

## WHITEFISH TOWNSHIP PLANNING COMMISSION

### Public Hearing Minutes

October 16, 2018, Whitefish Township Community Center, 7 PM

**ATTENDANCE:** Terry Humphreys, Richard Gratopp, Richard Jarnagin, Pat Dignum, Nikki Craig

**GENERAL PUBLIC:** 12 signed In, Others not signed in.

The hearing was called to order by Richard Jarnagin at 7:04 PM. Roll call was completed. Craig requested permission to conduct the session. Permission was granted. Craig provided instructions asking each person that speaks to state their name and address. Each person was to speak only for themselves, not a group. Three short term rental special use permit request applications were under review. The Public Hearing notice was posted in the Sault Newspaper, September 29, 2018. Certified letters were mailed to property owners within 300 feet of the property in the application.

**Application 1:** 016-683-073-00, 14244 North Whitefish Point Road, Paradise; Francis Bedell, 12 Eleven letters from property owners were received by the commission members. A copy of six of those letters was given to the commission members prior to the meeting for review. Five letters were received at the beginning of the meeting, a copy to each commission member. All letters were opposed to the application;

Francis Bedell addressed the commission sharing his plans for the property owned by he, his brother and his father. He expressed considerations towards the neighborhood's character and the safety of their guests. He reported they had their own private drive from Whitefish Point Road to the facility, private access to the beach, off-road parking for their guests, and would adhere to the maximum occupancy specified in the ordinances. He was fully aware of the mandates of the ordinances.

Don Kalfayan, 14330 N Bear Rd. expressed opposition to the proposal and his opinion felt the application did not meet the mandates of a residential district and expressed concerns regarding ORV's and snowmobiles on subdivision route, Bear Road.

Dennis Bedell, Sault Ste. Marie, stated he would like to see more people coming to Paradise, adding to the economic activity of the community. Dennis reported that he works with the rental and building codes of Sault Ste Marie and would apply those principles to this property as well.

Lorrie Bicknell, 14036 North Whitefish Point Road, requested the Bedell's consider long term rentals, and expressed negative concerns regarding snowmobilers.

Lynn Carmody, 14468 N Bear Road, was opposed to the application and expressed concerns regarding safety of residents and devaluation of property.

Joanne Kalfayan, 44330 North Bear Road, was opposed to the application, expressing concerns regarding access to emergency services in this remote area and the protection of Lake Superior.

Cindy Bulmer, 14116 North Bear Road was opposed to the application and expressed a desire to keep the residential district as it is.

Rick Bicknell, 14036 North Whitefish Point Road expressed opposition but felt confident the Bedell's would manage the property well.

Raan McLean, 1772 North Sandy Lane, expressed no opposition to the application and cited there were very few changes in his neighborhood with his short term rental. He reported no noticeable increase in traffic on their subdivision's private drive.

Dennis Bedell, 5887 North M-123 was supportive of the application and cited that there was traffic on the Bear Road that was not residents of the subdivision.

**Application 2:** 016-650-020-25, 12143 North Superior Drive, Paradise; James Disney  
The commission received one letter, not opposed to the application, but concerned about the public easement.

James Disney addressed the commission outlining his thoughts for the three-bedroom home. He has direct access to North Superior Drive, located on the west side of North Superior Drive. He has off street parking. James was confident property values would not be affected by this application. James identified Sarah Haslett as his local contact for the property although he continues to reside in Whitefish Township.

Phil Jense, 12158 North Superior Drive, Paradise spoke before the commission and was not opposed to the application.

**Application 3:** 016-278-027-00, 13975 North Shelldrake Road, Paradise; Paul & Maria Quinn

No one was present at this hearing on behalf of Paul and Maria Quinn. The commission received no letters in favor or opposed to this application.

No further public comment was made.

**ADJOURNMENT** Nikki Craig moved to adjourn the hearing and reconvene the regular meeting after a brief break. The hearing was adjourned at 8:07 PM.

Minutes prepared by Nikki Craig, 10/17/2018

Minutes Approved \_\_\_\_\_  
(Date)

Signatures: