

Appendix L: Character Area Study and Maps

CHARACTER AREA DESCRIPTIONS

These descriptions were researched and described for purposes of obtaining targeted public input from the 2013 Master Plan Survey. The intent was to categorize areas of the Township based on similar existing context in relation to development and traffic patterns, natural features, and land uses. Numbers relate to areas on the maps.

1. CORRIDOR STRIP COMMERCIAL AND MIXED-USE

Existing Context

Primary Development Patterns

The primary pattern is strip development one parcel deep. The development generally fronts both the east and west sides of US 41 in Harvey. Sections of this character area are separated by clusters of residential development. Buildings are generally set back with parking lots between the building and the highway or in a position to dominate the landscape, with the exception of the strip on the east side of US 41 between Corning Street on the north and Silver Creek on the south which has some buildings oriented closer to the highway with parking to the side and rear.

Circulation and Access

Uses tend to be auto-oriented, with access directly onto US 41. There is some circulation between adjacent parcels and shared use of driveways. There is a pedestrian trail along US 41 adjacent to almost all parcels in this character area with the exception of the northwestern parcels. The pedestrian/bike path along the east side of US 41 has been designated as an alternate urban business route for the Iron Ore Heritage Trail.

Natural Features

Vegetation mainly consists of some landscaping adjacent to the buildings. As part of an MDOT grant, trees and shrubs were planted in the right-of-way and many are receiving care through the citizen volunteer "Adopt-a-tree" program. Ground cover is generally mowed. There are no prominent geologic or water features or natural areas.

Land Uses

Land uses consist of mostly small retail, restaurants, and service businesses oriented primarily to local and pass-through customers rather than being a destination or regional attraction.

Public Facilities

Public sewer facilities are available in this character area.

All parcels utilize private wells. Almost all current commercial development fails to meet the minimum isolation distance between a wellhead and a potential major source contaminant as required per the Michigan Safe Drinking Water Act, P.A. 399 of 1976. This necessitates the issuance of multiple deviations through a complex approval process with MDEQ and the County Health Department involving more strict sampling requirements and water supply oversight. Some businesses are required to have certified water supply operators under employ and are subject to very strict and sometimes costly sampling requirements. The majority of businesses in the Harvey location are Type II non-community public water supplies.

Zoning

This character area is primarily zoned Commercial. Permitted uses include: offices, establishments selling goods and services at retail, gas stations and service stations, private clubs, hotels, nursing homes, funeral homes, bakeries, restaurants, indoor theaters and other places of amusement, motor vehicle sales and rentals, and storage units. Conditional uses include auto repair shops, trails, outside wood burning boilers, WECS including conditions of approval, outdoor storage including semi-trailers, hospital, contractor yards and shops, and other uses deemed by the Planning Commission

to be of the same general character as those permitted and conditional uses. There are isolated parcels zoned Single-Family Residential, and one PUD development.

Recommendations

Future Sector

This sector is identified for redevelopment and infill with a mix of uses including a broad range of commercial, light manufacturing, and higher density residential.

Future Projects

This area would benefit from the provision of municipal water service to facilitate further mixed-use development. A geocaching project has been envisioned along the US 41 corridor which would encourage greater utilization of the entire length of the pedestrian/bike paths through Harvey.

2. VILLAGE MIXED-USE

Existing Context

Primary Development Patterns

This character area generally consists of a cluster or strip of mixed-uses within a small village context oriented along secondary corridors in Harvey. Buildings are generally set back with parking lots between the building and the roadway.

Circulation and Access

Uses tend to be auto- and pedestrian-oriented, with access directly onto the roadway. There are some incidences of shared circulation between adjacent parcels and some shared driveways. Mobile home developments have their own internal circulation off multiple access drives and roadways. There are

sidewalks adjacent to some parcels in the vicinity of the intersection of Silver Creek Road and US 41 and adjacent to Cherry Creek School.

Natural Features

There is some landscaping adjacent to the buildings and ground cover is generally mowed. Silver Creek winds through a portion of the area south of Silver Creek Road. The Silver Creek Recreation Area, St. Louis the King Catholic Church, Silver Creek Church/School and Township Hall properties contain mature wooded stands of pines and deciduous trees. There is a prominent sand hill behind the Silver Creek Church.

Land Uses

Current land uses include single-family residential, mobile home parks, small apartment buildings, government offices, recreation facilities, churches, school, child care centers, and small retail businesses. A small plot community garden is located on the Harvey Baptist Church property on Silver Creek Road and another is underway at St. Louis the King Catholic Church.

Public Facilities

Public sewer facilities are available in this character area.

All parcels utilize private wells. The same concerns exist for commercial development as stated in Character Area #1. Because child care (over 25 served) is generally a non-transient non-community water supply, there is even greater oversight (because they serve the same people daily). The director of a child care center has to maintain certification as a water supply operator and do ongoing sampling. Other non-transient supplies requiring the employ of a certified operator and additional regulatory oversight include Crossroads Christian Academy and Cherry Creek School.

Wells serving mobile home parks and those serving 14 or more living units are classified as Type I public water supplies (same as a municipal system - the highest level). If they have 14 or more living units with two wells, they could be a Type III water supply

if the wells have physically separate distribution systems, but the 800 foot separation distance would still apply. Apartment buildings with up to 13 units are a Type 3 water supply.

Zoning

This character area contains multiple zoning districts, including Single-Family Residential (R-1), High-Density Residential (R-2), Multi-Family Residential (MFR), Commercial (C), and Municipal Properties (MP).

Recommendations

Future Sector

This sector is identified for future redevelopment and infill with a mix of uses including small, low-intensity commercial and higher density residential. The area should be incorporated into a separate zoning district that would be more permissive in accommodating a mix of uses with a focus on maintaining a pedestrian-oriented environment.

Future Projects

The area would benefit from additional pedestrian/bike trail facilities along Silver Creek Road to accommodate the movement of children and other citizens to and from the school, neighborhood businesses, and recreation facilities. The addition of a public water supply system would better accommodate a mix of uses with slightly greater density in the core of Harvey.

3. CORRIDOR CLUSTER MIXED-USE

Existing Context

Primary Development Patterns

The primary pattern is development that is clustered along both sides of the intersection of two prominent highways with greater depth of development than the corridor strip. Buildings are generally set back with parking lots between the building and the highway or in a position to dominate the landscape.

Circulation and Access

Uses tend to be auto-oriented, with access directly onto US 41/M-28/Cherry Creek Road. There is some circulation between adjacent parcels and shared use of driveways. There is a pedestrian/bike path along US 41 and continuing east along M-28 and west along Cherry Creek Road. Portions of this path have been designated as an alternate urban business route for the Iron Ore Heritage Trail and are utilized for a snowmobile trail in the winter. There is a commuter parking lot in the parking lot of Jack's Foods which connects users of the Marquette County (MARO-TRAN) and Alger County (ALTRAN) transit services.

Natural Features

Vegetation mainly consists of some landscaping adjacent to the buildings. As part of an MDOT grant, trees and shrubs were planted in the right-of-way along US 41 and many are receiving care through the citizen volunteer "Adopt-a-tree" program. The Chocoy Area Business Association also constructed planting beds on the four corners of the US 41/M-28 intersection which are taken care of by scouts and private citizens. Ground cover is generally mowed. There are no prominent geologic or water features except that Silver Creek runs along the northern border of this character area.

Land Uses

Land uses consist of mostly small to medium size retail, restaurants, lodging, gas station/convenience and financial services businesses oriented primarily to travelers and local customers rather than being a destination or regional attraction. The cluster also includes a senior housing development.

Public Facilities

Public sewer facilities are available in this character area.

All parcels utilize private wells. The same concerns exist for commercial development as stated in Character Area #1. When commercial development can't meet the required isolation distances between wells and a potential major source contaminant, it forces the Health Department to issue variances

from the Safe Drinking Water Act and then it also forces oversight from the DEQ. There is a sampling requirement for the lifetime of the operation, which can be costly. An example of the potential water sampling issues has been illustrated during the development of Gateway Plaza containing McDonalds. This process will get even more complex and burdensome when the State adopts the new Total Coliform Rule (EPA).

Each commercial entity that serves water to 25 or more people per day any 60 days of the year is a Type 2 non-community water supply, as defined by Act 399, and is overseen regularly by the Health Department, DEQ, and the EPA. The Holiday Station, for example, is a Type 2 transient non-community water supply with a lesser level of monitoring and oversight because they serve different people daily.

Zoning

All parcels except the senior housing development are currently zoned commercial, with the same permitted uses as listed in Character Area #1.

Recommendations

Future Sector

This sector is identified for redevelopment and infill with a mix of uses including a broad range of commercial and light manufacturing (particularly food processing). It is also ideal for the expansion of high density residential since two transit services serve the area and it is connected to the City of Marquette by bike/pedestrian paths.

Future Projects

This area would benefit from the provision of municipal water service to facilitate further mixed-use development and to accommodate greater residential density near transit. A small transit station similar to what was constructed in Munising is needed to accommodate riders year-round.

4. ISOLATED COMMERCIAL

Existing Context

Primary Development Patterns

These developments are characterized by isolation from other similar uses.

Circulation and Access

One such development is in a Village Residential character area along a secondary corridor in Harvey. Others are located along primary roads such as US 41, M-28, or Cherry Creek Road. The developments along Cherry Creek Road and M-28 are connected to the pedestrian/bike path.

Natural Features

Natural features usually resemble that of the surrounding primary character districts.

Land Uses

Land uses are commercial retail, restaurant, and light manufacturing.

Public Facilities

The Bayou Bar and Grill has sewer facilities. All other isolated commercial uses do not. Water is provided by private well.

Zoning

Current zoning is Commercial and Industrial. Permitted principal uses in the Industrial district include motor vehicle sales, service, and rental; construction and farm equipment sales; sales of mobile homes, campers, recreational vehicles, boats, and monuments; wholesale and storage uses; food packaging and bottling works; commercial printing and newspaper offices; contractor's yards and shops; laundry, cleaning and dyeing plants; outside wood burning boilers ; and office buildings. Permitted conditional uses in the Industrial district include WECS; other industrial uses, such as manufacturing, research, high technology, and business parks; trails; wireless communication facilities; and other uses deemed by the Planning

Commission to be of the same general character as those permitted and conditional uses.

Recommendations

Future Sector

It is expected that the isolated commercial development on W. Main Street in Harvey would be incorporated into a Village Mixed-Use district. There is opportunity for expansion on vacant parcels surrounding the other isolated commercial developments, putting these developments into an intended growth sector. This would ideally include additional mixed-use and light industrial uses.

Future Projects

To be determined.

5. VILLAGE RESIDENTIAL

Existing Context

Primary Development Patterns

This character area generally consists of small parcels within a village context oriented along a grid pattern of streets in Harvey.

Circulation and Access

The east and west parcels are connected by a pedestrian/bike path that goes through a pedestrian tunnel under US 41 in the area of Fairbanks Street.

Natural Features

Natural features include residential landscaping and mature trees. There are no prominent geologic or water features in this area.

Land Uses

The dominant land use is single-family residential with some multi-family development.

Public Facilities

Public sewer facilities are available in this character area. Primary residential areas east of US 41 in Harvey are served by a public sewer constructed of Armco Truss piping. This piping is not of approved

design to allow less than 50 lineal feet of isolation between the sewer line and residential wellheads in the area. Approved forms of sewer pipe would allow a 10 foot lineal isolation distance to the wellhead. This situation has led to complications during the well permitting process and creates inconvenience to property owners as these well placement requirements will many times dictate the site development plan. Extension of a municipal water service system would also eliminate this issue.

The entire Village of Harvey east of US 41 has groundwater contamination issues from known and unknown sources. In this area, there are special well construction requirements. They use a mud rotary construction method which involves cement grout for well casings and drilling into the deeper part of the aquifer (at least 75 feet, the top layer is contaminated). Cost is around \$10,000 for a well.

Zoning

This character area is zoned primarily High-Density Residential (R-2) with some Commercial (C) and Multi-Family Residential (MFR). The MFR includes a mobile home park, cottage community and a condominium development.

Recommendations

Future Sector

This character area should be included in a future managed growth area to maintain affordable housing close to alternative transportation options. Some portions may be suitable for redevelopment or infill with higher density mixed-use with live/work units, secondary apartments, and neighborhood serving commercial.

Future Projects

To be determined.

6. TRANSPORTATION-ORIENTED RESIDENTIAL

Existing Context

Primary Development Patterns

The primary pattern is narrow or shallow residential lots along major highway corridors. Buildings are generally located near the front of the lot. Most of this character area is located along US 41 between Surrey Lane to the north and just past Mangum Road to the south; along Cherry Creek Road south of Ortman Road and north of M-480, along M-480, and along M-28.

Circulation and Access

Each parcel has access directly to the highway corridor or through an easement across another property.

Natural Features

Lawns are mostly mowed with typical rural residential landscaping, specimen trees and gardens. The terrain is level upland with a few river or stream crossings.

Land Uses

Land uses are single-family residential with some home occupations.

Public Facilities

The area is served by septic systems and wells with no particular identified problems.

Zoning

Current zoning is Single-Family Residential (R-1) and the Agriculture-Forestry (AF) district. The parcels in the AF district are non-conforming to the minimum 20 acre lot size.

Recommendations

Future Sector

This character area is located within a managed growth sector so as not to more negatively impact traffic flow along major corridors. It may be

appropriate to change the zoning of these parcels to more accurately reflect existing character.

Future Projects

To be determined.

7. WATER-ORIENTED AND RECREATIONAL RESIDENTIAL

Existing Context

Primary Development Patterns

These high demand residential lots are primarily characterized by their location on or near the Lake Superior Shore, Chocolay River, or other inland waterways. Lots are typically narrow and long along Lake Superior.

Circulation and Access

These parcels are accessed by individual residential driveways (or driveway easements) off both highway corridors and connecting roads. Some are also accessible from the Iron Ore Heritage Trail pedestrian/bike path and snowmobile trail.

Natural Features

Natural features are the defining characteristic of this character area. Important features include woodlands, dunes, lakes, rivers, streams, rock formations, and scenic views.

Land Uses

Land uses include a variety of single-family residential ranging from humble seasonal camps to large permanent homes.

Public Facilities

Some properties along Main Steet, Lakewood Lane and Riverside Road have sewer facilities. The majority of homes have individual septic systems. Water is provided by private well.

Some shallow wells along Lakewood Lane have become bacteriologically contaminated over time because of the increased density (basically they are recycling their own septic wastes). The solution is to replace old point wells with drilled wells.

Additionally, lower lake levels may have dried up some shallow point wells that are less than 25 feet deep.

At Shot Point, there are shallow soils with underlying fractured sandstone. There are problems with contamination of shallow wells and chlorides in deeper wells. Also, septic systems have typically been denied and approved through variance, resulting in exceedingly large mound systems.

Zoning

Primary zoning districts include Waterfront Residential (WFR) and Single-Family Residential (R-1). A greater variety of uses is permitted in the R-1 district than the WFR district, but both are limited.

Recommendations

Future Sector

This sector is identified for redevelopment and infill growth with special considerations to protect water resources. It may be advisable to make minimum lot width requirements along Lake Superior consistent with the majority of lots which are 100 feet. This would allow some further lot splits in this high demand area but would retain existing character.

Future Projects

Future projects include key trail connections for more residents to gain access to the Iron Ore Heritage Trail without having to utilize cross roads that are widely spaced. Some areas may be appropriate for sidewalk development to assist in this goal.

8. SUB-URBAN RESIDENTIAL

Existing Context

Primary Development Patterns

This character area includes residential subdivisions that are characterized by small lots with homes closely set to each other and to the road. Fences often provide privacy and containment for pets and children.

Circulation and Access

Access is typically from one main road which curves around with access to internal streets. There are typically no sidewalks in these developments, so the main transportation option is the automobile.

Natural Features

The predominant pattern of natural features is well-maintained lawns, landscaping, trees, and gardens. There may be areas of surrounding woodlands.

Land Uses

The single-family residential use predominates.

Public Facilities

These developments include septic systems and private wells. Several sites were denied for septic in Vista Hills because the clay soil lacks infiltration.

Zoning

The current zoning district is Rural Residential (R-1).

Recommendations

Future Sector

This character is in the managed growth sector to ensure continued maintenance of properties.

Future Projects

It would be beneficial to create pedestrian/bicycle paths along roadways to provide alternative transportation options to these developments.

9. SUB-RURAL RESIDENTIAL

Existing Context

Primary Development Patterns

These residential lots are generally 1-5 acres in size and exist within a rural setting.

Circulation and Access

These developments have direct access to secondary roadways with no pedestrian/bicycle facilities nearby.

Natural Features

These areas are characterized by lots with remaining natural areas and woodlands.

Land Uses

The predominant land use is single-family residential with some home occupations.

Public Facilities

These developments are serviced by septic systems and private wells. High nitrates have been found in some sandy areas such as the Timberlane subdivision (close to the health limits). It is uncertain whether this is because of excessive use of lawn fertilizer or concentration of septic systems. There are issues with high water tables near Wintergreen Trail, Deerview Trail, Cedar Lane, edges of Briarwood subdivision, and the subdivisions south of the M-28/US 41 intersection south to the Surrey Lane area. In some areas along Kawbawgam Road, wells have been sunk into a buried swamp, resulting in rather “skunky” water. Also, sandstone doesn’t yield a large quantity of water. Property owners can treat the water with a three stage filtration system.

Zoning

Most of these properties are currently located in the Single-Family Residential (R-1) zoning district, although a few are in Waterfront Residential (WFR) or Agriculture Forestry (AF) district.

Recommendations

Future Sector

This character area is generally within a managed growth area adjacent to intended growth area in some cases. Based on the public opinion survey regarding future land uses in neighborhoods, a new zoning district may need to be created to accommodate this character area.

Future Projects

Where possible it would be advisable to create pedestrian/bicycle connections along nearby roadways that lead to these developments to create transportation alternatives.

10. RURAL RESIDENTIAL

Existing Context

Primary Development Patterns

These are generally larger parcels dedicated primarily to residential development in a natural, quiet, rural setting.

Circulation and Access

These developments have direct access to secondary or primary roadways with no pedestrian/bicycle facilities nearby.

Natural Features

This is a predominately natural rural setting with woodlands and open space. These are some of the most scenic areas of the Township with scattered farms.

Land Uses

Land uses are residential, small scale agriculture, and home occupations.

Public Facilities

These developments are serviced by septic systems and private wells. Some areas along Mangum Road, near Maple Road and Brown Road at the end of Kawbawgam Road have had septic systems denied because of water table issues. They would have required variances to develop, and the health department doesn't usually issue variances for undeveloped parcels when there isn't a suitable site on the parcel.

Zoning

Current zoning is Single-Family Residential (R-1) and Agriculture Forestry (AF).

Recommendations

Future Sector

To be determined.

Future Projects

To be determined.

11. COUNTRY ESTATE

Existing Context

Primary Development Patterns

This character contains gems of the rural environment, including beautiful homes with well-maintained, expansive lawns and landscaping and surrounding woodlands. This character area offers unparalleled privacy in a luxury setting.

Circulation and Access

Residents enjoy access along lightly traveled secondary roadways. There are no alternative transportation options.

Natural Features

Beautiful fields and woodlands define this setting.

Land Uses

Land use is single-family residential sometimes with swimming pools.

Public Facilities

Properties are served by septic systems and wells.

Zoning

Current zoning is Single-Family Residential (R-1) and Agriculture Forestry (AF).

Recommendations

Future Sector

To be determined.

Future Projects

It would be beneficial to create pedestrian/bicycle paths along roadways to provide alternative transportation options to the access roadway leading to these developments, particularly along Ortman Road.

12. PRIMARY WORKING LANDS

Existing Context

Primary Development Patterns

This area is characterized by large farms and pasture lands and managed forests.

Circulation and Access

This area is accessed by primary and mostly secondary roadways with no alternative transportation options.

Natural Features

Beautiful fields, woodlands and rolling terrain with a variety of natural vegetation along roadways define this setting.

Land Uses

Primary land use is the preservation of agriculture and forestry production, with accompanying single-family residential for property owners.

Public Facilities

Properties are served by septic systems and wells.

Zoning

Current zoning is predominately Agriculture-Forestry (AF).

Recommendations

Future Sector

Managed growth to preserve productivity.

Future Projects

To be determined.

13. NATURAL PRESERVE

Existing Context

Primary Development Patterns

Characterized by no development and a rural setting.

Circulation and Access

A variety of access options along primary or secondary roads.

Natural Features

The landscape is dominated by natural features, typically continuous woodlands.

Land Uses

No land uses except recreational residential.

Public Facilities

No public facilities.

Zoning

These vacant sites are contained within a variety of zoning districts.

Recommendations

Future Sector

Select sites will provide intended growth opportunities. Others will be selected for continued conservation/recreation or working lands.

Future Projects

To be determined.

14. RECREATIONAL PRESERVE

Existing Context

Primary Development Patterns

Diverse with little formal development.

Circulation and Access

Primary and secondary roadways, some with access to pedestrian/bicycle paths or waterways.

Natural Features

A variety of woodlands, natural areas, waterways, and open spaces.

Land Uses

Public recreation.

Public Facilities

Some sites contain septic systems and wells.

Zoning

Municipal properties (MP)

Recommendations

Future Sector

Conservation/Recreation Sector

Future Projects

To be determined.

