CHAPTER 11.0-FUTURE LAND USE AND ZONING PLAN

11.3 The Relationship between Zoning and the Future Land Use Plan

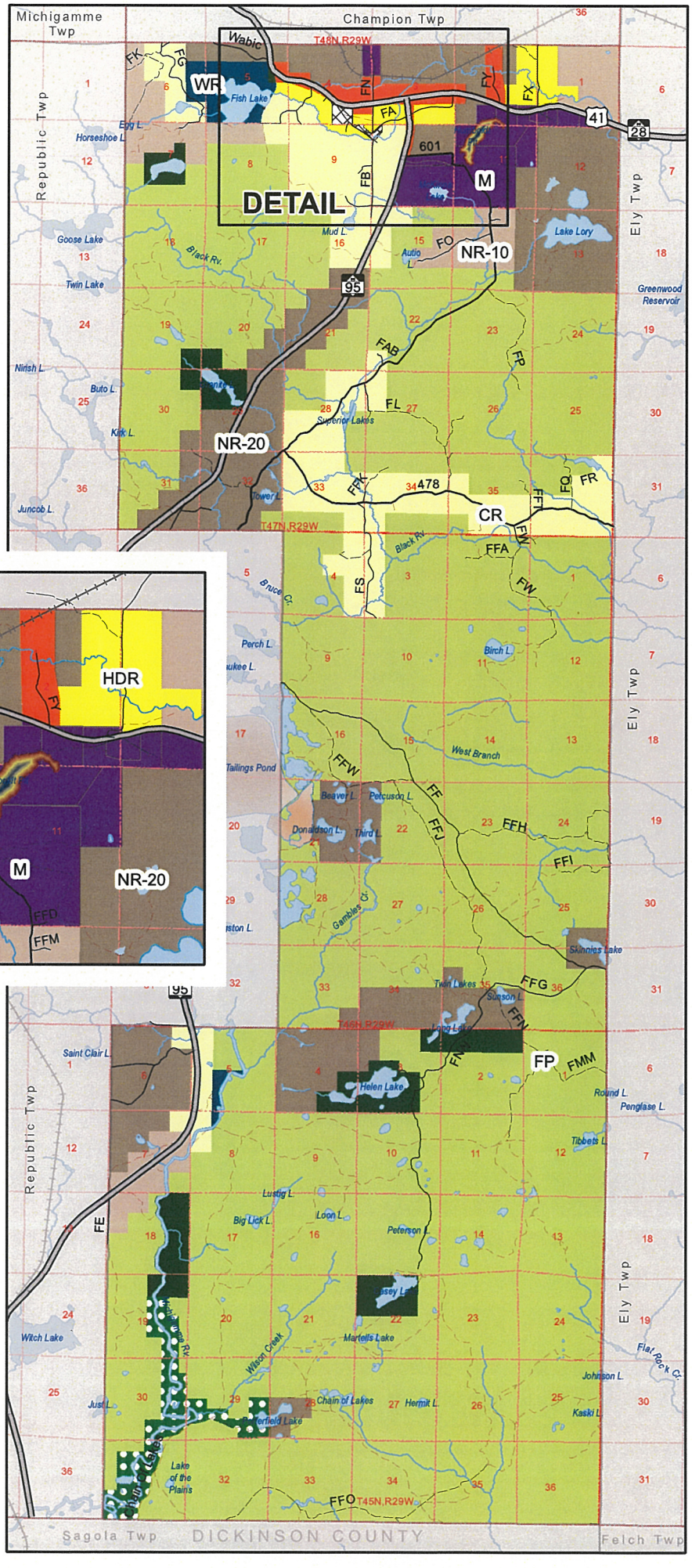
The Future Land Use Map is not the same as the Zoning Map, either in the legal sense or in its purpose. An Existing Land Use Map is a graphic representation of how land is now physically being used. The Future Land Use Map is general in nature and is an official graphical depiction of where and to what level future zoning should be permitted. The Zoning Map is a graphic representation of the boundaries for which Zoning District regulations have been adopted by Humboldt Township.

The Future Land Use Map, along with its associated descriptions for Future Land Use classifications make up the Future Land Use Plan. The Future Land Use Map serves as a guide for making decisions on the rezoning of land. However, the Planning Commission and Township Board should consider the map to be only one of many tools available to help them in making land use decisions, recommendations and addressing rezoning requests. The information contained on the Maps should be complemented by site-specific information as considered necessary by Township officials prior to any final decisions.

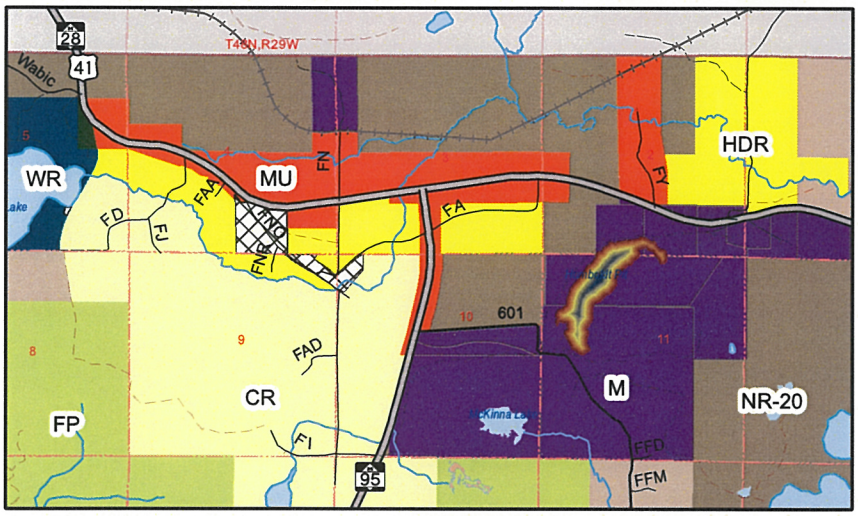
Future Land Use Classifications and Associated Zoning Districts	
Future Land Use Classification	Zoning Districts
UR, Urban Residential	R, Residential
CR, Country Residential	RR-5, Rural Residential
WF/R, Waterfront Residential	LS/R, Lakeshore and River
SD-1, Seasonal Dwelling One	RS-1, Recreational Structure One
SD-5, Seasonal Dwelling Five	RS-5, Recreational Structure Five
NR-10, Natural Resources Ten	RP-10, Resource Production Ten
NR-20, Natural Resources Twenty	RP-20, Resource Production Twenty
FP, Forest Production	TP-40, Timber Production
MU, Mixed Use	TD, Town Development
M, Manufacturing	I, Industrial

Map 11-2 Future Land Use

- Country Residential
- Forest Production
- High Density Residential
- Manufacturing
- Mixed Use
- Natural Resources - 10
- Natural Resources - 20
- Public Land
- Seasonal Dwelling - 1
- Seasonal Dwelling - 5
- Waterfront Residential



DETAIL



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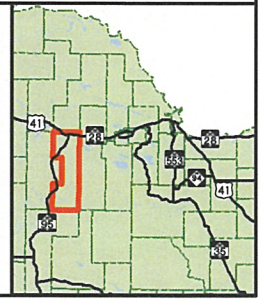
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MARQUETTE COUNTY

HUMBOLDT TOWNSHIP



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MP FLU Map 3.19.20

CHAPTER 11.0-FUTURE LAND USE AND ZONING PLAN

11.4 Commercial Development

Humboldt Township officials estimate that many Township residents are employed at Northern Michigan University, Bell Hospital, Marquette General Hospital, NICE Community Schools, and the Tilden Mine. Businesses located within Humboldt Township include: UP Propane, Superior Oil, Eliason Property Management, Range Bank, Bucket List Whitetails, Sportsman's Taxidermy, Hamel Excavating & Septic, Sodergren Septic, Timber Joy storage facility, Raven Graphics, Unadolce Artist Studio, Carlisle Sanitation, The Mudmen Masonry, Eagle Mine's Humboldt Mill, a quilting shop, candle maker, seamstress and additional small home-based businesses. Many Humboldt Township businesses are located along the two major transportation corridors, US-41 and M-95.

Humboldt Township will continue to encourage additional compatible commercial development along the US-41 corridor and along M-95. The Mixed Use District has been expanded to encompass the vast majority of US-41, including existing commercial and residential development. The Mixed Use District also traverses south along M-95 from the US-41/M-95 intersection to immediately south of County Road 601, thence proceeds east along County Road 601. The Mixed Use District also covers a pocket of existing commercial development located along US-41 in the northeast corner of Humboldt Township.

Expansion of commercial development in Humboldt Township is restricted by limited infrastructure, low population, rural location and generally a lack of economic development opportunities. The location of proposed Mixed Use areas accomplishes an efficient delivery of goods and services to residents with the least amount of impact on adjacent land uses. Future development along the US-41/M-28 corridor will require the proper administration of Access Management standards. Humboldt Township has created a Mixed-Use District, to encourage creative development that promotes exceptional design along its major corridors. These areas are intended for the development of commercial enterprises that incorporate well-planned access and parking areas. This category provides for a mix of land uses within the same development, including a mix of commercial uses, providing employment opportunities and supporting residential uses.

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11.5 Industrial Development

The historical basis of the local economy is based on the area's mining heritage and iron ore mining remains a large component of Humboldt Township's economy. Map 11-2, Future Land Use Map, identifies two areas where future industrial development may occur. Each area is located within relatively easy access to major transportation corridors, in areas with appropriate environmental conditions and fits into the overall land use pattern of Humboldt Township.

Eagle Mine's Humboldt Mill represents the largest industrial land use in Humboldt Township. As discussed in Chapter 9, Land Use, Lundin Mining Corporation's subsidiary Eagle Mine purchased the Humboldt Mill in 2013 and has invested an estimated $275 million in site clean up, environmental reclamation and equipment upgrades. Upon completion of reclamation activities, the Humboldt Mill has been used for essentially the same purpose as in the past. A second desirable location for industrial development includes the former Pepin Ireco Explosives site, located in the north central portion of Humboldt Township, along County Road FN. Future industrial development may also be an option along the existing railway at potential decking and loading sites.

11.6 Residential Development

Residential land use includes single family homes, multi-family homes and mobile homes, in a low to medium density pattern. Humboldt Township does not encompass concentrated areas of housing development and existing housing is low density and scattered. There is limited infrastructure in Humboldt Township at this time, which will limit future residential development. All homes utilize on-site private potable water wells and septic systems. New housing development is also limited by the amount of land available and a current lack of demand. Future residential development will be encouraged in areas easily accessible to major transportation routes and the limited utilities that are currently available.

New residential development should be encouraged to preserve the rural character and the environmental integrity of Humboldt Township. Low Density Residential areas designated on Map 11-1, Future Land Use Map include the Country Residential District, generally located south and west of the US-41/M-95 intersection, west of Fish Lake and along County Roads FAB, 478 and FS and along M-95 west of the Michigamme River in the southern portion of Humboldt Township. High Density Residential areas are generally located adjacent to Mixed Use areas near the US-41 corridor and north of US-41 along County Road FX. High Density Residential development currently exists in these areas and infill development will be encouraged where feasible. Single-family residential development is also permitted in the Waterfront Residential District, located around Fish Lake and a small portion of the Michigamme River.

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11.6 Residential Development continued

Recent housing development has been limited and waterfront lots have been the most popular in recent years. Year-round residential development will not be encouraged in areas where public services, such as mail, garbage pickup, emergency services, snowplowing, school bus pickup as well as adequate roads, are not available. Recreational and seasonal development will only be encouraged in the Seasonal Dwelling Districts.

11.7 Recreational Development

See the Humboldt Township 5-Year Recreation Plan (2016-2020).

11.8 Transportation

As discussed in Chapter 7, Transportation, communities depend on the safe and effective movement of people and goods to sustain a functioning economy. The Marquette County Road Commission has experienced sharp budget cuts in recent years and therefore has had limited funding to address maintenance and repair problems with the local county road system. Roads in Humboldt Township that have been rated using the PASER system are generally in fair or poor shape and the cost to fix roads in the Township that are currently in poor or fair condition is approximately $3.9 million. Humboldt Township does not have any road improvements planned at this time.

Humboldt Township took action to adopt a Memorandum of Understanding recognizing the need to participate in a coordinated planning effort for the US-41/M-28 corridor in 2012, and has joined the US-41/M-28 Corridor Advisory Group. The Humboldt Township Zoning Ordinance will require amendments in the near future to reflect a uniform approach to access management advocated by the US-41/M-28 Access Management Action Plan.

Future transportation improvements in Humboldt Township are focused on rail activity. There are active rail lines traversing Humboldt Township. A Canadian National rail line passes through the Township from east to west; rail traffic travels daily in the morning from Sault Ste. Marie to L'Anse and returns from L'Anse back to Sault Ste. Marie in the afternoon. Rail service upgrades included rail reinstatement from the Humboldt Mill, crossing US-41 west to the switch north of Koski's Korner (north of US-41). There is a need for an additional rail spur to be located along the former Mesabi blasting property. Humboldt Township officials acquired and restored a section of abandoned railroad grade, which has been utilized for industrial purposes, including shipping Eagle Mine ore from the Humboldt Mill to Sudbury, Ontario. Humboldt Township has acquired the property known as the Humboldt Mill Grade in perpetuity for the benefit of economic development for Humboldt Township and western Marquette County. The length of the former Lake Superior & Ishpeming Railroad line involved is less than two miles. It was formerly used as part of the Iron Ore Heritage Trail, which was relocated. The associated land parcel contains a

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11.8 Transportation continued

total of about 35 acres. The spur begins at Eagle Mine's property line at the Humboldt Mill, and moves west across M-95, then north across US-41, before curving to the east to connect with the Canadian National Railroad line at Humboldt Junction.

11.9 Alternative Energy Resources

Humboldt Township recognizes the importance of alternative energy resources. To the greatest extent possible, zoning performance standards for developing alternative energy resources will be based on the protection of single family dwellings from noise and vibration issues. Regulations regarding alternative energy sources will continue to be reviewed by Township officials and incorporated into the Zoning Ordinance as appropriate.

Wind energy is an emerging technology that will require the Township to consider updates to the zoning ordinance. Regulations should be added for small and large scale wind turbines. Small wind generators that serve private homes, farms or small businesses and turbines up to a maximum height may be permitted for single family dwellings; however, minimum lot sizes will be required. Zoning definitions will need to be added and updated, as the types of turbines will differ by use, height or capacity. Regulations for anemometers (meteorological or MET towers) will also be included; a site plan will be required. Appropriate development standards will be created and adopted for each type of wind energy facility.

11.10 Potential Zoning Ordinance Updates

As discussed throughout the Master Plan, Zoning must be based on a Plan. The Zoning Plan is the guide for all zoning decisions. The main purpose of zoning is to improve the health, safety, and welfare of the population and to direct land use towards implementation of the Master Plan. Through land use planning and land use controls, including zoning, Humboldt Township intends to allow for reasonable growth to be accommodated with minimal land use conflicts or negative environmental impacts, while allowing for the continuation of existing industrial, commercial, residential and recreational uses.

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11.10 Potential Zoning Ordinance Updates continued

Potential Zoning Ordinance amendments include:

- Update entire Zoning Ordinance to comply with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.
- Include Access Management regulations.
- Review and update definitions.
- Include regulations to accommodate new trends in land use and zoning, including but not limited to:
    - Outdoor Wood Burners
    - Wind Energy
    - Solar Energy
- Update all administrative procedures and standards.
- Update the Zoning Map.
- Review and strengthen the language listed for the intent for each zoning district.

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11.11 Conclusion

Planning is intended to guide the forces of change in ways that encourage desirable outcomes while striking an appropriate balance with development and preservation. Consideration for review of the Master Plan will occur on an annual basis and amending the Plan every five (5) years as necessary, will maintain its use as a reliable planning tool. Michigan law states that the Master Plan shall be reviewed at least every five years to determine if updating is necessary.

As the creators and most frequent users of this document, the Planning Commission is the authority responsible for reviewing the recommendations and progress of this Master Plan. An outdated Plan that is not consistently reviewed will diminish the decision making process. Therefore, the Planning Commission should conduct an annual review of the Master Plan and suggest additions and amendments as deemed appropriate.

Suggested amendments and considerations for annual review:

- Delete Goals and Recommendations that have been accomplished and add new recommendations as needs and desires arise.
- Modify the Future Land Use Map to reflect any zoning decisions that have changed the direction of development in the township.
- Update demographic information whenever Census data is available.

This Master Plan Update represents a significant effort by the Planning Commission, township staff and residents. Development of the Master Plan Update involved collection and analysis of data on population, housing, land use, transportation, infrastructure and socioeconomic conditions. The Master Plan Update sets forth recommendations and this updated Plan will only be successful if the implementation measures are taken to achieve the vision set forth in the previous chapters.