DAN ETELAMAKI, Vice Chairman **JIM KIPPOLA, Chairman** **CARRIE HAIR, Secretary**
CHRISTOPHER GRUND, Commissioner **MATT ELIASON, Commissioner**

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, April 24, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Carrie Hair, Dan Etelamaki, Matt Eliason, Chris Grund

STAFF PRESENT: Betty Grund, Recording Secretary

STAFF ABSENT: Howard Robare, Zoning Administrator

PUBLIC PRESENT: Bob Brandt, Jason McCarthy

APPROVAL OF AGENDA:
Carrie Hair, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried

APPROVAL OF MINUTES:
Approval of the March 2023 minutes
Matt Eliason, Moved; Dan Etelamaki, Support; 5 ayes 0 Nays; Motion Carried

PUBLIC COMMENT: None

CORRESPONDENCE: None

OLD BUSINESS:

A) Zoning Ordinance Update – Mr. McCarthy, Consultant, was present. He provided each member four discussion items to be considered as he works his way through the updating process. These items included: 1. Seasonal (Recreational) Structures vs. Single Family Dwelling Units. 2. Shipping Containers as Accessory Structures. 3. Outdoor Heating Unit (Wood Boiler). 4. Dark-Sky Outdoor lighting Requirements. After some discussion it was decided that no recommendations from the board would be given at this time on item 1 to allow for board input. Items 2 through 4 were discussed and Mr. McCarthy felt he had enough information to proceed with adding these to the ordinance update draft which he will provide at the May meeting.

B) Discussion of Eagle Mine 2022 Economic Impact Report. No updates to report.

C) UPPCO Solar Farm. Nothing new to report.

D) Site Plan-Humboldt Township Hall Complex. Chairman Kippola reported that he had approached the Humboldt Township board and informed them that he had been in contact with Kurt Simandl, from North Country Engineering and they had shown interest in working with Humboldt Township again. This firm has done site plan work for the township in the past which may be an asset going forward.

E) WMC EMS Authority Service, Area Modeling No updates at this time.

F) Update 2017 Humboldt Township Road Improvement and Prioritization Plan. Chairman Kippola is currently working with the road commission, township supervisor and clerk in updating data we currently have on file.

NEW BUSINESS: None

REPORTS:

A) Zoning Administrator: Land division permit for the property owned by the Meyer Family.

ANNOUNCEMENTS: None

PUBLIC COMMENT: None

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn meeting at 7:05
Dan Etelamaki, Moved; Carrie Hair, Support; 5 ayes 0 Nays; Motion Carried

DAN ETELAMAKI, Vice Chairman JIM KIPPOLA, Chairman CARRIE HAIR, Secretary
PETER KOSKI, Commissioner MATT ELIASON, Commissioner

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, August 28, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Carrie Hair, Dan Etelamaki, Matt Eliason, Peter Koski

STAFF PRESENT: Recording Secretary, Betty Grund

STAFF ABSENT: Howard Robare, Zoning Administrator

PUBLIC PRESENT: Bob Brandt, Tonya Nelson, Joe Wasie, Reagan Eliason, Ron Meyer, Gunner Meyer

APPROVAL OF AGENDA:
Peter Koski, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried

APPROVAL OF MINUTES:
Approval of the July 2023 minutes
Carrie Hair, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried

PUBLIC COMMENT:

A) Mr. Ron Meyer was present and opened discussion on his application (dated 8/16/23) for the rezoning of his property. Mr Meyer shared his frustration with the length of time rezoning will take. He needs rezoning, a property split, and a new address before his son can get a building permit. He wanted to build this summer, but the time frame of notices, public hearings, and county level approvals will likely take up much of the remaining building season. Currently the property is zoned for three districts, and he would like two of those districts to be rezoned to residential. For clarification purposes, Chairman Kippola reviewed the zoning process and what steps legally must take place before this application can be approved. After much discussion, and input from Mr. Meyer, a motion was presented to schedule a public hearing at the September 25th meeting to allow for public comment on this rezoning. Dan Etelamaki, Moved; Carrie Hair, Support; 5 Ayes 0 Nays; Motion carried.

Tonya Nelson, a Republic resident that has property bordering Humboldt Township, addressed the board with her concerns regarding the possible installation of a solar farm in Humboldt Township. She stated several concerns she has about a solar farm from the interference of electronic devices to health and property values. Her comments were well received but she was informed that, to date, Humboldt

township has not been formally approached with any actual permits or site plans so no action will be taken by the Planning commission at this time. It was shared with Ms. Nelson that Humboldt Township is currently updating their zoning ordinances (including power distribution facilities) and that her comments will be taken into consideration as these updates are made.

Bob Brandt commented on the rezoning of Mr. Meyers property, giving his support to the Meyers.

CORRESPONDENCE: None

OLD BUSINESS:

A) Zoning Ordinance Update – Mr. McCarthy, Consultant, could not be present. Tabled till next month.

B) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan: Continues to be a work in progress. Sarah is continuing work on the database, and it was shared that the new table seems easier to work with.

NEW BUSINESS:

B) Recreation Plan Amendment (Disc Golf & Pickleball) Chairman Kippola stated that, because of the wording put in place in the Recreation plan, there would be no need to amend what was submitted at this time. Peter Koski informed the Planning Commission members that he had spoken with UPDGA (Upper Peninsula Disc Golf Association) and they are very excited about the prospect of Humboldt Township's plans to develop a disc golf course. A representative from the UPDGA provided information regarding the future cost of setting up the course and costs associated with developing such a course. Motion to approach the Humboldt Township Board to proceed with the planning and seeking available grant monies to develop such a course. Matt Eliason, Moved; Dan Etelamaki, support; 5 Ayes 0 Nays; Motion carried.

REPORTS:

A) Zoning Administrator: A conditional use permit may be pending regarding a campground in the Black River area which comes under recreational use.

ANNOUNCEMENTS: None

PUBLIC COMMENT

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: Carrie Hair thanked Tanya for coming in and expressing her concerns over the pending Solar Farm. Chairman Kippola, as well, thanked Tanya for attending the meeting and verbalizing her concerns. Matt Eliason shared his empathy for Mr Meyer and the frustration he has felt in learning the rezoning process.

ADJOURNMENT:
Motion: To adjourn the meeting at 7:25 p.m.
Peter Koski, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried

DAN ETELAMAKI, Vice Chairman **JIM KIPPOLA, Chairman** **CARRIE HAIR, Secretary**
PETER KOSKI, Commissioner **MATT ELIASON, Commissioner**

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, December 16, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Peter Koski, Carrie Hair, Matt Eliason, Dan Etelamaki; Excused

STAFF PRESENT: None Recording Secretary, Betty Grund

STAFF ABSENT: None

PUBLIC PRESENT: Daniel Trebac

APPROVAL OF AGENDA:
Carrie Hair, Moved; Matt Eliason, Support; 4 Ayes 0 Nays; 1 Excused; Motion Carried

APPROVAL OF MINUTES:
Approval of the November 27, 2023 minutes
Pete Koski, Moved; Matt Eliason, Support; 4 Ayes 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: Daniel Trebec addressed the planning commission board with an example of a letter of support he is asking the board to approve. The consensus among the board members was that it was a well written letter. Chairman Kippola felt it would be appropriate to meet with Mr. Trebec to discuss a few minor wording changes. A motion to have Chairman Kippola meet with Mr. Trebec to initiate minor word changes and to approve the letter to be used for grant seeking purposes. Carrie Hair, Moved; Matt Eliason, Support; 4 Ayes 0 Nays; 1 Excused; Motion Carried

CORRESPONDENCE: None

Public Hearing: None

OLD BUSINESS:

A) **Zoning Ordinance Update – Tabled. Mr. McCarthy not in attendance**
B) **Update of 2017 Humboldt Township Road Improvement and Prioritization Plan Chairman Kippola stated work is ongoing.**
C) **Forest Management Planning Chairman Kippola and Supervisor Jeff Ogea met with forester and work is continuing.**
D) **NOD – Ron Meyer.. Matt Eliason's name needs to be added, will finish next month.**
E) **Town Hall Complex Site Plan Progress- North Country Surveying has completed the western portion of the Township. Site plans can proceed.**

NEW BUSINESS:

A) **Schedule Hearings - Informational to the planning commission members that more public hearing will be happening in the coming months.**
B) **Capital Projects – None have been submitted from the Humboldt Township Board**
C) **Bylaw Consideration: Copy of bylaws were given out for any possible updates or changes. To be addressed next month.**
D) **Planning Commission Annual Schedule Copy given to each member**
E) **Planning Commission member terms- To be discussed in January 2024**

REPORTS:

A) **Zoning Administrator: No new permits**

PUBLIC COMMENT - None.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: Holiday well wishes expressed.

ADJOURNMENT:
Motion: To adjourn the meeting at 7:47
Pete Koski Moved; Matt Elisson, Support 4 Ayes 0 Nays; 1 Excused; Motion Carried

DAN ETELAMAKI, Vice Chairman JIM KIPPOLA, Chairman CARRIE HAIR, Secretary
CHRISTOPHER GRUND, Commissioner MATT ELIASON, Commissioner

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, February 27, 2023 – 6:00 PM
Humboldt Township Hall

Betty Grund called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Carrie Hair, Chris Grund, Dan Etelamaki, Matt Eliason

STAFF PRESENT: Betty Grund, Recording Secretary Jeff Ogea, Supervisor

STAFF ABSENT: Howard Robare, Zoning Administrator

PUBLIC PRESENT:

APPROVAL OF AGENDA:
Carrie Hair, Moved; Chris Grund, Support; 5 ayes 0 Nays; Motion Carried

APPROVAL OF MINUTES:
Approval of the January 23, 2023 minutes
Dan Etelamaki, Moved; Chris Grund, Support; 5 ayes 0 Nays; Motion Carried.

PUBLIC COMMENT: None

CORRESPONDENCE: None

OLD BUSINESS:

A) Zoning Ordinance Update – Mr. McCarthy
Mr. McCarthy could not be present at this meeting, so the Ordinance update was tabled for next month.

B) Discussion of Eagle Mine 2022 Economic Impact Report. Chairman Kippola will provide, via email, a copy of the Eagle Mine Economic Impact Report to Betty Grund in the morning with instructions that it be forwarded to each member of the Planning Commission. Chairman Kippola requested that each member review the report and come prepared to give thoughts and concerns for the Planning Commission's March meeting.

C) Discussion of MCRC Road Condition Data A copy of the County's 2022 PASER Report was given to each of the Planning Commission Members to review. The Humboldt Townships 5 Year Road Improvement and Prioritization Plan, last updated in 2017, is in need of updates. Chairman Kippola asked that each member of the Planning Commission review the PASER report and come prepared for discussion on road improvements.

D) Notice of Decision #ZMA2022-01 Signatures were obtained, and notice completed.

NEW BUSINESS:

A) **Solar Energy Project – Perch Lake Area The project is being moved from Republic Township to the Perch Lake area. There will be a meeting on Wednesday March 1, 2023 at 10:00 am for more information. Zoning concerns for Humboldt Township are being discussed with our Zoning Administrator.**

B) **Humboldt Township Recreation Complex site plan: With the support of the Planning Commission Board Chairman Kippola will make a request at the next Humboldt Township Board meeting that a RFP (request for proposal) be sent out to create one inclusive site plan. The area to be included in the "recreational complex" would go from the Humboldt Township playground to the Humboldt Township ball field. Creating one continuous map to include all the projects located within the "recreational complex site". This was discussed as an alternative to multiple site plans being developed for individual capital improvement projects planned around the Township Hall property.**

REPORTS:

A) Zoning Administrator: No new permits

ANNOUNCEMENTS: None

PUBLIC COMMENT: None

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn meeting at 6:50
Matt Eliason, Moved; Carrie Hair, Support; 5 ayes 0 Nays; Motion Carried.

DAN ETELAMAKI, Vice Chairman JIM KIPPOLA, Chairman CARRIE HAIR, Secretary
CHRISTOPHER GRUND, Commissioner MATT ELIASON, Commissioner

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, January23, 2023 – 6:00 PM
Humboldt Township Hall

Betty Grund called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

Election of Officers: Nominations for Chairman; Dan Etelamaki nominated Jim Kippola. 5 Ayes, 0 Nays; Nomination approved. Jim Kippola accepted the nomination. Nominations for Vice Chairman; Carrie Hair nominated Dan Etelamaki. 5 Ayes, 0 Nays; Nomination approved. Dan Etelamaki accepted the nomination. Nominations for Secretary. Jim Kippola nominated Carrie Hair; 5 Ayes, 0 Nays; Nomination approved. Carrie Hair accepted the nomination.

Welcome New Planning Commission Member Matt Eliason. Matt introduced himself and provided some brief background information on himself.

MEMBERS PRESENT: James Kippola, Carrie Hair, Chris Grund, Dan Etelamaki, Matt Eliason

STAFF PRESENT: Betty Grund, Recording Secretary

STAFF ABSENT: Howard Robare, Zoning Administrator

PUBLIC PRESENT: Jason McCarthy, Jeff Ogea

APPROVAL OF AGENDA:
Dan Etelamaki, Moved; Chris Grund, Support; 5 ayes 0 Nays; Motion Carried

APPROVAL OF MINUTES:
Approval of the November 28, 2022 minutes
Chris Grund, Moved; Dan Etelmaki, Support; 5 ayes 0 Nays; Motion Carried.

PUBLIC COMMENT: None

CORRESPONDENCE: None

OLD BUSINESS:

A) Recreation 5 Year Plan – Mr. McCarthy

Mr McCarthy was present and reported that the 2023-2027 Recreation Plan was now complete. The required 30 day review had been completed and the next step was for the Planning Commission to approve and adopt a resolution to be forwarded to the Humboldt Township Board for approval. Once approved by the Township board he (Mr. McCarthy), will then gather necessary documentation and forward the Recreation Plan onto the DNR for its approval.

B) Zoning Ordinance Update – Mr. McCarthy will continue with updating the Ordinance

C) M-95 Rezoning

Planning Commission members were presented with a draft of the Notice Of Decision for the M95 rezoning amendment, ZMA 2022-01. Since the actual motion to accept was not fully documented it was decided to amend the wording on this Notice of Decision and present it for signatures at next month's meeting.

Public Hearing: Chairman Kippola called the meeting to order at 6:20 P.M. Chairman Kippola opened the meeting for comments, concerns or questions from fellow planning commission members. Question from Dan Etelamaki was asked about the data gathering and where it comes from which was answered by Mr. McCarthy who stated that he used the results from the 2020 Census as his basis. Chairman Kippola opened the meeting for public comment. Jeff Ogea felt the Recreation Plan as presented looked good. Chairman Kippola then closed the meeting to public comment. This was followed by Planning Commission deliberations and resolution to accept the final Humboldt Township Recreation Plan – 2023-2027 as presented. Motion to accept the Recreation Plan was moved by Dan Etelamaki; Supported by Chris Grund; 5 Ayes, 0 Nays; Motion Passed Public Meeting closed at 6:28 P.M.

New BUSINESS:

A) **Public hearing which was addressed above.**

B) **2022 Annual Report of the Humboldt Township Planning Commission**

Report was reviewed. Motion to accept the 2022 Annual report with typing corrections amended was presented. Dan Etelamaki, Moved; Chris Grund, Support; 5 ayes 0 Nays; Motion Carried

C) **2023 Work Program**

Recreation Plan Update, which was completed at this meeting.
Zoning Ordinance Update which is a work in progress with Mr. McCarthy and Planning Commission
Transportation Plan to be updated.
Zoning Ordinance Administration including the processing of applications for site plans, CUP and Zoning ordinances as they are presented.

D) **Eagle Mine Closure Plan, Chairman Kippola gave a brief summary of the work in progress thus far And informed the planning commission members of documentation to be released soon.**

Reports:

A) Zoning Administrator: One permit issued for a camp.

ANNOUNCEMENTS: None

PUBLIC COMMENT: None

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn meeting at 7:00
Carrie Hair, Moved; Dan Etelamaki, Support; 5 ayes 0 Nays; Motion Carried.

DAN ETELAMAKI, Vice Chairman **JIM KIPPOLA, Chairman** **CARRIE HAIR, Secretary**
PETER KOSKI, Commissioner **MATT ELIASON, Commissioner**

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, July 24, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Carrie Hair, Dan Etelamaki, Matt Eliason, Peter Koski

STAFF PRESENT: Jeff Ogea, Recording Secretary, Betty Grund

STAFF ABSENT: Howard Robare, Zoning Administrator

PUBLIC PRESENT: Jason McCarthy Bob Brandt

APPROVAL OF AGENDA:
Matt Eliason, Moved; Carrie Hair, Support; 5 ayes 0 Nays; Motion Carried

APPROVAL OF MINUTES:
Approval of the June 2023 minutes
Pete Koski, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried

PUBLIC COMMENT: None

CORRESPONDENCE: None

OLD BUSINESS:

A) Zoning Ordinance Update – Mr. McCarthy, Consultant, was present and presented draft copies of the next section of the zoning ordinance which is Article III - Zoning Districts and Maps. Chairman Kippola then requested that Mr. McCarthy review the draft as presented. Mr. McCarthy stated that all sections are set up the same way under the format of intent, permitted principal uses, permitted accessory uses, conditional uses authorized by permit and zoning districts and maps. Mr. McCarthy stressed the need for the commission members to carefully review each section keeping in mind not just current wording and usage but future goals for Humboldt Township. Mr. McCarthy will be at next month's meeting to hear any further ideas the Planning Commission may have.

B) WMC EMS Authority Service Area Modeling- Chairman Kippola informed the commission board that he had met with CUPPAD and they had put together mapping data with regards to the best location for the EMS Authority which he will share when complete.

C) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan: Continues to be a work in progress.

NEW BUSINESS: None

REPORTS:

A) Zoning Administrator: No new permits issued. A conditional use permit may be pending.

ANNOUNCEMENTS: None

PUBLIC COMMENT: Jeff Ogea informed the commission that they heard from the masonry company and work may begin in the Fall on the cemetery entrance. A flagpole at the cemetery will be installed soon.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: Pete Koski will be meeting with the UP Disc Golf Association on Wednesday at 6:00 PM

ADJOURNMENT:
Motion: To adjourn the meeting at 7:40 p.m.
Dan Etelamaki, Moved; Carrie Hair, Support; 5 ayes 0 Nays; Motion Carried

DAN ETELAMAKI, Vice Chairman **JIM KIPPOLA, Chairman** **CARRIE HAIR, Secretary**
PETER KOSKI, Commissioner **MATT ELIASON, Commissioner**

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, June 26, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Carrie Hair, Dan Etelamaki, Matt Eliason, Peter Koski

STAFF PRESENT:

STAFF ABSENT: Howard Robare, Zoning Administrator

PUBLIC PRESENT: Jason McCarthy, Consultant, Bob Brandt

APPROVAL OF AGENDA:
Dan Etelamaki, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried

APPROVAL OF MINUTES:
Approval of the June 2023 minutes
Dan Etelamaki, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried

PUBLIC COMMENT: Bob Brandt stated he read the request for public input in the Humboldt twp Newsletter: to that end, he stated that he was in favor of ideas that would help the blight situation, i.e. shipping containers and accessory structures. Bob added that if those structures were tax exempt, he would be more inclined to build cover for his own property.

He also commented on the road improvements in his area and is very pleased with the base that was built; he doesn't believe it needs to be paved, and wondered why other roads were not all done the same way.

Pete Koski explained the road in question was originally built as a Class A road and therefore has a different sub-structure than the primary roads in Humboldt.

Mr McCarthy added that taxation questions were decided at a state level and within the township level, it would be the assessor that could best answer tax questions.

CORRESPONDENCE: Jim Kippola to twp. board, recommending an independent forest survey be

done of all township owned properties.

OLD BUSINESS:

A) Zoning Ordinance Update – Mr. McCarthy, Consultant, was present to provide an updated list of definitions for the Zoning ordinance update. There was a robust discussion of the terms and the importance of defining our vocabulary to help our residents now and in the future. Mr. McCarthy also addressed our public in regard to taxation of improvements to property, stating that those questions would be best answered by the tax assessor, and that taxation is set at the state level, not at the township level.

B) UPPCO Solar Farm- No update

C) Site Plan-Humboldt Twp Hall Complex - old drawings were found and sent to Kurt Simandal with North Country Engineering.

D) WMC EMS Authority Service, Area Modeling update; the best location for the EMS Authority would be on 41 in Ely township.

E) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan: Chairman Kippola along with Sarah Etelamaki are continuing to work on updating, however progress has slowed due to no working database.

NEW BUSINESS:

A) Eagle Economic Impact Report – no update
B)

REPORTS:

A) Zoning Administrator: No new permits issued.

ANNOUNCEMENTS: None

PUBLIC COMMENT: Bob Brandt; suggestion of a solar powered lighted flagpole at the cemetery.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 7:50 p.m.
Dan Etelamaki, Moved; Peter Koski, Support; 5 ayes 0 Nays; Motion Carried

DAN ETELAMAKI, Vice Chairman JIM KIPPOLA, Chairman CARRIE HAIR, Secretary
CHRISTOPHER GRUND, Commissioner MATT ELIASON, Commissioner

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, March 27, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Carrie Hair, Dan Etelamaki, Matt Eliason, Chris Grund; Excused

STAFF PRESENT: Betty Grund, Recording Secretary

STAFF ABSENT: Howard Robare, Zoning Administrator

PUBLIC PRESENT: Bob Brandt, Jeff Roo

APPROVAL OF AGENDA:
Matt Eliason, Moved; Carrie Hair, Support; 4 ayes 0 Nays; 1 Excused; Motion Carried

APPROVAL OF MINUTES:
Approval of the February 2023 minutes
Dan Etelamaki, Moved; Matt Eliason, Support; 4 ayes 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: None

CORRESPONDENCE: None

OLD BUSINESS:

A) Zoning Ordinance Update – Mr. McCarthy, Consultant was present. Mr. McCarthy informed the Planning Commission Board that the Recreation Plan is now complete and has been submitted to the DNR for approval. He will report the status after final word from the State is received. Addressing the Zoning Ordinance, he provided each member a list of potential zoning issues for discussion. After addressing and discussing each item on the list, Mr. McCarthy stated he will return in April with preliminary information on these items for the Planning Commission consideration.

B) Discussion of Eagle Mine 2022 Economic Impact Report. Each Planning Commission member now has a copy of this report to use as an informational tool as Eagle Mine begins implementing its closure plan and how that will impact Humboldt Township.

C) UPPCO Solar Farm: UPPCO was at Humboldt Township on March 1, 2023 and gave a presentation on the proposed Solar Farm that will be installed on a site in Humboldt

Township. Chairman Kippola passed along information that was discussed at that presentation.

D) Site Plan-Humboldt Township Hall Complex. Chairman Kippola informed the Planning Commission members that the Humboldt Township Board had given him permission to put together a RFP (request for proposal) to obtain an all-inclusive site plan for a "recreational complex" in Humboldt township

E) WMC EMS Authority Service, Area Modeling Chairman Kippola reported that the Authority has contacted CUPPAD and will be working with them to develop an efficient and cost saving location central to operations for this EMS authority. Chairman Kippola will continue to keep everyone informed.

F) Update 2017 Humboldt Township Road Improvement and Prioritization Plan. Three suggestions were put forth by Chairman Kippola as to how to move forward with this update plan.
1. Schedule special work session meetings with commissioners and work with Sarah Etelamaki, Township Clerk, to update data.
2. Contract with Mr. Jason McCarthy for time and materials to help the planning commission along with utilizing Sarah Etelmaki for Mapping and data input.
3. Issue a RFP to hire professional services as was done in the past.
After discussion on this three choices it was decided to seek approval from Humboldt Township board to pursue suggestion #2 to utilize Mr. McCarthy.

NEW BUSINESS: None

REPORTS:

A) Zoning Administrator: No new permits but administrator is working with UPPCO and Solar Farm Project.

ANNOUNCEMENTS: None

PUBLIC COMMENT: Bob Brandt inquired about the location of the Solar Farm which Chairman Kippola addressed. He also had comments on proposed zoning ordinance updates including the outdoor wood boilers, and shipping container usages.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn meeting at 6:56
Carrie Hair, Moved; Dan Etelamaki, Support; 4 ayes 0 Nays; 1 Excused; Motion Carried

DAN ETELAMAKI, Vice Chairman **JIM KIPPOLA, Chairman** **CARRIE HAIR, Secretary**
PETER KOSKI, Commissioner **MATT ELIASON, Commissioner**

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, November 27, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Dan Etelamaki, Peter Koski, Carrie Hair; Excused, Matt Eliason; Excused

STAFF PRESENT: None Recording Secretary, Betty Grund

STAFF ABSENT: None

PUBLIC PRESENT: Tonya Nelson, Andrew Heber, Daniel Trebac, Bob Brandt, Jeff Ogea

APPROVAL OF AGENDA:
Pete Koski, Moved; Dan Etelamaki, Support; 4 Ayes 0 Nays; 1 Excused; Motion Carried

APPROVAL OF MINUTES:
Approval of the October 2023 minutes
Carrie Hair, Moved; Dan Etelamaki, Support; 4 Ayes 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: Tonya Nelson read a letter from Jennifer Jones, a water conservationist, stating her thoughts on solar farms. Bob Brandt also spoke on his takeaway of the meeting held by Representative Ed McBroom regarding the recent solar farm legislation.

CORRESPONDENCE: Republic Township Planning Commission submitted a letter regarding a Notice of intent to amend their Master Plan.

Public Hearing: Conditional Use Permit #CUP 2023-01 Applicant Daniel Trebac

Chairman Kippola opened the public hearing at 6:05

Chairman Kippola summarized the purpose for the public hearing which is to consider the establishment of a campground on parcel number 52-06-222-003-00, 40 acres on 884 Co Rd FAB champion, MI 49814.

Zoning Administrator not present due to illness.

Applicant, Daniel Trebac and his associate Andrew Heber presented a power point presentation detailing and explaining the site plan submitted with this conditional use permit.

Chairman Kippola noted there was no written public comments other than the concerns held by the

Marquette County Road Commission for the use of the county road in regards to traffic activity and snow removal. Chairman Kippola suggested the applicant contact the Road Commission for resolutions to these issues. Applicants agreed to comply.

Chairman Kippola opened the hearing to public comment. Jeff Ogea noted that the proposed shower building on the site plan may have right away issues. This needs to be addressed with the Road Commission.

Chairman Kippola closed the hearing to public comment at 6:50

Planning commission continued with deliberations.

Motion to approve CUP 2023-01 Upon written receipt/correspondence from the County Road Commission stating their requirements were met. At that time, CUP 2023-01 would require a zoning compliance permit. Motion moved; Dan Etelamaki, Carrie Hair, Support; Roll call vote. Carrie Hair; Aye, Pete Koski; Aye, Dan Etelamaki; Aye, Jim Kippola; Aye. 4 Ayes 0 Nays; 1 Excused; Motion Carried

Chairman Kippola adjourned the meeting at 7:00 P.M.

OLD BUSINESS:

A) **Zoning Ordinance Update – Mr. McCarthy**
This is continuing to be a work in progress as Mr. McCarthy are working Article 2, proposed definition additions.
B) **Update of 2017 Humboldt Township Road Improvement and Prioritization Plan**
Chairman Kippola stated work is ongoing.
C) **Forest Management Planning - Chairman Kippola informed planning commission members that the township board had hired a forester, Caretaker Forestry.**
D) **Helen Lake Short Term Rental It was noted that there are at least 5 short term rentals operating within Humboldt township. Chairman Kippola shared that we would be working to bring those properties into compliance with an expectation of multiple conditional use permits over the next several months.**
E) **Notice of Decision- Meyer This will be tabled for next month to allow for typing clarification.**
F) **Solar Farm Update This was addressed during public comment at the start of the meeting.**

NEW BUSINESS:

A) **2024 Planning Commission Meeting Schedule: Motion to approve the 2024 meeting schedule with the December meeting being moved up one week to December 16, 2024. Dan Etelamaki, Moved; Peter Koski, Support; 4 Ayes 0 Nays; 1 Excused; Motion Carried**

REPORTS:

A) **Zoning Administrator: No new permits**

PUBLIC COMMENT Daniel Trebac requested a letter of support from the planning commission. It was decided that Mr. Trebac would submit a letter next month to the planning commission to review for possible signatures.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 8:15
Dan Etelamaki, Moved; Pete Koski, Support 4 Ayes 0 Nays; 1 Excused; Motion Carried

DAN ETELAMAKI, Vice Chairman JIM KIPPOLA, Chairman CARRIE HAIR, Secretary
PETER KOSKI, Commissioner MATT ELIASON, Commissioner

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, October 23, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Matt Eliason, Peter Koski, Carrie Hair; Excused, Dan Etelamaki; Excused

STAFF PRESENT: Howard Robare, Zoning Administrator, Recording Secretary, Betty Grund

STAFF ABSENT: None

PUBLIC PRESENT: Teal Krecioch, Tom Krecioch, Hudson Noordyk, Marsha Dunquist, Dave Dunquist, Joe Wasie, Bob Brandt, Tonya Nelson, Jim Belpedio

APPROVAL OF AGENDA:
Matt Eliason, Moved; Peter Koski, Support; 3 Ayes 0 Nays; 2 Excused; Motion Carried

APPROVAL OF MINUTES:
Approval of the September 2023 minutes
Peter Koski, Moved; Matt Eliason, Support; 3 Ayes 0 Nays; 2 Excused; Motion Carried

PUBLIC COMMENT: Tonya Nelson stated that her purpose for attendance was to get an update on Humboldt Township's zoning ordinance regarding solar energy. Informed the Planning Commission members of current legislation that would take control of such energy away from the townships and put it under federal control.

CORRESPONDENCE: None

OLD BUSINESS:

A) Rezoning Map Amendment ZMA 2023-01 Update Mr. Meyer - Chairman Kippola passed along and update regarding completion of the ZMA 2023-01. It was sent to the Marquette County Planning commission for approval but was not supported stating that the proposed amendments were inconsistent with the Future Land Use designation. The Humboldt township board upheld its decision to approve the rezoning.

B) Zoning Ordinance Update – Mr. McCarthy was unable to attend the meeting due to some family medical issue, so any updates have been tabled till next month's meeting.

Chairman Kippola did recognize Tonya Nelson and her concerns, once again, on Humbolt's Township ordinance concerning possible Solar Farm. Ms. Nelson strongly suggested getting in touch with Stantec, the company behind the solar farm and state representative Jen Hill. Peter Koski made the motion for; Chairman Kippola to approach the Humboldt Township Board to contact Stantec and Representative Jen Hill with a request that they come to a Township board meeting or hold a west end informational meeting with more information concerning installation of Solar Farms. Motion was supported by Matt Eliason. 3 Ayes 0 Nays; 2 Excused; Motion Carried

C) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan Chairman Kippola gave a brief update to the work being done in this area.

D) Forest Management Planning - Chairman Kippola gave an update that work is continuing with regards to hiring a local forest management company.

NEW BUSINESS:

A) Helen Lake Short Term Rentals – Chairman Kippola recognized Mr. Hudson Noordyk who stated his case for attending. Mr. Noordyk lives downstate but has property on Helen Lake which he rents out as an Air B&B when he is not in the area. He informed the Commission Members that he is very selective about who he rents it to and does a background check on each occupant and to date has had no problems with those who rent his property. Dave and Marsha Dunquist spoke on Mr. Noordyk's behalf stating that they live in the area and have had no problems with any of the renters so far. Tom Krecioch was also there to support Mr. Noordyk stating that he used the rental before purchasing his current home in Negaunee. He felt it was a great way to experience an area before actually investing in permanent housing. Mr. Krecioch felt it was a perfect alternative to staying in hotels/motels. Teal Krecioch, also in support of Mr. Noordyk and provides cleaning services for him, reported that thus far there as been no issues with past renters. After some discussion with Planning commission members and Howard Robare, zoning administrator, it was decided that the best way to go forward was to allow short term rentals under a conditional use permit. This would get reviewed first by the zoning administrator and then forwarded to the planning commission for their thoughts on any restrictions at that time.

REPORTS:

A) Zoning Administrator: Working on a Conditional Use permit for a campground off county road 601, township road FAB by the Heritage Trail. Will report next month.

PUBLIC COMMENT Dave Dunquist asked where the above-mentioned solar farm would be constructed. Howard Robare stated east of Perch Lake on Lyme properties. Bob Brandt gave his support for more information on Solar Farms.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 7:05 p.m.
Peter Koski, Moved; Matt Eliason, Support 3 Ayes 0 Nays; 2 Excused; Motion Carried

DAN ETELAMAKI, Vice Chairman **JIM KIPPOLA, Chairman** **CARRIE HAIR, Secretary**
PETER KOSKI, Commissioner **MATT ELIASON, Commissioner**

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, September 25, 2023 – 6:00 PM
Humboldt Township Hall

Chairman Kippola called the meeting to order at 6:00 PM.

Pledge of Allegiance

Roll Call

MEMBERS PRESENT: James Kippola, Carrie Hair, Dan Etelamaki, Matt Eliason, Peter Koski

STAFF PRESENT: Howard Robare, Zoning Administrator, Recording Secretary, Betty Grund

STAFF ABSENT: None

PUBLIC PRESENT: Ron Meyer, Mike Mileski, Sarah Etelamaki, Jason McCarthy

APPROVAL OF AGENDA:
Carrie Hair, Moved; Dan Etelamaki, Support; 5 ayes 0 Nays; Motion Carried

APPROVAL OF MINUTES:
Approval of the August, 2023 minutes
Dan Etelamaki, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried

PUBLIC COMMENT: None

CORRESPONDENCE: None

PUBLIC HEARING: Application for Rezoning ZMA-2023-01 (Mr. Meyer)

Chairman Kippola opened meeting at 6:10 and summarized the reason for the open meeting which was to review the above application for rezoning.

The Zoning Administrator stated the reason for the application was to consider rezoning Mr Meyer's property from it's current three (3) districts of R10, R20 and TD to residential.

The applicant, Mr. Meyer's comment or statement was simply that he wanted to give a portion of his land to his son's for them to build a home here in Humboldt Township.

Chairman Kippola at 6:15 acknowledged there was no written comments.

Chairman Kippola open the hearing to public comment to which there was none and closed public comment at 6:16

Chairman Kippola opened planning commission deliberations at 6:16. Chairman Kippola opened deliberations by reading a section of the Humboldt Townships Zoning Ordinance Article XIV, Section 1404 general procedure item B dealing with this topic. Continuing with deliberations, Commissioner Peter Koski stated that he saw nothing wrong with approving the rezoning and stated it benefits the township in at least two ways, bring in two more young families and add to property tax base. Commissioner Eliason's comments supported Commissioner Koski's comments adding that it would be consistent with zoning in surrounding areas of Humboldt Township. Commissioner Carrie Hair was also in agreement, questioning how one parcel ended up with 3 seperate zones to begin with. Dan Etelamaki's comments were also in support of the rezoning. Chairman Kippola stated he was not sure how it came to be zoned as it currently is in three (three) districts and gave a few suggestions to how that could have happened but was in support of the application for rezoning.

Chairman Kippola again opened it up for public comment at which time Mr. Mike Mileski, surveyor hired by Mr. Ron Meyer, stating he had walked the area and would wait for this rezoning to get approved before considering the land division. Mr. Meyer's also made comment on his loyalty to Humboldt township and desire to see the community grow and thrive.

Motion was put forth by Matt Eliason to approve the application, ZMA-2023 -01 (Mr. Meyer) for the proposed zoning changes from the R10, R20 and TD (North of 41 and South of the ATV trail) to Residential in accordance and consistence with the Master Plan. Matt Eliason, Moved; Carrie Hair, Support. Roll call vote; Carrie Hair, Aye, Matt Eliason, Aye, Peter Koski, Aye, Dan Etelamaki, Aye, Chairman Kippola, Aye. Motion Carried.

Chairman Kippola closed the Public meeting 6:40 P.M.

OLD BUSINESS:

- **A) Zoning Ordinance Update – Mr. McCarthy, Consultant, passed out a final draft of Article II – Definitions for the planning commission to review. The intent is to review section by section starting with Agriculture. There was general discussion with a few changes being discussed which Mr. McCarthy will implement for the next meeting. This portion of the update was tabled at this time with discussions to continue next month.**

- **B) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan: Continues to be a work in progress. Sarah Etelamaki and Chairman Kippola still in the process of updating.**

- **C) Recreation Plan Amendment (Disc Golf & Pickleball) Chairman Kippola wanted confirmation from our consultant, Mr. McCarthy that the development of a disc golf course in Humbolt Township was consistent with the language written in our newly updated Recreation Plan. It was confirmed by Mr. McCarthy that it was. Motion stating that the plans to go forth with the development and seeking grants for the Humboldt Township disc-golf course was consistent with the updated Recreation Plan. Chairman Kippola, Moved; Dan Etelamaki, Support. 5 ayes 0 Nays; Motion Carried**

- **D) Forest Management Planning - RFP were sent out local foresters with 2 responses received so far.**

- **E) Township Complex Site Plan Update The Township Supervisor, administrator and Chairman Kippola have meet with the consultant for this project and work is moving forward at this time.**

**NEW BUSINESS: **

A) Township Board request for 2024 C/S Paving Projects

Commission Members were given a copy of the updated Humboldt Township – overall road plan that the township administrator and Chairman Kippola have been working on. Chairman Kippola was seeking support of the planning commission to bring this preliminary report to the Humboldt Township board. Sarah Etelamaki, township administrator, was present and informed the Commission board that the County Road Commission typically in October is seeking road improvement plans from the local township.

Motion to present to the Humboldt Board the preliminary data complied by Sarah Etelamaki and Chairman Kippola with the support of the Planning Commission to move forward with the said project. Chairman Kippola Moved; Dan Etelamaki, Support. 5 ayes 0 Nays; Motion Carried

REPORTS:

A) Zoning Administrator: No new permits issued.

PUBLIC COMMENT

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 8:05 p.m.
Dan Etelamaki, Moved; Matt Eliason, Support; 5 ayes 0 Nays; Motion Carried