

Chassell Township Planning Commission

MINUTES

October 2 2025 / 7:00 PM / Chassell Fire Hall

ATTENDEES

Brian Waters, Doug Hamar, Cindy Cowell, Steve Spahn, Keith Meyers, Lynn Gierke, Craig Austin, Community member guest, Two guests from MTU Women in Natural Resources Club, Superintendent Chassell Schools Marco Guidotti, Andrew Kemper, Moyle Construction

AGENDA

1. Call to Order 7:00 pm

2. Pledge of Allegiance

3. Approval of the Agenda B. Waters motion to approve agenda. K Meyers second. All Aye. M/C.

4. Reading and Approval of September 4, 2025 Minutes K. Meyer moved to approve as written. B. Waters second. All aye. M/C.

5. Public Comments Two members of MTU's Women in Natural Resources club presented information on the tree identification project along the fitness trail. The members have walked the trail to review present plants and trees and to create a rough draft of what ID signage could look like. The members distributed their draft id signs to the PC. The club is excited to participate in the ID project and looked from some guidance on the detail of the ids. Superintendent Guidotti inquired if the club would be interested in partnering with Chassell School science instructors and students on the project. It was agreed to collaborate on the project. The project will continue and conclude in the spring with placement of the id signs. The club wil work with B Waters, K Meyers and M Guidotti moving forward.

Andrew Kemper, Project Manager from Moyle presented an opportunity to build affordable housing in Chassell Township. Kemper described the project as addressing the "missing middle" as far as housing availability goes. Kemper gave an example of target population being at 80% of median income averages. Kemper described 2000 sq foot, four bedroom homes with a garage and basement at a market value of approximately 425k. Kemper indicated that Moyle is building homes in the Houghton/Hancock area currently, and has spoken to municipalities across the UP about the opportunity. The projects will take advantage of current MI housing build incentives and the tools provided. Kemper described the project model as the developer taking on the financial risks and the municipalities partnering by providing access to available incentives. Project funds would put housing public infrastructure in place to be turned over to the local municipalities upon completion of the housing development. K Meyers indicated that the project proposal will need to go to the full Board. C Austin discussed upgrades to the current sewer infiltration system. Kemper outlined the benefits of the housing development to the Township and School district. It was agreed to continue the discussion with Kemper regarding the project.

6. Road Commission Report and 5-year Road Plan Discussion The five year road plan committee will meet later in October.

- 7. **Zoning** No report
- 8. **Capital Improvement Committee Report** Plan is in progress
- 9. **Recreation Committee Report** Topics will be discussed later in agenda.
- 10. **Recreation Facility Issues** Topics will be discussed later in agenda.
- 11. **Old Business**
 - a. **Chassell Mercantile Update** No updates. Still in progress.
 - b. **Snowmobile Trail Updates** K. Meyers will follow up with Ron Yesney on trail updates. XX will put out a new RFP in the spring of 2026 for removal of the remaining rails. Some tree clean up will need to be done before opening Trail 15 for the 26-26 snowmobile season. K. Meyers will attend a Oct 15 meeting in Baraga County where establishing a trail 501C3 to support the Baraga County trail system will be discussed. Meyer indicated that long term planning includes extending the Keweenaw Water trail into Baraga County with the addition of new kayak launches.
 - c. **Centennial Park Engineering Study** Being finalized.
 - d. **Old Holy Trinity Church** No updates. Houghton County Landback working on RFP to develop church and neighboring lot as one unit.
 - e. **Sturgeon River Launch Improvements**. K Meyers and L Gierke worked on an open window provided to improve the DNR Trust Fund and Passport grant proposals. The window was used to clarify some proposal information to clarify scoring. The addition to the Keweenaw Water Trail will improve the strength of this years proposal
 - f. **Keweenaw Water Trail** The DNR now has a staff member who is responsible for water trails. Staff from WUPPDR is working with this person to enhance the local water trail. Addition to the water trail will enhance future funding proposals.
 - g. **Baraga/Chassell Trail Project Collaboration**
 - h. **Hamar Creek** Casey Huckins from MTU affirms a project this year and is working on the plan for submission to EGLE.
 - i. **Cemetery Mapping** No report
 - j. **Cemetery Landscaping** S. Spahn continues to talk with carver Rich Pethel regarding a carving with the large pine stump. Rich shared renderings of praying angels with Steve as part of the information gathering. Pethel offered suggestions on stump preservation as the project is in the planning stage.
 - k. **Rail-Trail** Discussed earlier.
 - l. **Marina Development** No update. Public/private funding is continuing to be explored.
 - m. **Mountain Bike Trail/Skills Track** K. Meyers had an opportunity to talk with a potential foundation funder for the project. Funder requested a project prospectus for discussion with their Board. Meyers discussed zippering funding sources to complete the project. Project minimum goal is the skills track completion, but funding for the entire track and trail is being explored.
 - n. **Misslitz Field Improvements** Evan XXX has started his Eagle Scout Project work at the field. To date Evan has cut back all the trees in the outfield, painted the dug outs, installed benches and move the old batting cage out. S. Spahn reports that the work looks great. Meyers and Waters are working on fencing quotes. To date, JCS is the low bidder on the fencing projects. Will look at options for a new batting cage. **B. Waters moved to award the fencing project to JCS. S. Spahn second. All aye M/C.** The

infield work remains. Infield mix will be purchased from Superior Sand and Gravel. C. Austin has identified a person to skin the grass out of the infield for sand installation. Steve Syzsckoski will survey the infield to inform sand installation.

o. Water and Sewer Ordinance Review Will be discussed in new business b.

p. Blight Ordinance Review Will be included in new business b.

q. Max and Evan Eagle Scout Projects Max is doing work in the dog park. The gazebo construction required a \$500 permit from Houghton County due to being public property. The overgrowth in the small dog park is also being cleared. Discussion of fence alterations required was held. at Some areas of the fence need remediation due to ground clearance allowing dogs to exit the park area. **K. Meyers moved to contract JCS Fencing to complete dog park fencing project. B Waters second. All aye. M/C**

r. Zoom Meeting Regarding the Pike River Bridge

s. Boat Launch Fee Concerns Fee discussion began with Township citizen concern regarding fees. Fee options are being explored.

t. Trail Bridge by the Old Rink Matt Lubejko from EGLE inspected the bridge on September 26. K. Meyers will follow up with Matt. Two culverts are needed in the area; one is coming down the hill where the creek rerouted during the last flood, and the second is behind the old ice rink. These are not parts of the creek. A permit will be needed to dredge flood damage in the creek.

12. New Business

a. Tree Identification on the Fitness Trail/Sierra Williams Discussed under public comment

b. Ordinance Review A meeting is scheduled with Andrea Aho, Treasurer, to discuss ordinances and sewer and water rates.

c. Ski Trail High Bridge Inspection/Repair Bridge needs to be inspected. K Meyers is going to reach out to Stephan Wright to inquire about inspecting the bridge and give suggestions on what stabilization is needed.

d. PC Membership Opening B Waters announced that there is an opening on the Planning Commission and all interested persons are encouraged to send a letter of interest to him.

NEXT MEETING

November 6 2025 7 pm Chassell Township Fire Hall

Adjourn B. Waters Motioned to Adjourn. S. Spahn Seconded. All Aye. M/C Adjournment at 8:24 PM