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, April 28, 2025 – 6:00 PM
Humboldt Township Hall

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

Pledge of Allegiance

Roll Call:

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

STAFF PRESENT: Jason McCarthy, Consultant; Howard Robare, Zoning Administrator, Recording Secretary, Betty Grund

PUBLIC PRESENT: Amber Kantola, Chuck Kantola, Joseph Derocha, Jeff Ogea, Kris Belling, Rick Schmidt, Jeff Roo, Kevin Rastt, Tom Roush, Savannah Roush, Jim Jenkin, Tom Prophet, Craig Kuopus, Anthony Bratt, Tricia Pepin, Christine Corkin.

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

One-hour public workshop conducted by Humboldt Township Planning Commission and Consulting Planner Jason McCarthy. Consultant McCarthy gave a brief introduction to the zoning ordinance 2025 draft which was viewed on display TV. Section-by-section explanations were provided, followed by open public discussion.

APPROVAL OF MINUTES: Approval of March 24, 2025, regular meeting minutes.
Matt Eliason, Moved; Pete Koski, Support 4 Ayes, 0 Nays; 1 Excused; Motion Carried.

PUBLIC COMMENT: None

Correspondence: None

OLD BUSINESS

A) **<u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u> – Continues to be a work in progress.**
B) **<u>Town Hall Complex Site Plan</u>- Work is continuing with input from Surveyor, Township Administrator and Planning Commissioner.**
C) **<u>IOHT Update and Humboldt Twp Planning Commission Trail Advisory Committee</u> – Chairman Kippola attended the first general meeting with the advisory committee. Planning efforts are ongoing.**

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NEW BUSINESS:

A) Zoning Ordinance Public Hearing

Chairman Kippola opened the hearing at 7:14 p.m. The purpose of the meeting is to discuss the proposed 2025 zoning ordinance.

Z. A. Report.

Howard Robare Requested clarification on tiny homes and minimum lot sizes near lakes.

Joseph Derocha: 1740 Fish Lake Road Champion, MI 49814. Asked for current zoning status of Fish Lake and sought clarification on the definition of a dwelling. Raised concerns over the distinctions between R-1 and light agriculture. He expressed concerns over over-regulation and questioned who would enforce new ordinances and how enforcement would be funded. Raised concerns about mandatory fire suppression systems. Later added that enforcement can sometimes be supported by external agencies.

Jeff Roe: 3557 FFB Champion, MI 49814 Asked about regulations regarding two dwelling on a single lot. Inquired about how short-term rentals would be addressed.

Caroline Bridges: (520 N Lake Enchantment Trail, Marquette MI): Requested clearer definitions for auxiliary and accessory dwelling units and the minimum size requirements for tiny homes. Expressed confusion over requirements for auxiliary/accessory units and short-term rentals. Praised the proposed "downlight" provision for outdoor lighting, encouraging its adoption.

Tricia Pepin: 3488 FNN Champion, Mi 49814; Disagreed with comments made by Mr. Deroche in support of the changes being proposed in the draft ordinance.

Amber Kantola: 2760 S Helen Lake, Champion, MI 49814; Supported the comments made by Ms. Pepin.

Kris Belling: Felt the proposed changes to the draft ordinance were not excessive. Also supported septic system regulations to protect lake water quality.

Joseph Deroche: Commented on enforcement rules and that individuals can reach out to agencies for help with various complaints.

Tricia Pepin: Once again stated she was thankful for the zoning proposed.

Tom Prophet: 781 County Road FN Champion Mi 49814 Expressed concern over noise issues, particularly dog barking and suggested a noise ordinance be considered.

Jeff Roo: Recognized the need for upgrading the zoning ordinance and addressing the issue of short-term rentals. Also noted short-term rentals have state laws that must be abided by.

Jason McCarthy: State law may not cover issues of short-term rentals and therefore comes to the townships. Noted short-term rentals to go through conditional use permit process.

Matt Eliason: 19583 US 41 W Champion, Mi: Stated that nearby municipalities (Michigamme, Republic, Ishpeming) have fewer short-term rental regulations and suggested that be considered.

Caroline Bridges: Confused on auxiliary units, accessory units, and short-term rentals and what is required of them.

Carrie Hair: Clarified that a change in property use may require re-evaluation of the septic system.

Chairman Kippola closed public comment at 8:15 and opens up Board deliberations and Decisions. Carrie Hair wanted the Dwelling Unit and Accessory Dwelling Units better defined. Matt Eliason proposed the public hearing be tabled till next month. This was supported by Pete Koski so that issues could be addressed.

Pete Koski made a motion to adjourn the meeting at 8:25 Supported by Matt Eliason. Roll call vote: Carrie; Aye, Matt Eliason, Aye, Pete Koski, Aye, Jim Kipola, Aye, 1 Excused. Motion Passed.

B) Notice of Decision (Dollar General and Sebastian Martin: Signatures were obtained.

REPORTS

A. Zoning Administrator: Two more public hearings next month

PUBLIC COMMENT: None

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 8:30 P.M.
Matt Eliason; 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, August 25, 2025 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:08 P.M.

Pledge of Allegiance

Roll Call:

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

STAFF PRESENT: Jason McCarthy; Consultant, Recording Secretary, Betty Grund

PUBLIC PRESENT: S. J. Welton, John Hair

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

APPROVAL OF MINUTES:
Approval of July 28, 2025, Regular Meeting Minutes, with correction.
Carrie Hair, Moved; Dan Etelamaki, Support; 5 Ayes, 0 Nays; Motion Carried

PUBLIC COMMENT: None.

CORRESPONDENCE: Planning Commission Training Brochure

OLD Business:

A) **Update of 2017 Humboldt Township Road Improvement and Prioritization Plan - General discussion continued on the non-motorized section. Jason McCarthy will update and present a final draft at next meeting.**

B) **Town Hall Complex Site Plan - On going**

C) **IOHT update and Humboldt Twp Planning Commission Trail Advisory Committee Membership - Issues address in conjunction with the Road Improvement Plan.**

New Business:

A) **None**

Reports:

A) **Zoning Administrator: Not present**

Announcements: None

Public Comment: None

Additional Comments from Planning Commission: Pete Koski addressed signage possibilities in connection with the IOHT.

Adjournment: Motion to adjourn at 7:05 PM Matt Eliason, Moved; Carrie Hair, 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, December 22, 2025 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:04 P.M.

Pledge of Allegiance

Roll Call:

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

STAFF PRESENT: Jason McCarthy; Consultant, Recording Secretary, Betty Grund

PUBLIC PRESENT: Tom Prophet

APPROVAL OF AGENDA: Motion to approve the agenda with added item E: digital sign
Matt Eliason; Moved, Pete Koski; Support; 4 Ayes, 0 Nays; One Excused; Motion Carried

APPROVAL OF MINUTES:
Approval of November 24, 2025, Regular Meeting Minutes.
Dan Etelamaki; Moved; Matt Eliason, Support; 4 Ayes, 0 Nays; One Excused; Motion Carried

PUBLIC COMMENT: None.

CORRESPONDENCE: None

Public Hearing: None

OLD Business:

A) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan
Jason McCarthy presented the final draft of the 2026-2030 Humboldt Transportation Plan. Motion to forward the plan with updated cost analysis and corrected language to the Humboldt Township Board.
Matt Eliason, Moved, Dan Etelamaki, Support. 4 Ayes, 0 Nays; One Excused; Motion Carried

B) Zoning Ordinance Certification and Map: Chairman Kippola reported maps are near completion; manual and wall copies will be printed and certified.

C) Town Hall Complex Site Plan – Work ongoing

D) IOHT update and Humboldt Twp Planning Commission Trail Advisory Committee Membership - Ongoing updates provided by Chairman Kippola.

E) Digital Sign: Motion for Chairman Kippola to contact MDOT regarding possible placement along US-41. Pete Koski; Moved, Matt Eliason; Support; 4 Ayes, 0 Nays; One Excused; Motion Carried

New Business:

A) Recreation Building Survey Input: Memo from Administrator Sarah Etelamaki was reviewed; work ongoing.

B) Planning Commission 2026 Meeting Schedule: Motion to approve with May meeting moved to May 18. Matt Eliason; Moved, Dan Etelamaki; Support; 4 Ayes, 0 Nays; One Excused; Motion Carried

C) Capital Improvements: None submitted by Humboldt Township Board.

Reports:

A) Zoning Administrator: Not present

Announcements: Seasonal greetings exchanged. Chairman Kippola shared update regarding the sale of the Eagle Mill to Talon Mining Company

Public Comment: Tom Prophet commented on County Road FU inclusion in the Transportation Plan and referenced prior discussions with MDOT

Adjournment: Motion to adjourn at 7:17 PM Dan Etelamaki, Moved; Matt Eliason, Support; 4 Ayes 0 Nays; One 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, February 24, 2025 – 6:00 PM
Humboldt Township Hall

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

Pledge of Allegiance

Roll Call:

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

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

PUBLIC PRESENT: Terry Jandreau, Debbie Jenkin, Jim Jenkin, Mark Maloney, Amber Kantola, Chuck Kantola, Tricia Pepin, Lindy Butler, Steve Spoehr, Lloyd Bridges, Sandy and Bob Flynn, Tod and Julie Penrose, Dana Tapio, Duane Soine, Jeffrey Roo, Candace Ruusi, Pam Johnson, Peter and Christine Corkin

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

APPROVAL OF MINUTES: Approval of January 27, 2025, regular meeting minutes.
Dan Etelamaki Moved; Matt Eliason, Support. 4 Ayes, 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: Jason McCarthy introduced himself and explained that the Lake front properties zoning discussion presented in the Planning Commission packet was a preliminary starting point for consideration. Several emails were received with requests to be read out loud and included in the minutes. Joseph Derocha, Jason McCarthy, Joan Petrelius, Kris Belling, Susanne Dahlke, Richard and Kathleen Schmidt, Steven Holli, Megan Olson Hunt, Peter and Christine Corkin. Open discussion followed.

- **Christine Corkin, (520 N Lake Enchantment Trail, Marquette MI): Called for better communication between the township and residents.**
- **Candace Ruusi (3557 County Road FFB, Champion, MI): Thanked Mr. Derocha for his letter and came seeking answers about the proposed zoning changes.**
- **Tricia Pepin (3488 Co Rd. FNN): Appreciated the board's efforts and ongoing work.**
- **Amber Kantola (2760 S Helen Lake Road Champion, MI): Has been attending meetings and voicing concerns for the past year.**
- **Chuck Kantola (2760 S Helen Lake Road Champion, MI): Expressed concerns regarding AirBnbs in his area and shared the concerns of Fish Lake Residents.**
- **Duane Soine (Midway River, Fish Lake Champion MI): Acknowledged the need for a broad view in updating the zoning ordinances.**
- **Jim Jenkins (164 Timberlane Marquette, MI): Encouraged better communication and consideration of what fits the township as a whole.**

Correspondence: Emails addressed above

OLD BUSINESS

A) <u>Zoning Ordinance Update</u> – Tabled till next month

B) <u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u>- Mr. McCarthy gave an update and encouraged input on road concerns.

C) <u>Town Hall Complex Site Plan -</u> Ongoing work with surveyor.

D) <u>Heritage Trail Advisory Group:</u> Chairman Kippola appointed as the Humboldt Township Board Representative.

NEW BUSINESS:

A) None
B)

REPORTS

A. Zoning Administrator: ZBA March 5, 2025

PUBLIC COMMENT:

- **Candace Ruusi: Thought this was a decision making meeting.**
- **Sarah Etelamaki clarified that Mr. McCarthy was worked with the township since 2021, first updating the Recreation Plan and then shifting focus to zoning in March 2023. She noted that the meting schedules are set each December, posed on the website, and included in newsletters sent with summer and winter tax bills.**
- **Jeff Roo (3557 County Road FFB Champion MI): Supports the zoing update efforts but worries about over regulation.**

ADDITIONAL COMMENTS FROM PLANNING COMMISSION:

- **Carrie Hair thanked the attendees for their input.**
- **Matt Eliason thanked those who came. Asked how many attendees preferred the township "leave them alone." Also inquired about a text amendment to bring Recreational Structure (RS-1) zoning into compliance. Jason McCarthy confirmed that a simple text amendment would be the most efficient solution. Matt also shared observations on the Dollar General development and the potential missed opportunities for the township.**

ADJOURNMENT:
Motion: To adjourn the meeting at 8:35 P.M.
Dan Etelamaki; Moved Carrie Hair; 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
January 27, 2025 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:00 P.M. by recording Secretary Betty Grund

Pledge of Allegiance

Roll Call:

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

Election of Officers: Betty Grund called for nominations for the office of Chairperson. Dan Etelamaki nominated Jim Kippola. Mr. Kippola accepted. Roll Call Vote: Dan Etelamaki; Aye, Carrie Hair; Aye, Pete Koski; Aye, Jim Kippola; Aye. 4 Ayes, 0 Nays; 1 Excused; Motion Carried

Chairman Kippola made motion to keep present officers in their position providing all accepted. Members agreed, (including a text message from Matt Eliason). Roll Call Vote: Dan Etelamaki; Aye, Carrie Hair; Aye, Pete Koski; Aye, Jim Kippola; Aye. C

STAFF PRESENT: Howard Robare, Zoning Administrator; Jeff Ogea, Supervisor,
Recording Secretary, Betty Grund

STAFF ABSENT: No staff present

PUBLIC PRESENT: Phil Toutant, Dollar General representative, Kelli Wiest, Eric Wiest, Scott Niemi, Alex Hallows, Sebastian Martin, Jeremy Laakso.

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

APPROVAL OF MINUTES: Approval of December 17, 2024, minutes
Carrie Hair, Moved; Pete Koski , Support 4 Ayes, 0 Nays; 1 Excused; Motion Carried.

PUBLIC COMMENT: Kelli Wiest and Eric Wiest expressed interest in improving property they own in Humboldt Township. They were instructed to submit a conditional use permit for approval by the Zoning Administrator.

Correspondence: None

OLD BUSINESS

A) **<u>Zoning Ordinance Update</u> – Mr. McCarthy reviewed the current revisions to the zoning ordinance. Next month Mr. McCarthy will be addressing the zoning maps.**

B) **<u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u>- ongoing**

work in progress.

C) <u>Town Hall Complex Site Plan -</u> Ongoing work with surveyor.

D) Heritage Trail Advisory Group: Carrie Hair and Chairman Kippola plan to meet with the intent to recruit surrounding townships to discuss regional goals.

NEW BUSINESS:

A. Dollar General Site Plan –Chairman Kippola provided feedback from the US-41 Corridor Advisory meeting where the recommendation was for a north access via a shared driveway. A signed permit for shared driveway access is on file. Discussion followed referencing Section 6, Article 604 and 606 regarding zoning requirements and standards. Pete Koski moved a motion to approve Dollar General's site plan as presented as it meets all the requirements and standards outlined in Section 6, articles 604 and 606 zoning ordinance. Dan Elelamaki; support. Roll Call Vote: Dan Etelamaki; Aye, Carrie Hair; Aye, Pete Koski; Aye, Jim Kippola; Aye. 4 Ayes, 0 Nays; 1 Excused; Motion Carried

B. Sebastian Martin ZBA- 2024-03
Public hearing opened at 7:10 Chairman Kippola provided information regarding the status of ZBA 2024-03. Findings from the ZBA chairman was that after the re-zoning to RP20, the applicant does not need a variance, as a single-family dwelling is allowed under a Conditional Use Permit Section 313 of the Zoning Ordinance. Applicant Sebastian Martin requested approval for the Necessary steps to proceed with his plans. Chairman Kippola opened and closed public comment with no input. The meeting proceeded with deliberations and decisions. Motion to approve the conditional use permit CUP 2025-01. Carrie Hair, Moved; Dan Etelamaki, Support; ; 4 Ayes, 0 Nays; 1 Excused; Motion Carried Public Hear adjourned 7:15 p.m.

C. Capital Improvement: Chairman Kippola informed the planning commission that Humboldt Township has been asked to consider capital improvements for the upcoming year.

REPORTS

A. Zoning Administrator: Nothing to report

PUBLIC COMMENT:

Scott Niemi inquired about public access to zoning ordinance before it is presented the Humboldt Township board. Jeremy Laakso commented on the operation of a Dollar General store citing issues with merchandise being scattered and a lack of staff overseeing daily operations at the Ishpeming location.

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 7:30 P.M.
Pete Koski; Moved Dan Etelamaki; 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, July 28, 2025 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:08 P.M.

Pledge of Allegiance

Roll Call:

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

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

Jason McCarthy; Consultant, absent

PUBLIC PRESENT: None

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

APPROVAL OF MINUTES:
Approval of June 28, 2025, Regular Meeting Minutes.
Pete Koski, Moved; Carrie Hair, Support; 5 Ayes, 0 Nays; Motion Carried

PUBLIC COMMENT: None.

CORRESPONDENCE: Letters submitted by F. Gregory Murphy, Marquette County Planning Commission, 906 Recycling, Nice Community Schools

OLD Business:

A) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan - General discussion amongst the planning Commission board. Few concerns and changes were noted by Chairman Kippola which will be forwarded to Jason McCarthy for consideration.

B) Town Hall Complex Site Plan - Chairman Kippola provided an update. Work ongoing.

C) IOHT update and Humboldt Twp Planning Commission Trail Advisory Committee Membership - Chairman Kippola and Carrie Hair gave an update

on their last meeting with the IOHT Members

D) Zoning Ordinance Update – Attorney F. Gregory Murphy Letter General discussion was had concerning the "RS-1 Residential and Seasonal One" and the "RS-1 Recreational and Seasonal One" wording. The commission members felt that the current wording of "RS-1 Residential and Seasonal One" is correct wording.

New Business:

A) Solid Waste – Recycle 906 letter was discussed. No formal decisions were made.

Reports:

A) Zoning Administrator has processed 14 permits.

Announcements: None

Public Comment: None

Additional Comments from Planning Commission: Commissioner Matt Elison commented on the condition of the Black River Bridge. Commissioner Pete Koski also said that Tim Kopacz (Disc Golf Association) would be at the baseball diamond tomorrow night at 5:30 to discuss the disc golf course layout.

Adjournment: Motion to adjourn at 7:15 PM Carrie Hair, Moved: Support; Pete Koski . 5 Ayes, 0 Nays. 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, June 23, 2025 – 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), Jason McCarthy, (Consultant), Recording Secretary, Betty Grund

PUBLIC PRESENT: Amber Kantola, Chuck Kantola, Steve Spoehr

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

Note: It was suggested by commissioner Carrie Hair that "Public Hearing" be placed as an agenda item. All were in agreement.

APPROVAL OF MINUTES:
Approval of May 19, 2025, Regular Meeting Minutes.
Matt Eliason, Moved; Pete Koski, Support; 4 Ayes, 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: None.

CORRESPONDENCE: Email submitted from Caroline Bridges

New Business:

A) **Zoning Ordinance Public Hearing Continuation**

<u>Chairman Kippola</u> reconvened the public hearing at 6:10 P.M., held over from the April 28, 2025.
<u>Applicant</u>
Jason McCarthy addressed the two issues discussed in the May 2025 Planning Commission meeting. The issues: Tiny Homes are intended to be principal use

only. As written currently, they would not be considered Accessory Dwelling Units. Accessory Dwelling Units (ADUs): Only one (1) would be permitted per parcel. ADU's are accessory use only, and a principal structure would be required before an ADU, or any accessory use could be permitted. He further explained that typically an ADU would be attached to the principal unit.
Chairman Kippola: Read aloud the email sent in by Caroline Bridges
Chair Kippola: Opens public comment: None
Chairman Kippola: Closed public hearing at 6:25
PC Deliberations and Decision: PC members discussed issues regarding tiny homes and accessory dwelling units.
Motion made to approve the zoning ordinance draft and send it to the Humboldt Township Board, contingent on modification of tiny homes and clarification of ADU regulation (1 per parcel)
Pete Koski; Moved, Matt Elison; Support. Roll Call vote:
Carrie Hair; Aye, Matt Eliason: Aye, Pete Koski: Aye, Jim Kippola; Aye, 1 Excused. Motion carried.
Jason McCarthy will address the above issues in the zoning ordinance draft and forward the draft to the Marquette County Planning Commission for review.
Chairman Kippola: Adjourned meeting at 6:40 P.M.

Old Business:

A) Update of the 2017 Humboldt Township Road Improvement and Prioritization Plan. Jason McCarthy presented a draft copy and asked commission members to review it for next month's meeting with comments, additions, or concerns.
B) Town Hall Complex Site Plan-- Work in progress.
C) IOHT update and Humboldt Township Planning Commission Trail Advisory Committee Membership. Summary provided by Carrie Hair and Jim Kippola. Project remains ongoing.

Reports:

A) Zoning Administrator has processed 9 permits.

Announcements: Matt Eliason acknowledged the 4th of July

Public Comment: None

Additional Comments from Planning Commission: None

Adjournment: Motion to adjourn at 7:00 PM Matt Eliason, moved: support; Carrie Hair. 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, March 24, 2025 – 6:00 PM
Humboldt Township Hall

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

Pledge of Allegiance

Roll Call:

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

STAFF PRESENT: Jason McCarthy, Consultant; Recording Secretary, Betty Grund

PUBLIC PRESENT: Terry Jandreau, Amber Kantola, Chuck Kantola, Peter and Christine Corkin.

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

APPROVAL OF MINUTES: Approval of February 24, 2025, regular meeting 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> – Provided an update on Section 311 District RS-1 Recreational Structure. McCarthy informed planning Commission members that the final draft of the zoning ordinance was now complete. Open discussion between planning commission members and Mr. McCarthy followed. A decision was made to schedule the public work session for next month's meeting, April 28, 2025. Mr. McCarthy will provide, via email, the information needed and the steps to follow prior to that meeting. Chairman Kippola recognized Christine Corkin who wanted to address the meeting. Her concern was for those seasonal residents who would not be present until the summer months.

B) <u>Update of 2017 Humboldt Township Road Improvement and Prioritization Plan</u>- Mr. McCarthy provided an update of the work so far and asked that the planning commission members come prepared to give their input and updates to the information on pages 9 and 10.

C) <u>Town Hall Complex Site Plan -</u> Ongoing work with surveyor.

D) <u>IOHT Update and Humboldt Twp Planning Commission Trail Advisory Committee:</u>

Chairman Kippola encouraged members to attend the April meeting at the Ishpeming Senior Center.

NEW BUSINESS:

A) **Planning Commission Terms: Carrie Hair's term ends March 31, 2025. She has agreed to renew her term and will continue to serve.**
B) **Notice of Decision (Dollar General and Sebastian Martin)- Commission discussed the wording and it was accepted as presented. Signatures will be obtained at next month's meeting.**
C) **Capital Programming 2025/2026: Pete Koski presented a suggestion to purchase a Township Digital sign.**

REPORTS

A. Zoning Administrator: Not present,

PUBLIC COMMENT:

- **Chuck Kantola: Mr. Kantola commented on concerns of septic systems on properties that may operate short term rental or change ownership.**

ADDITIONAL COMMENTS FROM PLANNING COMMISSION: None

ADJOURNMENT:
Motion: To adjourn the meeting at 8:00 P.M.
Pete Koski; Moved Carrie Hair; Support. 3 Ayes, 0 Nays; 2 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, May 19, 2025 – 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, Recording Secretary, Betty Grund

Jason McCarthy, Consultant, unable to attend meeting for personal reasons.

PUBLIC PRESENT: Amber Kantola, Chuck Kantola, Marvin Joke, Jr., Tina Joki, Richard Waisanen, Christsine Corkin, Pete Corkin, Caroline Bridges.

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

APPROVAL OF MINUTES:
Approval of April 28, 2025, Regular Meeting Minutes.
Matt Eliason, Moved; Carrie Hair, Support; 4 Ayes, 0 Nays; 1 Excused; Motion Carried

PUBLIC COMMENT: None.

CORRESPONDENCE: None

Old Business:

A) Resume April 28, 2025: Humboldt Township Zoning Ordinance Revision

Chairman Kippola reopened the public hearing at 6:10 resuming the discussion on zoning ordinance draft. Zoning Administrator reported on two issues not addressed in the updated draft. Lot sizes in RS1 and LS1. Lot sizes need to be changed from 150 feet to 100. Square footage of tiny homes verses single-family dwellings needs clarification. No written public comments submitted. Chairman

Kippola opens up Public Comment.

<u>Carrie Hair:</u> Regarding Accessory Dwelling Units, it is not clear on how many allowed per parcel.

<u>Caroline Bridges:</u> Questioning the limits of ADU on the smaller lots. Questioned if tiny homes can be ADU or only principal unit. Can you have both a tiny home and Accessory Dwelling Unit.

Chairman Kippola closes public comment and opens Deliberations and Decision. Chairman Kippola offered two options. Adjourn the meeting till next month with Jason McCarthy. Proceed to give the Humboldt Township Board a copy of the draft thus far to get their comments and concerns while giving the draft back to Jason McCarthy for further clarification. The possibility of a joint meeting with the Humboldt Township Board and the Planning Commission was discussed.
Motion was made to give a draft back to Jason McCarthy for the considerations of the items discussed above and to approach the Humboldt Township Board to consider a joint meeting in July. Matt Eliason, Moved: Carrie Hair, Support; Roll call vote:
James Kippola, Aye; Dan Etelamaki, Aye; Matt Eliason, Aye; Carrie Hair, Aye; 1 Excused. Motion carried.

Meeting adjourned 6:55

New Business:

A) Public Hearing- Zoning Map Amendment Application (ZMA 2025-01) Christina Joki

Chairman Kippola opened meeting at 6:57.
ZMA 2025-01 Application from Christina Joki for a zoning map amendment from TP-40 (Timber Production 40 acres) to RP-20 (Resource Production 20 acres).
Christine Joki, applicant, stated purpose of the application was to build a residential home to live on the property full time to care for their tree farm.
No written or public comment.
Deliberations and Decision: Commissioners agreed that the proposed rezoning could not be looked at as spot zoning but rather continual and is consistent with the township's master plan for future land use.
Motion to approve ZMA 2025-01, from TP-40 to RP-20, parcel numbers 52-06-133-008-00 and 52-06-004-001-00) as requested as it is consistent with the Humboldt Township Master Plan Chapter 11. Matt Eliason, Moved, Carrie Hair, Support Roll call vote:
James Kippola, Aye; Dan Etelamaki, Aye; Matt Eliason, Aye; Carrie Hair, Aye; 1 Excused. Motion carried.
Meeting Adjourned: 7:14

B) Public Hearing: Conditional Use Application (CUP 2025-02) Christinz Joki

Chairman Kippola Open meeting at 7:14.
CUP 2025-02 Application from Christina Joki for a Conditional Use Permit allowed by Section 313 (D) 11 of the zoning ordinance for a single-family dwelling to be more than ¼ mile (1320') from a permanent, all-season road as designated by the Marquette County Road Commission.
No Applicant statements.

No written public comment.
Public Comment:
Chuck Kantola: Stated other people will be living beyond the applicant, Christina Joki, so there should be no problems.
Public comment closed.
Deliberations and Decisions:
After discussion, all commissioners were in agreement.
Motion to conditionally approve CUP 225-02 with the condition being the approval of the ZMA 2025-01 by the Humboldt Township Board.
Supported by Section 313 (D) 11 as being harmonious with neighboring usage and established private road.
Carrie Hair, Moved; Matt Eliason, Support. Roll call vote:
James Kippola, Aye; Dan Etelamaki, Aye; Matt Eliason, Aye; Carrie Hair, Aye; 1 Excused. Motion carried.

Old Business:

B) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan
Not addressed since Jason McCarthy not in attendance.

C) Town Hall Complex Site Plan. Humboldt Township Board received 3 scenarios on the placement of a proposed Humboldt Township Community Recreation Building and will be seeking advice from the Engineer as to the best placement of such a building.
D) IOHT Update. Chairman Kippola and Commissioner Carrie Hair will be attending a meeting with Bob Hendrickson (IOHT Chairman) tomorrow May 20, 2025. Will give a report at next month's meeting.

Public Comment:

Christina Joki had concerns about the East Road between Republic and Humboldt Township.

Motion to adjourn 7:45
Matt Eliason, moved; Carrie Hair, 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, November 24, 2025 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:08 P.M.

Pledge of Allegiance

Roll Call:

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

STAFF PRESENT: Jason McCarthy; Consultant, Recording Secretary, Betty Grund

PUBLIC PRESENT:

APPROVAL OF AGENDA:
Carrie Hair, moved with the addition of the letter added to correspondence: Dan Etelamaki, Support; 5 Ayes, 0 Nays; Motion Carried

APPROVAL OF MINUTES:
Approval of September 22, 2025, Regular Meeting Minutes.
Matt Eliason, Moved; Carrie Hair, Support; 5 Ayes, 0 Nays; Motion Carried

PUBLIC COMMENT: None.

CORRESPONDENCE: Marquette County Planning Commission

OLD Business:

A) Update of 2017 Humboldt Township Road Improvement and Prioritization Plan - Jason McCarthy provided an update. General discussion on road prioritization and seasonal road FU. Plans continue to be a work in progress.

B) Town Hall Complex Site Plan – Work on going

C) IOHT update and Humboldt Twp Planning Commission Trail Advisory Committee Membership - Chairman Kippola gave an update.

New Business:

A) Recreation Building Survey Input. General discussion about content was discussed.
B) Digital Sign: General discussion about the placement of a township digital sign should one be purchased.

A) Zoning Administrator: Not present. Chairman Kippola reported 20 permits.

Announcements: Carrie Hair wishing all present a Happy Thanksgiving.

Public Comment: None
Adjournment: Motion to adjourn at 7:00 PM Carrie Hair , 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, September 22, 2025 – 6:00 PM
Humboldt Township Hall

Meeting called to order at 6:08 P.M.

Pledge of Allegiance

Roll Call:

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

STAFF PRESENT: Jason McCarthy; Consultant, Recording Secretary, Betty Grund

PUBLIC PRESENT:

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

APPROVAL OF MINUTES:
Approval of August 25, 2025, Regular Meeting Minutes.
Carrie Hair, Moved; Dan Etelamaki, Support; 3 Ayes, 0 Nays; 2 Excused; Motion Carried

PUBLIC COMMENT: None.

CORRESPONDENCE: Planning Commission Training Brochure

OLD Business:

A) **Update of 2017 Humboldt Township Road Improvement and Prioritization Plan - Jason McCarthy provided an updated draft with the changes inserted from last month's meeting. General discussion continued. Plans continue to be a work in progress.**

B) **Town Hall Complex Site Plan – Work on going**

C) **IOHT update and Humboldt Twp Planning Commission Trail Advisory Committee Membership - Chairman Kippola gave an update from last meeting.**

New Business:

A) Recreation Building Survey Input. Chairman Kippola pointed out that the Humboldt Township Board is looking for input to present to the public.

Reports:

A) Zoning Administrator: Not present. Chairman Kippola reported 17 new permits.

Announcements: None

Public Comment: None

Adjournment: Motion to adjourn at 7:05 PM Dan Etelamaki , Moved; Carrie Hair, Support; 3 Ayes, 0 Nays; 2 Excused; Motion Carried.