

# Community Resilience Strategic Plan

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## Chapter 7



## Chapter 7: Strategic Plan for Community Resilience

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### CHOCOLAY TOWNSHIP VISION STATEMENT



*Chocolay Township strengthens and promotes collaborations between inspired, responsive leadership and an active, informed citizenship who are working together to achieve greater community sustainability and resilience for natural places, the built environment, the economic climate, and the people of the Township and region.*

## CHOCOLAY TOWNSHIP POLICY STATEMENTS

### LONG TERM PERSPECTIVE

- 1** Work toward achieving community sustainability and resilience through maintaining a long-term perspective focused on balancing the needs of the present with those of the future, and the needs of human systems with those of natural systems. This includes such strategies as considering life cycle costing, or cost over the long run, to ensure greater fiscal sustainability.

### DIVERSE LONG-TERM REVENUES

- 2** Pursue a more diverse long-term revenue stream that is less dependent on property taxes (avoid strategies that involve long-term abatements of taxes).

### ENHANCE ENERGY, FOOD, AND ECONOMIC SECURITY

- 3** Support measures to enhance energy, food systems, and economic security, such as exploring options that address the rising energy costs for homes, businesses, and transportation, or providing greater localization of essential community needs.

### ENGAGE CITIZENS

- 4** Chocolay Township leadership will strive to inform and prepare citizens to be engaged in creating more resilient communities.

### COMMUNITY WELL-BEING

- 5** Recognize the importance of “soft” assets such as a slower pace of life, privacy, and a sense of belonging as essential to community well-being and act accordingly to sponsor or support beneficial activities and events.

### STRENGTHEN LOCAL FOOD SYSTEMS

- 6** Recognizing the relationship of local food systems to public health and a vibrant economy, the Township will take action to strengthen and improve the local food system at all levels, from food production in residential yards, to small organic farms, to larger traditional family farms, to industrial farms, with particular attention on increasing the availability of local value-added products.

### IN BALANCE WITH RURAL CHARACTER

- 7** Promote balanced development and human activity that is compatible with a sense of rural character that is important to Township residents, and which is experienced as aesthetically pleasant, mostly natural places that offer a feeling of peace and privacy and a quality of life that invites participation.

### PUBLIC PLACES FOR ALL PEOPLE

- 8** Look at public places in a new way by recognizing and considering the needs of diverse residents, including the aging population, while providing better opportunity for all residents.

## SMART GROWTH

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Work toward consistency of development decisions with smart growth tenets as follows:

- o Foster a distinctive, attractive community with a strong sense of place
- o Create a more walkable and bike-able community
- o Promote a range of housing opportunities and choices
- o Facilitate mixed use development through appropriate zoning
- o Provide a variety of transportation choices
- o Preserve prime productive lands (e.g. agriculture and forestry), scenic resources (e.g. natural areas along rural and residential roadways), sensitive environmental areas (e.g. floodplains, steep slopes, dunes, shorelines), and critical ecosystem areas (e.g. wetlands, high-quality habitat, aquifer recharge and wellhead protection areas)
- o Promote development first in existing built areas that have developed infrastructure, utilities, municipal services, and impervious surfaces
- o Promote compact or cluster development patterns that preserve natural and recreation areas, conserve energy, encourage affordability, and promote neighborhood-serving commercial services
- o Encourage community participation in development decisions
- o Make development decisions predictable, fair, transparent, and cost-effective

## RECREATION CRITERIA

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In addition to the Priority Decision Criteria, the criteria of the 2014-2018 Charter Township of Chocolay Recreation and Natural Resource Conservation Plan apply to recreation decisions.

## LAND ACQUISITION

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The following additional criteria shall be used to evaluate future opportunities for open space/natural area acquisition:

- o Criteria 1 - Habitat preservation  
*To what extent does the purchase preserve areas of essential habitat to support plant and animal biodiversity?*  
*Properties with essential habitat will receive higher priority for purchase.*
- o Criteria 2 - Scenic resources  
*To what extent does the purchase preserve special scenic resources?*  
*Properties with special scenic resources that can attract visitors and promote enjoyment of natural resources will receive higher priority for purchase.*

# 11

(continued)

- o Criteria 3 - Interactive experiences  
*To what extent does the purchase provide public access to interactive nature experiences?*  
*Properties that provide public access to interactive nature experiences while preserving the integrity of the resource will receive higher priority for purchase.*
- o Criteria 4 - Wildlife corridors  
*To what extent does the purchase provide beneficial connections through wildlife corridors?*  
*Properties that create safe paths for wildlife to travel to different forage and habitat areas will receive higher priority for purchase.*
- o Criteria 5 - Environmental protection  
*To what extent does the purchase protect water quality or sensitive natural areas?*  
*Properties that provide an opportunity to protect the water supply or other sensitive natural areas will receive higher priority for purchase.*
- o Criteria 6 - Ecosystem function  
*To what extent does the property help to maintain essential ecosystem function?*  
*Properties that are related to the protection of essential ecosystem functions such as water filtration, decomposition of wastes, provisioning for wildlife or human survival needs, regulating or controlling the climate or disease will receive higher priority for purchase.*

## ASSET MANAGEMENT CRITERIA

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Township asset management projects will be prioritized for maintenance and improvement based on the level of Township responsibility for that asset class and perceived need as follows:

- o Priority 1 - Sewer System  
 First allocate capital improvement funding to support the necessary improvements to the existing sewer system which is the sole responsibility of the Township.
- o Priority 2 - Road System  
 Secondly, determine a collaborative program of support for the existing Township road systems which are a shared responsibility.
- o Priority 3 - Public Water Supply System  
 Thirdly, determine a collaborative program of support for a potential public water supply system and expansion of the sewer system which is a projected future Township responsibility.
- o Priority 4 - Energy System  
 Lastly, determine a collaborative program of support for projects to address energy conservation and efficiency as well as diversity in both the public and private sectors.

## PRESERVE ROAD INVESTMENTS

- 13** Roads most recently reconstructed or resurfaced will receive higher priority for capital preventive maintenance, occurring ideally not more than two years after the structural improvement to protect the initial investment.

## IMPROVE ROADS

- 14** Roadways will be prioritized for structural improvement based on the following criteria (which will be explained in greater detail in the asset management plan):
- Pavement condition
  - Public input (see 2010 and 2013 surveys and hold public hearings)
  - Safety concerns
  - Traffic volume
  - Role in regional transportation network
  - Relationship to activity centers or population density
  - Ability to coordinate project with utility work
  - Cost of fix versus added service life achieved
  - Remaining service life

**PRIORITY DECISION CRITERIA**

**15**

Recognizing that flexible, diverse, redundant, and integrated systems have a greater capacity for resilience; and understanding that the following are meant to support community character and a healthy, livable, sustainable, and resilient community; Township decision makers will evaluate all projects in accordance with the following priority decision criteria (based on expected outcome) shown in **Table 7-1**.

Table 7-1 - Priority Decision Criteria

Score	Criteria	Score	Criteria
—	<p><b>Criteria 1 - Diverse Users</b></p> <p>To what extent does the activity involve infrastructure or services that will benefit diverse interest groups and support healthy and livable communities?</p> <p>Facilities or services that can satisfy the needs of diverse interest groups and support healthy, livable communities will receive higher priority, whether those interest groups are based locally or regionally, because local sustainability is related to regional sustainability. The inclusion of diverse user groups increases the beneficiaries of the project, spreads the costs, and makes administrative allocation of funds more justifiable.</p>	—	<p><b>Criteria 4 - Strengthen Critical Systems, Public Health, and Public Safety</b></p> <p>To what extent does the activity, service, or project strengthen critical life-support systems or conditions?</p> <p>Projects that are linked to critical human and environmental needs relating to water, food, energy, mobility, and public safety systems, or systems with a direct relationship to public health, will receive higher priority than non-critical needs.</p>
—	<p><b>Criteria 2 - Diverse Uses</b></p> <p>To what extent does the facility or service satisfy multiple purposes?</p> <p>Facilities or services that serve multiple purposes will receive higher priority because they have greater potential to satisfy diverse users, involve cost efficiencies, and invite greater political support.</p>	—	<p><b>Criteria 5 - Redundancy in Critical Systems</b></p> <p>As related to critical needs, to what extent does the activity or project provide redundancy or backup for other critical activities or systems?</p> <p><i>Facilities or services that provide an alternative for critical systems will receive higher priority because of the greater capacity for sustainability and resilience.</i></p>
—	<p><b>Criteria 3 - Flexibility</b></p> <p>To what extent can the facility or service be adapted to meet changing needs or contexts in the future?</p> <p>Facilities or services that are more easily modified to adapt to changing conditions or needs will receive higher priority because of potential for greater sustainability and resilience.</p>	—	<p><b>Criteria 6 - Efficiency in Non-Critical Systems</b></p> <p>As related to non-critical needs, to what extent is the facility or service supported by non-governmental groups, other agencies or organizations, or volunteers (funding, implementation, or continuing maintenance)?</p> <p><i>Facilities or services that are supported by organizations, agencies or individuals outside of or in addition to local government will receive higher priority because the greater number and diversity of stakeholder groups helps to ensure continued maintenance while governmental reserves are focused on critical systems.</i></p>

**PRIORITY DECISION CRITERIA**

**15** (continued)

Score	Criteria	Score	Criteria
—	<p><b>Criteria 7 - Integration with other jurisdictions</b></p> <p>To what extent does the facility or service also support the goals or strategies of other project or planning entities within the region?</p> <p>Facilities or services that are consistent with the goals or strategies of other project collaborators or planning entities within the region will receive higher priority because of the potential to attract additional resources, funding, and work capacity; address issues that cross jurisdictional boundaries; deliver solutions to complex problems; provide more coherence and support; and provide broader benefits.</p>	—	<p><b>Criteria 11 - Replication</b></p> <p>To what extent can the project or activity be replicated to benefit or provide a positive role model for other locations?</p> <p>Projects or activities with greater potential to positively influence others and therefore have a more far-reaching benefit will receive higher priority.</p>
—	<p><b>Criteria 8 - Capacity Building</b></p> <p>To what extent does the activity improve the ability of participants to understand and achieve Chocoy Township Master Plan outcomes?</p> <p>Activities that increase the capacity of local government representatives or project partners to achieve plan outcomes will receive higher priority because the only successful plan is a well-implemented plan.</p>	—	<p><b>Criteria 12 - Collaboration</b></p> <p>To what extent will the project or activity improve and increase opportunities for partnership, or consolidation of efforts or infrastructure, with other jurisdictions, agencies, organizations or volunteers or provide additional inclusiveness for residents?</p> <p>Projects or activities that increase capacity for partnership, collaborations and inclusiveness will receive higher priority.</p>
—	<p><b>Criteria 9 - Sustainability or Resilience over time</b></p> <p>To what extent does the project have the necessary support over the life of the project?</p> <p>Projects that have multi-year or enduring support for the life of the project will receive higher priority.</p>	—	<p><b>Criteria 13 - Renewable Resources</b></p> <p>To what extent will the project or activity reduce dependence on non-renewable resources?</p> <p>Projects or activities that provide greater sustainability by reducing dependence on non-renewable resources will receive higher priority.</p>
—	<p><b>Criteria 10 - Prevent or mitigate risks</b></p> <p>To what extent does the project or activity prevent or mitigate identified risks to sustainability or resilience?</p> <p>Projects or activities with greater potential to prevent or mitigate risks will receive higher priority, especially those that prevent irreversible loss.</p>	—	<p><b>Criteria 14 - Catalytic opportunity</b></p> <p>To what extent will the project or activities stimulate other beneficial projects or activities?</p> <p>Projects or activities that include greater potential for catalytic economic, environmental, or social impacts will receive higher priority.</p>

## CHOCOLAY TOWNSHIP FUTURE LAND USE PLAN

### Introduction

The future land use map was designed to accommodate the development goals of this master plan while providing an appropriate measure of protection for lands with environmental considerations, desirable natural features, natural resources productive capabilities, or prime habitat. Another consideration was to create more, not less development opportunity where appropriate, and to avoid implementing change on parcels without a compelling reason.

### Growth Sectors

Growth sectors are identified on the map in Appendix T and described below.

#### *Redevelopment/Infill Sector (I)*

The redevelopment/infill sector is currently developed, but would support development of a more dense or intense nature. These areas are generally located with direct access to main travel corridors such as US 41/M-28, CR 480, or Cherry Creek Road. It includes most of the current business district, mobile home parks, and Hotel Place in the Village of Harvey. It also includes some large lot residential properties near Harvey or other densely developed neighborhoods. The industrial area near the Varvil Center on M-28 is also designated for redevelopment or infill.

#### *Intended Growth Sector (G)*

The intended growth sector defines vacant areas that are targeted for future development. These areas are generally located with direct access to main travel corridors such as US 41/M-28, CR 480, or Cherry Creek Road. It includes the undeveloped portions of Willow Farm and adjacent properties, and undeveloped parcels north of Ford Road. Areas for mixed-use development include the area behind the commercial

and residential properties northeast of the intersection of US 41/M-28, and some parcels in the same area south of M-28. It also includes several large parcels east of the NMU golf course on M-28. Properties adjacent to Silver Creek will require environmentally sensitive development that is carefully sited with appropriate infrastructure due to the presence of floodplains and wetlands on a portion of the parcels.

### Future Land Use Descriptions

The future land use maps are in Appendix U.

#### *Corridor mixed-use (MU-C)*

##### *Intent (MU-C)*

The intent of this land use category is to create a live/work node along the highway corridors.

##### *Land Uses and Development Patterns (MU-C)*

This future land use area is meant to accommodate a mix of commercial, light industrial, industrial, residential, and institutional uses, preferably in a campus-like setting. It is oriented toward larger regional- and local-serving, auto-oriented land uses. It is intended that any residential uses be included as accessory to other primary uses to provide the opportunity for conveniently located housing for workers or clients. The focus is on uses that provide local jobs. The intent is not to create shallow strips or sprawl development that compromise good access management practices.

##### *Circulation and Access (MU-C)*

This mixed-use category is intended to take the shape of an activity node with limited highway access points and mostly internal traffic circulation or shared access to support continued safe and efficient highway function. It is important to incorporate multi-modal transportation modes when possible (particularly bus), or to locate any such new development in areas adjacent to existing or planned non-motorized trail systems.

#### *Utility Infrastructure (MU-C)*

It is anticipated that appropriately engineered private sanitary and water systems will be utilized in these more remote areas. Utilization of renewable energy infrastructure is encouraged to improve energy costs and reliability, particularly shared systems. Private solar energy systems should be permitted by right, with wind systems allowed upon special review.

#### *Natural Features (MU-C)*

Surface parking or outdoor storage of equipment is accommodated in the rear of the property or screened from view to help maintain rural character along the roadways.

#### *Preferred Amenities (MU-C)*

It is preferred that new developments incorporate green infrastructure such as bio-retention areas utilizing native landscaping and requiring minimal water and maintenance. Outdoor public places for work breaks should be incorporated where public parks don't exist. Lion's Field should continue to be improved for this purpose.

#### *Village mixed-use (MU-V)*

##### *Intent (MU-V)*

The goal is to create an identifiable village center, to support commerce near affordable housing opportunities, to provide greater housing diversity, and to increase density to support utility infrastructure costs.

##### *Land Uses and Development Patterns (MU-V)*

This land use category accommodates a mix of commercial, light industrial, higher density residential, civic and institutional uses in beneficial combinations in or adjacent to the sewer service area of Harvey. A variety of residential options will be integrated with compatible commercial uses, either within the same building or in close proximity.

Multi-family residential development will be accommodated in infill/redevelopment efforts by allowing residential uses over other uses (in one structure), accessory dwelling units (attached or detached), and apartment buildings. Smaller dwelling units are encouraged to accommodate one-person households, particularly when designed to accommodate the disabled. New detached single-family housing will be discouraged unless created following a compact overlay development pattern such as development supported agriculture or cluster housing development with a permanent conservation easement for agriculture or shared public space where appropriate.

Low intensity commercial uses that do not utilize the sewer system such as mini-storage facilities (as a principal use) will be discouraged in this area. However, accessory storage may be incorporated to facilitate the needs of residents of compact residential developments utilizing small housing units such as tiny houses, cottages, or mobile homes.

*Circulation and Access (MU-V)*

Accommodations for pedestrian circulation and multi-modal transportation options are a priority in this entire area. It is important to provide for year-round maintenance of non-motorized pathways throughout this area so that residents without access to vehicles can safely access critical goods and services.

*Utility Infrastructure (MU-V)*

Public sewer facilities are available in most of this developed area, and should be extended where necessary to accommodate new and existing development. This area is a high priority for installation of a public water supply system to accommodate more dense development and eliminate the need for variances, strict sampling requirements, and water supply oversight. Community solar facilities would be particularly beneficial in this area. Private solar energy systems should be permitted by right, with wind systems allowed upon special review.



*Natural Features (MU-V)*

Well-tended trees and shrubs placed according to a plan for coordinated fall color are located in the right-of-way to enhance highway and gateway aesthetics. Appropriate natural buffers and careful layout of structures is important to ensure compatibility between uses. Low impact development techniques may be required in the development of sensitive areas adjacent to waterways or wetlands.

*Preferred Amenities (MU-V)*

The provision of year-round public spaces such as public parks and gardens, trails and private outdoor eating/gathering areas is important to enhance social interaction and the pedestrian experience. Public art installations and wayfinding signage to area attractions will be incorporated. Outdoor sales and food and beverage service would also encourage social interaction.

*Neighborhood mixed-use (MU-N)*

*Intent (MU-N)*

The goal is to provide jobs, products, services and public spaces within close proximity to housing.

*Land Uses and Development Patterns (MU-N)*

This land use category accommodates a mix of commercial, medium density residential, civic and institutional uses in beneficial combinations in designated nodes near neighborhoods. This land use category allows for a mix of uses within a single building, such as ground floor commercial or office with upper story residential. Also allowed is a mix of housing types along with other uses. Medium-density residential options also include accessory dwelling units (attached or detached) and small apartment buildings. Smaller dwelling units are encouraged to accommodate one-person households, particularly when designed to accommodate the disabled. Development types should be of small scale to maintain compatibility with the neighborhood.

*Circulation and Access (MU-N)*

Infrastructure for pedestrian circulation and multi-modal transportation should be incorporated as soon as possible.

*Utility Infrastructure (MU-N)*

Public sewer or private sanitary facilities are utilized along with private water systems. Public water should be provided where possible. Private solar energy systems should be permitted by right.

*Natural Features (MU-N)*

Appropriate natural buffers are important to ensure compatibility between uses and the maintenance of appropriate character (village or rural). Development should incorporate landscaping that is consistent with residential neighborhoods.

*Preferred Amenities (MU-N)*

The provision of at least seasonal outdoor gathering spaces that function as a neighborhood hub is encouraged for a greater sense of community.

**Water-oriented residential (R-W)**

*Intent (R-W)*

The intent of this district is to provide opportunity for context-sensitive residential development along the shorelines of water bodies, with particular attention paid to preserving dunes and riparian boundaries, water quality and views, and preventing erosion.

*Land Uses and Development Patterns (R-W)*

This land use category consists primarily of single family residential uses located on the waterfront, whether the Lake Superior shore or other inland lake or river. Ground coverage will be minimized, and open space will be maximized. Paved spaces should drain toward vegetated bio-filter areas instead of running off toward the water body. Uses that may be allowed upon special review include an accessory dwelling unit

(attached or over an accessory structure), duplex, or short-term rentals of residences.

*Circulation and Access (R-W)*

These properties are accessed from private driveways onto public (or private) roadways, or through 66' wide easements across other properties.

*Utility Infrastructure (R-W)*

Some properties have access to the public sewer system, but most currently have private sanitary and water facilities. It is important to ensure sanitary facilities are functioning properly to preserve water quality. Properties that have sandy or shallow soils may be vulnerable to well contamination or fluctuating water quality. Community solar facilities would be particularly beneficial in these areas to improve reliability and reduce costs. Residential solar energy systems should be permitted by right, with wind systems allowed upon special review.

*Natural Features (R-W)*

Riparian areas and dunes will be protected by regulations pertaining to retention of natural vegetation, limitations on grading and fill, control of runoff, and increased setbacks of structures. Because of possible well contamination issues due to soils, natural vegetation or vegetation that does not require chemicals for continued maintenance should be maintained. It is also important to control the amount of deadwood that is available to feed wildfires.

*Preferred Amenities (R-W)*

Fence regulations will be customized to accommodate the waterfront orientation and retention of water views. Outdoor storage areas should be well buffered from roadways and adjacent properties.

**Village residential (R-V)**

*Intent (R-V)*

The intent of this land use category is to accommodate primarily modest single-family residences on small lots in a peaceful, compact urban setting.

*Land Uses and Development Patterns (R-V)*

These are small lots (as little as 50' wide) in a platted area of the Township in the village of Harvey that has mostly all been developed according to the preferred land use pattern. Uses that may be allowed upon special review include one accessory dwelling unit per parcel (attached or over an accessory structure) or duplexes.

*Circulation and Access (R-V)*

These properties are accessed by driveways along public roads. Accommodations for pedestrian circulation and multi-modal transportation options are a priority in this entire area.

*Utility Infrastructure (R-V)*

These properties have access to the public sewer system and currently have private water facilities. This is a prime area for a public water system in the future. Solar energy systems should be permitted by right.

*Natural Features (R-V)*

Natural features are typical of single-family residential neighborhoods.

*Preferred Amenities (R-V)*

Control of outdoor storage of household goods and vehicles and regulation of pets is important in this dense developed area to reduce neighbor conflicts.

**Neighborhood residential (R-N)**

*Intent (R-N)*

The intent of this land use category is to accommodate primarily single-family residential uses within a peaceful neighborhood setting along residential streets.

*Land Uses and Development Patterns (R-N)*

This area contains both platted and unplatted areas that can accommodate moderately dense residential development. It is intended that accessory structures will be designed to be moderate in size and scale and of a character consistent with residential neighbor-

hoods. Uses that may be allowed upon special review include an accessory dwelling unit (attached or over an accessory structure) and appropriate accessory homesteading activities. It is preferred that new single-family development be accommodated through the subdivision (plat) process or by utilizing a compact overlay development pattern such as development supported agriculture or cluster housing development with a permanent conservation easement for shared public space or agriculture where appropriate.

#### *Circulation and Access (R-N)*

These properties are mostly accessed by driveways along public or private roads without pedestrian facilities. Where possible, it is highly desirable to add pedestrian facilities at least along the major roadways leading to the neighborhood.

#### *Utility Infrastructure (R-N)*

Some properties have access to the public sewer system, but most currently have private sanitary and water facilities. Where appropriate, neighborhood-serving systems could be incorporated. Community solar facilities would be particularly beneficial in these areas. Residential solar energy systems should be permitted by right, with wind systems allowed upon special review.

#### *Natural Features (R-N)*

Natural features are typical of single-family residential neighborhoods.

#### *Preferred Amenities (R-N)*

Control of outdoor storage of household goods and vehicles and regulation of pets is particularly important in platted areas with smaller parcels to reduce neighbor conflicts.

#### *Rural residential (R-R)*

##### *Intent (R-R)*

The intent of this land use category is to accommodate single-family residential uses in rural settings.

#### *Land Uses and Development Patterns (R-R)*

This area contains mostly unplatted areas with less dense residential development. Regulations for accessory structures should provide for larger, taller structures accommodating indoor storage of vehicles and campers only upon special review provided there is appropriate buffering from the roadway and adjacent parcels. Uses allowed upon special review include an accessory dwelling unit (attached or over an accessory structure) and appropriate accessory homesteading activities. These areas include lands that shouldn't be divided into smaller parcels like neighborhood residential because of river corridors, wetlands and other concerns or the preservation of scenic rural character. However, they are areas that need not be limited to 20 acre lot divisions.

#### *Circulation and Access (R-R)*

These properties are accessed by driveways along public or private roads without pedestrian facilities.

#### *Utility Infrastructure (R-R)*

All sanitary and water facilities are private. Community solar facilities would be particularly beneficial in these areas to improve reliability and reduce costs. Residential solar energy systems should be permitted by right, with wind systems allowed upon special review.

#### *Natural Features (R-R)*

Natural features are typical of rural areas with a mix of maintained and natural areas.

#### *Preferred Amenities (R-R)*

The preferred amenity is maintenance of rural character and privacy. Outdoor storage areas should be well buffered from roadways and adjacent properties.

#### *Primary Working Lands – agriculture / forestry (AF)*

##### *Intent (AF)*

The intent of this land use category is to preserve larger tracts of lands suitable for primary use for

forestry or agriculture activity, therefore increasing food security, providing for wood products and fuel, protecting wildlife habitat, reducing risk of wildfire, and preserving rural character. This is particularly true of State owned agricultural lands that are currently in production and could be at risk of sale and conversion sometime in the future. These areas are intended to allow resource production to take priority over other land uses by protecting these areas from the encroachment of residential and commercial sprawl. This will also limit the conflict that can occur between working lands and more urban uses.

#### *Land Uses and Development Patterns (AF)*

Regulations will encourage maximum preservation of the viability of the land for contiguous productive use. The current minimum lot size is 20 acres, which should be continued except for State productive agricultural lands which should be designated with minimum lot sizes of 40 acres in case there is a conversion to private ownership. Existing small lots can be utilized for permitted uses provided setback requirements are met, but further division of lands is prohibited to maintain the integrity of the land for productive purposes. Other uses that are compatible with these primary uses will be encouraged in less productive areas, and in a way that preserves rural character, through conditional use standards. Uses that are compatible with natural resources, such as low impact recreation, hunting camps and trails are permitted. One accessory dwelling unit may be accommodated per parcel (attached or detached). There are no restrictions on the scale or height of accessory structures used for agriculture or forestry activities, and limited restrictions on residential accessory structures.

#### *Circulation and Access (AF)*

These properties are accessed from public or private roads or easements without pedestrian facilities.

*Utility Infrastructure (AF)*

All sanitary and water facilities are private. Renewable energy systems should be encouraged, with solar permitted by right and wind systems allowed upon special review.

*Natural Features (AF)*

Natural features include primarily forests and agricultural lands.

*Preferred Amenities (AF)*

Nature is the primary preferred amenity. Outdoor storage will be screened from roadways and adjacent residential properties by the maintenance of vegetative buffers.

*Conservation recreation lands (CR)*

*Intent (CR)*

This intent is to preserve lands primarily used for conservation or recreation, and lands that contain sensitive natural resources or natural features and valuable habitats such as wetlands and floodplains. Maintaining contiguous habitat to sustain local biodiversity is a priority on these lands.

*Land Uses and Development Patterns (CR)*

The primary function is conservation, but the district will also accommodate compatible low-impact recreational uses and structures.

*Circulation and Access (CR)*

Access varies from locations on public or private roads to inaccessible parcels.

*Utility Infrastructure (CR)*

Utility infrastructure is generally not necessary, but when necessary it should be provided by solar panels when possible.

*Natural Features (CR)*

This area is rich in undisturbed natural features.

*Preferred Amenities (CR)*

Amenities may include interpretive signage for natural resources or features.

*Public use (P)*

*Intent (P)*

This land use category includes Township or other publicly owned properties that are used for governmental administration activities, recreation, and other purposes with a public benefit, and also private properties that are developed for public recreation use.

*Land Uses and Development Patterns (P)*

Land uses and development patterns vary depending on the use, from primarily nature-based activities to government offices. The common element is public use.

*Circulation and Access (P)*

Circulation and access depends on location and use. In general, the goal is to provide universal access to all public facilities. Several properties need improvements in parking, signage, and handicapped accessibility as noted in the Chocoyay Township Recreation Plan.

*Utility Infrastructure (P)*

Utility infrastructure varies depending on location and use, however, renewable energy sources should be utilized as soon as possible in as many locations as possible.

*Natural Features (P)*

Natural features vary depending on location and use, however, the Township should preserve natural features for public use when possible. Landscaping should be designed for minimal maintenance requirements, with native and edible plants preferred.

*Preferred Amenities (P)*

There is a great diversity of planned amenities in these public areas, but elements of focus include multiuse paths or trails, wayfinding signage, and public art which can be enjoyed by all generations of residents and visitors at their own convenience at no cost.

**Future Land Use relationship to Current and Future Zoning**

Table 7-1 illustrates the relationship between future land use, current zoning, and future zoning. The future land uses correlate closely with future zoning, but may not be the same. There could be more zoning districts than future land uses. For example, if proposed use or dimensional regulations are different for properties fronting Lake Superior than properties fronting inland water bodies, there could be a need for two waterfront residential zoning districts. Also, the privately owned public use areas will not be zoned the

same as the publicly owned public use areas, but the opportunity for that use will be preserved regardless of zoning district. It is the intent of the future zoning plan not to have multiple zoning district designations for one parcel - in other words, the entire parcel will have one zoning designation. Allowing multiple zoning designations per parcel makes it difficult to administer zoning requirements and is confusing for the property owner. It can also result in costly development delays.

The primary zoning change as a result of the future land use map will be the creation of three new mixed-use zoning districts to allow greater opportunity and

diversity of uses along portions of the corridor, adjacent to neighborhoods, and within the village of Harvey. The primary change in residential zoning districts will be the addition of the rural-residential category for larger parcels less than 20 acres. Built PUD projects will still be designated as PUD on the future zoning map, but approved PUDs that weren't built within the designated time (and have thus expired) will revert to designations per the future land use map.

Table 7-2 - Comparison of future land use, current zoning, and future zoning

Future Land Use	Current Zoning	Future Zoning	Future Land Use	Current Zoning	Future Zoning
Corridor Mixed-Use (MU-C)	Industrial (I) Residential 1 (R1)	Mixed Use Corridor (MU-C)	Neighborhood Residential (R-N)	Agriculture Forestry (AF) Residential 1 (R1) Waterfront Residential (WFR)	Residential Neighborhood (RN)
Village Mixed-Use (MU-V)	Commercial (C) Industrial (I) Multi-Family Residential (MFR) Residential 1 (R1) Residential 2 (R2)	Mixed Use Village (MU-V)	Rural Residential (R-R)	Agriculture Forestry (AF) Residential 1 (R1)	Residential Rural (RR)
Neighborhood Mixed-Use (MU-N)	Agriculture-Forestry (AF) Commercial (C) Industrial (I) Multi-Family Residential (MFR) Residential 1 (R1) Residential 2 (R2)	Mixed Use Neighborhood (MU-N)	Primary Working Lands (AF)	Agriculture Forestry (AF) Residential 1 (R1) State Lands Waterfront Residential (WFR)	Agriculture Forestry 1 (AF-1) Agriculture Forestry 2 (AF-2)
Water-Oriented Residential (R-W)	Agriculture Forestry (AF) Residential 1 (R1) State Lands Waterfront Residential (WFR)	Residential Waterfront 1 (RW-1) Residential Waterfront 2 (RW-2)	Conservation Recreation (CR)	Residential 1 (R1) Waterfront Residential (WFR)	Conservation Recreation (CR)
Village Residential (R-V)	Residential 1 (R1) Residential 2 (R2)	Residential Village (RV)	Public Use (P)	Agriculture Forestry (AF) Municipal Properties (MP) Residential 1 (R1) State Lands Waterfront Residential (WFR) (beach turnouts)	Agriculture Forestry (AF) Conservation Recreation (CR) Municipal Properties (MP)

## Overlay Development Patterns

### *Conservation cluster residential (CCR)*

As permitted by the *Michigan Zoning Enabling Act PA 110 of 2006 as amended* and the Township zoning ordinance, Rural Cluster Development Subdivisions supporting open space preservation may currently be implemented in the R-1 and AF districts when in conformance with various standards such as the suitability for on-site water supply and sewage disposal. This proposed overlay development pattern is similar, but would allow land in ANY zoning district to be developed with the same number of dwelling units as allowed in the underlying zoning district for the entire parcel but situated on half the land. A density bonus may also be allowed to achieve certain district goals. The other half will remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant or other legal means that runs with the land. Currently, the undeveloped state may include natural state, agriculture, open space, recreational trails, picnic areas, greenways, or linear parks but does not include golf courses. The undeveloped land may or may not be retained for public use. There are prime properties in other future land use areas that would be suitable for this development pattern.

### *Development-supported agriculture (DSA)*

This development pattern is a planned residential development with farming as the central amenity, similar to residential developments that are built around golf courses. The design is intended to incubate small-scale organic farms that co-exist with residential land development. The purpose is to build a local food economy with associated health and economic benefits, put people more in touch with sources of their food, preserve agricultural land, and offer access to beneficial rural culture within appropriate urban and rural settings. Similarly to the Conservation Cluster Residential pattern, this pattern allows land zoned for residential development to be developed with the same number of dwelling units as allowed for the entire parcel but on half the land (perhaps with a density bonus to achieve district goals). The other half will remain perpetually as a working farm by means of a conservation easement, plat dedication, restrictive covenant or other legal means that runs with the land. This farm may be dedicated to food production, equestrian pursuits, community gardens, and other uses as long as they relate to productive agricultural use. The relationship between the farmer(s) and the adjacent property owners would be governed by a home owners association. For example, the farmer may be a tenant or an employee of the association, and the homeowners may have peripheral access or be utilized as volunteers.

### *Planned Unit Development (PUD)*

Currently the Planned Unit Development is implemented as a zoning district in the Township Zoning Ordinance, and involves a rezoning process. This future land use would implement a planned unit development as an overlay zoning district to be utilized in appropriate areas without the rezoning process, and with approval of the Planning Commission and Township Board. The intent is to accommodate innovative

land developments with a mix of uses in a flexible design meeting the stated goals and purposes of the Master Plan. It is proposed that this development pattern could be implemented in any zoning district except AF, and that there be no minimum lot size established. This development pattern could incorporate innovative elements such as renewable energy infrastructure, shared parking or storage, or an artist live/work unit on a residential lot in a neighborhood. Or it could be used for a hospital, medical or research campus development, or a neighborhood center with libraries, cultural centers, schools, botanical gardens, and parks.

## CHOCOLAY TOWNSHIP ZONING PLAN

In this section are other suggested updates and improvements to the Township Zoning Ordinance. The zoning strategies that relate to various chapters of this Master Plan are also detailed in the Chocolay Township Strategic Plan in the Regulatory Tasks section by topic.

### **Administrative Standards and Procedures**

The Chocolay Township Zoning Ordinance should be reorganized to have one administrative article containing all necessary application and procedure guides to benefit the citizen user. For example, currently the administrative standards and procedures are scattered among the following articles and sections: Section 1.6, Section 5.3 US-41/M 28 Access Management Overlay District, Section 6.6 Wind Energy Conversion Systems, Section 6.7 Road Frontage Requirements, Section 6.9 Home Occupations, Section 6.1 Accessory Housing Unit, Section 6.12 Rural Cluster Development Subdivisions, Section 6.13 Fees in Escrow for Professional Reviews, Article VII Mining and Mineral Extraction, Article IX Site Plan Review, Section X Planned Unit Development, Article XI Landscape and Grading Requirements, Article XII Site Condominium, Article XIV Nonconforming Uses and Structures, Article XV Zoning Board of Appeals, Article XVI Conditional Use Permits, Article XVII Zoning Administration, Article XVIII Signs and Fences, and Article XIX Zoning Maps.

These provisions could be combined into one Article listing the different types of permits and associated application requirements and review procedures, and also the general procedures associated with appeals, zoning amendments, and enforcement. The conditions for approval would be contained along with the other zoning standards in a different part of the zoning ordinance.

The current notification standards should be reviewed for consistency with appropriate State legislation. However, the Township Zoning Ordinance seems to provide for additional notification for all zoning map changes, even those involving more than 11 adjacent parcels which are exempt under State rules. This standard should be retained for greater transparency and awareness for property owners.

There is a statement in Article IX Site Plan Review that upon denial of a site plan not requiring Planning Commission review, an applicant can appeal to the Planning Commission. There is also a statement that appeals of site plans denied by the Planning Commission shall be heard by the Township Board. State law provides that the Zoning Board of Appeals shall hear and decide appeals from and review any

administrative order, requirement, decision or determination made by an administrative official or body charged with enforcement of a zoning ordinance. A party aggrieved by the decision of the Zoning Board of Appeals can then submit an appeal to the circuit court. Standards should be changed to reflect these procedures.

There is a statement in Section 17.2 that “No zoning compliance permit shall remain valid if the use or structure it authorizes becomes nonconforming.” The legality of this statement should be investigated, unless this refers to permits for items never developed.

### Definitions, Uses, and Measurement Standards

Zoning Ordinance definitions and standards need to be reviewed for consistency with state or federal legislation, particularly with regard to various state regulated residential care facilities including foster and day care, wireless communications towers, condominiums, manufactured homes, agriculture (including riding stables), and renewable energy systems. Some definitions should also match those in the *Michigan Zoning Enabling Act, PA 110 of 2006 as amended* or other applicable legislation such as the *Michigan Right-to-Farm Act*. Limitations to local regulation as contained in the *Michigan Zoning Enabling Act, PA 110 of 2006 as amended* should be discussed and provided for. This currently relates to instruction in craft or fine art as a home occupation, regulation or control of oil or gas wells or extraction of natural resources (mining), residential uses of property for foster or child care, conditional rezonings, open space preservation, purchase of development rights, biofuel production facilities, and wireless communications.

Current definitions that may need revisions for clarity or intent include:

- accessory housing unit
- accessory building or structure - can't really conform in all respects with standards for principal buildings when they have different setback and height requirements
- building
- clinic
- conditional use - does not require approval by the Township Board and is thus inconsistent with the conditional use standards
- contractor shop and contractor yard -regulate outdoor storage and reduce problems with interpretation of the meaning of contractor
- day camp
- deck - defined as a structure but not mentioned in the definition of structure where open porches of a certain type are excluded. This impacts how they are handled for permitting, nonconformities, etc.
- dwelling, multi-family - should be defined as three or more units, with duplexes regulated separately
- family - consider case law to avoid legal issues

- golf courses - does this include disc golf?
- ground coverage ratio - is this about maximum impervious surfaces, or minimum open space? Current exclusions don't make sense for either.
- hotel and resort - clarify definitions as differentiated from short-term rentals of single-family homes
- kennel
- lot - defined as contiguous land in the same ownership which creates problems when the word lot is used in lot area, nonconforming lot, lot line, etc.
- lot area - doesn't include areas under water, but it is questionable whether this includes wetlands, intermittently covered areas, etc. Context may accommodate counting the entire area within the parcel boundaries for simplification.
- lot line, side - the defined word is used in the definition and is unclear
- setback - needs to be reconciled with the definition of structure, it is unclear whether this applies to porches and decks, and it should not apply to signs and fences
- structure - consider all the implications of what is included and excluded, and ensure this definition is consistent with the intent of the other items that depend on this definition. For example, all structures need permits, but fences and decks are excluded from the definition of structure but still need permits.

Definitions that need to be reconciled for consistent meaning with each other include:

- boilers/units, outdoor wood burning and outdoor wood boilers (delete the former)
- building height and height - building height does not specify measurement from the grade before or after alteration, but height specifies measurement from the natural grade. These terms also conflict in what they measure to, whether the average height or highest point.
- common land vs common open space - what is the difference per the definition?
- conservation design subdivision and rural cluster development subdivision - refer to the same thing, but both are not needed - use the proper term and definition from *Michigan Zoning Enabling Act*
- floor area and floor area ratio - even though floor area ratio depends on the definition of floor area, they contain different exclusions
- hotel and resort - resorts are included in the definition of hotel, but they are regulated differently in use standards
- lot, lot area, and nonconforming lot
- Lot, nonconforming and nonconforming lot - different definitions for the same thing, delete Lot, nonconforming

Regulations should be removed from the definitions, as in the definition for *Bed and Breakfast*. Unused definitions should be deleted, such as *mental health center*, *ordinary high water mark*, *semi-trailer*, etc. Additional definitions are needed for

*corner lots, dwelling unit, erosion hazard line, mixed use, short-term rentals, and private road.*

Measurement standards should be added to address building height in relation to grade, height of other structures, lot measurements, setbacks, and lot coverage. Building height should be measured from finished grade (which is illustrated on elevation plans), but the adding of fill above the established natural grade of adjacent land should be prohibited so that buildings are not erected taller than the established natural grade plus the building height limitation. This will also help avoid issues of runoff or erosion on adjacent properties. The current definition of building height does not address natural grade or fill, and currently the standard regarding fill to increase height is buried in Section 11.11. It should be moved to the measurement standards or it could be overlooked.

The ordinance should address height and setback exemptions. For example, if freestanding solar energy structures are to be regulated as accessory structures, there may need to be an allowance for modification of setback requirements not to exceed a certain percent for optimal solar placement on a lot without going through the variance process. Other items to be considered for setback modifications or exclusions include structures or ramps to accommodate the handicapped, and awnings and other architectural projections such as fire escapes, chimneys, etc. Height exemptions may include chimneys and smokestacks, church steeples and spires, flagpoles, amateur radio towers, etc.

All use standards should be reviewed for consistency with this plan and to make sure the Ordinance does not have the effect of totally prohibiting a lawful land use in the Township provided there is a demonstrated need for that land use in the Township or surrounding area. The Ordinance should not attempt to regulate uses largely by exclusion, meaning if it's not mentioned, it's assumed not allowed. This could lead to delays in processing requests that may involve zoning ordinance interpretations or amendments, or could also lead to legal challenges. There should be an attempt to have more detailed use standards, with the idea that most uses can be allowed somewhere provided appropriate conditions are met. Uses that should be considered include accessory dwelling units; accessory homesteading activities; agricultural service establishments; agritourism; apiaries; community gardens; community or commercial solar or wind installations; composting; farmer's markets and food stands; group housing; indoor and outdoor entertainment and recreation uses; industrial service establishments (various levels); junk yards; assembly vs manufacturing; multi-unit commercial; mixed use development; outdoor food and beverage service including food trucks; outdoor sales; outdoor storage; parks; recreational units; sawmills; sexually-oriented businesses; social, educational, and religious institutions; tourist service establishments; transient amusement; and warehousing and storage.

Regulations for accessory housing units (attached and detached) need to be revised to reflect the intent of the various future land use areas. Short-term rentals of single-family homes should be discussed in relation to other lodging options, with conditions for approval related to the number of units offered and exterior impact.

For example, transient lodging facilities could be classified into different scales of activity, such as Level 1 - one unit, Level 2 - five or fewer units, Level 3 - more than five units. Level 1 would include single-family homes being used as a single unit for short-term rental. Level 2 could include bed & breakfasts, tourist inns, small resorts, etc. Level 3 could include hotels, motels, residence inns, large resorts, etc. Level 4 could be campgrounds and group camps. Each would have appropriate conditions for approval based on the zoning district. It should also be made more clear how long someone can temporarily occupy a recreational structure on a lot, and under what conditions.

### Miscellaneous Zoning Standards

All regulations that are based on zoning districts will have to be updated, such as Section 6.11 Commercial Vehicle Parking in Residential Districts and Section IX Site Plan Review. With the addition of mixed use districts, there will need to be standards for different buffer types to be used between various uses or districts. There should be some effort to plan for on-street parking in appropriate areas in the village. This can be done during the development planning process for this area. Parking standards should also address location of parking, and provide for conditional reductions in parking requirements if the use utilizes non-motorized or group transportation, shared parking, public parking, or on-street parking.

All lot splits for development sites of less than 1 acre that are land divisions meeting the definition of a subdivision or a site condominium must adhere to the MDEQ Administrative Rules governing onsite water supply and sewage disposal for land divisions and subdivisions, R560.401 to R560.428 under authority of PA 368 of 1978. These rules require complete engineered plans for development sites (per the definition in the Land Division Act PA 288 of 1967 as amended) including soil evaluations for two septic system locations per lot, water quality and quantity data specific to the location, 2 foot contour intervals etc. These lot splits cannot receive development approval from the Health Department without compliance with this detailed review process. Thus, it is recommended that the Township refrain from granting approval for these proposed splits until Health Department review and approval is complete. Currently the minimum lot size is less than one acre in the R-1, R-2, WFR, and C zoning districts. The Township could consider increasing the minimum lot size to 1 acre in the R-1 and WFR districts unless the development is platted or created under a conservation development plan with appropriate health department approvals.

Many of the lots along the lake are 100' in lot width, which is nonconforming with the ordinance requirement of 125'. The Township should consider whether to reduce the minimum lot size to reflect the majority of existing parcels, or whether to encourage 125' lot widths in the R-1 and WFR districts on the few remaining undivided parcels (and parcels in other future zoning districts with similar conditions).

Accessory building height may need to be revised to accommodate accessory dwelling units, storage of RVs, or energy trusses.

The allowed floor area ratio, maximum ground coverage ratio, and minimum landscaped open space provisions should be reviewed for appropriate definition and reasonableness.

The minimum floor area for dwelling unit may need to be reduced to accommodate tiny homes or cottage developments for seniors. This will facilitate more affordable housing for people who can no longer care for, pay for, or who no longer need larger homes.

The provision of Section 6.4 regarding the combination of contiguous parcels under the same ownership to reduce dimensional nonconformities may need to be reviewed for practicality and administration issues.

Consequences need to be specified for noncompliance with the vegetation requirements of the waterfront setback standards of Section 6.8.

The Rural Cluster Development Subdivision standards of Section 6.11 need to be reviewed for consistency with the intent of the Master Plan. The examples also

seem incorrect and hard to understand, especially in conjunction with the standards as provided in the *Michigan Zoning Enabling Act, PA 110 of 2006 as amended*.

Simplified site plan review submittals could be required for some types of commercial site plan reviews when the more detailed requirements are not really necessary.

Consideration should be given to eliminating the minimum lot size and width for Planned Unit Developments provided they meet the other goals for such developments. The Township needs to review the districts in which PUDs are permitted. All other standards should be reviewed for consistency with this Master Plan.

A suggested outline for the zoning ordinance is included in Appendix V.

## CHOCOLAY TOWNSHIP STRATEGIC PLAN

Strategic plan elements are categorized as administrative tasks (research, planning, educational, maintenance, operations), regulatory tasks, or capital improvement projects. They are also identified by the following topic areas:

- Economic development (ED)
- Energy infrastructure (EN)
- Community fiscal sustainability (FC)
- Food systems (FS)
- General (GN)
- Housing (HO)
- Future land use and development (LU)
- Natural systems (NS)
- Public safety, emergency, and health services (PS)
- Recreation (RC)
- Community transportation (TC)
- Household transportation (TH)
- Solid waste and recycling (SW)
- Water and wastewater infrastructure (WW)

### STRATEGIC CATEGORIES

#### ED

Economic development strategies suggest people-based, policy-based, and place-based ways to build talent, provide a more productive business climate, and enhance community assets.

#### EN

Energy system strategies relate to readiness for changes in future energy supply and costs by ensuring greater reliability of supply and increased affordability through alternate production, efficiency, and conservation measures at both the community and household levels. Outcomes address re-localization, preparation for shortages and disruptions, and community solutions.

#### FC

Community fiscal sustainability strategies center around creating a more diverse revenue stream that is less dependent on property taxes, while optimizing the property tax base.

#### FS

Food systems strategies address outcomes related to public health, economic development, environmental stewardship, and social connectedness, with the goal of strengthening and improving the local food system at all levels including production, processing, marketing and distribution.

#### GN

General strategies address all other topic areas not otherwise covered.

#### HO

Housing strategies are related to issues of affordability through diversity of supply and improved energy efficiencies.

#### LU

Future land use and development strategies address outcomes related to sustainable development and balanced growth, supporting community character, and protecting places people care about.

#### NS

Natural systems strategies address outcomes such as improved readiness in response to climate change and hazards, protection of areas of particular concern, and working with nature to optimize regional opportunities related to natural ecosystems and resources.

#### PS

Public safety, emergency and health services strategies are designed to mitigate public safety risks, provide for the fiscal sustainability of services, and promote efficiencies in providing better service. The plan also engages members of the community in achieving a more livable community.

#### RC

Recreation strategies of the Master Plan are very limited. Recreation strategies are presented in detail in the 2014-2018 Charter Township of Chocoday Recreation and Natural Resource Conservation Plan, and a priority implementation matrix for the recreational capital projects is included in Chapter 8: Implementation Plan.

#### TC

Community transportation strategies address optimal maintenance of the existing road system, improvement of road network connectivity and circulation, and enhanced multi-modal transportation assets.

#### TH

Household transportation strategies encourage reliable transportation options to support household fiscal sustainability and provide access to essential goods and services.

#### SW

Solid waste and recycling strategies promote environmentally sound disposal and recovery methods and foster resource conservation while providing fiscally sustainable services.

#### WW

Water and wastewater systems management strategies support efficient provisioning for critical public needs.

**ADMINISTRATIVE TASKS**

**Economic Development**

Strategy ED-1

Assist in people-based strategies to promote economic development through talent development and attraction, entrepreneurship, innovation, and technology.

Strategy ED-1.1

Support “Buy Local” programs by educating citizens on the importance of the programs and purchasing government supplies and services locally when possible

Strategy ED-1.2

Collaborate with “UP with Local”, “Transition Marquette County”, and other similar organizations to support educational efforts and community projects that address retraining and re-localization

Strategy ED-1.3

Collaborate in retraining efforts by providing free local meeting space.

Strategy ED-1.4

Fund internship opportunities for high school and college students seeking to learn more about local governance or implementation of special projects.

Strategy ED-1.5

Organize an effort to utilize local retirees and volunteers to teach skills.

Strategy ED-1.6

Foster local businesses and “green” jobs that provide a viable alternative to distant suppliers and markets and are more relevant to future needs. Examples include carpenters and electricians knowledgeable in energy efficiency, machinists and welders to craft essential components, repair specialists, farmers, specialists in alternative health care, the manufacturing of products from recycled materials, etc.

Strategy ED-1.7

Collaborate in infrastructure investments that support workforce and economic development such as high speed internet access and improved cell phone service for local residents.

Strategy ED-1.8

Continue to invest in annual education and training to enhance staff development.

Strategy ED-1.9

Collect data such as anticipated market area and target market, products or services offered, and infrastructure and services needed for promotional purposes in the Township business directory. Include home occupations in the directory.

Strategy ED-1.10

Develop and distribute business welcome packets with area information and maps and permitting information.

**ADMINISTRATIVE TASKS**

**Economic Development**

	<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-1.11</b> Collaborate with area entrepreneurial support organizations such as Accelerate UP, the Lake Superior Community Partnership, NMU Center for Economic Education and Entrepreneurship, Marquette County Convention and Visitors Bureau, Michigan Small Business and Technology Development Center, and Northern Initiatives, among others, to refer prospective entrepreneurs or new business owners.</li> <li><input type="checkbox"/> <b>Strategy ED-1.12</b> Directly assist prospective entrepreneurs in locating potential properties and navigating the permitting process.</li> <li><input type="checkbox"/> <b>Strategy ED-1.13</b> In association with area business groups, sponsor a yearly business meet and greet for local businesses, farmers, and those with home occupations to discuss support strategies including marketing efforts.</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-2</b> Assist in policy-based strategies to promote economic development through collaborations, regulations, and asset planning.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-2.1</b> Keep up-to-date property information on vacant buildings and prime redevelopment opportunities. This information, including property owner contact information, should be made available to prospective tenants or purchasers with the permission of the property owner. It can be gathered through a partnership with other business development organizations.</li> <li><input type="checkbox"/> <b>Strategy ED-2.2</b> Be aware of the contents of plans for adjoining jurisdictions, the county, and the region, and strive for consistency between the plans when possible.</li> <li><input type="checkbox"/> <b>Strategy ED-2.3</b> Collaborate with other jurisdictions as much as possible to achieve the goals and strategies of this plan.</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-3</b> Assist in place-based strategies to promote economic development through investing in placemaking, marketing, and special initiatives supported by funding efforts.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-3.1</b> Conduct community visioning exercises related to placemaking.</li> <li><input type="checkbox"/> <b>Strategy ED-3.2</b> Participate in joint promotion of day and multi-day trips within the region.</li> <li><input type="checkbox"/> <b>Strategy ED-3.3</b> Partner with other community groups to enhance cultural and entertainment assets to attract economic investment and new residents.</li> <li><input type="checkbox"/> <b>Strategy ED-3.4</b> Partner with other community groups to provide new public gathering places.</li> </ul>

**ADMINISTRATIVE TASKS**

**Energy Infrastructure**

<p><input type="checkbox"/> <b>Strategy EN-1</b> Prepare for possible shortages and disruptions in energy resources for Township operations.</p>	<p><input type="checkbox"/> <b>Strategy EN-1.1</b> Consider the feasibility of creating an emergency fuel fund to help buffer cost variability in the future.</p> <p><input type="checkbox"/> <b>Strategy EN-1.2</b> Arrange for an emergency fuel resource to prepare for a shortage, and prioritize availability to public safety and emergency responders, farmers, truckers, and other critical goods and services providers.</p>
<p><input type="checkbox"/> <b>Strategy EN-2</b> Plan and implement energy conservation, energy efficiency, and alternative production measures in Township facilities.</p>	<p><input type="checkbox"/> <b>Strategy EN-2.1</b> Avoid idling vehicles and reduce vehicle miles traveled.</p> <p><input type="checkbox"/> <b>Strategy EN-2.2</b> Collect data on Township facility energy usage and costs to facilitate energy conservation.</p> <p><input type="checkbox"/> <b>Strategy EN-2.3</b> Reduce mowing frequency on Township properties by planting low-mow grasses or naturalizing more areas so that no mowing is required.</p> <p><input type="checkbox"/> <b>Strategy EN-2.4</b> Investigate opportunities to fund energy improvements with energy bonds payable through the resulting energy cost savings. This strategy could also be extended to commercial property owners who could receive a special assessment to finance energy upgrades made available by using Chocoday Township’s bonding authority to create funding per <i>P.A. 270 of 2010</i>.</p>
<p><input type="checkbox"/> <b>Strategy EN-3</b> Facilitate greater awareness of energy conservation, energy efficiency, and alternative production measures in the private sector.</p>	<p><input type="checkbox"/> <b>Strategy EN-3.1</b> If Michigan tax laws are modified to allow property tax exemptions for renewable energy installations, Chocoday Township should then help educate and encourage homeowners to install renewable energy systems to support economic growth and improve housing resilience.</p> <p><input type="checkbox"/> <b>Strategy EN-3.2</b> Collect and distribute information from area utility providers, lenders, and other organizations to benefit Township residents.</p> <p><input type="checkbox"/> <b>Strategy EN-3.3</b> Collect and distribute information regarding technological improvements or other energy solutions.</p> <p><input type="checkbox"/> <b>Strategy EN-3.4</b> Encourage residents to increase the water supply available for non-potable use by collecting rainwater and other runoff.</p>

**ADMINISTRATIVE TASKS**

**Community Fiscal Sustainability**

<p><input type="checkbox"/> <b>Strategy FC-1</b></p> <p>Take a more proactive role in promoting new development and facilitating redevelopment of underutilized existing commercial areas to expand the tax base through the following administrative tasks:</p>	<p><input type="checkbox"/> <b>Strategy FC-1.1</b></p> <p>Initiate conversation between property owners and developers</p> <p><input type="checkbox"/> <b>Strategy FC-1.2</b></p> <p>Pursue brownfield funding</p> <p><input type="checkbox"/> <b>Strategy FC-1.3</b></p> <p>Pursue opportunities to obtain grants to leverage greater impact for Township investment</p>
<p><input type="checkbox"/> <b>Strategy FC-2</b></p> <p>Maintain a capital improvements program (CIP) with at least a six year schedule of capital projects to better anticipate and plan for expenditures and link current and future investment costs. This should be prepared and updated annually through a collaboration between staff, the Planning Commission, and the Township Board.</p>	<p><input type="checkbox"/> <b>Strategy FC-2.1</b></p> <p>Provide a clear listing of planned capital improvements (type, location, date, cost, metrics to be achieved, and financing means) and anticipated maintenance/repair costs and the year those expenses would likely occur.</p> <p><input type="checkbox"/> <b>Strategy FC-2.2</b></p> <p>Identify existing infrastructure maintenance and repair needs and include the above information related to these improvements in the Capital Improvement Plan.</p>
<p><input type="checkbox"/> <b>Strategy FC-3</b></p> <p>Discourage use of short-term leases of land for long-term facilities.</p>	

**Food Systems**

<p><input type="checkbox"/> <b>Strategy FS-1</b></p> <p>Advocate for the strengthening of local food systems.</p>	<p><input type="checkbox"/> <b>Strategy FS-1.1</b></p> <p>Continue staff participation in the activities of the Central U.P. Food Hub and other regional organizations or initiatives that focus on growth of local food systems.</p> <p><input type="checkbox"/> <b>Strategy FS-1.2</b></p> <p>Build public, private, and non-profit partnerships to support healthy eating and active living strategies, such as supporting local food entrepreneurs or allowing municipal property to serve as a drop-off site for Community Supported Agriculture shares.</p> <p><input type="checkbox"/> <b>Strategy FS-1.3</b></p> <p>Stay informed about State legislation and County standards impacting the growing, irrigation, and distribution of food, and continue staff training and participation in advocating for regulations that support local food systems.</p>
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## ADMINISTRATIVE TASKS

### General Strategies

<input type="checkbox"/> <b>Strategy GN-1</b> As part of the annual report, all departments will assess and summarize yearly progress toward the outcomes and targeted strategies of this plan.	
<input type="checkbox"/> <b>Strategy GN-2</b> Continue to hold annual joint meetings of the Township Board and Planning Commission to discuss and achieve consensus on future activities and priorities.	
<input type="checkbox"/> <b>Strategy GN-3</b> Facilitate public education on topics relating to resilience and sustainability. Examples include: <ul style="list-style-type: none"> <li>◆ Recycling/waste management</li> <li>◆ Toxic/hazardous materials</li> <li>◆ Permaculture, gardening and urban agriculture</li> <li>◆ Water conservation, safe use of surface water for garden irrigation, rainwater capture, greywater management</li> <li>◆ Adaptation strategies for projected impacts of climate change</li> </ul>	
<input type="checkbox"/> <b>Strategy GN-4</b> Facilitate Planning Commission review of other jurisdictional plans such as the County Road Commission annual capital improvement program and area Master Plans and ordinances.	
<input type="checkbox"/> <b>Strategy GN-5</b> Submit all local plans and regulations to the County Planning Commission for review and comment.	
<input type="checkbox"/> <b>Strategy GN-6</b> Budget to send Planning Commissioners and ZBA members to meetings held in other jurisdictions for training and experience.	

**ADMINISTRATIVE TASKS**

**Housing**

- Strategy HO-1**  
Facilitate community awareness of programs to improve housing affordability, such as energy optimization/weatherization and renewable energy programs.
- Strategy HO-2**  
Facilitate community awareness of housing designs that provide greater resilience, such as solar orientation and passive solar homes. Research these options with County Building codes before introducing to the public as a viable option.

**Future Land Use and Development**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy LU-1</b><br/>Work with area experts to plan for the future management or replacement of jack pine areas.</li> </ul>  |   |
| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy LU-2</b><br/>Increase the likelihood that property owners will place productive lands into temporary or permanent preservation programs to ensure long-term viability for production.</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy LU-2.1</b><br/>Research and distribute information regarding various government or foundation programs, resources, and tax advantages for agricultural land preservation or forest preservation programs. This may include encouraging property owners to collaborate to voluntarily protect productive lands.</li> <li><input type="checkbox"/> <b>Strategy LU-2.2</b><br/>Continue to encourage and support the growing of food at private residences and on other suitable public lands to reduce the need to convert forest lands for agricultural production.</li> <li><input type="checkbox"/> <b>Strategy LU-2.3</b><br/>Negotiate with the State to place their productive agricultural lands into permanent agriculture conservation easements.</li> </ul> |

ADMINISTRATIVE TASKS

Natural Systems

<p><input type="checkbox"/> Strategy NS-1</p> <p>Take steps to build adaptive capacity for climate readiness.</p>	<p><input type="checkbox"/> Strategy NS-1.1</p> <p>Collaborate with the Superior Watershed Partnership, County Planning, Great Lakes stakeholder groups, and other regional partners, or attend targeted training sessions, to stay informed of research and data that will help anticipate climate change impacts. Critical things to monitor include:</p> <ul style="list-style-type: none"> <li>◆ Critical habitat to be protected</li> <li>◆ Areas in need of dune restoration</li> <li>◆ Public and private infrastructure that is vulnerable to impacts</li> <li>◆ Key areas where power lines should be buried to reduce risk of disruption</li> <li>◆ Establishment of invasive species</li> </ul> <p><input type="checkbox"/> Strategy NS-1.2</p> <p>Collaborate with the Superior Watershed Partnership, County Planning, Great Lakes stakeholder groups, and other regional partners to plan and identify mitigation and adaptation strategies for anticipated climate change impacts. Such strategies might include encouraging plant diversity, designing better drainage systems for roadways, planning for disaster response, or water conservation and storage measures.</p>
<p><input type="checkbox"/> Strategy NS-2</p> <p>Keep detailed reports of flood incidents and damage to assist in obtaining mitigation grants.</p>	
<p><input type="checkbox"/> Strategy NS-3</p> <p>Enhance the capacity for water storage in the Chocolay River basin to help mitigate flooding and enhance the ecosystem.</p>	<p><input type="checkbox"/> Strategy NS-3.1</p> <p>Cooperate in an effort to study the upper reaches of the Chocolay River drainage basin to determine the water storage area capacity to retain runoff.</p> <p><input type="checkbox"/> Strategy NS-3.2</p> <p>Create a greater awareness of natural water catchment strategies to reduce runoff.</p>
<p><input type="checkbox"/> Strategy NS-4</p> <p>Coordinate the group contracting of survey services to obtain elevation certificates for homeowners seeking relief from flood insurance rate increases.</p>	

**ADMINISTRATIVE TASKS**

**Public Safety, Emergency, and Health Services**

<p><input type="checkbox"/> <b>Strategy PS-1</b></p> <p>Take steps to facilitate timely emergency response to all areas of the Township.</p>	<p><input type="checkbox"/> <b>Strategy PS-1.1</b></p> <p>Prepare and distribute educational materials regarding the importance of conspicuously posting addresses to facilitate timely emergency services.</p> <p><input type="checkbox"/> <b>Strategy PS-1.2</b></p> <p>Prepare and distribute educational materials regarding the importance of trimming vegetation along private roadways and driveways to facilitate 12' wide and 15' high clearance for emergency vehicles; eliminating steep grades, tight curves, and narrow roads; and creating a turn-around with a 50' radius near homes when possible.</p> <p><input type="checkbox"/> <b>Strategy PS-1.3</b></p> <p>Identify funding sources for the building of additional connecting roads for areas with only one road access.</p>
<p><input type="checkbox"/> <b>Strategy PS-2</b></p> <p>Create a mechanism for attracting and retaining new members for the volunteer fire department, which may include such incentives as paying for a portion of training costs or providing recreation or recognition programs.</p>	
<p><input type="checkbox"/> <b>Strategy PS-3</b></p> <p>Dedicate a percentage of department time to community outreach activities such as maintaining public alert systems via social media or texts, assisting in community events, providing educational presentations such as best burn practices, or other customized services.</p>	
<p><input type="checkbox"/> <b>Strategy PS-4</b></p> <p>Because the current staffing of the Police Department is 30 hours short of providing 24-hour coverage, consider hiring an additional full time officer to bring staffing up to the optimal level of five full-time and three part-time officers.</p>	
<p><input type="checkbox"/> <b>Strategy PS-5</b></p> <p>Continually take steps to prepare for improved general emergency response.</p>	<p><input type="checkbox"/> <b>Strategy PS-5.1</b></p> <p>Establish a partnership between Public safety, the Community Development Coordinator and the Zoning Administrator to maintain updated business databases to assist in responding to emergencies or alarms.</p>

**ADMINISTRATIVE TASKS**

**Public Safety, Emergency, and Health Services**

	<p><input type="checkbox"/> <b>Strategy PS-5.2</b> Partner with the County to periodically update and review the County Hazard Mitigation Plan and implement applicable strategies.</p>
	<p><input type="checkbox"/> <b>Strategy PS-5.3</b> Identify alternate travel routes for evacuation</p> <p><input type="checkbox"/> <b>Strategy PS-5.4</b> Identify locations for public storm shelters</p>
<p><input type="checkbox"/> <b>Strategy PS-6</b> Facilitate community awareness of issues related to possible energy disruptions.</p>	<p><input type="checkbox"/> <b>Strategy PS-6.1</b> Prepare and distribute “What to do if” guides in case of emergency.</p> <p><input type="checkbox"/> <b>Strategy PS-6.2</b> Prepare and distribute educational materials regarding the dangers of fuel-hoarding and non-conventional home heating practices and related safety measures.</p>
<p><input type="checkbox"/> <b>Strategy PS-7</b> Convene a Livability Committee among diverse community members to evaluate community conditions and identify areas for improvement.</p>	<p><input type="checkbox"/> <b>Strategy PS-7.1</b> Provide meeting space and staff support as needed.</p> <p><input type="checkbox"/> <b>Strategy PS-7.2</b> Assist in recruiting members of diverse income, age, and interests.</p> <p><input type="checkbox"/> <b>Strategy PS-7.3</b> Assist in conducting a community audit of livability factors such as climate-responsive design in community gathering spaces, shopping areas, and recreation areas; and transportation issues including both motorized and non-motorized systems.</p> <p><input type="checkbox"/> <b>Strategy PS-7.4</b> Assist in developing strategies for livability improvements.</p>
<p><input type="checkbox"/> <b>Strategy PS-8</b> Take steps to strengthen community support mechanisms and networks.</p>	<p><input type="checkbox"/> <b>Strategy PS-8.1</b> Facilitate planning sessions on the topic of neighborhood resilience with the goal of establishing resilience circles in each neighborhood to assist households in working together to solve issues or prepare for change. Identify community champions to facilitate this effort in conjunction with staff.</p> <p><input type="checkbox"/> <b>Strategy PS-8.2</b> Establish neighborhood watch groups to passively assist in public safety and enforcement tasks by notifying appropriate officials.</p>

**ADMINISTRATIVE TASKS**

**Public Safety, Emergency, and Health Services**

<p><input type="checkbox"/> <b>Strategy PS-9</b> Facilitate community awareness of issues related to possible wildfires.</p>	<p><input type="checkbox"/> <b>Strategy PS-9.1</b> Prepare and distribute brochures with information on best burn practices.</p> <p><input type="checkbox"/> <b>Strategy PS-9.2</b> Instead of a regulatory approach, frequently distribute FireWise educational materials that detail strategies for homeowners to mitigate risks of wildfire by controlling fuel sources, using fire resistant landscaping plants and materials, and maintaining defensible space.</p>
<p><input type="checkbox"/> <b>Strategy PS-10</b> Perform regularly scheduled maintenance inspections on the dry hydrants to ensure they remain functional.</p>	
<p><input type="checkbox"/> <b>Strategy PS-11</b> Research viable options for removing ice dams or sedimentation at the mouth of the Chocoday River that could contribute to increased risk of flooding.</p>	
<p><input type="checkbox"/> <b>Strategy PS-12</b> Facilitate community awareness of issues related to possible flooding by preparing and distributing brochures with information on flood preparation, such as keeping lists of personal property to facilitate insurance claims, preparing evacuation plans, preparing a hazard kit, and storing clean water in case of contamination.</p>	

**Recreation**

<p><input type="checkbox"/> <b>Strategy RC-1</b> Prepare, adopt and maintain an up-to-date five year recreation plan to facilitate grant funding and contribute to comprehensive capital improvements planning.</p>	
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## ADMINISTRATIVE TASKS

## Community Transportation

 Strategy TC-1**Optimize the existing road network**

The Township will develop and maintain a strategic, comprehensive asset management plan for existing roadways to avoid the need for tactical project intervention and crisis funding. If necessary, this plan will be developed in collaboration with the Central Upper Peninsula Planning and Development Region and the Marquette County Road Commission.

 Strategy TC-1.1

Dedicate staff to evaluate and update the PASAR ratings for local roads as developed by the Marquette County Road Commission at least every two years.

 Strategy TC-1.2

Road information will be entered and evaluated within a RoadSoft database maintained by the Township, and will be exported to the County Road Commission to assess the appropriate treatments, candidate projects, and project costs for the optimal preservation strategy.

 Strategy TC-1.3

Staff will set performance targets, such as an average PASER rating or percentage of roadways achieving a particular PASER threshold to be achieved by a particular year.

 Strategy TC-1.4

Using RoadSoft, staff will conduct a trade-off analysis to determine the appropriate percentage of the annual expenditure that will be allocated to capital preventive maintenance (to reduce future costs) and to structural improvements (to address current needs), with the goal that lesser amounts will go toward structural improvement over the years with the implementation of a successful capital preventive maintenance program. (See Policies 13 and 14 for criteria).

 Strategy TC-1.5

To support the plan, staff will establish a recommended annual level of road expenditure that can be realistically supported by an approved millage or special assessment, but will adequately address future sustainability of roadways and respond to resident concerns. The millage may start out higher based on the need to address capital preventive maintenance for recently improved roadways as well as pressing structural concerns, but the goal is to reduce the millage over time as capital preventive maintenance reflect reduced costs.

 Strategy TC-1.6

Staff will prepare educational materials and hold public information/neighborhood planning sessions to present the road plan to the public for comment, emphasizing the value of capital preventive maintenance for recently resurfaced roadways.

 Strategy TC-1.7

Staff will attend training in new technologies for pavement management and for asset management.

 Strategy TC-1.8

Implement a road millage or other funding options after Township staff and officials re-assess road conditions and propose a maintenance/replacement schedule.

## ADMINISTRATIVE TASKS

### Household Transportation

Strategy TH-1

Enhance personal alternative transportation options To mitigate the impacts of rising or variable fuel prices to which people with lower incomes and those traveling greater distances are most vulnerable, provide a framework for collaboration for private car-sharing agreements.

Strategy TH-1.1

Research and provide samples of car-sharing agreements that can be implemented between friends, neighbors, and family members, specifying ways to share maintenance, fuel, and insurance costs and coordinate parking/storage options.

Strategy TH-1.2

Facilitate designated car-sharing parking stalls throughout the Township at multiple convenient locations that are readily accessible for those utilizing private agreements.

Strategy TH-1.3

Work with nearby jurisdictions to ensure that car-share or bike rental options are available at convenient locations for group commuters to utilize to reach diverse destinations.

Strategy TH-1.4

Provide education to area businesses regarding optional flexible work options that can reduce transportation costs, such as telecommuting and 4-day work schedules.

### Solid Waste and Recycling

Strategy SW-1

Continue to explore new solutions consistent with the goals of the Marquette County Solid Waste Management Authority to provide optimal processing of solid waste and recyclable materials.

Strategy SW-1.1

Stay informed about waste management issues and concerns within the community and region.

Strategy SW-1.2

Continue public outreach and education activities to achieve recycling of the most waste possible and encourage environmentally sound waste practices.

Strategy SW-1.3

Periodically seek input from residents on levels of satisfaction and participation in waste management services.

Strategy SW-1.4

Educate residents about the importance of purchasing products that require less packaging and therefore generate less waste.

**REGULATORY TASKS**

**Economic Development**

<p><input type="checkbox"/> <b>Strategy ED-1</b></p> <p>Assist in people-based strategies to promote economic development through talent development and attraction, entrepreneurship, innovation, and technology (continued).</p>	<p><input type="checkbox"/> <b>Strategy ED-1.14</b></p> <p>Ensure that regulations and permitting processes are conducive to the development of local entrepreneurship, such as simplified site plan review application requirements and a simple registration process for businesses entering existing structures.</p>
<p><input type="checkbox"/> <b>Strategy ED-2</b></p> <p>Assist in policy-based strategies to promote economic development through collaborations, regulations, and asset planning (continued).</p>	<p><input type="checkbox"/> <b>Strategy ED-2.4</b></p> <p>Stay abreast of policy and regulatory changes that impact local government and businesses and take appropriate action.</p> <p><input type="checkbox"/> <b>Strategy ED-2.5</b></p> <p>Promote and pursue a niche economic development opportunity associated with local food systems, including the support of kitchen incubators, food processing facilities, food aggregation and storage facilities, distribution centers, and agritourism (events, food stands, farmer’s markets, breweries, wineries, tasting rooms, and other distributors of value-added ag products). Local zoning should reflect this goal.</p> <p><input type="checkbox"/> <b>Strategy ED-2.6</b></p> <p>Ensure that local ordinances support the operations of mobile food vendors at various locations in the Township near residential neighborhoods, in the commercial district, near public recreation areas, and near institutions such as schools.</p>
<p><input type="checkbox"/> <b>Strategy ED-3</b></p> <p>Assist in place-based strategies to promote economic development through investing in placemaking, marketing, and special initiatives supported by funding efforts, continued.</p>	<p><input type="checkbox"/> <b>Strategy ED-3.5</b></p> <p>Support placemaking initiatives through form-based codes for prime development areas. Prioritize climate-responsive design strategies.</p> <p><input type="checkbox"/> <b>Strategy ED-3.6</b></p> <p>Ensure that regulations support the development of a four-season resort in appropriate areas of the Township.</p>

**Energy Infrastructure**

<p><input type="checkbox"/> <b>Strategy EN-3</b></p> <p>Plan and implement energy conservation, energy efficiency, and alternative production measures (continued).</p>	<p><input type="checkbox"/> <b>Strategy EN-3.5</b></p> <p>Consider energy conservation and efficiency criteria when making and evaluating plans, programs, and projects.</p> <p><input type="checkbox"/> <b>Strategy EN-3.6</b></p> <p>Ensure that zoning standards are supportive of appropriate scale renewable energy facilities across the Township. For example, the Township may need to consider passing solar access regulations to limit restrictive or prohibitive covenants for solar installations.</p>
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**REGULATORY TASKS**

**Community Fiscal Sustainability**

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| <p><input type="checkbox"/> <b>Strategy FC-4</b></p> <p>Take a more proactive role in promoting new development and facilitating redevelopment of underutilized existing commercial areas to expand the tax base through the following regulatory tasks:</p> | <p><input type="checkbox"/> <b>Strategy FC-4.1</b></p> <p>Implementing zoning changes, particularly zoning for mixed-use including high-density residential use.</p> <p><input type="checkbox"/> <b>Strategy FC-4.2</b></p> <p>Simplifying approval procedures.</p> |
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**Food Systems**

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|--|---|
| <p><input type="checkbox"/> <b>Strategy FS-2</b></p> <p>Amend regulations to support local food systems by increasing opportunities for context-sensitive production, processing, marketing, distribution, and waste processing in more areas of the Township.</p> | <p><input type="checkbox"/> <b>Strategy FS-2.1</b></p> <p>Amend regulations to increase production opportunities by allowing accessory homesteading activities that are acceptable to a majority of residents in each character area. This may involve changes to the Zoning Ordinance, Animal Control Ordinance, and Nuisance Ordinance.</p> <p><input type="checkbox"/> <b>Strategy FS-2.2</b></p> <p>Amend the zoning ordinance to increase production opportunities by implementing regulations to encourage the preservation of prime farm lands for primary agriculture use, and the preservation of high quality fish and wildlife habitat primarily for fishing and hunting.</p> <p><input type="checkbox"/> <b>Strategy FS-2.3</b></p> <p>Amend the zoning ordinance to allow agriculture as a permitted use in the Municipal Properties district to support agriculture as an interim use of publicly-owned lands.</p> <p><input type="checkbox"/> <b>Strategy FS-2.4</b></p> <p>Amend the zoning ordinance to allow food processing facilities (mobile or fixed) in mixed-use, commercial, industrial, agricultural and perhaps rural residential districts.</p> <p><input type="checkbox"/> <b>Strategy FS-2.5</b></p> <p>Amend the zoning ordinance to allow food marketing and distribution facilities (mobile or fixed) with appropriate restrictions in all districts. Examples include farmer’s markets, food stands, mobile vendors such as food trucks, and farm stores or tasting rooms that feature products produced on-site at commercial farms.</p> <p><input type="checkbox"/> <b>Strategy FS-2.6</b></p> <p>Amend the zoning ordinance to expand the accessory commercial uses permitted on farms to allow processing, packaging and direct marketing of products produced on-site, agritourism, and energy production facilities such as biomass or methane digesters.</p> |
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**REGULATORY TASKS**

**Food Systems**

- Strategy FS-2.7**  
Amend the zoning ordinance to allow food waste facilities with appropriate restrictions in all districts. Examples include household and commercial composting activities.

**Housing**

- Strategy HO-3**  
Amend the Zoning Ordinance to encourage greater housing diversity and affordability.
- Strategy HO-3.1**  
Designate additional areas for multi-family housing, either by changing the boundaries of the Multi-Family district, or by accommodating multi-family housing in additional zoning districts by an appropriate mechanism with appropriate limitations.
- Strategy HO-3.2**  
Designate areas that are suitable for homes of smaller size, even tiny homes. This can be done by reducing the minimum square footage requirement for residences, allowing them as accessory housing units with special conditions, and/or allowing them within the context of a PUD development.
- Strategy HO-3.3**  
Accommodate accessory dwelling units (attached or detached) by an appropriate mechanism, with appropriate conditions, in appropriate areas.

**Future Land Use and Development**

- Strategy LU-3**  
Update the Township Land Division, Subdivision Control, and Lot Splitting ordinances in accord with legislative changes.
- Strategy LU-4**  
To support proximity of housing to employment, which will lead to greater household resilience in the event of rising transportation costs, and to achieve other net positive benefits of more dense development, revise the Zoning Ordinance to accommodate mixed-use options including diverse housing options such as apartments over commercial, urban-type multi-family options such as townhomes, or accessory dwelling units in the sewer district of Harvey and appropriate locations in nearby neighborhoods.

**REGULATORY TASKS**

**Future Land Use and Development**

<p><input type="checkbox"/> <b>Strategy LU-5</b></p> <p>To support proximity of essential goods and services to housing, which will lead to greater household resilience in the event of rising transportation costs, revise the Zoning Ordinance to accommodate sufficient low impact commercial and light industrial land uses, particularly those that are neighborhood-serving or create jobs near population centers.</p>	
<p><input type="checkbox"/> <b>Strategy LU-6</b></p> <p>Negotiate with the State of Michigan for the purpose of establishing agriculture conservation easements for their lands which have been used for agricultural purposes in the Township. If this is achieved, create 40 acre minimum lot sizes for farm-related residences only on these lands. Allow PUD development on these properties only if every contained use is related to food production, processing, or distribution in perpetuity. Such uses might include ag worker housing, hoop house or aquaculture facilities, food packaging and distribution operations, wineries or breweries, milk processing facilities, etc.</p>	
<p><input type="checkbox"/> <b>Strategy LU-7</b></p> <p>To support more beneficial density in or near the sewer district and at preferred locations within walking distance of population centers.</p>	<p><input type="checkbox"/> <b>Strategy LU-7.1</b></p> <p>Amend the PUD provisions to allow for a reduction in minimum lot size if certain stated goals of the Master Plan are satisfied by the development (such as housing diversity, incorporation of renewable energy, redevelopment of underutilized properties, neighborhood-serving mixed-use, provision of neighborhood parks, etc.) and appropriate buffers are maintained.</p> <p><input type="checkbox"/> <b>Strategy LU-7.2</b></p> <p>An alternate strategy to encourage the provision of essential commercial services within walking distance of neighborhood clusters and to achieve other master plan goals is to create an activity nodes overlay district in strategic planned locations.</p>
<p><input type="checkbox"/> <b>Strategy LU-8</b></p> <p>Consider the adoption of blight regulations or a basic property maintenance code to improve quality of place and discourage disinvestment.</p>	

**REGULATORY TASKS**

**Future Land Use and Development**

**Strategy LU-9**

Consider the following changes to the zoning ordinance:

**Strategy LU-9.1**

Increasing the height of accessory structures to accommodate accessory dwelling units and energy trusses.

**Strategy LU-9.2**

Revise administrative provisions of the zoning ordinance for greater clarity and direction to support consistent interpretation and enforcement.

**Strategy LU-9.3**

Revise land use provisions of the ordinance for greater detail and clarity.

**Strategy LU-9.4**

Revise the definition of multi-family so as not to include duplexes, and permit duplexes by right in more zoning districts.

**Strategy LU-9.5**

Revise the definition of ground coverage ratio to reflect the area of all impervious surfaces. Alternately, or additionally, implement a minimum open space requirement.

**Strategy LU-9.6**

Revise the example given for rural cluster development subdivision.

**Strategy LU-9.7**

Revise regulations for telecommunications facilities and mineral extraction to be consistent with state legislation.

**Strategy LU-9.8**

Consider increasing the minimum lot size in some districts where they could conflict with County Health Department requirements.

**Strategy LU-9.9**

Customize the fence location provisions in the Waterfront residential district to permit privacy fences between the road and the residence.

**Strategy LU-9.10**

Consider adding a public hearing requirement for site plan reviews, revise the districts subject to site plan review (to include MFR, WFR, AF, and MP), and amend the ordinance to say site plan review appeals are appealed to the Zoning Board of Appeals.

**Strategy LU-9.11**

Review parking standards for possible changes where results are not comparable among uses.

**REGULATORY TASKS**

**Natural Systems**

<p><input type="checkbox"/> <b>Strategy NS-3</b> Enhance the capacity for water storage in the Chocolate River basin to help mitigate flooding and enhance the ecosystem (continued).</p>	<p><input type="checkbox"/> <b>Strategy NS-3.3</b> Consider adopting low impact development standards for better management of runoff.</p>
<p><input type="checkbox"/> <b>Strategy NS-5</b> Continue to enforce the minimum waterfront setback and shoreline vegetation maintenance provisions and communicate the importance to decision makers in relation to minimizing the downstream impact of encroachments and improving water habitats. Add clarity for the consequences of noncompliance with vegetation requirements.</p>	
<p><input type="checkbox"/> <b>Strategy NS-6</b> Clarify the language for the Lake Superior Shoreline/Dune Protection Overlay district boundaries. Include a definition of erosion hazard line, and clarify the starting point for the 100 feet measurement.</p>	
<p><input type="checkbox"/> <b>Strategy NS-7</b> Implement regulations establishing minimum open space and maximum impervious surface coverage on lots in residential subdivisions and along shorelines. The intent is to control the risk of overbuilding and putting incompatible massive structures on a lot, and to reduce runoff into waterbodies. Impervious surface coverage can be reduced through substitution of pervious surfaces such as gravel, permeable pavement, or biofiltration areas.</p>	
<p><input type="checkbox"/> <b>Strategy NS-8</b> Consider collaborating with other jurisdictions or regional planning agencies to create consistent regulations for the protection of the watersheds through an overlay ordinance or other mechanism.</p>	

**REGULATORY TASKS**

**Natural Systems**

**Strategy NS-9**  
 Implement a purchase of development rights (PDR) ordinance consistent with the Michigan Zoning Enabling Act, and seek federal, state, or local funds to support the program to preserve prime productive lands.

**Public Safety, Emergency, and Health Services**

**Strategy PS-1**  
 Take steps to facilitate **timely emergency response** to all areas of the Township (continued).

**Strategy PS-1.4**  
 Work with the County Road Commission to create minimum construction and maintenance standards for private driveways that serve more than one parcel.

**Strategy PS-13**  
 Implement a separate public safety ordinance for open burning regulations, to be enforced by the fire department and police who have more specialized expertise and access to properties after hours when fires are likely to occur. Remove current regulations from the Zoning Ordinance.

**Community Transportation**

**Strategy TC-2**  
 Improve road network connectivity and circulation  
 The Township will assess and pursue opportunities to improve development connectivity and traffic circulation to provide greater safety and redundancy within the road network, to support alternative transportation systems, and to further economic development.

**Strategy TC-2.1**  
 If the Planning Commission anticipates the development of new clusters of commercial development along the highway corridors, they will first consider expanding the boundaries of the Access Management Overlay District to include those areas and therefore preserve highway function and safety.

**Strategy TC-2.2**  
 The Planning Commission and staff will work with property owners to implement the recommendations of the US-41/M-28 Access Management Plan including the closure of driveways, construction of service or frontage roads, sharing of driveways, interconnection of parking lots, and other property interconnections.

**Strategy TC-3**  
 Monitor and improve safety on private and seasonal roads  
 The Township will be proactive in improving conditions for residents who live on private and seasonal roads in the Township.

**Strategy TC-3.1**  
 The Township Planning Commission will discuss current private and seasonal road conditions and regulations with the Fire Department and other emergency services providers to balance affordable access to new development with safety concerns related to road construction and maintenance.

**Strategy TC-3.2**  
 The Township Board will consider the implementation of a special assessment or other funding mechanisms to fund road improvements on private roads as needed.

**REGULATORY TASKS**

**Community Transportation**

- Strategy TC-4**  
Ensure that new subdivisions include multiple access connections and accommodations for multi-modal motorized and non-motorized transportation infrastructure.

**CAPITAL PROJECTS**

**Economic Development**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-1</b><br/>Assist in people-based strategies to promote economic development through talent development and attraction, entrepreneurship, innovation, and technology (continued).</li> </ul>          | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-1.15</b><br/>Partner in efforts to perform feasibility studies and obtain funds for the creation of small business incubators to improve the success of small business start-ups and assist in local job creation.</li> </ul>  |
| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-2</b><br/>Assist in policy-based strategies to promote economic development through collaborations, regulations, and asset planning (continued).</li> </ul>  | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-2.7</b><br/>Explore opportunities for collaborations in planning and funding projects associated with connected assets such as trails, watersheds, prime habitats, and transportation corridors.</li> <li><input type="checkbox"/> <b>Strategy ED-2.8</b><br/>Explore opportunities for collaborations in planning and funding projects associated with inter-connected issues such as disaster mitigation, responses to climate change, tourism, and recreation.</li> </ul>   |
| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-3</b><br/>Assist in place-based strategies to promote economic development through investing in placemaking, marketing, and special initiatives supported by funding efforts (continued).</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy ED-3.7</b><br/>Find ways to celebrate community by implementing art projects and aesthetic enhancements along both Iron Ore Heritage Trail routes.<br/>Involve the community and local businesses in creating a geo-caching network along the Heritage Trail routes.<br/>Involve churches, civic organizations, seniors, and children in a multi-generational art tile project to enhance the pedestrian tunnel.<br/>Obtain grants for a destination historic art mural celebrating the history of the iron ore industry in the pedestrian tunnel.</li> </ul> |

**CAPITAL PROJECTS**

**Economic Development**

- Strategy ED-3.8**  
 Continue to improve participation in the Adopt-a-Tree program for the trees and shrubs planted in the right-of-way along US-41 / M-28.  
 Continue the engraved brick recognition program.  
 Incorporate edible plantings along the path where plantings have died.  
 Recognize participants annually at a Township Board meeting or special get-together.
- Strategy ED-3.9**  
 Pursue the possibility of creating a community gathering space for year round entertainment in the Village of Harvey near the Corning Street intersection.
- Strategy ED-3.10**  
 Promote agritourism within the Township.
- Strategy ED-3.11**  
 Create and distribute wayfinding signs and maps to assist visitors in locating local natural, cultural, entertainment, recreational, and business attractions.
- Strategy ED-3.12**  
 Partner with the Marquette County Convention and Visitor’s Bureau in regional promotion opportunities.

**Energy Infrastructure**

- Strategy EN-4**  
 Participate in any regional planning initiative to anticipate the probable effects of various energy scenarios which could impact the economy, municipal services, transportation systems, land use patterns, housing, and basic sustenance.
- Strategy EN-5**  
 Plan and implement energy conservation, energy efficiency, and alternative production measures.
- Strategy EN-5.1**  
 To support near-term conservation, continue to identify and implement energy conservation measures for public facilities such as programmable thermostats, occupancy sensors, power management for electronic equipment and behavioral measures.

## CAPITAL PROJECTS

## Energy Infrastructure

 Strategy EN-5.2

To support mid-term efficiency retrofits, continue to identify and implement energy measures for public facilities as identified in the Comprehensive Technical Energy Analysis Report, such as insulated water heater pipes, and energy efficient lighting, appliances, electronics, and water heating systems. Consider also the demand controlled ventilation for the HVAC system at Township Hall and a gas-fired radiant tube heater for the Township storage garage.

 Strategy EN-5.3

Transition fleet vehicles to more energy efficient models as they are replaced, or consider using alternative forms of transportation for enforcement and public works activities (solar electric vehicles, motorcycles, biodiesel, etc.)

 Strategy EN-5.4

Incorporate long-term strategies for new methods of energy generation for use on Township properties, such as cogeneration, solar, biomass, hydropower, wind, and geothermal installations.

 Strategy EN-5.5

Explore community solar or wind installations as a viable option for properties that lack solar orientation, or people that lack property ownership or available funds for private systems. In this way, costs and benefits are shared among multiple owners, and economies of scale are realized. A typical business plan could be developed in partnership with adjacent jurisdictions.

 Strategy EN-5.6

Ensure that all public facilities serve as a positive demonstration model for conservation, efficiency, and even renewable energy generation. These model projects could be implemented in partnership with energy businesses for promotional purposes.

 Strategy EN-5.7

Look for alternative paving materials that are not as subject to energy supply and cost disruptions.

 Strategy EN-5.8

Incorporate permaculture principles to reduce landscaping maintenance and provide water catchment for irrigation, etc. on Township properties.

 Strategy EN-5.9

Consider purchasing back-up generators that run on diverse fuel resources.

**CAPITAL PROJECTS**

**Community Fiscal Sustainability**

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| <p><input type="checkbox"/> <b>Strategy FC-5</b></p> <p>Take a more proactive role in promoting new development and facilitating redevelopment of underutilized existing commercial areas to expand the tax base through the following capital improvement projects.</p> | <p><input type="checkbox"/> <b>Strategy FC-5.1</b></p> <p>Commissioning a development study (see LU-2) which would explore the feasibility of establishing a Corridor Improvement District to enable alternate funding mechanisms such as lease or rental income, revenues from a tax increment financing plan, and proceeds from a special assessment.</p> <p><input type="checkbox"/> <b>Strategy FC-5.2</b></p> <p>Providing infrastructure (roadways, water supply) by issuing bonds for public improvements.</p> <p><input type="checkbox"/> <b>Strategy FC-5.3</b></p> <p>Targeted placemaking or aesthetic enhancement projects.</p> |
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**Food Systems**

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| <p><input type="checkbox"/> <b>Strategy FS-1</b></p> <p>Advocate for the strengthening of local food systems.</p> | <p><input type="checkbox"/> <b>Strategy FS-1.4</b></p> <p>Support appropriate projects, facilities, and partnerships that increase production capacity and lengthen the growing season within the community, such as community gardens or farms, public food forests and u-pick areas, edible landscaping in public areas, community hoop houses, and hydroponic or aquaculture facilities.</p> <p><input type="checkbox"/> <b>Strategy FS-1.5</b></p> <p>Support appropriate projects, facilities, and partnerships that enhance diverse local food processing and distribution options, such as community kitchen incubators and community food processing facilities.</p> <p><input type="checkbox"/> <b>Strategy FS-1.6</b></p> <p>Ensure that municipally sponsored projects and facilities are a demonstration of sustainable agriculture practices that promote long-term environmental stewardship and minimize potential nuisance impacts, such as organic farming or permaculture. Ensure projects and facilities are consistent with Generally Accepted Agricultural and Management Practices as defined by the State of Michigan.</p> <p><input type="checkbox"/> <b>Strategy FS-1.7</b></p> <p>Support projects that inspire healthy eating and active living, such as projects that link healthy food sources to the trail system or public transit, locate healthy food sources near neighborhoods, or encourage the planting of self-sustaining edible food sources, such as berry bushes, along the public trail system where appropriate.</p> <p><input type="checkbox"/> <b>Strategy FS-1.8</b></p> <p>Consider leasing Township-owned land to non-profit or community partners to support the local food system where appropriate, such as implementing projects to train new farmers, engage children and youth in growing their own food, or establish and maintain public food forests or gardens, etc.</p> |
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**CAPITAL PROJECTS**

**General Strategies**

- Strategy GN-7**  
Collaborate in regional planning initiatives that benefit multiple jurisdictions such as:
  - ◆ Regional strategic growth plan
  - ◆ Regional energy plan
  - ◆ Regional watershed plan
  - ◆ Regional public transportation plan
  - ◆ Regional recreation plan
  - ◆ Disaster or risk management / mitigation plan

**Future Land Use and Development**

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|---|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy LU-10</b><br/>Hire a team of consultants to create a development plan to enhance the utilization of the primary business and residential areas in the Village of Harvey. The development plan should accomplish the following:</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy LU-10.1</b><br/>Conduct a mini market study among area realtors and developers to determine levels of demand for specific development types and identify known barriers to development in Harvey.</li> <li><input type="checkbox"/> <b>Strategy LU-10.2</b><br/>Interview the County Health Department, local well drillers, and area engineers to identify and anticipate known barriers and opportunities related to water and waste management systems in the project area.</li> <li><input type="checkbox"/> <b>Strategy LU-10.3</b><br/>Estimate the costs vs. benefits of both public and private water supply systems and the projected catalytic impact of each for new development or redevelopment.</li> <li><input type="checkbox"/> <b>Strategy LU-10.4</b><br/>Engage the community in a visioning process to support a placemaking strategy and form-based code for the project area.</li> <li><input type="checkbox"/> <b>Strategy LU-10.5</b><br/>Interview key property owners in the project area to determine their willingness to participate in an effort to achieve the community vision, and to identify key obstacles and complementary opportunities.</li> <li><input type="checkbox"/> <b>Strategy LU-10.6</b><br/>Conduct a built-out analysis to determine the appropriate density to support the demand, level of services and amenities necessary to achieve the community vision.</li> </ul> |
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**CAPITAL PROJECTS**

**Future Land Use and Development**

	<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy LU-10.7</b> Work with MDOT, MarqTran, the Iron Ore Heritage Trail Recreation Authority and other interest groups to incorporate multiple transportation modes (walking, biking, electric scooters and wheelchairs, public transit) and context sensitive design elements to achieve the placemaking plan.</li> <li><input type="checkbox"/> <b>Strategy LU-10.8</b> Provide plans and basic designs for natural stormwater management techniques.</li> <li><input type="checkbox"/> <b>Strategy LU-10.9</b> Estimate costs of the public elements needed to support the plan, such as interconnecting roadways or frontage roads.</li> <li><input type="checkbox"/> <b>Strategy LU-10.10</b> Recommend preferred funding mechanisms to support the plan, which may include the establishment of a Corridor Improvement Authority district.</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy LU-11</b> Update and maintain land use GIS (Geographic Information Systems) software to facilitate collaborative planning and data sharing.</li> </ul>	

**Natural Systems**

<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy NS-10</b> Work with appropriate agencies to encourage homeowners to remove infrastructure that hardens shorelines and other artificial river channeling devices to reduce problems for downstream development and impact sediments.</li> </ul>	
<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy NS-11</b> Consider collaborating with other jurisdictions and agencies to implement projects to improve the watershed, such as sediment traps, managed stream crossings, cattle exclusions, culvert replacement, tree planting, stream restoration, stream monitoring and maintenance, and water testing.</li> </ul>	

**CAPITAL PROJECTS**

**Public Safety, Emergency, and Health Services**

<p><input type="checkbox"/> <b>Strategy PS-1</b> Take steps to facilitate timely emergency response to all areas of the Township.</p>	<p><input type="checkbox"/> <b>Strategy PS-1.5</b> Purchase a GPS unit to assist in quickly locating structures.</p> <p><input type="checkbox"/> <b>Strategy PS-1.6</b> Work with the County Road Commission to provide and maintain better drainage systems for roadways to prepare for anticipated climate variability which may include increased incidents of flash flooding.</p>
<p><input type="checkbox"/> <b>Strategy PS-14</b> Consider creating a fireground training facility to provide realistic training for area departments in suppressing various types of fires and extrication from vehicles.</p>	
<p><input type="checkbox"/> <b>Strategy PS-15</b> Implement the state-wide record management system in the police department to facilitate data sharing.</p>	
<p><input type="checkbox"/> <b>Strategy PS-16</b> Continue to fund technology innovations that improve police department efficiencies and operations.</p>	<p><input type="checkbox"/> <b>Strategy PS-16.1</b> Continue to update as required E-Citation software to allow greater efficiency and safety for officers when issuing citations.</p> <p><input type="checkbox"/> <b>Strategy PS-16.2</b> Continue to update as required the in-car laptop computers and cameras with more space-efficient and technologically advanced models.</p>
<p><input type="checkbox"/> <b>Strategy PS-17</b> Contribute to greater departmental energy efficiency.</p>	<p><input type="checkbox"/> <b>Strategy PS-17.1</b> Utilize vehicles that offer greater fuel efficiency. This might include alternative types of vehicles such as bicycles or motorcycles when appropriate.</p> <p><input type="checkbox"/> <b>Strategy PS-17.2</b> Work with neighborhood watch groups to facilitate more targeted patrols.</p>
<p><input type="checkbox"/> <b>Strategy PS-18</b> Continue to fund technology innovations that improve fire department efficiencies and operations.</p>	<p><input type="checkbox"/> <b>Strategy PS-18.1</b> Purchase dash cameras to facilitate in-house review of incidents for training purposes.</p> <p><input type="checkbox"/> <b>Strategy PS-18.2</b> Purchase a dedicated truck designed to fight wildland fires.</p>

**CAPITAL PROJECTS**

**Public Safety, Emergency, and Health Services**

- Strategy PS-18.3**  
Establish a hydrant system in the Village of Harvey for consistent water supply to the commercial district and higher populated residential areas. This might be implemented in conjunction with a public water supply system.
- Strategy PS-18.4**  
Establish supplemental water supplies for firefighting in underserved areas of the Township (such as Green Garden or Shot Point) by implementing dry hydrants connected to underground storage tanks.
- Strategy PS-18.5**  
Keep turn-out gear up-to-date by replacing a percentage of gear each year.

**Community Transportation**

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| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy TC-2</b><br/>Improve road network connectivity and circulation.</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy TC-2.3</b><br/>The Township will pursue innovative funding mechanisms to construct the new connector or access roads, such as TIF funding, developer contributions, and special assessments.</li> <li><input type="checkbox"/> <b>Strategy TC-2.4</b><br/>Possible new road connections that provide multiple access routes into residential subdivisions, businesses, and other activity centers are depicted in Appendix G.</li> </ul>  |
|  | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy TC-2.5</b><br/>The Township will appoint an official or staff member to negotiate the necessary land purchase to relocate the driveway into Township Hall further from the intersection of US-41/M-28 and Silver Creek Road.</li> <li><input type="checkbox"/> <b>Strategy TC-2.6</b><br/>The Township will collaborate with Sands Township on a possible secondary access road connecting neighborhoods along Ortman Road west of Cherry Creek School with those along Silver Creek Road west of Township Hall.</li> </ul> |

CAPITAL PROJECTS

Community Transportation

Strategy TC-5

Enhance multi-modal and alternative transportation assets

Because of the inherent health benefits, ability to serve multiple population groups, and security associated with alternative modes of transportation, the Township will actively pursue opportunities to enhance multi-modal transportation assets in the Township.

Strategy TC-5.1

In collaboration with the appropriate road agency, the Township will seek opportunities to design or reconfigure roadways and public easements to accommodate multiple user groups (such as youth and the aging population) utilizing appropriate *Complete Streets* techniques such as parallel shared-use paths or wide shoulders, sharrows, or bicycle lanes, mid-block crossings, bus pull-outs, safety medians, traffic calming techniques, marked crosswalks, curb ramps, bicycle parking facilities, longer crossing times, smoother surfaces, and handicapped accessible facilities. See Appendix I for possible projects.

Strategy TC-5.2

The Township will work with ALTRAN and MarqTran to seek funding to construct a four-season transit station in Chocoley Township, with the Township to assume ongoing maintenance costs. The project may involve a property purchase or easement ideally in Harvey adjacent to US-41/M-28 near Silver Creek Road or CR 551 (Cherry Creek Road).

Strategy TC-5.3

Work with local community organizations, MarqTran, MDOT and local businesses to improve the accessibility, usability, and attractiveness of the existing bus stops (near Krist Oil gas station and Park and Ride facility at Cherry Creek Market).

Strategy TC-5.4

Work with local community organizations, MarqTran, MDOT and local businesses to construct additional transit shelters in locations such as the Silver Creek Recreation Area and Family Dollar Store. Determine optimal locations by surveying residents regarding needs and willingness to pay. Explore the feasibility of cost-sharing with private transit organizations who can also utilize the stops.

Strategy TC-5.5

Enhance the usability of multi-modal pathways by installing appropriate lighting, bike racks, benches, safety markings across driveways and through parking lots, and wayfinding signage for area businesses and attractions.

Strategy TC-5.6

Enhance the usability of multi-modal pathways by improving thermal comfort through the use of vegetation or other barriers or screens to control the impact of wind, sun, and drifting snow.

**CAPITAL PROJECTS**

**Community Transportation**

- Strategy TC-5.7**  
 Enhance the usability of multi-modal pathways by establishing funding and a plan for maintenance for the alternative business route for the Iron Ore Heritage Trail through Harvey (east and west side of the highway corridor) and the connectors on Silver Creek and Cherry Creek Roads.
  - ◆ Repair cracks and bumps
  - ◆ Keep walkways clear of objects and debris
  - ◆ Maintain adequate drainage
  - ◆ Provide for winter snow removal or snow pack for critical paths based on user input on preferred modes of winter travel (walking, fat-tire biking, kicksledding, skiing, etc.) (see Appendix I for critical paths)
- Strategy TC-5.8**  
 To mitigate rising energy costs that threaten the reliability and affordability of transportation, coordinate planning for a community ride-share system or car-sharing program for area residents. This could be either a public/private project or private for-profit or non-profit venture, but should involve adjacent jurisdictions as well.
- Strategy TC-5.9**  
 Identify funding and locations to install electric vehicle charging stations throughout the community on public and private property. Investigate methods to fund the electricity costs through a solar or wind installation, non-profit agency, or through user fees.
- Strategy TC-5.10**  
 Collaborate in any regional initiative to bring passenger rail transportation to the area.

**Waste and Wastewater Infrastructure**

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| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy WW-1</b><br/>                     Sewer system improvements<br/>                     Program and provide long-term asset management activities for the Township sewer system.</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Strategy WW-1.1</b><br/>                     Obtain an engineering analysis to identify and evaluate options for replacement of obsolete equipment and prioritization of replacement work.</li> <li><input type="checkbox"/> <b>Strategy WW-1.2</b><br/>                     Obtain a professional analysis of energy system improvements including fiscal impact.</li> <li><input type="checkbox"/> <b>Strategy WW-1.3</b><br/>                     Identify funding opportunities to facilitate necessary improvements and determine phasing of the projects.</li> </ul> |
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**CAPITAL PROJECTS**

**Waste and Wastewater Infrastructure**

	<p><input type="checkbox"/> <b>Strategy WW-1.4</b></p> <p>Assess the adequacy of Chocolay Township’s reserve capacity through the Marquette Wastewater Treatment Plant in relation to a potential need to expand the system to accommodate future development/redevelopment or address increasing health concerns from failing private septic systems.</p>
<p><input type="checkbox"/> <b>Strategy WW-2</b></p> <p>Water system analysis Continue to investigate the benefits of a municipal water system to support new development, meet changing needs or regulations, provide increased fire protection, or reduce further contamination. Particular area of interest may include Harvey with extensions along Lakewood Lane and M-28 to include adjacent subdivisions, Tribal residential areas, and development along Kawbawgam Road.</p>	<p><input type="checkbox"/> <b>Strategy WW-2.1</b></p> <p>Collaborate in studies to determine the adequacy of area aquifers and groundwater sources in relation to domestic, agricultural, and fire suppression needs in the years to come, particularly if there are changing regulations, contamination concerns, or increasing demands leading to supply concerns.</p> <p><input type="checkbox"/> <b>Strategy WW-2.2</b></p> <p>Include ancillary costs such as road repaving in a cost/benefit analysis comparing the costs of wells and fire insurance vs. the monthly system user fees.</p>