

**VILLAGE OF CALUMET PLANNING COMMISSION
PUBLIC HEARING – CONDITIONAL USE APPLICATION FOR 201 5TH STREET
MEETING MINUTES
CALUMET VILLAGE TOWN HALL
340 SIXTH STREET
CALUMET, MICHIGAN 49913
APRIL 14, 2022 AT 5:30PM**

Present: Chair Colleen Kobe, Commissioners Pete Hahn, and Chris Green

Absent: Commissioner Virginia Dwyer and Andrew Ranville

Also Present: Amber Goodman, Manager

Public: Seven members of the public

I. Call to Order

Chair Kobe called the meeting to order at 5:33pm, and recited the pledge of allegiance.

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

II. Acceptance of Agenda

Motioned by Commissioner Green and seconded by Commissioner Hahn to accept the agenda.

Motion Passed-3/0

III. Agenda

A. Emails, Letters and Petitions from the Public

Chair Kobe provided the reasoning on holding the conditional use public hearing:

Member of the public spoke, identified as Tom Tikkanen – Voiced his opinion that he strongly supports Mr. Haugland efforts to renovate the building, and continue to build positive energy in the downtown. Mr. Haugland owns other properties in the block as well. There was a point that Tom Tikkanen and the flower shop had the only lights on in the downtown, so these days he feels like he is living the dream by having construction crews; and people coming / going. He also mentioned that there are several businesses on this block that support this as well.

Member of the public spoke, identified as Amy Knight – owner of Calumet Floral and Gifts, also here to show support for Mr. Haugland's efforts. As a business owner we are super thankful to see someone investing in our community, we truly believe that the efforts and the quality that he is investing into each building is commendable. We are thankful for the buzz, the excitement that this produces for this community.

Member of the public spoke, identified as Rebecca Glotfelty – with Keweenaw Story Telling Center. Morten is their next-door neighbor. Ecstatic that he moved in and it

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was a god send that he got this building in the nick of time. I don't know if there is a fee for the conditional use permit due to Morten putting out his own money to move the powerlines before he could do anything for that building. Felt that this should have come from the Village. I want to support his effort, love the mixed uses that he is getting out of the buildings, which includes business on the main floor and the apartment units on the top. Still a proponent of the Airbnb's, but glad that he is here. Asked "What is the fee by the way?"

Manager Goodman responded \$225.00, covers the cost of posting ad roughly \$130.00, postcards, postage, small amount of administrative time, but since we reposted it, this cost extra to the village.

Rebecca Glotfelty asked "that was mandatory that he apply for this, this was not grandfathered in?"

Manager Goodman responded, yes, based on our current zoning document, and having apartment on the ground floor. Which was outside the scope of the current zoning document.

Jeff Ratcliffe spoke (representing Mr. Haugland) about the addition of the ground floor apartment; the intent was to have two upper floor short term rentals. Because the degree of revitalization the building required going to the MEDC for support. However, MEDC does not currently support short term rentals. In order for us to access the funds we had to convert those short-term units to long-term, and an additional unit just to generate some level of debt service. Three long term units, and it adds some additional residential units in the downtown.

Rebecca Glotfelty spoke, Morten is an outlier, because he is putting all of this money in and it is going to take a long time to get his investment back. The zoning plan which eliminates some of the investing in these historic buildings is detrimental, because who else is going to come in and make these investments.

Planning Commission Chair Chris Green spoke about the proposed new zoning ordinance and the ground floor apartments being permitted by right, but not in the current zoning ordinance. This is why the public hearing was held to move this request forward.

Letters read by Chair Kobe for the public.

Letter read from Tim and Sue Bies, Summary of the letter, letter also attached to the minutes: Letter in support of the conditional use application, to construct ground floor

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and two apartments on the upper floor. Improvements made to the downtown benefit the community as a whole. The letter spoke about the history of the ground floor dwellings in the downtown district.

Letter read from Nathan Shuttleworth & Valerie Baciak, MaggieB Properties, LLC and Keweenaw Coffee works, LLC, Summary of the letter, letter also attached to the minutes: Strongly opposes the zoning request at 201 5th Street, following questions were presented:

1. Do other municipalities allow first floor apartments in their business districts? Can Council provide a good example of first floor business district apartments in another city/village? If not, why would calumet allow this zoning request to be approved.
2. What kind of downtown business district do we want? One that is full of first floor Airbnb's and long-term rentals or one that is full of businesses?
3. If we allow one person/entity to have a first-floor apartment in the business district then we have to allow everyone, think about this in relationship to question 2.
4. Why won't the finances work for Mr. Haugland's project if he doesn't get a first-floor business district apartment? Commercial real estate rental values are much higher than residential. If his buildings are filled with business, will he be generating more rental income.

Expressed that we need first floor units to remain commercial, and capturing the commercial rental dollars by businesses.

Rebecca Glotfelty asked about clarification that letting one does not allow all others automatically. Also spoke about concerns with empty first floors without businesses and residents.

Chair Kobe discussed the process of the public hearing, and recommendation going to the Village Council for the final process for approval. If we grant one conditional use application, why won't we grant another. It needs to be fair, but it may be a moot point once the new zoning document is passed by the Village Council because it would be by right as long as it meets the zoning ordinance criteria.

Commissioner Green spoke adding clarification on apartments for the first floor and less than 50% of the building and in the back half for the current zoning documents.

Jeff Ratcliffe spoke about the discussions over the last few meetings that this is a corner lot but the current zoning document doesn't define what is the back of the building. Clarification that long term rentals do have an higher per square foot than commercial.

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Member of the public spoke and asked a question, will the new ordinance if it passes, will it allow someone to be looking into someone's building, watching tv.

Colleen confirmed that it needed to be in the back half of the building not visible from the street.

Member of the public spoke, I would hate to see the town die without changing to the needs of the times. Calumet is so charming, that's why I moved here, I would hate to see it die, I understand that. I see churches do the same thing. Moving forward, sometimes is growing pains, but not doing anything is also not an answer.

Tom Tikkanen spoke about the history in the past of people converting units downtown to the point that you may be able to see into living rooms from the street. The area that is under discussion in his life time has been a broken-down garage. It was not a commercial space; he appreciates the spirit in which the zoning ordinance was written to maintain the store fronts. However, in this particular case this is why you have a special use permit.

Rebecca Glotfelty asked about what makes a building commercial, as a commercial space can be a lot of different things, not just retail.

Verbal comment read by Chair Kobe from Mr. Pressel from visit on 4/7/2022, Summary of interaction, written report also attached to the minutes: 5th and 6th would prefer not to see apartments on the main level. Best of luck as long as there is nothing that changes the look and feel of the Village.

Commissioner Green spoke about the definition of commercial units in the proposed zoning ordinance. Chair Kobe provided some examples of commercial use.

Discussion on some of the retail shops, manufacturing within the businesses and how this is a factor.

Member of a public spoke about a study that she read 20 years ago, to that putting people in the downtown units revitalized the area. Also, another member of the public added that they appreciate people downtown due to them adding to security.

Member of the public, identified themselves as Ryan, he works with Morten, and he was responsible for cleaning out the garage. He spoke about the garage and the JCPenney building being in a state of disrepair to a point that it would have likely caused a disaster in downtown calumet, if Morten had not come in. As we look at all

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of the money that he has invested in the Village, to turn that away would be a great disservice not only to the investor, but to the Village itself. This place is coming back alive, there are more businesses that are coming back in. The garage was packed to the ceiling that was a fire risk, he thinks it would be a mistake to not recommend this. Ryan added to his comment that he was not condemning anyone that these buildings were at this point.

Jeff Ratcliffe, added that retail space is getting added in the Village. This is a testament to the area here.

Commissioner Green made comments on some of the buildings that are being restored as retail space that previously were on the demo by neglect. This building was on that list.

Commissioner Hahn spoke about the previous issues with the building as a former resident, but he also saw potential. He wants to see Morten or anyone else succeed in this town.

Jeff Ratcliff spoke about the progress within the Village.

Tom Tikkanen spoke, thanks to the planning commission.

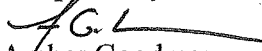
B. Adjourn

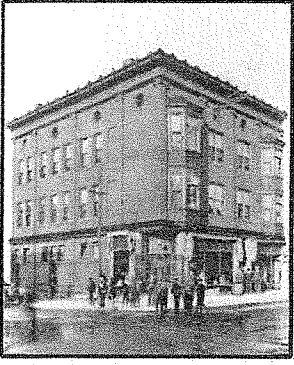
Chair Kobe, Thank you to the members of the public for attending.

Moved by Commissioner Green and seconded by Commissioner Hahn to adjourn the meeting at 6:07 PM.

Motion Passed-3/0

Respectfully Submitted,


Amber Goodman
Village Manager



Michigan House Cafe
Red Jacket Brewing Co.
300 Sixth St, Calumet, Michigan 49913 (906)337-1910

April 14, 2022

Village of Calumet
Planning Commission
340 Sixth St.
Calumet, Michigan 49913

Regarding: Public Comment in favor of Conditional Use Application requested by Morten Haugland

Dear Planning Commissioners:

We would like to offer our support in the matter of a Conditional Use Application requested by Morten Haugland at 201 5th St., Calumet, to construct a ground floor apartment and two apartments on the upper floor. Improvements made to downtown buildings benefit the community as a whole. Mr. Haugland has a record of maintaining the historic fabric in the buildings he owns and has had work done on. The caliber of building stabilization is also very high.

Frankly, we could use history to inform moving forward. There is ample evidence that at the turn of the 19th century there were several ground floor dwellings in the downtown district as well as dwellings located in basements and attics. We don't support returning to this, but a project that restores and utilizes a downtown structure should be welcomed by the Village.

Thank you for your consideration.

Sincerely,

Timothy Bies
owner

Sue Bies
owner

keweenaw COFFEE WORKS

113 5TH ST • CALUMET, MICHIGAN • 49913

April 6, 2022

Attn: Village Manager & Village Council Members
RE: Conditional Use Application at 201 5th St, Calumet MI 49913

To Whom It May Concern,

This letter is in regards to the Conditional Use Application requested by Morten Haugland, Vianis Realty, LLC at (201 5th St, Calumet MI 49913).

MaggieB Properties, LLC and Keweenaw Coffee Works, LLC strongly opposes the zoning request at 201 5th St. In consideration of this application, we ask that the Village consider the following questions

1. Do other municipalities allow first floor apartments in their business districts? Can the council provide a good example of a first floor business district apartment in another village/city? If not, why would Calumet allow this zoning request to be approved.
2. What kind of downtown business district do we want? One that is full of first floor Air BnB's and long term rentals or one that is full of businesses?
3. If we allow one person/entity to have a first floor apartment in the business district then we have to allow everyone. Please think about this in relation to question 2.
4. Why won't the finances work for Mr. Haugland's project if he doesn't get a first floor business district apartment? Commercial real estate rental values are much higher than residential. If his buildings are filled with businesses, he will be generating more rental income.

We can appreciate that there is need for housing, and we see no reason that the development of 2nd floor units can't move forward. We also understand the need to have buildings occupied, but in a business district we need to have first floor units remain commercial. And seeing as we also have a dire need for businesses in Calumet, this seems like a great opportunity for Mr. Haugland to capture those commercial rental dollars by getting his buildings occupied with legitimate businesses and not rentals.

We appreciate this opportunity to voice our concerns for the community that we have invested in and love so much. We hope you will take into consideration the above questions and comments in your decision making process.

Thank you

Nathan Shuttleworth & Valerie Baciak

Nathan Shuttleworth and Valerie Baciak
MaggieB Properties, LLC
Keweenaw Coffee Works, LLC

4/7/2022

Public Comment Render by in person visit on
4/7/2022, if in the case he is not able to attend
in person.

MR. PRESSEL - Important that the look and
FEEL OF the Village be maintained, just make
sure, 5th and 6th STREET, would PREFER to not
see ~~it~~ apartments on the main level.

Best of luck as long as he is not
doing anything that changes the look and
FEEL of the Village, adversely.