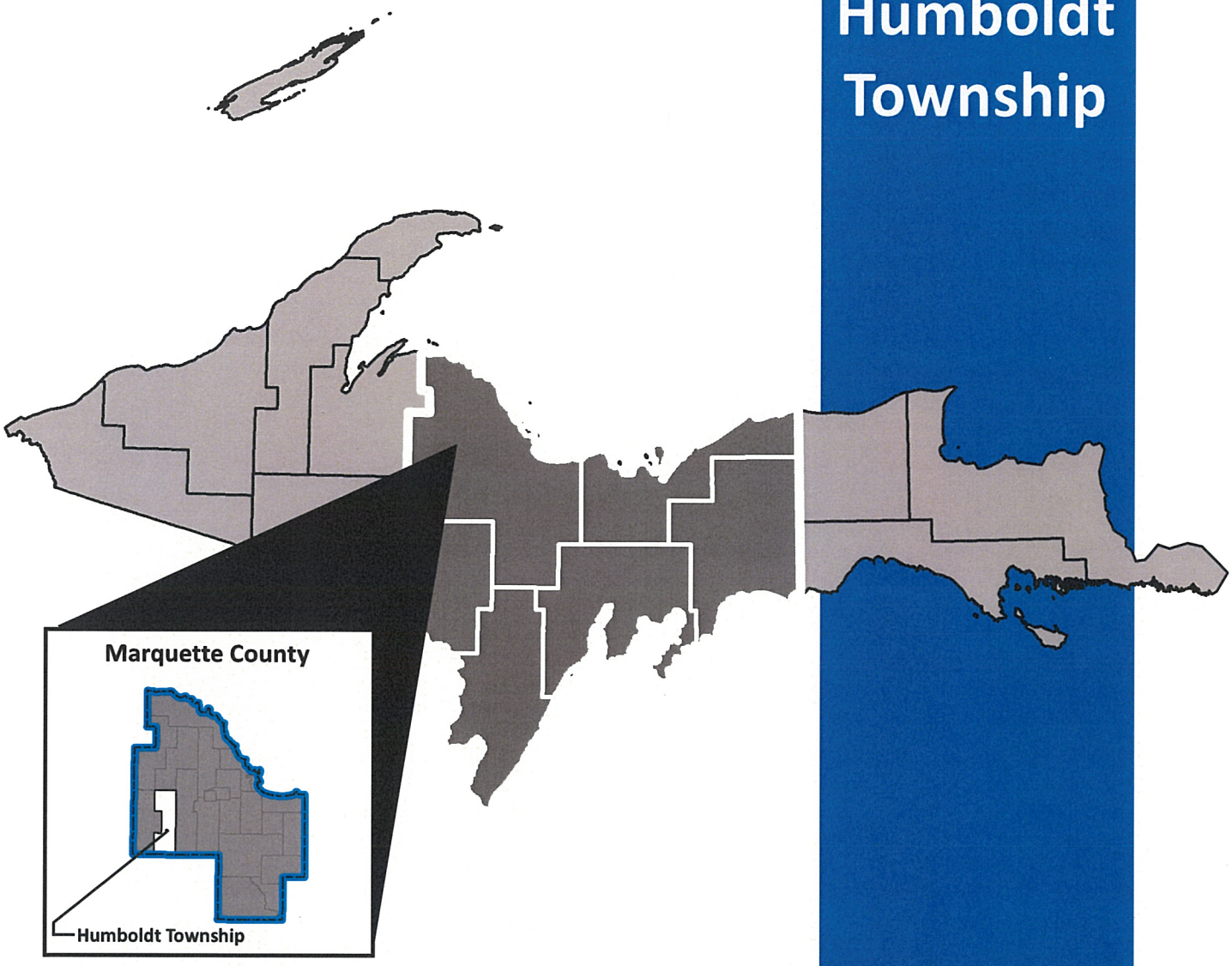
# 2020 Humboldt Township




## Master Plan

Prepared By:

Humboldt Township Planning Commission

&

Humboldt Township Board

Adopted: January 13, 2020

RESOLUTION TO ADOPT HUMBOLDT TOWNSHIP ZONING ORDINANCE AMENDMENT

ZMA2019-01

Humboldt Township Board Resolution No. BD. 03-2020

WHEREAS: Humboldt Township has adopted a Zoning Ordinance under the Michigan Zoning Enabling Act 110 of 2006 to provide for the regulation, development and use of land in Humboldt Township, Michigan,

WHEREAS: Humboldt Township's recently adopted Master Plan amendments reflect the Township's desire to support the extraction of mineral resources while protecting and enhancing the natural setting of the Township and the Future Land Use Map should reflect current and future land use needs,

WHEREAS: A proposed rezoning to have land rezoned from residential to industrial was submitted to the Humboldt Township Planning Commission as current mineral extraction related activities need additional land dedicated to industrial use to continue efficient operations,

WHEREAS: The Humboldt Township Planning Commission has met all public notification requirements of the Michigan Zoning Enabling Act 110 of 2006. A public hearing was conducted on January 27, 2020 for additional public review and comments and no objections were presented,

WHEREAS: After closing the public hearing, the Humboldt Township Planning Commission voted unanimously to approve proposed rezoning ZMA2019-01,

WHEREAS: In accordance with the Michigan Zoning Enabling Act 110 of 2006 the Marquette County Planning Commission completed their statutory review and recommendations of proposed rezoning ZMA2019-01,

THEREFORE, BE IT RESOLVED: The Humboldt Township Board does hereby adopt ZMA2019-01 on February 10, 2020,

Roll call vote:

| | Aye | Nay | Absent |
|---|---|---|---|
| Tom Prophet | X | | |
| Jeff Ogea | X | | |
| Paul Alto | X | | |
| Pete Koski | X | | |
| Sarah Etelamaki | | | X |

I hereby certify that Zoning Amendment ZMA2019-01 is officially adopted by the Humboldt Township Board on February 10, 2020

Sarah Etelamaki, Humboldt Township Clerk

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# CHAPTER 1.0-INTRODUCTION

## 1.1 Introduction

### Master Plan Update

Throughout the update, not all elements were addressed. For example, the Natural Features (Chapter 8) of the Township have remained essentially the same. Therefore, few if any changes were made to this chapter.

The update of the population chapter (Chapter 2) relies heavily on the annual estimates prepared by the U.S. Census Bureau for their American Community Survey (ACS) program. While these estimates provide more timely information, the margin of error for this is higher than actual census counts. The available ACS data may not cover all information provided by census counts. Therefore, it may not be possible to update all tables.

For consistency 2015 estimates were chosen. This year is also midway between the last census (2010) and the upcoming census (2020).

A new Chapter 6 is provided, CAPITAL IMPROVEMENTS, replacing the previous Recreation chapter that is being handled separately. Because the Township does not have either a public water system or a public sewer system, a Capital Improvements Plan (CIP) is not required. However, the Township can still choose to do develop their own CIP for the longer-term management of Township public facilities and potential benefits to township residents.

This Chapter is intended to facilitate the development of a Capital Improvements Plan should the Township choose to develop one.

Other Chapters were updated in accordance with currently available information.

**Original 2012 Plan Introduction**
(with one edit *[in italics]* regarding the new Capital Improvements Chapter and the old Recreation Chapter)

The preparation of this Master Plan represents many months of study, analysis and review by the Humboldt Township Planning Commission with technical assistance from the Central Upper Peninsula Planning and Development (CUPPAD) Regional Commission. Humboldt Township derives its authority to prepare a Master Plan from the Michigan Planning Enabling Act, PA 33 of 2008, as amended. The Act states:

> *Sec. 31. (1) A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction...*

# CHAPTER 1.0-INTRODUCTION

## 1.1 Introduction continued

> *Sec. 33. (1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.*

Major elements discussed in this document include: population, economic base, housing, community facilities and services, transportation, *capital improvements*, natural features and land use. *Recreation is addressed in a separate Five-year Recreation Plan, the details of which are prescribed by the Michigan Department of Natural Resources.* Each of these chapters, or elements, includes a summary of the points having the greatest relevance to future Township decision-making. Thus, this Plan addresses the issues of present conditions, Humboldt Township needs and desired future conditions, while also providing a means to achieve future development goals and objectives.

The Master Plan has the following characteristics:

- It is a physical Plan. Although social and economic conditions are considered, the Plan will be a guide to the physical development of the community.
- It provides for a long range viewpoint. The Master Plan depicts land use and community development within a time frame of approximately ten (10) years.
- It is comprehensive, covering the entire Township and all the components that affect its physical makeup.
- It is the official statement of policy regarding such issues as land use, community character and transportation, which impact the physical environment. As a policy guide, it has been designed to be sufficiently flexible to provide guidance for changing conditions and unanticipated events.

The Master Plan is not a Zoning Ordinance, nor is it a law or local ordinance. The Master Plan is a long-range policy guide for the physical development and land use arrangements within Humboldt Township. The Zoning Ordinance specifically regulates land use and the manner in which individual properties are used, and while it is very effective, it is only one of a number of tools utilized to implement the Master Plan.

# CHAPTER 1.0-INTRODUCTION

## 1.1 Introduction continued

In summary, the Humboldt Township Master Plan is intended for use as a guide for Township officials when considering matters related to development and land use within Humboldt Township. Planning is not a static process and it requires ongoing review and analysis. To that end, this Plan will remain a "work-in-progress" and will require timely and focused review to be of the greatest value.

# CHAPTER 2.0-POPULATION

## 2.1 Introduction

Population change is a primary component in tracking a community's past growth as well as forecasting future population trends. Population characteristics relate directly to housing, educational, recreational, transportation, health care and the future economic development needs of the community. The growth and characteristics of an area's population are subject to changes in prevailing economic conditions.

Because communities do not exist in a vacuum, it is important to examine trends in the surrounding areas as well. Residents of one community may work in another community, send their children to school in a different place and travel to additional areas to purchase goods and services. A portion of the population base in Humboldt Township may have located in the area due to early mining activities and associated employment opportunities, the natural beauty of the area, logging, somewhat limited agricultural activities and/or recreation opportunities.

Demographics -- age, income, education, and occupation, among other related factors -- shape the development of a community as well as its growth. Analysis of these trends and patterns are a useful tool to determine the needs and demands of the future population of Humboldt Township. Included in this chapter is a thorough review of population data regarding current and historical trending, along with population density and age distribution tables. Data from the Decennial Census, as well as the American Community Survey (ACS) 5-Year Estimates from 2006-2010 and US. Census Bureau, 2011-2016, American Community Survey (ACS) 5-Year Estimates have been used in this chapter. While the main function of the U.S. Decennial Census is to provide counts of people for the purpose of Congressional Apportionment, the primary purpose of the ACS is to measure the changing social and economic characteristics of the U.S. population. As a result, the ACS does not provide official counts of the population in between censuses. Although the questions used in the ACS are very similar to those included on the long form used in the Census 2000, there are some important differences between the two surveys. While the Decennial Census has provided a snapshot of the U.S. population once every 10 years, the ACS has been described as a "moving video image, continually updated to provide much needed data about our nation in today's fast-moving world." Because ACS data are collected continuously, they are not always comparable to data collected from the Decennial Census.

Margin of Error is a statistic expressing the amount of random sampling error in a survey's results. The larger the Margin of Error, the less complete faith one should have that the poll's reported results are close to the "true" figures; that is, the figures for the whole population. Margin of Error occurs whenever a population is incompletely sampled. Much of the data reported for the ACS 2015 estimates for Humboldt Township have a very high Margin of Error, possibly due to the small sample size. Nevertheless, this 2015 data is the best that is available. The 2020 Census data with a much lower Margin of Error will not be available until 2021 or 2022.