

Appendix A: 2005 Comprehensive Plan Policy, Goal, Objective Excerpts

Included are only items reviewed in *Chapter 1* of the *2015 Charter Township of Chocoday Master Plan*.

GOALS, POLICIES AND OBJECTIVES

Balanced Growth

POLICIES	<ol style="list-style-type: none"> 1. The Township shall carefully plan for a balanced mix of land uses so that the tax burden of public services is not all borne by residential landowners. 3. All new development should be consistent with this Plan, the Township Zoning Ordinance and all related ordinances. 7. Ensure that private property rights are both respected and protected in the implementation of this Plan and related Township ordinances.
OBJECTIVES	<ol style="list-style-type: none"> 1. Update the Zoning Ordinance to reflect the updated goals and objectives of this Plan. 3. Provide educational opportunities and materials for Township residents on the fiscal and quality of life reasons for guiding growth in a planned manner and steps the Township is taking to guide growth.

Housing / Residential

Goal 1

Encourage a variety of residential dwelling types in a wide range of prices which are consistent with the needs of a changing population and compatible with the character of existing residences in the vicinity.

POLICIES	<ol style="list-style-type: none"> 2. New housing should be located in areas without significant environmental hazards. 3. Encourage variety in the housing stock through revision and enforcement of the Zoning Ordinance, subdivision regulations, and other land use controls. 4. Encourage energy-efficient housing types. 5. Encourage improvement of housing and subdivision design. 6. Encourage improvement of the numbering system to improve emergency vehicle accessibility. 7. Stabilize property values by protecting residential areas from the encroachment of incompatible land uses. 8. Encourage the upgrading and improvement of residential dwelling units showing signs of deterioration. 9. Discourage the pattern of scattered, rural housing in areas of important and prime farmland. 10. Maintain within the Zoning Ordinance acreage for multi-family and mobile home development. 11. Consideration should be given to the need for housing assistance for the elderly, low income, and handicapped families and other segments of the Township population. 12. Maintain "rural residential" with a large minimum lot size as the primary residential land use in the Township in those areas where sewer and water are not available or planned. Encourage the clustering of such dwellings where the land is suitable for such a design and it would help preserve the rural character of the area, especially as viewed from the road.
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Housing / Residential (Goal 1 continued)

POLICIES	<ol style="list-style-type: none"> 13. Explore alternative measures to reduce housing costs and make home ownership more affordable, such as zoning regulations and other programs which are designed to reduce the cost of constructing new housing, provided the exercise of these measures still preserves the character of the area in which the housing is to be built. 14. Expansion of existing mobile home parks or construction of new mobile home parks adjacent to existing mobile home parks should be encouraged over the creation of new mobile home parks elsewhere in the Township. 15. Allow only quiet, low traffic, low intensity home occupations in residential areas to preserve the stability of existing neighborhoods. 16. Consider, adopt and enforce a basic property maintenance code. 17. Encourage the preservation and retention of older homes to maintain community character and history and utilize zoning regulations to prevent homeowners from splitting older single family homes in neighborhoods of exclusively single family homes into multiple family apartment or condominium units. 18. Encourage eligible landowners to participate in federal, state or county housing rehabilitation grant programs.
OBJECTIVES	<ol style="list-style-type: none"> 1. Annually review changes which have occurred in the Township's housing stock (new construction, demolition, conversions, etc.) to determine the extent to which adequate choices exist with respect to housing type and price range. 2. Perform an evaluation of the Zoning Ordinance and other codes and regulations and modify them if necessary to insure that a wide variety of housing types and prices is enabled. 3. Foster educational opportunities for Township residents on increasing the energy efficiency of their homes. 4. Foster educational opportunities for Township residents on building maintenance codes and any changes in Township codes, and in assistance programs available to improve deteriorating structures.

Goal 2

Housing needs are met in Chocolay Township without straining the capacity of local governments to provide essential public services.

OBJECTIVES	<ol style="list-style-type: none"> 2. The Zoning Ordinance will be updated to direct new, higher density residential developments to areas where roads and infrastructure are available or are planned to accommodate such density, with larger lot sizes away from Harvey and other settlements. 3. The Township Planning Commission, in cooperation with local jurisdictions, realtors, developers and other interest groups will develop educational materials for citizens and home buyers on housing trends in the Township, and the potential impact of those trends with alternatives that provide for residential development that minimize adverse effects on community finances, the transportation system, scenic character and the environment. 4. New developments should be discouraged in areas where there are not all season roads. The Township will adopt zoning regulations limiting development on gravel roads to a level that does not exceed gravel road capacity. 5. The Township will strongly encourage that all roads in new developments be public roads, and adopt regulations that require whenever more than two dwelling units are served, the road shall be public. However, since there are already nearly three-dozen private roads in the Township, the Township will maintain private road standards that require adequate emergency vehicle access without excessive surface water runoff or damage to rural character and which ensures proper long term maintenance of the road.
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Housing / Residential (continued)

Goal 3

Land is not divided into parcels of a number and/or size that negatively affect transportation, the environment, areas of particular concern, provision of services by local governments and rural character.

POLICIES	<ol style="list-style-type: none"> 2. Appropriate land division standards prevent unbuildable lots or those that create traffic hazards, harm the environment, limit agricultural activities, create unnecessary public service burdens or contribute to the destruction of rural character.
OBJECTIVES	<ol style="list-style-type: none"> 1. Land division regulations are periodically reviewed to ensure they remain consistent with state law, this Plan and the Zoning Ordinance. 2. The Township land division standards are posted on its website, so they are readily available to land owners, realtors and persons interested in buying land in Chocolay Township. 3. The Township makes available educational materials on appropriate land division practices.

Goal 4

Residential development fits the scenic, rural character of Chocolay Township.

POLICIES	<ol style="list-style-type: none"> 1. The Township should adopt rural residential development standards that set aside open space and employ vegetative buffers along roadsides and where there are sensitive environments, greenways and potential trail and wildlife corridors. These standards should be adopted as part of site plan review, cluster ordinances, conservation subdivision ordinances, site condominium ordinances and planned unit development ordinances. 2. The Township should adopt and promote design guidelines for residential development, both for single parcels and for large parcels developed with multiple homes, that promote roadside open space and buffers to protect or enhance scenic quality.
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Goal 5

New residential development enhances Harvey and existing concentrated settlement areas and is compatible with historic sites.

POLICIES	<ol style="list-style-type: none"> 1. The Township Planning Commission will help develop design guidelines for historic preservation within the Township. 2. The Township Planning Commission will help develop design guidelines for residential development that identifies local architectural character. 3. The Township will require that new subdivisions and site condominium projects include provision for bicycle and pedestrian circulation between residential areas, town centers and important natural features. 4. The Township Planning Commission will encourage new residential development to occur adjacent to and to be of the same character as existing neighborhoods of Harvey and other settlements.
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Housing / Residential (Goal 5 continued)

OBJECTIVES	<ol style="list-style-type: none"> 1. Actively encourage redevelopment and expansion of existing neighborhoods, reinforcing and strengthening the small town character in the Township. 2. Encourage new residential development that creates a sense of place and achieves harmony with existing development and historic sites. 3. Create new neighborhoods which are pedestrian oriented and interconnected with the larger community by non-motorized forms of transportation.
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Commercial

Goal

Encourage the development of commercial land uses in appropriate locations which serve the current and future needs of residents and visitors, are of a character consistent with community design guidelines, and which promote public safety through prevention of traffic hazards and other threats to public health, safety, and general welfare.

POLICIES	<ol style="list-style-type: none"> 1. Encourage new commercial development to locate adjacent to existing commercial areas, with the only concentration of commercial development at the US 41/M-28 intersection and west to the MDOT Visitor’s Center (the west Township line) along only the east side of US 41 (except at the intersection with M-28). 2. Promote the development of small commercial centers off M-28 and US 41 adjacent to existing commercial development, rather than as lot-by-lot commercial strips. 3. Encourage the design and location of commercial development in a manner which complements and does not conflict with adjoining residential areas. This will require separate regulations for neighborhood commercial development and general commercial development. 4. Encourage a compatible and desirable mix of commercial uses. 5. Provide design guidelines to commercial landowners which promote similarity in the height and design of storefronts and buildings and which prevent the creation of structures whose mass is too great for the lot and structures on adjoining lots. 6. Improve unsafe and unsightly strip commercial development along the M-28/US 41 corridor through design and landscaping requirements such as maintaining existing large trees, creating berms, planting, and providing shared access and shared parking when possible. 7. Encourage landowners to maintain and where necessary improve the condition of commercial structures and parking lots. 8. Avoid separate parking lots for each business and encourage centrally placed lots which serve several businesses, where feasible. 9. Implement access management regulations along both US 41 and M-28 consistent with the <u>Access Management Plan for US 41/M-28</u>.
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OBJECTIVES	<ol style="list-style-type: none"> 1. Assist in the design and creation of a commercial center in Harvey, from the west Township line to the US 41 and M-28 intersection. 2. Acquire the right-of-way for the eventual construction of a boulevard on M-28/US 41 from the west Township line to the US 41 and M-28 Intersection. Ensure appropriate context-sensitive design standards are used to respect and enhance community character. 3. Foster the visual enhancement of, safety and pedestrian and bicycle access to the small commercial nodes at the intersection of County-480 and US 41, the intersection of Hiawatha Road and M-28, at the Varvil Center and at the Casino. 4. Create and distribute commercial development design guidelines.
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Industrial

Goal

Encourage the location of non-polluting light industry in the Township without damaging the environment, spoiling the scenic beauty of the area, or overburdening local roads, utilities, or other public services.

POLICIES	<ol style="list-style-type: none"> 1. New industries should locate contiguous to existing industrial facilities and in new locations with appropriate public utilities and adequate roads to minimize service costs, traffic problems and negative impacts on other land uses. 2. Implement site plan requirements for light industries which are designed to incorporate generous amounts of open space, attractive landscaping, and buffering from adjacent non-industrial uses. 3. Require the separation of industrial sites from residential areas through buffers made up of any combination of parking, commercial or office uses, parks, parkways, open space, forests, tree plantings or farmland.
OBJECTIVES	<ol style="list-style-type: none"> 1. Provide opportunities for an industrial park in the Township. 2. Attract appropriate industries to the Township in order to expand the tax base and increase jobs.

Transportation

Goal

To provide for the safe and efficient movement of people and goods with a balanced transportation network at minimal environmental and fiscal cost.

POLICIES	<ol style="list-style-type: none"> 2. Encourage alternative uses for abandoned rail and road facilities, such as pedestrian/bike trails in the summer and ski pathways and snowmobile trails in the winter. 3. Encourage and properly provide for the use of alternative forms of transportation, such as bicycles, car-pooling, etc. 4. Discourage the proliferation of curb cuts and driveway intersections so that the capacity of major traffic corridors can be maintained and public safety improved. 5. Establish the maximum capacity of existing gravel roads and zone contiguous land at densities that do not exceed gravel road capacity and in a manner consistent with this Plan.
OBJECTIVES	<ol style="list-style-type: none"> 1. Develop the M-28/US 41 corridor from the Township line to the M-28/US 41 intersection as a boulevard which is tree-lined and appropriately landscaped. 2. Develop a ring-road around the M-28/US 41 intersection in order to safely accommodate local commercial and industrial traffic, off the main road. 3. Develop a new road into Harvey on the east side of US 41, to link to the downtown. 4. Implement access management regulations on the M-28 and US 41 corridors. 5. Provide pedestrian cross-walk signals at the M-28/US 41 intersection in order to improve pedestrian safety and access. 7. In cooperation with the Marquette County Road Commission and the State, adopt and implement an annual Capital Improvements Program for road improvements. Target roads and intersections for improvement in areas with recent and planned increases in development. 8. Annually review road conditions throughout the Township and recommend a priority for road improvements. Gravel roads should remain gravel until such time as the density or intensity of development requires paving. 10. Periodically review the potential for providing public transportation service in the Township. 11. Seek methods of reducing the number and length of unused county road right-of-ways.

Economy

Goal

To provide an environment within which a diverse and stable economic base may be developed.

POLICIES	<ol style="list-style-type: none"> 3. Wherever possible, services should be financed by users of the service through special assessment districts, user fees, etc. 4. Encourage well designed, safe, convenient, well landscaped and attractive commercial plaza type developments.
OBJECTIVES	<ol style="list-style-type: none"> 1. Annually review the area economy to identify emerging trends and work with other governments in the area to expand employment opportunities. 2. Encourage expansion of retail-wholesale and service industries within the Township to meet the needs and services desired by Township residents and study the use of limited special tax incentives without competition with the City of Marquette for big box retailers. 3. Encourage conversion of noncommercial land use within existing commercial zones to commercial uses. 4. Encourage carefully designed commercial areas which are safe, convenient, environmentally sound, well landscaped and attractive.

Natural Features

POLICIES	<ol style="list-style-type: none"> 2. Encourage the preservation of prime agricultural and forest production areas from more intense types of land use. 3. Avoid further development of land in designated "areas of particular concern." 4. Encourage the preservation of high quality fish and wildlife habitat. 5. Coordinate watershed management activities with the Chocolay River Watershed Advisory Council and the Marquette County Soil and Water Conservation District.
OBJECTIVES	<ol style="list-style-type: none"> 1. Periodically review designated "areas of particular concern" and enact strict controls on development in those areas of high risk erosion, steep slopes, wetlands, and other natural and cultural "areas of particular concern." 2. Encourage the state Department of Natural Resources and the Marquette County Soil and Water Conservation District to further study the sedimentation problem in the Chocolay River and its tributaries, and to work with the Chocolay River Watershed Advisory Council to recommend solutions. 3. Avoid further development of land in designated "areas of particular concern." 4. Continue to enforce the sand dune protection regulations in the Zoning Ordinance. 6. Prepare educational materials for Township residents and business owners featuring the "areas of particular concern," and best management practices to protect those resources.

Recreation

POLICIES	<ol style="list-style-type: none"> 1. Identify and explore opportunities to cooperate with other jurisdictions, with county and state agencies, including Marquette County and the Department of Natural Resources, as well as with other local organizations, on recreation projects which would benefit area residents and strengthen the tourism industry. 2. Examine the feasibility of, and establish if feasible, a shared use building to house a community center to serve residents of all ages. 3. Examine the feasibility of expanding low cost opportunities for public beach facilities for area citizens. 4. Promote a system of non-motorized, biking, hiking and cross-country ski trails with other jurisdictions or agencies if possible, through the use of local funds, grants and loans, and coordinated long-term capital improvement programming. 5. Encourage local government participation in activities designed to enhance the area’s seasonal festivals. 6. Retain, maintain, and improve all existing publicly owned parks so that they continue to meet the diverse recreation needs of area citizens and tourists.
OBJECTIVES	<ol style="list-style-type: none"> 1. Implement the recommendations of the 2004 Recreation Plan, and those of subsequent Recreation Plans. 2. Prepare a non-motorized transportation and recreation plan for the Township. 3. Expand trail opportunities for bicycle and pedestrian use of the snowmobile trail by providing a smooth surface that will make it usable for persons with disabilities or a wide variety of users and seeking funds to acquire and develop other trail routes. 4. Prepare educational materials for citizens and developers on the health benefits of having a walkable community and on techniques to make new and existing developments more walkable and bikable.

Community Facilities

POLICIES	<ol style="list-style-type: none"> 1. Continue to provide adequate administrative facilities for governmental and community use. 3. Encourage the Township to pursue planning and financing for future, phased water facilities. 4. Encourage conservation and maintenance of the existing quality of the water supply. 5. Continue to provide solid waste collection with an economically equitable system and consider expanding recycling opportunities. 6. Provide adequate recreational facilities to meet Township needs. 7. Provide adequate police and fire protection for the Township. 8. Develop, annually update and implement a Capital Improvements program which meets the Township's needs and is consistent with this Plan. 10. Update the Township's Recreation Plan every five years in order to qualify for Natural Resources Trust Fund grants. 11. Whenever feasible, expand recycling opportunities.
OBJECTIVES	<ol style="list-style-type: none"> 1. Prepare a plan for the future expansion of the Township Offices. 2. Prepare design plans for development of local park areas and public access to water areas. 3. Obtain advice from the state Department of Natural Resources and the Army Corps of Engineers on the feasibility of keeping the Chocolay River mouth open. 4. Encourage the state Department of Natural Resources and Natural Resources Conservation Service to assist the Marquette County Soil and Water Conservation District to implement action items in the Chocolay River Watershed Plan. 5. Develop a mapping and numbering system of the Township to provide adequate fire protection and other emergency services. 6. Consider installing an elevated storage tank or other options for rapid filling of fire fighting equipment and construct a public water system to serve Harvey and US 41/M-28 from the west Township line to the area served by the intersection of the two highways. 7. Study and adopt special assessment districts to fairly distribute public costs in critical service areas where deemed necessary. 8. Annually review and prioritize a program of capital improvements.

Community Character

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">POLICIES</p>	<ol style="list-style-type: none"> 2. Encourage the preservation and restoration of historically significant structures. 4. Improve the appearance of entrances into the Township through landscape designs, signs, and land development which promote the vitality and character of each community, without unnecessary clutter or safety hazards. 5. Manage the trees lining streets in residential and commercial areas to provide a continuous green canopy. Plant indigenous trees along the M-28/US 41 corridor and maintain them along other roads in the Township. Encourage the use of “context sensitive design” on roads in Chocolay Township. 6. Discourage the development of “bigfoot” homes that restrict views, block light and the free flow of air for neighbors, detract from the charm of a neighborhood, and serve as a catalyst for sending excess stormwater runoff onto abutting properties and into lakes and streams. 7. Discourage designs which would block significant views and vistas. 8. Ensure enforcement of existing ordinances and regulations to better preserve the established character of Chocolay Township and promote the goals and policies of this Plan. 9. Consider the adoption of “dark sky” provisions to the Zoning Ordinance that will provide for adequate down lighting of streets, parking lots, sidewalks, yards and signs in order to prevent the creation of a halo of dispersed light over the Township that can diminish the view of stars and the Northern Lights.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">OBJECTIVES</p>	<ol style="list-style-type: none"> 1. Prepare and implement a Scenic Character Preservation Plan for Chocolay Township with mapped scenic areas and design guidelines for property owners on how to manage their properties in order to protect the scenic quality of the Township. 2. Update the sign ordinance to insure it helps protect the visual quality of the Township as viewed from Township roads and highways. 4. Update the Zoning Ordinance to provide for setbacks, natural landscaping, buffers and other provisions to protect scenic visual character. 5. Consider creating and enforcing property maintenance codes for the upkeep and maintenance of homes and businesses.