

No - Becker, Sjolund, Jandron

c) Does this use interfere with the general enjoyment of adjacent property?

Motion "to find that this use does not interfere with the general enjoyment based on 2+ years of previous use." by Chittle, 2nd Oglesby.

Yes - Oglesby

No - Jandron, Sjolund, Becker, Chittle, Uren

d) Does this represent an improvement to the property and surrounding area? Motion to find that this is an improvement to the property and surrounding area by Chittle, 2nd Oglesby.

Yes - Chittle, Uren, Oglesby

No - Becker, Sjolund, Jandron

e) Is this use hazardous to adjacent property...?

Motion to find that this use meets this standard by Chittle, 2nd Sjolund.

Yes - all in favor

No -

f) Is this use adequately served by essential public services...?



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Motion to find that this use meets this standard by Oglesby, 2nd Chittle.

Yes - all in favor

No -

g) Does this special use place additional demands on public services and facilities?

Motion to find that this use meets this requirement by Chittle, 2nd by Oglesby.

Yes - all in favor

No -

Pick up original motion from the table by Oglesby, 2nd Chittle.

Motion to amend conditions to include hours of check in/out by Becker.

Supported by Oglesby/Chittle.

Motion to approve the Special Land Use Permit with the following conditions:

- maximum occupancy of 5 persons including the homeowner
- off street parking for a max of 3 vehicles including the homeowner
- hours of operation - 8am check in/10pm check out

Yes - Oglesby, Chittle, Uren

No - Jandron, Sjolund, Becker

Motion fails.

7. Old Business – None

8. Public Comment -

Hunter

Huffman

Valerie Peterson

Angela Leese

Brian Peterson

9. General Discussion -

> Commissioner Oglesby welcomes our new city attorney.



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- > Attorney Pickens - this is a difficult issue. There are 2 pieces of legislation pending that may create state level protection for short term rentals and take those decisions away from local government.
- > Jandron - this is the process and how it worked out tonight
- > Sjolund - It didn't meet the criteria as written. We will need to look at it again.
- > Uren - appreciate everyone coming tonight.

## 10. Adjournment

Motion to Adjourn by Becker, 2nd Chittle. Motion carries.