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

Humboldt Township
Planning Commission

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

Regular Meeting
Tuesday, December 17, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M.

Pledge of Allegiance

Roll Call:

MEMBERS PRESENT: Carrie Hair; Matt Eliason; James Kippola, Pete Koski; Dan Etelamaki stepped down for personal reasons, Excused

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

STAFF ABSENT: No staff present

PUBLIC PRESENT: Amber Kantola, Chuck Kantola, Terry Jandreau, Beth Champion, Phil Toutant, Dollar General representative.

APPROVAL OF AGENDA with addition of Item C:
Pete Koski, Moved; Carrie Hair, Support; 4 Ayes, 0 Nays; 1 Excused; Motion Carried

APPROVAL OF MINUTES: Approval of the November 25, 2024, minutes
Carrie Hair, Moved; Pete Koski , Support; Support; 4 Ayes, 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: None

Correspondence: None

OLD BUSINESS

A) <u>Zoning Ordinance Update</u> – Mr. McCarthy was unable to attend but provided updated drafts of Articles 14 and 15 via email. These will be addressed at next month's meeting.

B) <u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u>- Continues to be a work in progress.

C) <u>Town Hall Complex Site Plan -</u> This projects continues to be a work in progress.

NEW BUSINESS:

A. Dollar General Site Plan –Chairman Kippola opened discussion by referencing Article 15 (Access Management) specifically Section 1504 of the current zoning ordinance. This section emphasizes

collaboration with MDOT (Michigan Department of Transportation) and the Marquette County Road Commission to ensure safe access of the proposed site. Discussion focused on the access point and confirmed that Humboldt Township's participation in the US-41 Corridor Advisory Group. The Planning Commission decided to defer action until Chairman Kippola attends the next MDOT monthly meeting on January 14, 2023, to present the site plan and gather feedback.

B. Planning Commission 2025 Meeting dates and time. Motion to approve the 2025 Planning Commission Meeting Schedule with a 6:00 P.M. start time. Pete Koski, Moved; Carrie Hair, Support: 4 Ayes, 0 Nays; 1 Excused; Motion Carried.

C. Establish Heritage Trail Planning Committee – Chairman Kippola proposed forming a committee to develop ideas for trail infrastructure and signage for the newly established Heritage Trail Authority. Chairman Kippola and Carrie Hair agreed to meet to discuss this issue.

REPORTS

A. Zoning Administrator: 25 Permits submitted. Zoning Board of Appeals to meet this Thursday, December 19, 2024

PUBLIC COMMENT:

Amber Kantola, speaking on behalf of an absent individual, inquired about public access to the updated zoning ordinance before it is sent to the Humboldt Township Board for approval.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 7:08 P.M.
Matt Eliason, Moved; Pete Koski, Support; Support;4 Ayes, 0 Nays; 1 Excused; Motion Carried

DAN ETELAMAKI, Vice Chairman **JIM KIPPOLA, Chairman** **None at Present, Secretary**
PETER KOSKI, Commissioner **MATT ELIASON, Commissioner**

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, February 26, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M.

Pledge of Allegiance

Roll Call:

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

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

STAFF ABSENT: None

PUBLIC PRESENT: Karen Jandreau, Terry Jandreau, Amber Kantola, Chuck Kantola, Tricia Pepin, Patricia Seppala, Mark Seppala, Tammy Fetterhoff, Pam Johnson, Lisa Mikkola, Jason Mikkola, Rick Salo, Bob Brandt, Marsha Dunquist, Dave Dunquist, Jim Belpedio

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

APPROVAL OF MINUTES:
Approval of the January 22, 2024, minutes
Dan Etelamaki, Moved; Matt Eliason, Support; 4 Ayes, 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: Dave Dunquist asked about any news on the pending solar farm being proposed. Chairman Kippola gave a brief background and update.

CORRESPONDENCE: None

Public Hearing:

Chairman Kippola opened the public meeting at 6:15. to consider the HU-2024-01 Conditional Use Permit (Hudson and Hannah Noordyk)

<u>Zoning Administrator SR,</u>

Howard Robare reported that the conditional use permit was to consider a new Airbnb on the lake. We currently have no ordinance in place that covers short-term rentals. Mr. Robare concluded this could be handled under seasonal and recreational use (Article 311 D.4) and considering it a rental camp. At this time the applicant himself was not present but had asked:

Applicants Statement

Mr. Dave Dunquist to act on his behalf. Dave Dunquist offered his comments of support in favor of Airbnb. The applicant is using the rental money to pay for the purchase of the property itself. The applicant is also following the guidelines put forth by the Airbnb Registry.

Written Public Comment

Chairman Kippola read written public comment received from Mark Seppola.

Public Comment

Chairman Kippola Opened hearing to public comment asking people to state their name and address for the record.

Pam Johnson, 1880 South Helen Lake Road Ishpeming, MI 49849. Ms. Johnson wanted to know what the plans are for future rentals within the township. Johnson had concerns for noise control, property values and if this rental would have a yearly review. Johnson also had concerns over the small lot sizes. Johnson was under the impression that it had a 75-foot set by but was corrected by Dave Dunquist that the setback was 25 feet for Helen and Casey lake only.

Tricia Pepin, 3488 FNN, Champion, Mi 49814 Ms. Pepin had concerns about the roads being torn up by renters. Pepin cited a specific incident on the corner of FNN and South Shore Road where the road was torn up by one of the Applicants tenants. Pepin reminded everyone that the lake owners are responsible for the road maintenance. Pepin also brought up the safety factor of renters driving too fast and for the possibility of bringing in any evasive species to the lake with their boats.

Karen Jandreau, 5900 N. Helen Lake Road, Ishpeming, MI 49849 Received no notice of this public hearing. Ms Jandreau stated she is not in support of allowing this Airbnb and the reason she purchased this property was for it's privacy with no surrounding business and want to keep it private. Ms Jandreau prefers to keep it basically family owned and keep business out.

Amber Kantola, 2760 South Helen Lake Road, Ishpeming, MI 49849 She had questions as to why the owner/applicant wasn't there attending the meeting. Ms. Kantola Stated she had the same concerns as the previous speaker, Karen Jandreau. Questioning who the local people would reach out to with their concerns.

Rich Salo, 2516 Helen Lake Road, Ishpeming, MI 49849. Stated "Things are good till it's not". He is not in favor of this Airbnb, Roads in the area are private roads and maintained by the local residents and there is No Public access to lake. Mr. Salo stated most people in the area are against the lake being public and felt it was private and should stay private.

Mark Seppola, 3296 South Helen Lake Road, Ishpeming, MI 49849. Stated he is the one who sent the email voicing his concerns and was totally against the proposed Conditional use permit

Chuck Kantola, 2760 Helen Lake Road, Ishpeming, Mi 49849 Mr. Kantola is also against the proposed Conditional Use Permit and wants to keep the lake private with no boat launch. Mr. Kantola Stated concerns that only the residents within 300 feet were notified of this public hearing.

Tammy Fetterhoff 3296 Helen Lake Road, Ishpeming, MI 49849. Ms Fetterhoff stated she was Totally against the proposed Conditional Use Permit and had concerns about the Private Road and wants the lake to remain private.

Jason Mikkola, 1008 Helen Lake Road, Ishpeming, MI 49849 Mr. Mikkola had concerns of who to contact when noise issues arise. Mikkola was also concerned that not all lake owners were notified of the hearing.

Terry Jandreau, 5900 N Helen Lake Road Ishpeming MI 49849 Stated that the North side of the Lake is part of an association. Jandreau stated he had concerns about who to go to with when issues arise.

Marsha Dunquist, addressed that the roads are private roads maintained by the local property owners.

Karen Jandreau commented she was concerned about the rental screening process since renters do not have to participate in the Airbnb registry to rent short-term. Jandreau stated she was in favor of keeping the lake private.

Lisa Mikkola 1008 South Shore Helen Lake Ishpeming, MI 49849 Ms. Mikkola was concerned for the numbers of rentals that will be allowed.

Bob Brandt, 23080 State Highway M95 Republic MI 49879. He stated initially he was in support of the applicant but after hearing the comments from the residents concerning past and future behaviors, he changed his mind and would no longer be supportive, especially when residents feel they have nowhere to go with problems.

Rich Salo stated that Dead River does NOT let short term rentals in, and they are a bigger association. Salos's concern is the small lots with only 100-foot lake frontage.

Chuck Kantola noted that we are in the off season now that not all property owners are here to attend public hearings. Kantola felt the off-season residents should be notified.

Dave Dunquist said he felt there was economic value to have this Airbnb. Renters must buy gas and food for example. Mr. Dunquist didn't feel that meeting all the neighbors was relevant to getting this approved. Dunquist noted since it is zoned, recreational there is no noise ordinance. Dunquist also mentioned that the DNR has access to the lake through the public water access site.

Chairman Kippola closed public comment at 7:25.

<u>Planning Commission Deliberations</u>

Chairman Kippola opened deliberations and decision at 7:30. Stated the commission had 4 options: approve, approve with conditions, deny, or reconvene for further deliberation. Chairman Kippola stated that members need to apply the standards from the ordinance in the decision making. Chairman Kippola then read the zoning ordinance section 704.

Deliberations among the Planning Commission members considering the standards listed under Section 704:A Specifically the public testimony as evidence of compatibility/incompatibility of the proposed use with the current character of land use on the lake. After much discussion a motion was put forth. A motion to deny the application of Hu-2024-02 CUP based on inconsistency with the standards in Section 704:A in the Humboldt Township Zoning Ordinance. Dan Etelamaki, Moved, Carrie Hair, Support. Roll Call vote: Carrie Hair, aye, Matt Eliason, Nay, Jim Kippola, aye, Dan Etelamaki, aye. Motion to deny was approved.

OLD BUSINESS

- **A) Zoning Ordinance Update – Mr. McCarthy was present. Presented a continuing draft of the zoning ordinance update. After final review of Section II, Mr. McCarthy handed out Section III which he asked Commissioners to review and be prepared to comment on at the next meeting in March. Continues to be a work in progress.**
- **B) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan Chairman Kippola stated work is ongoing with the possibility of hiring Jason McCarthy for further assistance.**
- **C) Town Hall Complex Site Plan Progress- Work is continuing to proceed with North Country Engineering/Surveying.**

NEW BUSINESS:

- **A) Forest Stewardship Plan Discussion Chairman Kippola informed the Planning Commission members that the Forrester will be doing an in-person presentation to the Board and thought any comments concerning the plan should be tabled until that presentation (May Meeting).**

B) Scheduled Hearings - Public hearings as needed by zoning administrator.
C) Capital Project will be addressed at a later time.
D) Planning Commission Member Terms – Chairman Kippola nominated Matt Eliason as Planning Commission Secretary. Dan Etelamaki supported 4 Ayes, 0 Nays, 1 Excused Matt Eliason accepted the position.

REPORTS:

A) Zoning Administrator: No new applications

PUBLIC COMMENT – Bob Brandt made comment about possibly issuing a bond to cover cost of fixing the roads within the township.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 9:05
Jim Kippola, 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, January 22, 2024 – 6:00 PM
Humboldt Township Hall

Recording Secretary Betty Grund called the meeting or order at 6:00 P.M.

Pledge of Allegiance

Roll Call

Betty Grund opened the meeting with nominations for Chairman. Dan Etelamaki nominated Jim Kippola. 3 Ayes, 0 Nays, 2 Excused. Nomination accepted.
Chairman Kippola open nominations for Vice Chairman. Carrie Hair nominated Dan Etelamaki.
3 Ayes, 0 Nays, 2 Excused. Nomination accepted.
Nominations for secretary tabled till next month.

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

STAFF PRESENT: None Recording Secretary, Betty Grund

STAFF ABSENT: None

PUBLIC PRESENT: None

APPROVAL OF AGENDA:
Carrie Hair, Moved; Dan Etelamaki, Support; 3 Ayes, 0 Nays; 2 Excused; Motion Carried

APPROVAL OF MINUTES:
Approval of the December 18, 2023, minutes
Dan Etelamaki, Moved; Carrie Hair, Support; 3 Ayes, 0 Nays; 2 Excused; Motion Carried

PUBLIC COMMENT: None

CORRESPONDENCE: Chairman Kippola received letter from CUPPAD regarding Delta County upgrading their Master Plan

Public Hearing: None

OLD BUSINESS:

A) **Zoning Ordinance Update – Mr. McCarthy was present. Mr. McCarthy informed the Commission that the DNR had the Recreational Master plan but was requesting additional information which both he and Sarah Etelamaki were working on to provide. Discussion continues the zoning ordinance update with district and land uses being assigned to the 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 the Commission that the site work is complete.

D) Town Hall Complex Site Plan

E) Town Hall Complex Site Plan Progress- Work is continuing to proceed.

NEW BUSINESS:

A) Schedule Hearings - Public hearings as needed by zoning administrator

B) Planning Commission Member Terms – Commissioners were asked to take note of term dates.

REPORTS:

A) Zoning Administrator: Administrator has received the conditional use application from the solar farm company. A zoom meeting is scheduled to take place January 23, 2024 at 1:00 P.M. with the solar company to gather further information.

PUBLIC COMMENT – Bob Brandt spoke on his opinion on the green energy agenda.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION:

ADJOURNMENT:
Motion: To adjourn the meeting at 8:00 P.M.
Carrie Hair, Moved; Dan Etelamaki, Support 3 Ayes 0 Nays; 2 Excused; Motion Carried

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

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, July 22, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:05 P.M.

Pledge of Allegiance

Roll Call:

MEMBERS PRESENT: James Kippola, Pete Koski; Carrie Hair; Excused Matt Eliason; Dan Etelamaki
STAFF PRESENT: Howard Robare, Zoning Administrator, Jeff Ogea, Sarah Etelamaki, Recording Secretary, Betty Grund

STAFF ABSENT: None

PUBLIC PRESENT: Dave Dunquist, Marsha Dunquist, Lisa Mikkola, Jason Mikkola, Amber Kantola, Chuck Kantola, Tricia Pepin, Scott Niemi, Tom Prophet, Terry Jandreau, Bob Brandt

APPROVAL OF AGENDA:
Carrie Hair, Moved; Pete Koski , Support; 3 Ayes, 0 Nays; 2 Excused; Motion Carried

APPROVAL OF MINUTES:
Approval of the June 24, 2024, minutes
Pete Koski, Moved; Carrie Hair, Support; 3 Ayes, 0 Nays; 2 Excused; Motion Carried

PUBLIC COMMENT: None

Correspondence: None

OLD BUSINESS

A) **<u>Zoning Ordinance Update</u> – Mr. McCarthy was present and a review of the current revision of Article 3 was discussed and accepted. Mr. McCarthy will proceed with the next step of the zoning ordinance update which is land use rules and enforcement.**

B) **<u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u>- Mr. McCarthy provided a draft of Section One / Background of the transportation plan he is working on.**

C) **<u>Town Hall Complex Site Plan</u> – Chairman Kippola informed the planning commission members that a meeting is being scheduled with the surveyor, engineer, Sarah Etelamaki and himself to review the results of the surveyor's work.**

NEW BUSINESS: None at this time.

REPORTS:

A) Zoning Administrator: Howard Robare reported there are currently 11 ZCP he is working on.

PUBLIC COMMENT –

Jeff Ogea reported that the pavilion extension is now complete, and the pillars are up at the cemetery.

Tricia Pepin inquired about the disc golf progress.

Jason Mikkola wanted information on what was happening at the power substation and if there was any news on the solar farm.

Amber Kantola wanted update with the Noordyk short term rental. She was informed that an appeal application had been submitted. Also, a letter from the Humboldt's attorney had been sent today (July 22, 2024).

Scott Niemi wanted to know how many of the ZCP permits had come into compliance. Mr. Robare stated all but 2.

Bob Brandt wanted information on how he could get his property rezoned and reclassified.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 7:25
Pete Koski, Moved; Carrie Hair, Support; 3 Ayes, 0 Nays; 2 Excused; Motion Carried

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

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, June 24, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M.

Pledge of Allegiance

Roll Call:

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

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

STAFF ABSENT: None Present

PUBLIC PRESENT: Dave Dunquist, Marsha Dunquist, Lisa Mikkola, Amber Kantola, Chuck Kantola, Tricia Pepin, Scott Niemi

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

APPROVAL OF MINUTES:
Approval of the May 20, 2024, minutes
Pete Koski, Moved; Dan Etelamaki, Support; 5 Ayes, 0 Nays; Motion Carried

PUBLIC COMMENT: None

Correspondence: Provide thru email a Minnesota-Revenue report concerning residential seasonal/residential non homestead properties for informational use only.

OLD BUSINESS

A) <u>Notice of Decision For Tonya Acker-Richards (Old Timber Joy) Rezoning-</u>
Chairman Kippola addressed the response sent from the Marquette County Planning Commission of their non-support to the rezoning.
The Notice of Decision was passed at the May Humboldt Township Board.

The Notice of Decision was signed by the Planning Commission members.

B) <u>Zoning Ordinance Update –</u> Mr. McCarthy was present and continued with further discussion particularly centered on Short-Term Rentals and those on waterfront properties.

<u>Tricia Pepin (3488 County Road FNN):</u> Brought up her concern for those properties that

may be zoned Lake or Waterfront but are not on the water.

Chad Kantola (2760 S. Helen Lake): Brought up concerns about minimum acreage for short term rentals.

Dave Dunquist (3728 S Helen Lake): Addressed concerns about older septic systems and the effect on the surrounding environment, especially the lakes. Mr. Dunquist brought up concerns of the number of Short-term rentals still operating in Humboldt Township and their compliance with current Zoning Ordinance.

Howard Robare noted that there are four others being cited and has heard from two of them.

C) **Update of 2017 Humboldt Township Road Improvement and Prioritization Plan- Mr. McCarthy acknowledged that he has been hired to help with the finalizing of this plan and will provide an update on the Plan at next month's meeting.**

D) **Town Hall Complex Site Plan – Humboldt Township Board has approved Phase II of the site plan. Continues to be a work in progress.**

NEW BUSINESS:

A) **Solar Farm Update – Chairman Kippola informed Planning Commission members that UPPCO did hold a Public Open House at the Humboldt Township Hall and agreed to provide updates as the project progresses. Chairman Kippola also asked Jason McCarthy to provide further information as to the State's Regulation on the Alternative Energy Law.**

REPORTS:

A) **Zoning Administrator: Howard Robare reported he is working on three current violations.**

PUBLIC COMMENT – None

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: Matt Eliason wished everyone a safe and happy July 4th.

ADJOURNMENT:
Motion: To adjourn the meeting at 7:40
Dan Etelamaki, Moved; Matt Eliason, Support; 5 Ayes, 0 Nays; Motion Carried

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

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, March 25, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M.

Pledge of Allegiance

Roll Call:

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

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

STAFF ABSENT: None

PUBLIC PRESENT: Pam Johnson, Dave Dunquist, Marsha Dunquist, Jim Kovala, Carolyn Kovala, Bob Brandt, Amber Kantola, Chuck Kantola

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

APPROVAL OF MINUTES:
Approval of the February 26, 2024, minutes
Carrie Hair, 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 was not present. Updates will resume at next month's meeting.

Article III – Zoning Administrator Howard Robare presented the Commission copies of Zoning Ordinance Definition changes/additions as well as Article III suggestions for discussion to the Planning Commission. Chairman advised the Planning Commission Members to study the proposed Zoning Ordinance Changes and Additions and bring thoughts and ideas to the next meeting.

Chairman Kippola then opened the meeting for public comment.

<u>Pam Johnson 1880 S. Helen Lake-</u> Ms. Johnson wanted clarification on the acreage limit

being considered for short-term rentals. Also wanted information on the possible number of Short-Term Rental units that will be allowed for any certain area.

Dave Dunquist – 3728 S Helen Lake- Mr. Dunquist raised questions about Permanent and Parttime residents on Helen Lake. Mr, Dunquist also had questions about Commercial Forest Classification versus Timber Production zoning.

Jim Kovala 1944 S Lake Road- Mr. Kovala wanted clarification on the definition of Recreational zoning classification and how it affects permanent and seasonal residents on the lake. Mr. Kovala also questioned how the current Helen Lake zoning classification affects a new owner who is establishing permanent residence on the lake.

Marsha Dunquist – 3728 S Helen Lake- Ms Dunquist wanted clarification on what years zoning was controlled by Marquette County (1977) and Humboldt Township establishing zoning in 1987.

ABB Seminar (Board Packet Attachment) The Commission received an informational packet on an online seminar watched by Consultant McCarthy referencing legal considerations for short-term rentals. The Commission was advised to look over the information and come back with ideas for the next meeting.

B) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan- Planning Commission members were informed that work on the Road Plan is continuing, and that the Humboldt Township board approved bringing Consultant McCarthy on to help with finalizing the data. This was tabled till next month when Mr. McCarthy's will present his scope of work on the project thus far.

C) Forest Management Plan – The forester is planning on giving a presentation in May to the Township board. Any planning will be tabled till after that presentation.

D) Town Hall Complex Site Plan Progress- Phase II is complete.

E) Notice of Decision – HU-Cup-2024-02 Hudson Noordyk- Motion to accept the Notice of Decision. Carrie Hair, Moved; Matt Eliason, Support; 4 Ayes, 0 Nays; 1 Excused; Motion Carried

NEW BUSINESS:

A) Scheduled Hearings – None currently

REPORTS:

A) Zoning Administrator: No new permits on the docket.

PUBLIC COMMENT – None

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: Matt Eliason questioned if a motion was needed to proceed with any action on the Forestry Plan. No action until after the presentation in May.

ADJOURNMENT:
Motion: To adjourn the meeting at 7:05
Carrie Hair, moved; Pete Koski, Support 4 Ayes 0 Nays; 1 Excused; Motion Carried

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

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, May 20, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M.

Pledge of Allegiance

Roll Call:

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

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

STAFF PRESENT: Sarah Etelamaki

PUBLIC PRESENT: Terry Jandreau, Dave Dunquist, Marsha Dunquist, Lisa Mokkola, Amber Kantola, Chuck Kantola, Tricia Pepin, Kerry Tornberg, Dave Tornberg, Terry Huffman, Bob Brandt, Scott Syrjala, Stephanie Jones, Ben Argall, Alan Johnson, Hudson Noordyk, Tom Prophet, Tonja Acker- Richards

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

APPROVAL OF MINUTES:
Approval of the April 22, 2024, minutes
Matt Eliason, Moved; Pete Koski, Support; 4 Ayes, 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: None

Correspondence: None

Public Hearing – ZMA 2024-01 Tonja Acker-Richards Rezoning

Open Hearing: Chairman Kippola Opened Meeting at 6:05 P.M. Chairman Kippola summarized the application put forth to the Planning Commission Board which is to rezone property number 52-06-204-032-30 from Residential to Town Development.

Zoning Administrator: Howard Robare reported that keeping property zoned as it is, is not appropriate.

Applicant: Tonya Acker-Richards; address of 2115 Olmstead Lane, Ishpeming, Mi, current owner of the property, addressed the Planning Commission Board. Mrs. Acker-Richards is looking to sell and is partitioning to correct the zoning and provided documentation of prior ownership and usage to support such a change.

Written Public Comment: Chairman Kippola read the only written public comment sent in by Paul and Edwin Eliason (former owners of this property) in support of the applicants rezoning.

Public Comment: Sarah Etelamaki, resident, spoke in support of the rezoning.
Chairman Kippola closes Public Comment.

Deliberations: General discussion between boards members. Motion to approve ZMA 2024-01 presented by Pete Koski to rezone said property from Residential to Town Development as there is no conflict with the character of the land use and is harmonious with current Master Plan.
Pete Koski, Moved; Matt Eliason, Support; Roll Call vote:
Peter Koski; Aye, Matt Eliason; Aye, Dan Etelamaki; Aye, Chairman Kippola; Aye, 1 Excused; Motion Carried.

Meeting Adjourns: 6:37 P.M.

OLD BUSINESS

A) Zoning Ordinance Update – Consultant Jason McCarthy not present. Update tabled to next month.

B) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan- Chairman Kippola informed Planning Commissioners that Jason McCarthy's has been hired by the Humboldt Township Board to assist with formalizing the Transportation Plan.

C) Town Hall Complex Site Plan – Humboldt Township Board has approved phase II of the site plan. Continues to be a work in progress.

NEW BUSINESS:
A) None

REPORTS:

A) Zoning Administrator: Howard Robare reported working on 5 current permits.

PUBLIC COMMENT –

<u>Hudson Noordyk:</u> 10136 South Spruce, Grant, Mi. Mr. Noordyk Questioned why his application was denied and stated he plans to appeal the decision with the Zoning Board of Appeals. He stated he has been working with and will continue to work with the residents of Helen Lake. Issues with the concerns for lack of contact with him and road issues have been addressed with residents except for one. Mr. Noordyk asked why he is the only one that was required to file a permit while other Short Term Rentals still operate. General discussion between Mr. Noordyk and Board Commissioners regarding why, at the time, they denied the application. Mr. Noordyk was directed to Zoning Administrator, Howard Robare, for direction in the appeal process.

<u>Dave Dunquist:</u> 3728 S Helen Lake. Stated that according to his calculations, only 12.5 percent of the population was represented at the public hearing on this issue and anything else discussed was just hearsay. Mr. Dunquist questioned what was being done about the other short-term rentals in Humboldt Township.

<u>Marsha Dunquist</u>: 3728 S Helen Lake: Questioning why Mr. Noordyk's business, who she felt had complied with ordinances and was told to apply for a Conditional Use Permit while other still operate.

Stephanie Jones: **606 North 6th Street, Marquette, Mi Realtor handled the sale of Mr. Noordyk's property. Stated that as a broker, they do their due diligence on behalf of their clients before purchasing. Stated that at the time of the sale, nothing was in place. She added her support for Humboldt Township's work in addressing the issue of short-term rentals.**

Sarah Etelamaki: **185 County Road FJ, Champion. As office manager for Humboldt Township, she fields a lot of calls concerning Short Term rentals. She specifically informs those who call that, as of right now, Humboldt does not have an ordinance and is therefore not allowed.**

Chuck Kantola: **2760 S. Helen Lake Stated he sees no problem with the Noordyk's rental but brought up issues with the zoning of residential and the possibility of new zoning being considered.**

Mr. Noordyk stated that he and his wife personally manage the property and are available 24/7. No management company to work through.

Matt Eliason also added that he has been in contact with surrounding townships inquiring about their ordinances in relation to the issue of short-term rentals.

Ben Argall (Realtor): **816 Maurice Street, Ishpeming, MI. Suggested to the Commission that working on a Short Term Rental Ordinance with local As Soon as possible will help the township and property owners alike.**

Kerry Tornberg: **1 way Sunset Drive, Negaunee. Interested in buying property from Mrs. Acker-Richards wanted clarification on the process of the rezoning permit.**

Mr. Noordyk asked about the possibility of doing meetings via zoom and was told to address that issue with the Humboldt Township Board.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 7:25
Matt Eliason, Moved; Dan Etelamaki, Support; 4 Ayes, 0 Nays; 1 Excused; Motion Carried Motion Carried

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

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, November 25, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M.

Pledge of Allegiance

Roll Call:

MEMBERS PRESENT: Carrie Hair; Matt Eliason; Dan Etelamak; James Kippola, Pete Koski

STAFF PRESENT: Jason McCathy; Recording Secretary, Betty Grund

STAFF ABSENT: No staff present

PUBLIC PRESENT: Amber Kantola, Chuck Kantola, Tom Garceau

APPROVAL OF AGENDA:
Pete Koski, Moved; Carrie Hair, Support; 5 Ayes, 0 Nays; Motion Carried

APPROVAL OF MINUTES: Approval of the October 28, 2024, minutes
Carrie Hair, Moved; Matt Eliason , Support; Support; 5 Ayes, 0 Nays; Motion Carried

PUBLIC COMMENT: None

Correspondence: None

OLD BUSINESS

A) **<u>Zoning Ordinance Update</u> – Mr. McCarthy provided planning commission members with ongoing draft updates to the zoning ordinance.**

B) **<u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u>- Continues to be a work in progress.**

C) **<u>Town Hall Complex Site Plan -</u> Continues to be a work in progress.**

NEW BUSINESS:

A. **Dollar General Site Plan – Tabled till December meeting to give planning commission members continued time to review.**

REPORTS:

A) Zoning Administrator: Not present

PUBLIC COMMENT:

Chuck Kantola had questions how a short-term rental would be handled if one was operating on a private road.
Tom Garceau had questions on the allowed number of short-term rentals per applicant and per township

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: Matt Eliason wished all present a Happy Thanksgiving

ADJOURNMENT:
Motion: To adjourn the meeting at 7:30
Matt Eliason, Moved; Dan Etelamaki , Support; Support; 5 Ayes, 0 Nays; Motion Carried

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

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, October 28, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M.

Pledge of Allegiance

Roll Call:

MEMBERS PRESENT: Carrie Hair; Matt Eliason; Dan Etelamak; James Kippola and Pete Koski; Excussed.

STAFF PRESENT: Jason McCathy; Recording Secretary, Betty Grund

STAFF ABSENT: No staff present

PUBLIC PRESENT: Tricia Pepin, Sebastian Martin, Alex Hallows

APPROVAL OF AGENDA:
Carrie Hair, Moved; Matt Eliason , Support; 3 Ayes, 0 Nays; 2 Excused. Motion Carried

APPROVAL OF MINUTES: Approval of the September 23,, 2024, minutes
Carrie Hair, Moved; Matt Eliason , Support; 3 Ayes, 0 Nays; 2 Excused. Motion Carried

PUBLIC COMMENT: None

Correspondence: None

OLD BUSINESS

A) **<u>Zoning Ordinance Update</u> – Mr. McCarthy provided update Article IV per September discussion. Also provided a draft of Article V regarding signage.**

B) **<u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u>- Continues to be a work in progress.**

C) **<u>Town Hall Complex Site Plan</u> – In Chairman Kippola absence, no new information on this item was discussed.**

NEW BUSINESS: Public Hearing – Sebastian Martin Zoning Map Amendment

Vice Chairman Etelamaki opened public hearing at 6:25 PM

Vice Chairman Etelamaki summarizes that the reason for the meeting is to address the following application for a

zoning map amendment:

ZMA 2024-02 Application from Sebastian Martin for zoning map amendment from TP-40 (Timber Production 40 acres) to RP-20 (Resource Production 20 Acres) for the following property described as SECTION 33, T47N R29W, SW ¼ of SE ¼.

Zoning Administrator: Not present

Applicant: Mr. Martin states purpose of rezoning is to establish homestead.

Vice Chairman Etelamaki notes no written public comment.

At 6:35 P.M. opens meeting to public: Hearing none. Closes Public Comment at 6:36 P.M.

Planning Commission Deliberations: Planning Commission looked at current zoning map finding that this rezoning would be connecting to other RP-20 districts and would not be spot zoning. Commission members also noted Article III, SECTION 313 (b) permitted principal uses. Applicant was again made aware of the variance that would have to be applied for and that the county does not snowplow out there. Motion to: Approve the zoning amendment application ZMA 2024-02 from TP-40 to RP-20 as recommended by the zoning administrator Howard Robare. Roll call vote: Carrie Hair; Aye, Matt Eliason: Aye, Dan Etelamaki, Aye. 2 Excused. Motion Carried.

Chairman Etelamaki Closed the Public Hearing meeting 6:40 P.M.

REPORTS:

A) Zoning Administrator: Not present

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 6:42
Carrie Hair, Moved; Matt Eliason , Support; 3 Ayes, 0 Nays; 2 Excused. Motion Carried

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

Humboldt Township
Planning Commission

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

Regular Meeting
Monday, September 23, 2024 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M.

Pledge of Allegiance

Roll Call:

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

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

STAFF ABSENT: None

PUBLIC PRESENT: Lisa Mikkola, Amber Kantola, Chuck Kantola, Tricia Pepin

APPROVAL OF AGENDA:
Carrie Hair, Moved; Pete Koski , Support; 5 Ayes, 0 Nays; Motion Carried

APPROVAL OF MINUTES with correction on Staff Present:
Approval of the July 24, 2024, minutes (August meeting was cancelled)
Matt Eliason, Moved; Carrie Hair, Support; 5 Ayes, 0 Nays; Motion Carried

PUBLIC COMMENT: None

Correspondence: None

OLD BUSINESS

A) **<u>Zoning Ordinance Update</u> – Mr. McCarthy provided a draft of the Article IV, General Regulations, to planning commissioners. General discussion and further updates were considered. Mr. McCarthy will bring these updates to the next meeting in October.**

B) **<u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u>- Mr. McCarthy provided a draft of Section Two/Current Conditions. Mr. McCarthy provided information on PASER ratings and gave an updated rating on Humboldt Roads.**

C) **<u>Town Hall Complex Site Plan</u> – Chairman Kippola informed the planning commission members that two RFP's have been sent. One to Kurt Simandle, Engineer with North Country Engineer and one to Thad Goodwin from North Country Surveying.**

NEW BUSINESS: None at this time.

REPORTS:

A) Zoning Administrator: Howard Robare reported there are currently 17 ZCP completed.

PUBLIC COMMENT –

Tricia Pepin: MS Pepin had concerns on septic systems and short term rentals where the property owner leaves for the winter.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: Matt Eliason brought up idea of work sessions regarding continuing work on the zoning ordinance. Chairman Kippola will be in contact with Mr. McCarthy to try to arrange such a meeting in October. Pete Koski reported seeing the pickle ball court in use earlier this evening.

ADJOURNMENT:
Motion: To adjourn the meeting at 7:25
Pete Koski, Moved; Carrie Hair, Support; 5 Ayes, 0 Nays; Motion Carried