JIM KIPPOLA, Chairman DAN ETELAMAKI, Vice Chairman JOSEPH O. WASIE, Secretary
JEFFREY OGEA, Commissioner NATHAN DENOFRE, Commissioner

Humboldt Township
Planning Commission

Phone 906-339-2927 Fax 906-339-4431

Regular Meeting/Public Hearing
Monday, January 27, 2020 – 7:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 7:00 PM.

Roll Call, Pledge of Allegiance

MEMBERS PRESENT: Jim Kippola, Jeffrey Ogea, Dan Etelamaki, Joe Wasie, Nate Denofre
MEMBERS ABSENT: None
STAFF PRESENT: Howard Robare, Zoning Administrator; Tom Prophet, Township Supervisor; Sarah Etelamaki, Clerk; Lisa Sarvello, Recording Secretary
STAFF ABSENT: None
PUBLIC PRESENT: Matt Johnson, Eagle Mine; Gerald Plattenberg, Resident; Bob Brandt, Resident

APPROVAL OF AGENDA:
Motion: To approve the agenda with the exception of moving Item 9, New Business, Public Hearing regarding ZMA 2019, Eagle Mine LLC, prior to discussing Old Business
Jeff Ogea, Moved; Dan Etelamaki, Supported; 5 Ayes, 0 Nays; 0 Absent; Motion Carried.

APPROVAL OF MINUTES:
Motion: To approve the December 16, 2019 regular meeting minutes as presented.
Dan Etelamaki, Moved; Jeff Ogea, Supported; 5 Ayes, 0 Nays; 0 Absent; Motion Carried.

PUBLIC COMMENT: None

CORRESPONDENCE:

A) Email from Bryan Lopac of Squarespace regarding the necessity of a permit(s) to set up a tent for the sale of fireworks at Koski Korner. Howard Robare will respond to this request.

OLD BUSINESS:

A) Marquette County Master Plan Update:
Chairman Kippola reported that Marquette County has now partnered with the Marquette County Community Fund Board to work on issues in western Marquette County.

B) Capital Projects 2020:
Nothing has been specifically requested by the Township Board, however, the second phase of the development of the park at the hall, and additional equipment for the Fire Department were briefly discussed.

NEW BUSINESS:

A) Public Hearing for Proposed Zoning Ordinance Amendment-Industrial Rezoning ZMA2019-01 Eagle Mine LLC

Chairman Kippola opened the Public Hearing at 7:07 PM
Matt Johnson of Eagle Mine gave a quick recap regarding the request by Eagle Mine to have land rezoned from residential to industrial being located in the area of the existing water plant expansion.

Public Comment – Gerry Plattenberg wanted to verify that his property would not be affected by the rezoning and that the commission was aware of his ownership within the adjacent section.

Bob Brandt was concerned with the historical marker and stone wall. He also questioned how the property taxes will be affected with the rezoning change.

- **Matt Johnson said once the Eagle Mine has ceased operations they will make sure that the historical marker and stone wall will remain and they will clean up the area.**

- **Dan Etelemaki explained how the Humboldt Township Planning Commission has been charged with the task of cleaning up conflicting land uses on the mine properties and to clarify existing and future land use in the area which had not been corrected in the past.**

Chairman Kippola closed Public Hearing at 7:34 PM

Joe Wasie explained it was necessary to clean up the existing zoning districts regarding the Eagle Mine properties so the existing land uses would not conflict with the township Future Land Use Map and Master Plan.

Motion: To approve the Industrial Rezoning ZMA2019-01 Eagle Mine LLC with the revised description of the industrial property to confirm with the Future Land Use Map that was developed for the Master Plan.
Joe Wasie, Moved; Nate Denofre, Supported;
5 Ayes, 0 Nays; 0 Absent; Motion Carried.

B) 2019 Annual Report
Chairman Kippola will finalize the Planning Commission 2019, Annual Report to the Township Board.

C) 2020 Work Program
In addition to the items outlined in the proposed program, Joe Wasie suggested completion the cemetery ordinance ASAP. Chairman Kippola agreed.

D) Recreation 5 Year Plan Update (2016-2020)
Chairman Kippola will develop a proposed Work Plan to submit to the Humboldt Township Board for their review and approval.

E) Consideration for a Public Hearing on HU-CUP-2020-01 Robert Gessert/Fern Gully Farm
Howard Robare explained that Robert Gessert purchased the land and wants to build a house on the property and he has submitted a request for a Conditional Use Permit, authorized in accordance with Article III, Section 313, Item 11, of the Zoning Ordinance. A Public Hearing is scheduled for the February 24, 2020 regular Planning Commission meeting.

F) Expiring Commissioner Term
Nate Denofre's term expires on March 31, 2020, however he has agreed to continue serving and will notify the Humboldt Township Board.

REPORTS:

A) Zoning Administrator
No updates

ANNOUNCEMENTS: **None**

PUBLIC COMMENT: **Bob Brandt asked about the ELF property taxes because of the recent sale. He also questioned if the new owners are approved to grow only medical marijuana, as were the previous owners. The new owner indicated the operation will continue using the same site plan and procedures as the previous owner.**

ADDITIONAL COMMENTS FROM THE PLANNING COMMISSION: **Joe Wasie questioned if there were any updates on the Dollar General Store. Chairman Kippola indicated there has been no updates regarding this item.**

ADJOURNMENT:
Motion: To adjourn meeting at 8:10 PM
Dan Etelamaki, Moved; Jeff Ogea, Supported; 5 Ayes, 0 Nays, 0 Absent; Motion Carried

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Joseph O. Wasie, Secretary

JIM KIPPOLA, Chairman DAN ETELAMAKI, Vice Chairman JOSEPH O. WASIE, Secretary
JEFFREY OGEA, Commissioner NATHAN DENOFRE, Commissioner

Humboldt Township
Planning Commission

Phone 906-339-2927 Fax 906-339-4431

Regular Meeting
Monday, June 22, 2020 – 7:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 7:00 PM.

Roll Call, Pledge of Allegiance

MEMBERS PRESENT: Jim Kippola, Dan Etelamaki, Joe Wasie, Jeff Ogea
MEMBERS ABSENT: Nate Denofre
STAFF PRESENT: Tom Prophet, Township Supervisor
STAFF ABSENT: Howard Robare, Zoning Administrator, Lisa Sarvello, Recording Secretary-Resigned
PUBLIC PRESENT: None

APPROVAL OF AGENDA:
Motion: To approve the Agenda as presented
Dan Etelamaki, Moved; Jeff Ogea, Supported; 4 Ayes, 0 Nays; 1 Absent; Motion Carried.

APPROVAL OF MINUTES:
Motion: To approve the February 24, 2020 regular meeting minutes as presented.
Dan Etelamaki, Moved; Jeff Ogea, Supported; 4 Ayes, 0 Nays; 1 Absent; Motion Carried.

PUBLIC COMMENT: None

CORRESPONDENCE: None

OLD BUSINESS:

A) **Marquette County Master Plan Update:**
Tyra Carlson, Marquette County Planner, indicated that given the current situation with the Covid-19, progress on the Master Plan has been delayed and will be initiated as soon as possible.

B) **Capital Projects 2020:**
Chairman Kippola indicated that the Fire Department has purchased a new brush truck.

C) **2020 Work Program:**
Chairman Kippola requested Commissioners to continue to consider projects for the upcoming year with reference to the memo distributed at the January meeting.

D) **Recreation 5 Year Plan Update (2016-2020):**
Chairman Kippola requested the Commissioners to review the current plan so that necessary updates could be discussed at the July 2020, regular meeting. Chairman Kippola will prepare a memo detailing proposed items, activities, and scheduling for the proposed update.

NEW BUSINESS:

A) **Master Plan Final Copy and Distribution:**
Copies for the Final Master Plan from CUPPAD were distributed to the Commissioners for their review and record. The plan was officially adopted by resolution of the Township Board on February 10, 2020. Chairman Kippola will follow up on the procedures to be sure all the legal requirements have been addressed.

B) Tower Lake Plan:
The Township Board has requested the Planning Commission to review the Tower Lake property to determine the options for future land use and/or development of the site. Chairman Kippola requested Commissioners review the Master Plan land use proposals to determine usability of the property for Township purposes.

C) Recording Secretary:
Lisa Sarvello, Recording Secretary for the Planning Commission resigned to follow other pursuits. The Township Board is currently in the process of seeking applicants to fill this position.

REPORTS:

A) Zoning Administrator
1. **Two zoning compliance permits issued-accessory buildings**
2. **Minor revisions to Eagle Mine Site Plan Water Plant**

ANNOUNCEMENTS: **None**

PUBLIC COMMENT: **None**

ADDITIONAL COMMENTS FROM PLANNING COMMISSION**: Supervisor Prophet states the Dollar General is delayed due to wetlands problem. The fireworks sales at Koski Korners was cancelled.**

ADJOURNMENT:
Motion: To adjourn meeting at 7:45 PM
Jeff Ogea, Moved; Dan Etelamaki, Supported; 4 Ayes, 0 Nays, 1 Absent; Motion Carried

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Joseph O. Wasie, Secretary

JIM KIPPOLA, Chairman DAN ETELAMAKI, Vice Chairman JOSEPH O. WASIE, Secretary
JEFFREY OGEA, Commissioner NATHAN DENOFRE, Commissioner

Humboldt Township
Planning Commission

Phone 906-339-2927 Fax 906-339-4431

Regular Meeting
Monday, July 27, 2020 – 7:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 7:00 PM.

Roll Call, Pledge of Allegiance

MEMBERS PRESENT: Jim Kippola, Dan Etelamaki, Joe Wasie, Jeff Ogea
MEMBERS ABSENT: Nate Denofre
STAFF PRESENT: Tom Prophet, Township Supervisor (arrived approx. 7:38 p.m.)
Betty Grund, Recording Secretary
STAFF ABSENT: Howard Robare, Zoning Administrator
PUBLIC PRESENT: None

APPROVAL OF AGENDA:
Motion: To approve the Agenda as presented
Dan Etelamaki, Moved; Jeff Ogea, Supported; 4 Ayes, 0 Nays; 1 Absent; Motion Carried.

APPROVAL OF MINUTES:
Motion: To approve the June 22, 2020 regular meeting minutes as presented.
Dan Etelamaki, Jeff Ogea; Dan Etelamaki, Supported; 4 Ayes, 0 Nays; 1 Absent; Motion Carried.

PUBLIC COMMENT: None

CORRESPONDENCE: None

OLD BUSINESS:

A) **Marquette County Master Plan Update:**
Received from Dottie LaJoye final copy of the Humboldt Township Master Plan. Chairman Kippola asked if all had a chance to review and if there were any corrections. All is in order. Chairman also made request that all old copies be replaced by new copy.

B) **Recreation 5 Year Plan Update (2016 – 2020):**
Chairman Kippola indicated that all members should now have a digital copy to work to reference. After discussion it was decided the updating would be done by reviewing chapter by chapter, taking a couple each month in the order they now appear. The first four chapters are: Introduction, Community Profile, Administrative Structure, Recreation Inventory. All were asked to come prepared next month with suggestions for updating these four chapters.

NEW BUSINESS:

A) **Tower Lake Plan:**
All were given copy of the Tower Lake Deed. Chairman Kippola gave a brief history of the property and expressed concerns regarding the ownership of the title to this property. In review, Humboldt Township would only be joint owner of this property. It is unclear, at this time, who the other owners are. No title search was done. Chairman Kippola suggested maybe the Humboldt board should be asked to do a title search. Discussion about the possible usage of this property. According to the Deed, it has to be something

that will benefit the public in some manner. It was decided that each board member come to the next meeting prepared with a couple of possible suggestions for public use of this property.

B) Cemetery Ordinance:
Chairman Kippola gave brief discussion on a MTA Webinar that he participated in and some of the issues being discussed regarding maintaining township cemeteries. Chairman Kippola stated he is willing to look at and offer updates to the existing 2015 ordinance and have that prepared for the August meeting.

REPORTS:

A) Zoning Administrator: No activity

ANNOUNCEMENTS: **None**

PUBLIC COMMENT: **None**

ADDITIONAL COMMENTS FROM PLANNING COMMISSION**:**

ADJOURNMENT:
Motion: To adjourn meeting at 8:20 PM
Dan Etelamaki, Moved; Joe Wasie, Supported; 4 Ayes, 0 Nays, 1 Absent; Motion Carried

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Joseph O. Wasie, Secretary

JIM KIPPOLA, Chairman DAN ETELAMAKI, Vice Chairman JOSEPH O. WASIE, Secretary
JEFFREY OGEA, Commissioner NATHAN DENOFRE, Commissioner

Humboldt Township
Planning Commission

Phone 906-339-2927 Fax 906-339-4431

Regular Meeting
Monday, August 24, 2020 – 7:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 7:00 PM.

Roll Call, Pledge of Allegiance

MEMBERS PRESENT: Jim Kippola, Dan Etelamaki, Joe Wasie, Jeff Ogea
MEMBERS ABSENT: Nate Denofre
STAFF PRESENT: Tom Prophet, Township Supervisor
Betty Grund, Recording Secretary
STAFF ABSENT: Howard Robare, Zoning Administrator
PUBLIC PRESENT: None

APPROVAL OF AGENDA:
Motion: To approve the Agenda as presented
Jeff Ogea, Moved; Joe Wasie , Supported; 4 Ayes, 0 Nays; 1 Absent; Motion Carried.

APPROVAL OF MINUTES:
Motion: To approve the July 27, 2020 regular meeting minutes as presented.
Jeff Ogea, Moved; Dan Etelamaki, Supported; 4 Ayes, 0 Nays; 1 Absent; Motion Carried.

PUBLIC COMMENT: **Comment from Chairman Kippola who suggested that perhaps, in the future, if there came restrictions with Covid 19, the committee may have to meet by way of Zoom meetings.**

CORRESPONDENCE: None
OLD BUSINESS:

A) **Marquette County Master Plan Update:**
It was discovered (primarily through Sarah Etelamaki) that the Land Use and Zoning maps in the final copy of the Master Plan were obsolete. Chairman Kippola offered to update maps.
Motion: Chairman Kippola to get revised Land Use and Zoning maps to reflect current changes
Moved, Joe Wasie; Support, Jeff Ogea. 4 Ayes, 0 Nays; 1 Absent; Motion carried

B) **Recreation 5 Year Plan Update (2016 – 2020):**
Continued discussion on how to approach the updating of the 5 year Recreation plan. Jeff Ogea requested that he would like to get a paper copy. Chairman Kippola offered some general comments on the first few chapters. Freshing up the cover with new pictures. It was suggested that Sarah Etelamaki be asked if she would be willing to take photos for consideration. Under Table of Contents the community profile needs to be updated. It was suggested that perhaps numbers from the Master Plan could be inserted and further updating could take place when census numbers were finalized. Administration Structure and the Recreation Committee to remain the same. Inventory; update with new playground equipment. Resource Inventory; It was noted that a Public Hearing is required prior to adoption. Discussion ended with Chairman Kippola requesting Commissioners to continue to review the beginning chapters of the Recreation Plan for future discussion.

C) Tower Lake Plan:

Considerable discussion on the clarity of the deed and ownership of the land. Everyone present had a copy of a letter from the attorney, F. Gregory Murphy, regarding this property. Chairman Kippola will be making further inquiries into the current ownership. There is still ongoing discusion as to whether a Title Company should be involved. All members were encouraged to physically inspect the property and bring further suggestions to the next meeting.

D) Cemetery Ordinance:

Joe Wasie gave brief overview of how the current cemetery ordinance came into being what it is but that several points needed to be clarified. After general discussion it was decided that Mr. Wasie would edit current language and forward editing suggestions to Betty Grund to type up a draft. This would be given to Chairman Kippola at which time the Chairman and Mr. Wasie would review so a formal draft could be presented to Planning Commission.

REPORTS:

A) Zoning Administrator: Chairman Kippola stated that the Zoning Administrator passed along that one permit had been issued for a garage addition at a Helen Lake residence.

ANNOUNCEMENTS: **None**

PUBLIC COMMENT: **None**

ADDITIONAL COMMENTS FROM PLANNING COMMISSION**: It was noted the dock on Fish Lake had been completed and is well received.**

ADJOURNMENT:

Motion: To adjourn meeting at 8:15PM

Joe Wasie, Moved; Dan Etelamaki, Supported; 4 Ayes, 0 Nays, 1 Absent; Motion Carried

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Joseph O. Wasie, Secretary

JIM KIPPOLA, Chairman DAN ETELAMAKI, Vice Chairman JOSEPH O. WASIE, Secretary
JEFFREY OGEA, Commissioner NATHAN DENOFRE, Commissioner

Humboldt Township
Planning Commission

Phone 906-339-2927 Fax 906-339-4431

Regular Meeting
Monday, September 28, 2020 – 7:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 7:00 PM.

Roll Call, Pledge of Allegiance

MEMBERS PRESENT: Jim Kippola, Dan Etelamaki, Joe Wasie, Jeff Ogea
MEMBERS ABSENT: Nate Denofre
STAFF PRESENT: Tom Prophet, Township Supervisor
Betty Grund, Recording Secretary
STAFF ABSENT: Howard Robare, Zoning Administrator
PUBLIC PRESENT: None

APPROVAL OF AGENDA:
Motion: To approve the Agenda as presented
Dan Etelamaki, Moved; Jeff Ogea , Supported; 4 Ayes, 0 Nays; 1 Absent; Motion Carried.

APPROVAL OF MINUTES:
Motion: To approve the August 24, 2020 regular meeting minutes as presented.
Jeff Ogea, Moved; Dan Etelamaki, Supported; 4 Ayes, 0 Nays; 1 Absent; Motion Carried.

PUBLIC COMMENT: **It was mentioned and noted that Mr. Bob Brandt, who frequently attended the Planning Commission meetings has left the area.**

CORRESPONDENCE: None

OLD BUSINESS:

A) Marquette County Master Plan Update:
The Clerk and Planning Commission Chairman, Mr. Kippola, will be pulling necessary documentation to update the zoning maps. They will also be updating Future Land Use plans.

B) Recreation 5 Year Plan Update (2016 – 2020):

Chairman Kippola stated that he drove around the township and commented on various projects that are being updated and completed within the township, particularly the basketball courts and baseball field. He noted current inventory at that time and stated he would be willing to update the Physical Inventory portion of the Master Plan. He encouraged other committee members to bring ideas and suggestions to next month's meeting. He pointed out that probably the two most important areas of the plan centered around the "goals and objectives" and "capital improvements".

C) Tower Lake Plan:
There is ongoing discussion as to what the committee would like to see done with this property. Title ownership is still a concern going forward. Mr. Prophet informed the committee that the cost of a title search would be approximately $500. Considerable discussion on the clarity of the deed and ownership of the land. It was noted that it would be 7 more years before the Township could claim a "Quiet Title" At this point there is still ongoing discussion as to what recommendation the planning commission will consider.

D) Cemetery Ordinance:

A formal draft of the Humboldt Towenship Cemetery Ordinance was been compiled by committee member Joe Wasie and Chairman Kippola. Committee members and Mr. Prophet were given a copy. Discussion of its content took place which generated a motion to present it to the Humboldt Township Board for approval. Jeff Ogea, Moved; Dan Etelamaki Supported; 4 Ayes, 0 Mays; 1 Absent; Motion Carrried.

NEW BUSINESS:

A) Humboldt Township Park Phase 2 As Built Site Plan
Modifications were made to the original site plan and it was noted by Chairman Kippola that a final review of the site plan would be recommended to reflect those modifications.

REPORTS:

A) Zoning Administrator: Nothing reported

ANNOUNCEMENTS: **None**

PUBLIC COMMENT: **None**

ADDITIONAL COMMENTS FROM PLANNING COMMISSION**: It was noted the dock on Fish Lake had been completed and is well received.**

ADJOURNMENT:
Motion: To adjourn meeting at 8:20 P.M.
Jeff Ogea, Moved; Dan Etelamaki, Supported; 4 Ayes, 0 Nays, 1 Absent; Motion Carried

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Joseph O. Wasie, Secretary