9.4 Urban and Built Up Land continued

Industrial Land Use

The Humboldt Mill represents the largest industrial land use in Humboldt Township. The Humboldt Mill had remained idle since the mid 1990s and had fallen into disrepair and subsequently, the site was designated as a Brownfield industrial site. Kennecott Eagle Minerals Company purchased the Humboldt Mine in September 2008 and initiated plans to invest an estimated $80-$100 million in site clean up, environmental reclamation and equipment upgrades. Eagle Mine, a subsidiary of Lundin Mining Corporation, purchased Kennecott's interests in the mine and mill in 2013 and invested an estimated $275 million is all aspects of redevelopment.

After the reclamation process, the Humboldt Mill has been used for essentially the same purpose as in the past. After milling, the product is shipped to Sudbury, Ontario for smelting and further refinement. A water treatment plant has also been built at the Humboldt Mill site, as a contingency, to ensure that the water used during the milling process meets state and federal discharge requirements prior to being returned to the Middle Branch of the Escanaba River.

Several mining companies own large tracts of land within Humboldt Township and a major concern is the constraints placed upon Humboldt Township for residential and commercial development due to the large amount of land held by mining companies as well as land owned by the state. Land for commercial and residential development is largely unavailable at this time; however, future industrial development will be encouraged along major transportation routes or in areas with access to a Class A road. Industrial development may also be an option along the existing railway at potential decking and loading sites.

There are several gravel mining sites located within Humboldt Township, mainly located along US-41 and M-95. Hamel Inc., a construction company, provides crushed gravel and topsoil and is located along US-41. The Marquette County Road Commission maintains a gravel pit along M-95 near Humboldt Township's southern boundary. An additional gravel pit owned by O'Dovero Construction is located along US-41, west of M-95.

9.5 Contaminated Sites

Part 201 (Environmental Remediation) and Part 213 (Leaking Underground Storage Tanks) of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), regulate most sites of environmental contamination in Michigan. The Part 201 and Part 213 cleanup programs are administered by the Remediation Division of the Michigan Department of Environmental Quality (MDEQ). Leaking Underground Storage Tanks (LUST) have resulted in more stringent requirements for the placement of storage tanks and many aging fuel tanks that complied with the guidelines in place at the time of installation have deteriorated and fuel may

CHAPTER 9.0-LAND USE

9.5 Contaminated Sites continued

then be able to enter the surrounding soil.

Current sites are listed by the MDEQ and are available at the MDEQ website. These sites will remain listed until corrective action(s) are complete. There are four leaking underground storage tank sites listed for Humboldt Township, one (C-2363-90) from 1990, is along County Road 601 associated with the Callahan Mining Corporation and the others (C-0462-97)(C-0125-18)(C-0942-97) are adjacent to US-41 at Koski Korners.

The majority of the tanks at these sites have been removed from the ground; several tanks are still in use at the Koski Korners site. In order to remove these sites from the list, a qualified underground storage tank consultant must certify and submit a closure report as described in Part 213 of the NREPA with documentation that the release has been adequately investigated and that contamination does not exceed residential criteria as developed under Part 201 of the NREPA, Environmental Remediation. If the groundwater exceeds residential criteria, institutional controls, land use restrictions or an alternate mechanism (an ordinance to address contamination exceeding drinking water criteria) must be in place. This would provide mechanism for the prevention of contaminated groundwater coming in contact with the general public.

9.6 Issues and Opportunities

- The availability of public and private services, accessibility, existing constraints of the site and the price are important considerations for residential development.
- The Zoning Ordinance provides a tool to regulate new development and allows Humboldt Township to have an influence on future changes in land use.
- Planned transportation systems and strategic road improvements can encourage and guide future development.
- Two main transportation corridors, US-41 and M-95, traverse 4.75 miles and 8.9 miles respectively in the Township and intersect in its north. These provide excellent access to adjacent land and provide the necessary traffic generation for commercial and industrial endeavors.
- Approximately 25 percent of land in Humboldt Township is held by the State of Michigan as part of the Escanaba River State Forest, somewhat limiting development.
- Low density residential development prevails within Humboldt Township.

9.6 Issues and Opportunities continued

- Humboldt Township offers a very desirable rural environment for residential development.

- Commercial development in Humboldt Township is limited due to lack of infrastructure and distances to more urban populations and centers of development.

- Infrastructure improvements and expansions will be necessary to attract additional residential, commercial and industrial development to Humboldt Township, particularly natural gas service.

- Reclamation and reuse of the Humboldt Mill has benefitted Humboldt Township. The Mill site is the only location in the Township with utility natural gas service.

- There are two LUST (leaking underground storage tank) sites that had four leaks in Humboldt Township; however, the majority of the tanks have been removed from the ground.

- Humboldt Township officials are attempting to attract new and appropriate development to the area and will consider utilizing various incentives.

CHAPTER 10.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

10.1 Introduction

Throughout the preceding chapters of the Master Plan, detailed information has been presented defining the historic trends and existing conditions in Humboldt Township. Information helps achieve an understanding of the forces which historically have shaped the growth and development of Humboldt Township to this point.

In order for a community to have a sound plan for growth and development, it is essential that goals be set. Goals are broad statements which reflect desired future conditions and are based on the background information, assumptions and policy variables defined earlier. More specific recommendations are then developed, defining actions that can be taken initially to implement the goals.

The final and most important stage of the planning process is implementation, which begins after the goals and recommendations have been defined. The first step in implementation is the adoption of the Master Plan by the Planning Commission and the Township Board following a public hearing and with thoughtful consideration of any public comments received.

The Master Plan implementation is a dynamic process and it evolved through adherence to the goals and recommendations set forth in its content. It should be emphasized, however, that these goals and recommendations are a guide and provide a long-term vision, and that the ideas and projects mentioned are adjustable and dictated in accordance with Humboldt Township's needs. While the Planning Commission has developed goals and recommendations based on the best information available, the needs of the community at any point in time, changing needs and desires within the community, or changes in the local population or economy may dictate that these goals and recommendations may need to be reevaluated. The Master Plan must remain dynamic and flexible enough to respond to changing needs and conditions, while still providing a strong guiding mechanism for future development. It is imperative that the Planning Commission and Township Board, together with other groups, organizations and individuals, utilize this Master Plan as a dynamic decision-making tool and assure that the plan is referred to frequently and that it is reviewed annually and updated every five years in accordance with statutory requirements.

CHAPTER 10.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

To assist in a complete understanding of the nature of the goals and recommendations presented within this Chapter, the following definitions are presented:

Goal: **A broad statement of a desired future condition, and are the generalized end toward which all efforts are directed. Goals are often stated in terms of fulfilling broad public needs, or alleviating major problems. Goals are generally difficult to measure and are idealistic.**

Recommendation: **A course of action that is advisable. Recommendations are opinions about what could or should be done about a situation or a problem to achieve desired goals. Many recommendations stated in the plan are long-term and may need to be reevaluated periodically to meet new goals developed by the Township.**

10.2 Population

Discussion: Humboldt Township has experienced a 7.9 percent population loss between 1940 and 2015, from 522 residents in 1940 to 481 residents in 2015 (2017 est. 444). Humboldt Township's population peaked in 1980 at 577. Population totals for 2015 indicate a slight population increase (2.6%) for the Township since 2000 (12 persons). A portion of the population base in Humboldt Township may have located in the area due to mining activities and associated employment opportunities, the natural beauty of the area, logging, limited agricultural activities and recreation opportunities. Humboldt Township may experience a change in population in the near future, due to the potential closer of the Humboldt Mine as a milling operation for Lundin Mining Corporation's subsidiary Eagle Mining. The median age of Humboldt Township residents in 2015 was 47.0 years. Communities such as Humboldt Township are experiencing declines in the birth rate and a rapid increase in the proportion of elderly people, contributing to the increase in median age. The Township has a low population density, due in part to the large extent of state and corporate land holdings and large tracts of land held in private ownership.

Goal:

Continuously monitor population trends and encourage various opportunities to retain population density in Humboldt Township and surrounding areas as part of the Master Planning process.

Recommendations:

- Update Master Plan demographic information whenever new Census data becomes available.
- Support land use policies that maintain the population density in the Township.
- Continue to improve employment and recreational opportunities, to attract families with children to the area.
- Encourage local residents who work within Humboldt Township to locate their residences within the Township.

CHAPTER 10.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

10.3 Economic Base

Discussion: There is a limited amount of small commercial activity in Humboldt Township and future expansion is restricted by limited infrastructure, low population, rural location and a lack of economic development opportunities. Humboldt Township's labor force is employed largely outside of the Township; therefore the Township is predominately a bedroom community with an economy that is very dependent upon outside economic venues. According to Township estimates, many residents are employed at Northern Michigan University, Bell Hospital, Marquette General Hospital, NICE Community Schools, and the Tilden Mine.

Lundin Mining Corporation's Eagle Mine Project invested $275 million in the site cleanup, environmental reclamation and equipment upgrades for the rehabilitated Humboldt Mill. This has had a significant and positive economic impact on the Township.

Goal:

Encourage diversity in Humboldt Township's economic base to afford additional employment opportunities.

Recommendations:

- Encourage home occupations (e.g. copper/nickel/Lake Superior agate jewelry hand-crafting) where appropriate and feasible.
- Continue to support and encourage mining efforts within Humboldt Township.
- Improve internet and cellular service availability.
- Encourage the extension of natural gas line service throughout Humboldt Township.
- Consider offering various incentives to attract commercial and industrial development, including tax incentives.
- Explore the possibility of developing a Renaissance Zone within Humboldt Township.
- Continue to accentuate the positive business climate within Humboldt Township, including direct access to US-41, M-95 and also the availability of rail access and the willingness of Township officials to encourage and cooperate with potential new business enterprises.
- The existing Humboldt Mill site has a rail spur and (uniquely in the twp.) has utility natural gas service available. These features may help the Township to maintain and/or promote industrial activities within Humboldt Township at that site or near it.
- Cleanup and redevelop of former Brownfield sites within the Township. Pursue formal Brownfield Designation for these sites and explore associated brownfield redevelopment funding.

CHAPTER 10.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

10.4 Housing

Discussion: Humboldt Township does not encompass concentrated areas of housing development and the existing housing in the Township is low density and scattered. There are limited utilities and infrastructure within Humboldt Township at this time. Infrastructure extensions are cost prohibitive. Humboldt Township has a large number of recreational homes and approximately 49 percent of housing units are for seasonal, recreational or occasional use. Many are concentrated around Humboldt Township's lakes, including Casey, Helen and Fish Lake. Areas of concern regarding future housing within Humboldt Township are site specific and essentially would be dictated by physical constraints. There are concerns with existing seasonal and recreational housing units being utilized as full-time, year-round dwelling units by current residents and also by retirees moving into Humboldt Township.

Manmade barriers to development in Humboldt Township include the lack of infrastructure, a lack of demand for new housing and the limited amount of private land available. Much of the land in the Township is part of the Escanaba River State Forest. Large amounts of land are corporately owned, and private land ownership is highly protected and guarded. Natural barriers to development in the Township include rock and wetland areas as well as the physical constraints of individual sites. Humboldt Township will continue to encourage development in desirable areas physically capable of supporting residential development. There are no new anticipated developments planned at this time, and recent housing development has been limited to waterfront lots which have been the most popular in recent years.

Goal:

Develop a varied housing stock that meets the needs, preferences and financial capabilities of existing and future Humboldt Township residents.

Recommendations:

- Promote and preserve the quiet, rural and safe nature of Humboldt Township.
- Encourage residents to participate in available housing programs, including Alger/Marquette Community Action Board (AMCAB) weatherization assistance, various U.S. Department of Agriculture housing programs and the Marquette County housing rehabilitation program.
- Support the development of a variety of affordable housing options.
- Encourage residential development in accessible areas physically capable of supporting residential dwelling units.
- Limit recreational and seasonal dwelling units for the purpose intended as much as possible through the administration of local zoning controls and standards.
- Identify potential residential development sites and provide all available site-specific information to potential developers, along with possible development incentives.

CHAPTER 10.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

10.5 Community Facilities and Services

Discussion: Current budget constraints require innovative and responsible spending. The Humboldt Township Hall was recently expanded to accommodate existing and future residents. The existing hall was integrated into the addition and it is well maintained and in excellent condition. All residents in Humboldt Township essentially rely on private on-site wells and septic systems for their potable water supply and wastewater treatment services. Humboldt Township's fire protection is provided by the Humboldt Volunteer Fire Department. An Emergency Services Board may need to be established by Humboldt Township for the purpose of protecting the public, health, safety and general welfare of residents in the community.

In 2012, Humboldt Township acquired the vacant 6.9 acre Extremely Low Frequency (ELF) Transmission Facility located within the Township, which had been owned and operated by the Federal Government since the late 1970s. The ELF Facility was sold to a private entity in 2017. Humboldt Township contracts for solid waste disposal services and provides a limited drop-off recycling program at the Township Hall at this time.

Goal:

Provide, maintain and improve the quality and efficiency of current community facilities and services for the public benefit in a cost-effective manner.

Recommendations:

- Continue to encourage and promote intergovernmental cooperation when feasible for providing community facilities and services.
- Continue to maintain the Township Hall for the public benefit.
- Explore the options for the development of the forty acres of land adjacent with the Township Hall.

CHAPTER 10.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

10.6 Recreation

Discussion: Humboldt Township provides and maintains recreational facilities for residents and guests. Township officials have developed a five-year Recreation Plan and Recreation Development Schedule. The Township Planning Commission has been designated to address recreational planning and development within the Township; however, a Recreation Committee has been established by the Township Board to help address this issue. Humboldt Township maintains the Township Park, baseball field, Fish Lake access site and a basketball court and ice rink. There is a Michigan Department of Natural Resources-maintained snowmobile trail traversing through the Township in a north-south direction and there are also several existing recreational multi-use trails interspersed throughout the Township traversing both north/south and east/west. Humboldt Township has developed a list of several potential recreation projects for completion and the ability to accomplish the planned projects will depend on the availability of funding. Humboldt Township also plans to continue to develop multi-use trails where feasible.

Goal:

Maintain and improve recreation opportunities for all current and future Humboldt Township residents of all ages and abilities.

See the Humboldt Township 5-Year Recreation Plan (2016-2020) at www.humboldt.town/recreation

CHAPTER 10.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

10.7 Transportation

Discussion: Communities depend on the safe and effective movement of people and goods to sustain a thriving economy. The ability of the Marquette County Road Commission (MCRC) to keep up with maintenance and construction needs on the county road system has decreased in recent years due to funding limitations. If additional funding cannot be secured, the Road Commission may have to defer maintenance, and the condition of many roads will continue to deteriorate. Humboldt Township currently levies a millage of 3 mils for road repairs and maintenance and Township officials have developed a five-year road improvement plan which utilizes asset management practices to prioritize projects.

Two main transportation corridors, US-41 and M-95, traverse 4.75 miles and 8.9 miles respectively in the Township intersecting in its north. These provide excellent access and traffic generation for commercial and industrial endeavors. In 2012, Humboldt Township took action to adopt a Memorandum of Understanding recognizing the need to participate in a coordinated access management planning effort for the US-41/M-28 corridor.

According to the MCRC, there have not been any paving projects completed in the Township since 1991; however, several roads have been re-graveled and minor culvert replacements have been completed when financially possible. CR 601, which provides direct access to the Humboldt Mill, was widened and reconstructed in 2012. The project included flattening of a steep hill and the realignment of two sharp curves to improve traffic safety and allow year-round access. This project was funded by Michigan Transportation Economic Development Funds and by the Lundin Mining Corporation's Eagle Mine Project.

There are existing Canadian National active railroad lines traversing through Humboldt Township and rail upgrades, including a rail spur reinstallation running from the Humboldt Mill to the active line, were completed. Additional upgrades would be beneficial to the Township. The Township acquired and restored this section of abandoned railroad grade and utilized it for industrial purposes, including shipping of Eagle Mine milled ore from the Humboldt Mill to active rail lines, and subsequently to Sudbury, Ontario, where the ore is received for finish processing.

Goal:

Provide a safe, well maintained and efficient transportation network, utilizing various options.