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*Charter Township  
of  
Chocolay*

***Master Plan***

***2015 Edition***

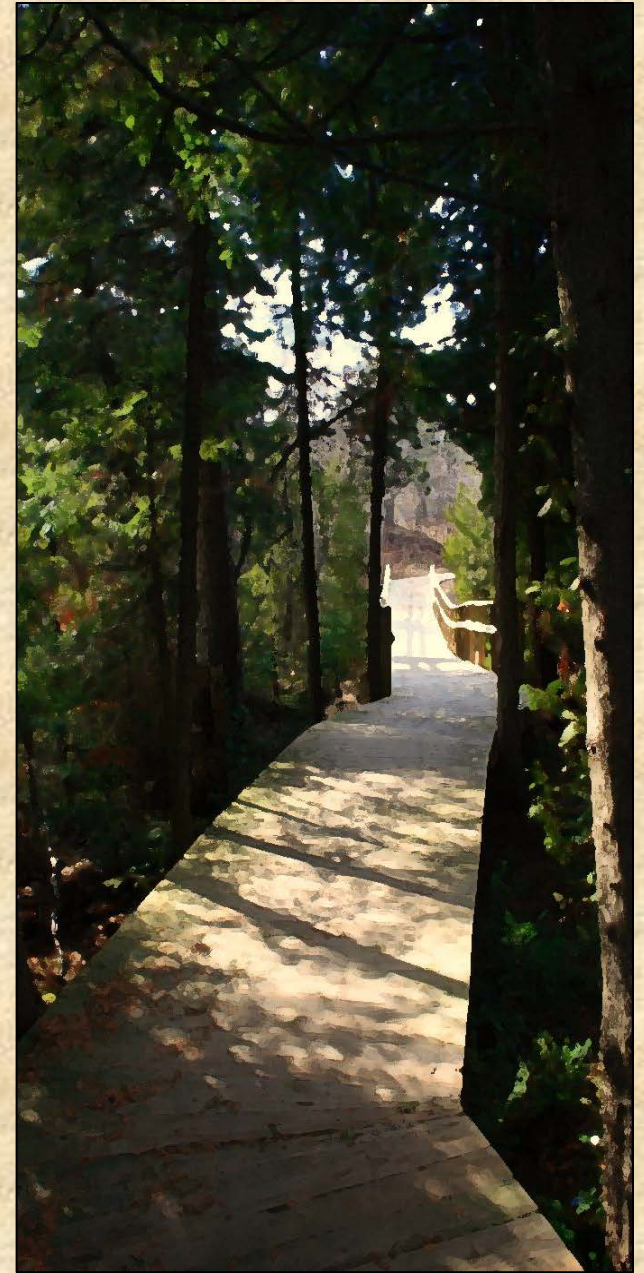
*Toward Community  
Prosperity and Resilience*



*Appendices*

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*Adopted May 18, 2015*



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

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

### GOALS, POLICIES AND OBJECTIVES

#### *Balanced Growth*

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

#### *Housing / Residential*

##### *Goal 1*

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

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

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

*Goal 2*

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

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

*Goal 3*

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

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

*Goal 4*

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

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

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

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

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

*Goal*

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

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

**Goal**

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

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

**Transportation**

**Goal**

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

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



**Economy**

**Goal**

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

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

**Natural Features**

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

**Recreation**

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

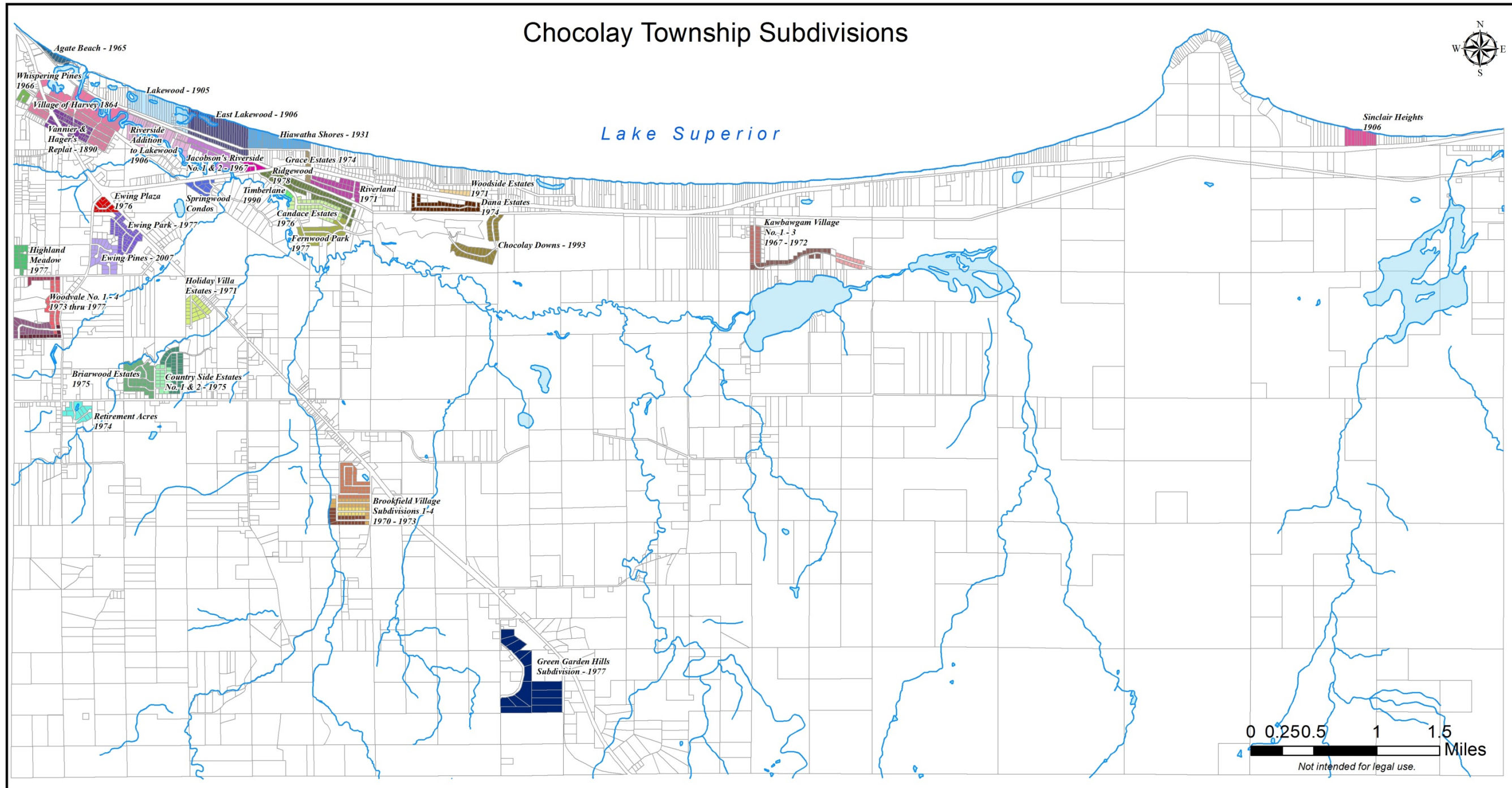
**Community Facilities**


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

*Community Character*

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

Appendix B: Chocolay Township Subdivisions Map



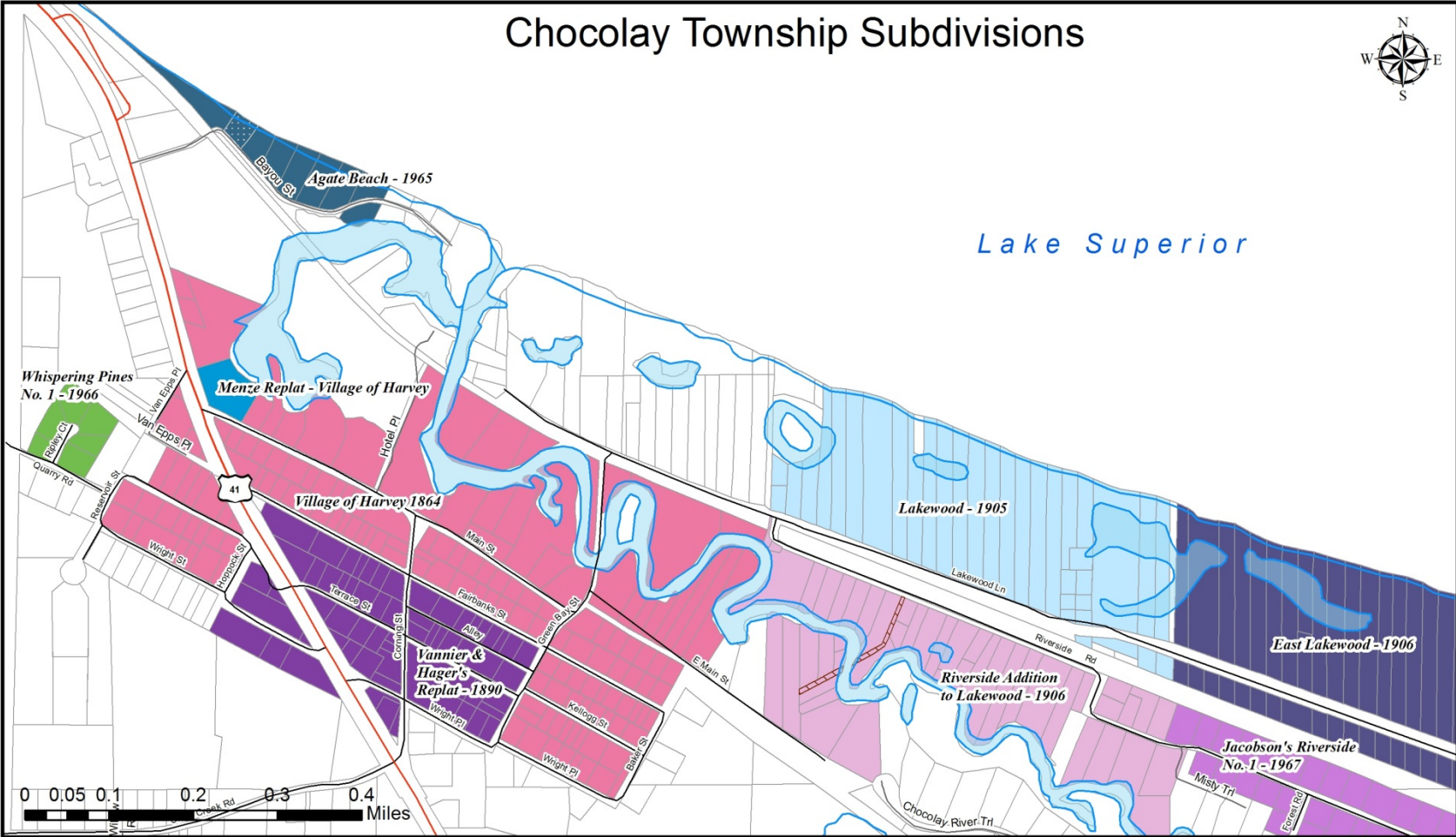



**Charter Township  
of Chocolay  
GIS**

**Legend**

**Subdivisions**

Agate Beaches - 1965	Brookfield Village Subdivision No. 4 - 1973	Ewing Park - 1977	Highland Meadow - 1977	Retirement Acres - 1974	Timberlane Subdivision - 1990	Woodvale No. 3 - 1974
Brookfield Village Subdivision No. 1 - 1970	Ewing Pines Subdivision - 2007	Ewing Plaza - 1976	Jacobson's Riverside Subdivision - 1967	Ridgewood Subdivision - 1978	Vannier & Hager's Re-Plat - 1890	Woodvale No. 4 - 1977
Brookfield Village Subdivision No. 2 - 1971	Country Side Estates - 1975	Fernwood Park - 1977	Jacobson's Riverside Subdivision No. 2 - 1967	Riverland Subdivision - 1971	Village of Harvey - 1864	Whispering Pines Addition No. 1 - 1966
Brookfield Village Subdivision No. 3 - 1973	Country Side Estates No. 2 - 1975	Grace Estates - 1974	Kawbawgam Village No. 1 - 1967	Riverside Addition to Lakewood - 1906	Woodside Estates - 1971	Woodvale No. 1 - 1973
	Dana Estates - 1974	Green Garden Hills Subdivision - 1977	Kawbawgam Village No. 2 - 1972	Sinclair Heights - 1906	The Holiday Villa Estates - 1971	Woodvale No. 2 - 1973
	East Lakewood - 1906	Hiawatha Shores - 1931	Lakewood - 1905	Springwood Condo		





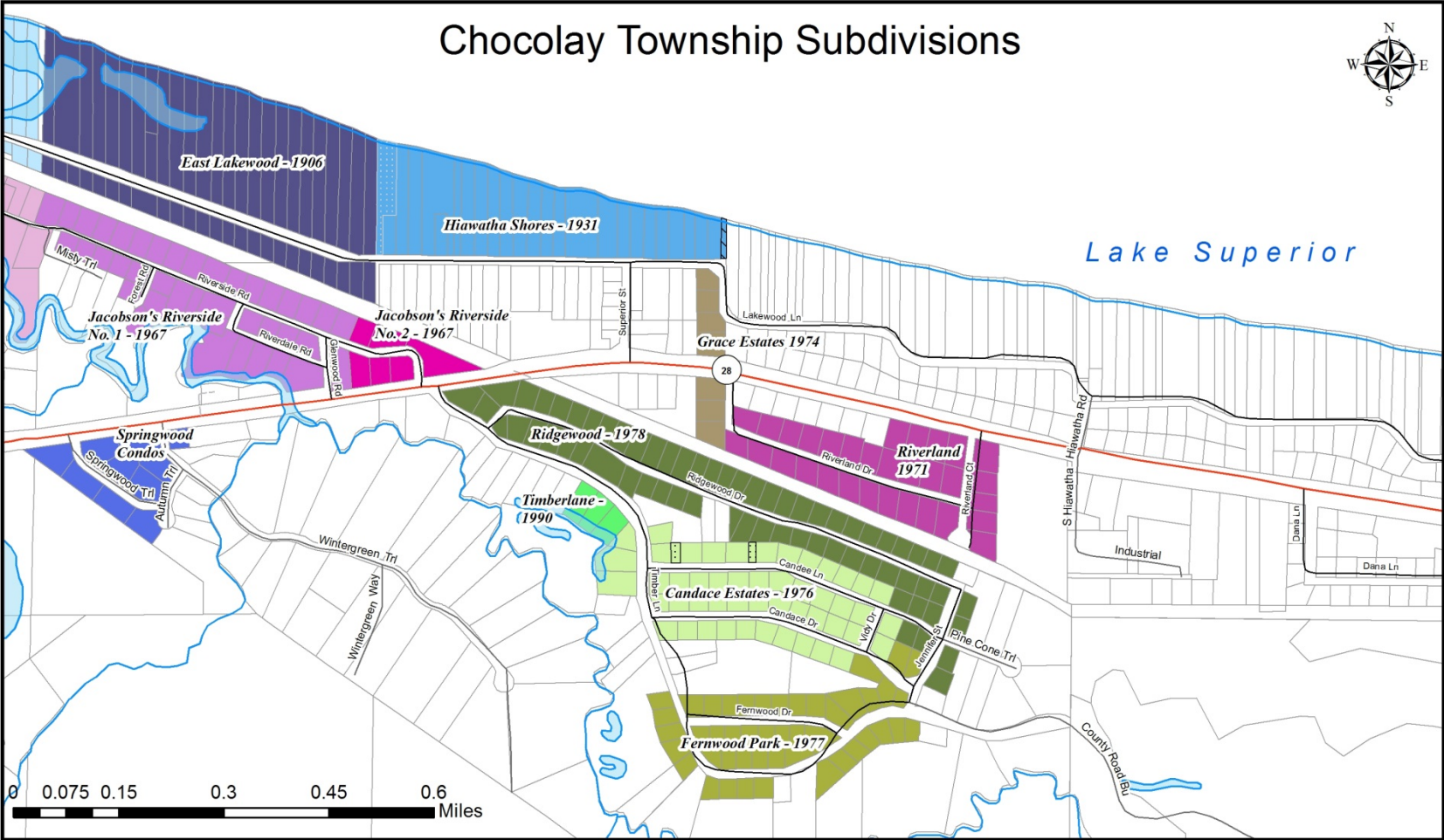
**Charter Township of Chocolay**


**GIS**

*Not intended for legal use.*

**Legend**

<p><b>Subdivision Public Areas</b></p> <p><b>Types</b></p> <ul style="list-style-type: none"> <li> Alley</li> <li> Lot with clear vision easement</li> </ul>	<ul style="list-style-type: none"> <li> Lot with road easement</li> <li> Reserved Outlot</li> <li> Reserved Private Park</li> <li> Road Easement</li> </ul> <p><b>Subdivision</b></p>	<p><b>Developments</b></p> <ul style="list-style-type: none"> <li> Agate Beaches - 1965</li> <li> East Lakewood - 1906</li> <li> Jacobson's Riverside Subdivision - 1967</li> <li> Lakewood - 1905</li> </ul>	<ul style="list-style-type: none"> <li> Menze Replat of Village of Harvey</li> <li> Riverside Addition to Lakewood - 1906</li> <li> Vannier &amp; Hager's Re-Plat - 1890</li> <li> Village of Harvey - 1864</li> <li> Whispering Pines Addition No. 1 - 1966</li> </ul>
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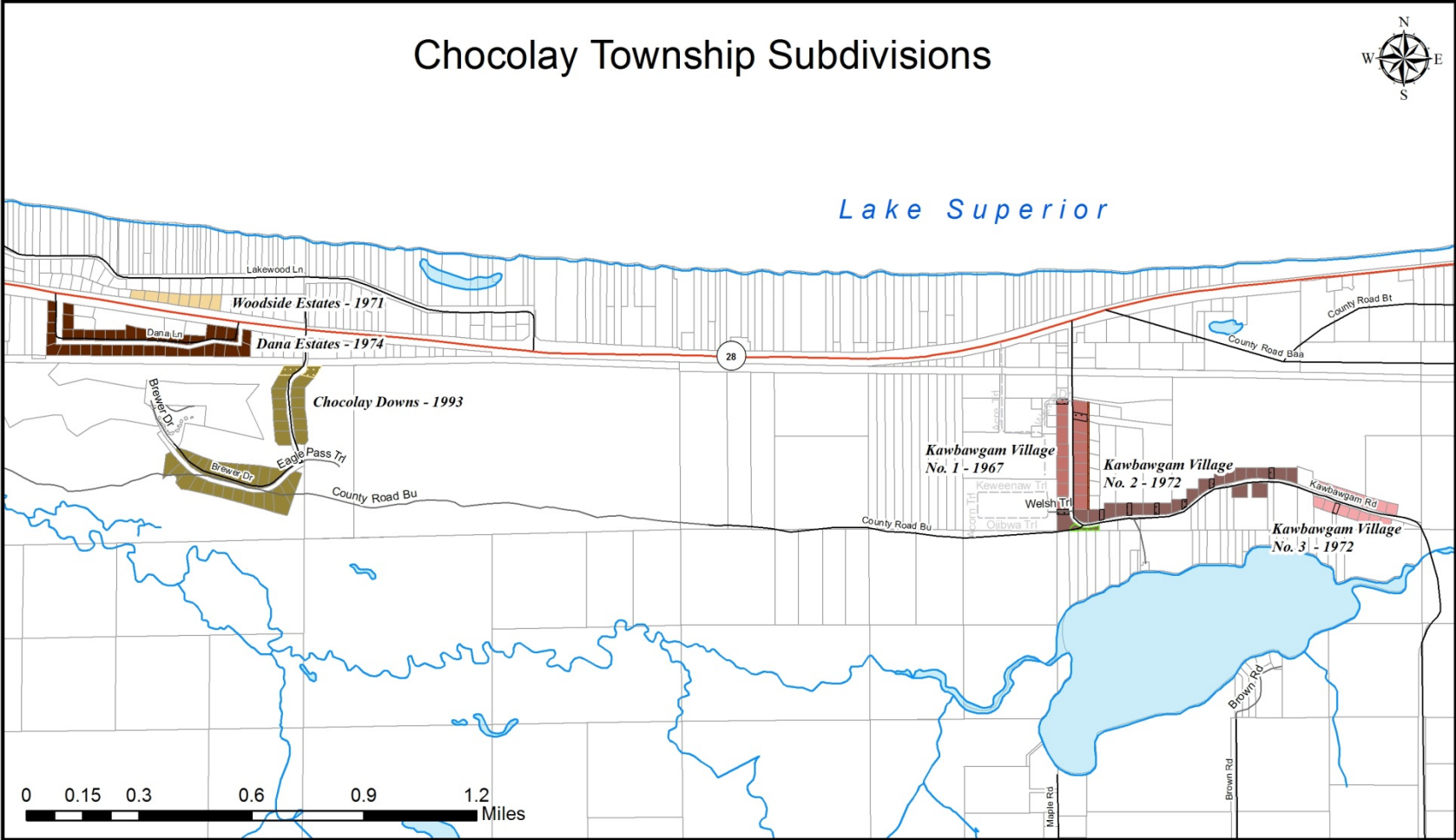
**Charter Township  
of Chocolay**


**GIS**

*Not intended for legal use.*

**Legend**

<p><b>Subdivision Public Areas</b></p> <p><b>Types</b></p> <ul style="list-style-type: none"> <li> Alley</li> <li> Lot with clear vision easement</li> </ul>	<ul style="list-style-type: none"> <li> Lot with road easement</li> <li> Reserved Outlot</li> <li> Reserved Private Park</li> <li> Road Easement</li> </ul> <p><b>Subdivisions</b></p> <ul style="list-style-type: none"> <li> Candace Estates - 1976</li> <li> East Lakewood - 1906</li> <li> Fernwood Park - 1977</li> <li> Grace Estates - 1974</li> <li> Hiawatha Shores - 1931</li> <li> Jacobson's Riverside Subdivision - 1967</li> </ul>	<p><b>Developments</b></p> <ul style="list-style-type: none"> <li> Candace Estates - 1976</li> <li> East Lakewood - 1906</li> <li> Fernwood Park - 1977</li> <li> Grace Estates - 1974</li> <li> Hiawatha Shores - 1931</li> <li> Jacobson's Riverside Subdivision - 1967</li> <li> Timberlane Subdivision - 1990</li> </ul>
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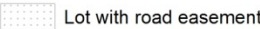

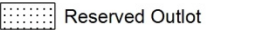
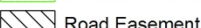
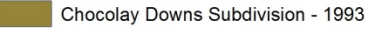
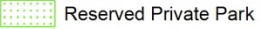




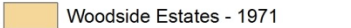


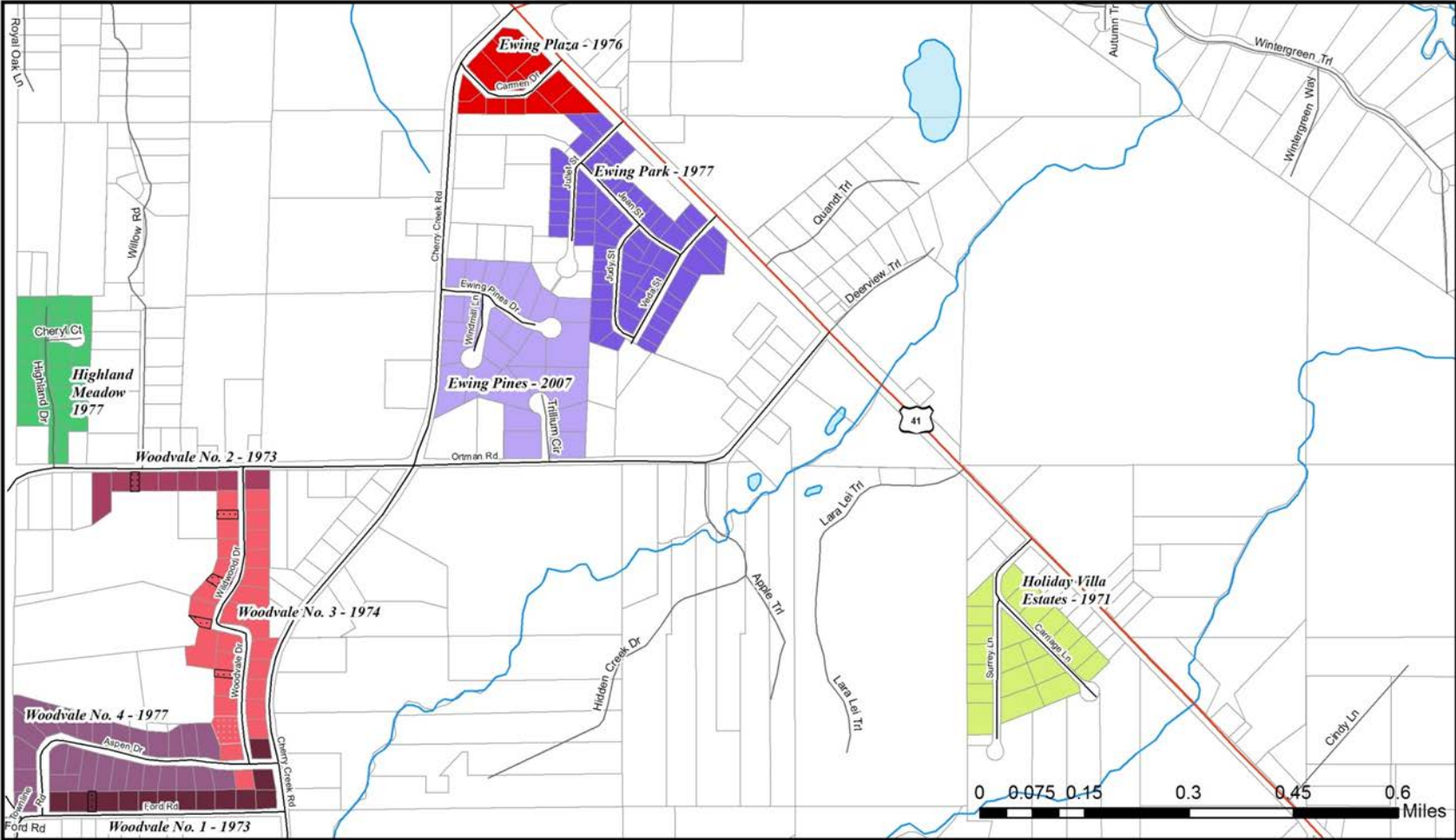
**Charter Township of Chocolay**

**GIS**

*Not intended for legal use.*

### Legend

<b>Subdivision Public Areas</b>		<b>Subdivision</b>	
	Alley		Lot with road easement
	Lot with clear vision easement		Reserved Outlot
	Road Easement		Chocolay Downs Subdivision - 1993
	Reserved Private Park		Dana Estates - 1974
	Kawbawgam Village No. 1 - 1967		Kawbawgam Village No. 2 - 1972
	Kawbawgam Village No. 3 - 1972		Woodside Estates - 1971






**Charter Township of Chocolay**  
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## Chocolay Township Subdivisions

Subdivision Public Areas	Types	Developments	Subdivision
Lot with road easement	Alley	Ewing Park - 1977	The Holiday Villa Estates - 1971
Reserved Outlot	Lot with clear vision easement	Ewing Pines Subdivision - 2007	Woodvale No. 1 - 1973
Reserved Private Park	Road Easement	Ewing Plaza - 1976	Woodvale No. 2 - 1973
Road Easement		Highland Meadow - 1977	Woodvale No. 3 - 1974
			Woodvale No. 4 - 1977

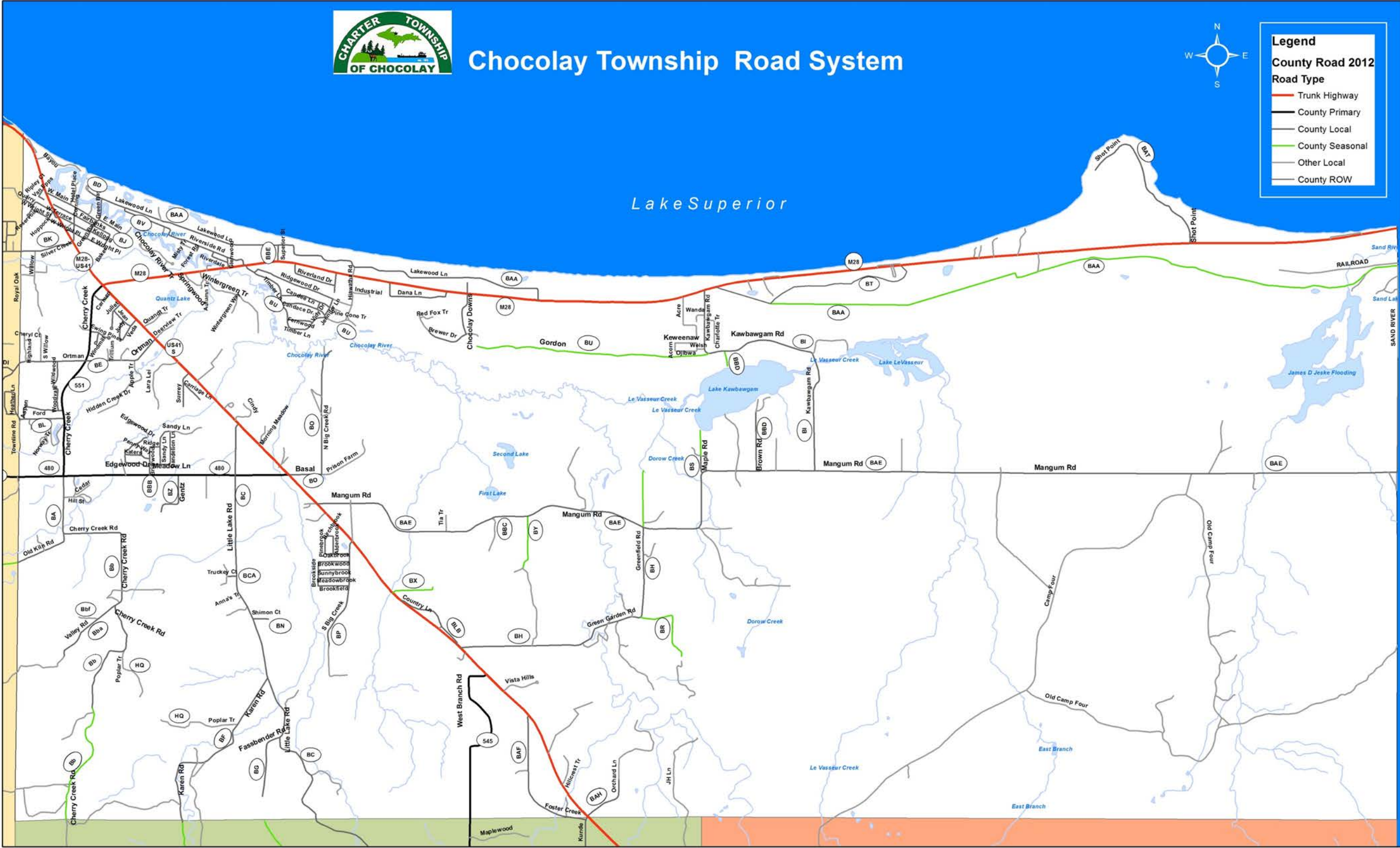




## Appendix C: Location Map



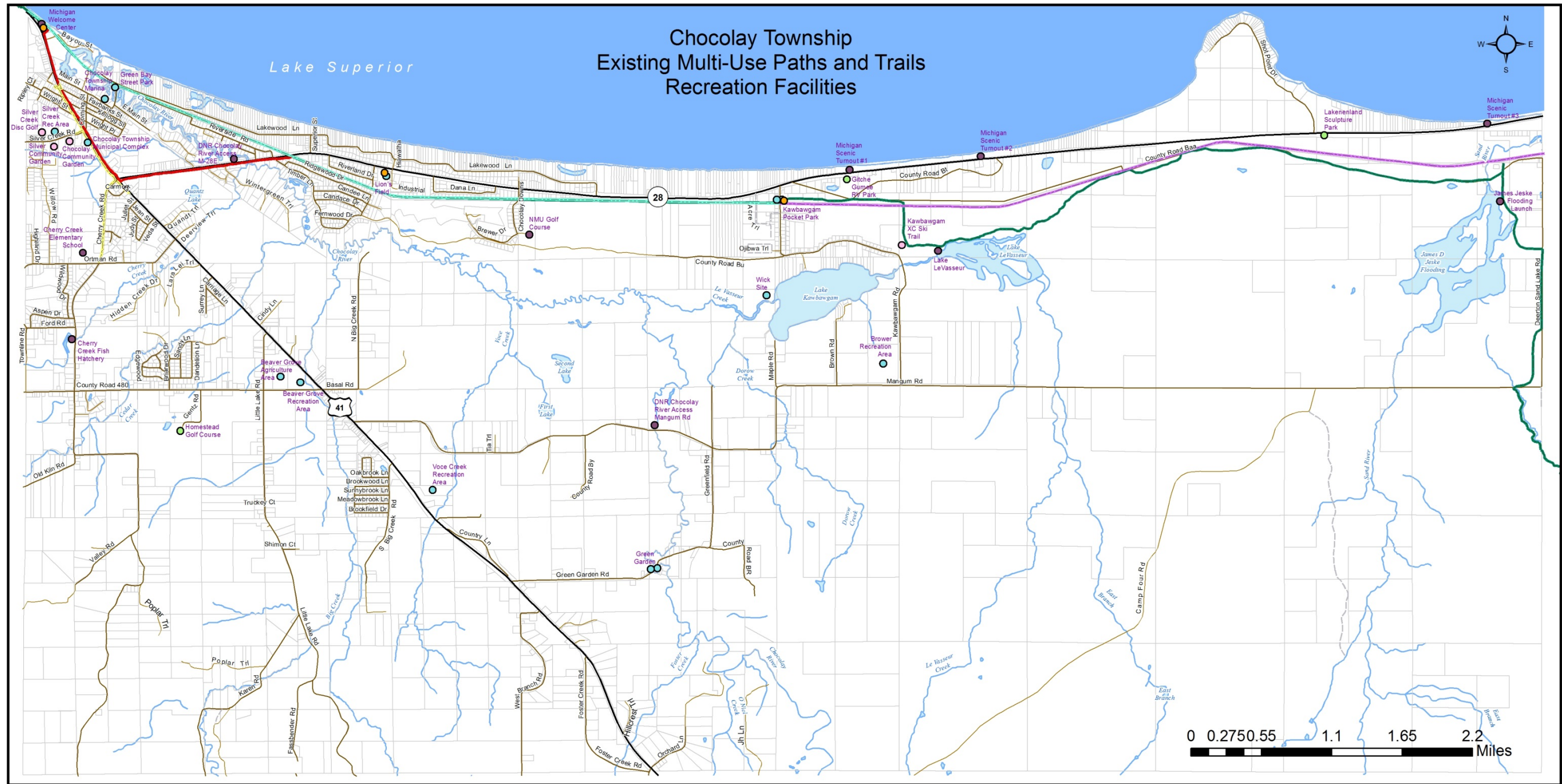
Appendix D: Chocolay Township Road Map



From data supplied by Marquette County Planning and Chocolay Township equalization. KDW. 3/7/13



Appendix E: Iron Ore Heritage Trail, North Country Trail and Recreation Facilities Map





**Charter Township of Chocolay**  
GIS  
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**Legend**

- Highways
- Primary Roads
- Secondary Roads
- Unpaved/Unclassed
- Parcels

**Recreation Facilities Type**

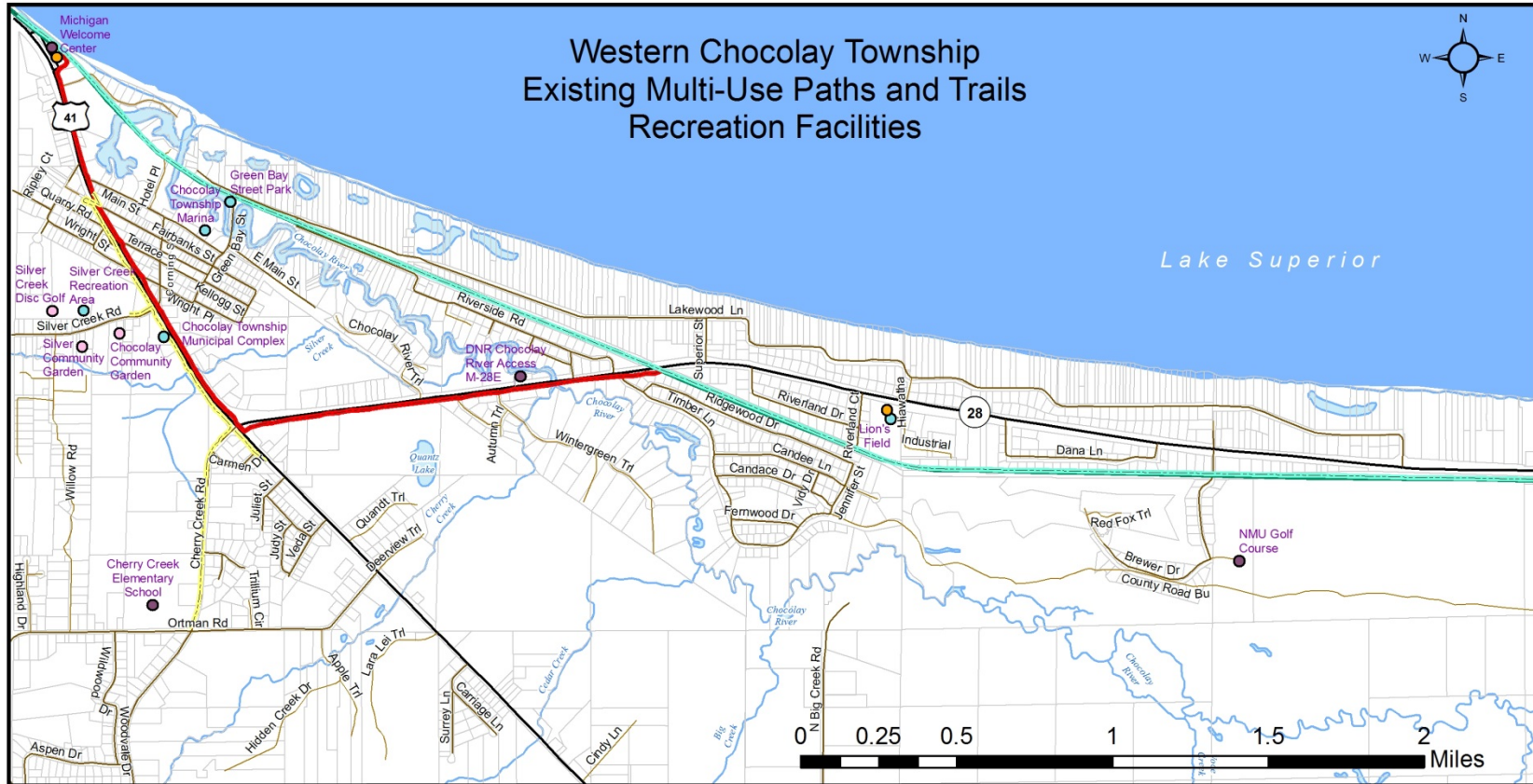
- Cooperative
- Other Public
- Private
- Township
- Trailhead

**Legend**

**Existing Multi-Use Paths Type**

- IOHT alternate business non-motorized & snowmobile
- IOHT NCT non-motorized & snowmobile
- Multi-use path - snowmobile, ATV, non-motorized
- Township non-motorized path
- North Country Trail

\*Note: IOHT means Iron Ore Heritage Trail, NCT means North Country Trail





**Charter Township  
of Chocolay  
GIS**

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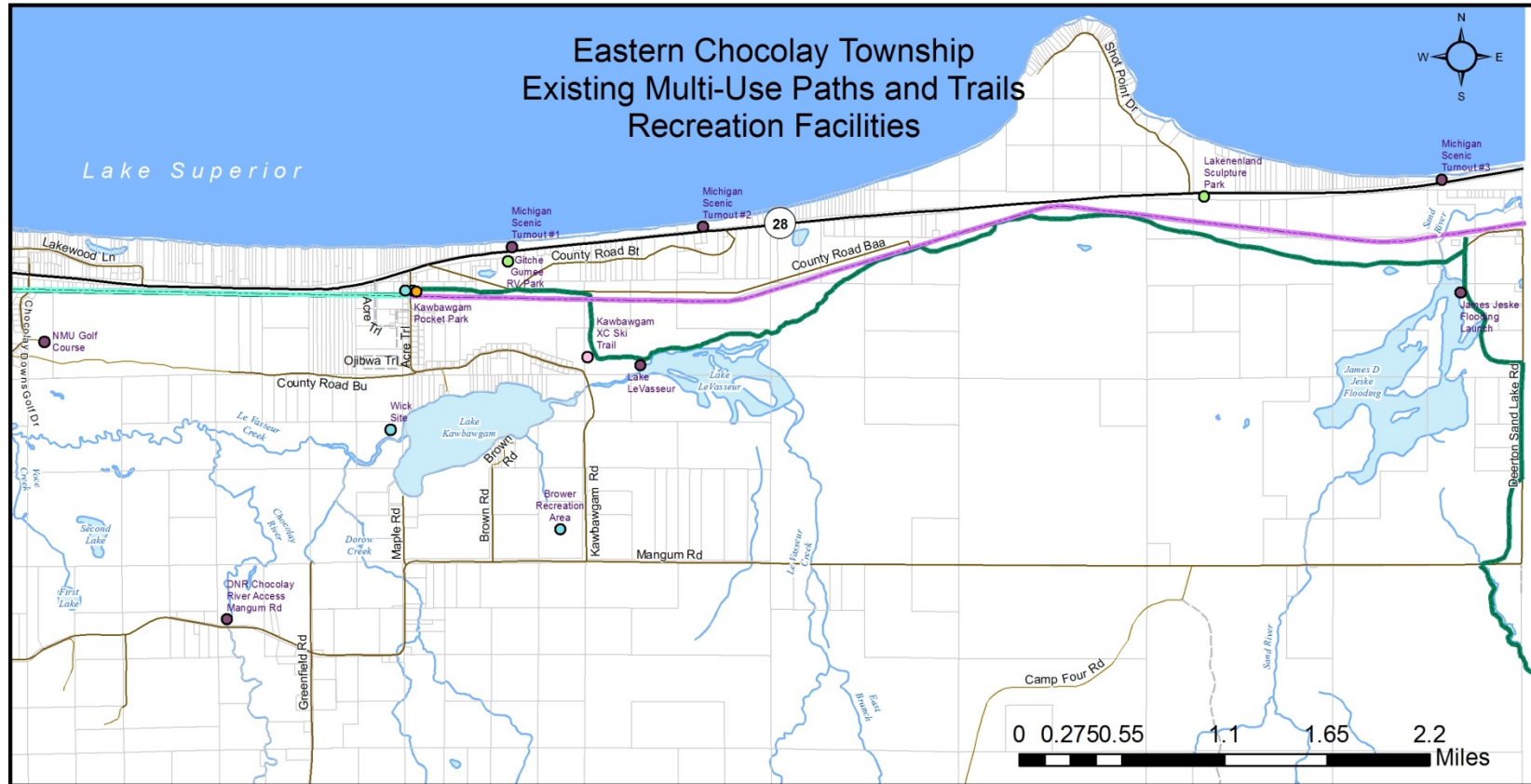
<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>● Trailhead</li> </ul> <p><b>Recreation Facilities</b></p> <p><b>Type</b></p> <ul style="list-style-type: none"> <li>○ Cooperative</li> <li>● Other Public</li> <li>○ Private</li> <li>○ Township</li> </ul>	<ul style="list-style-type: none"> <li>— Highways</li> <li>— Primary Roads</li> <li>— Secondary Roads</li> <li>--- Unpaved/Unclassed</li> <li>□ Parcels</li> </ul>
--	--

**Legend**

**Existing Multi-Use Paths**

**Type** \*Note: IOHT means Iron Ore Heritage Trail, NCT means North Country Trail

- IOHT alternate business non-motorized & snowmobile
- IOHT NCT non-motorized & snowmobile
- Multi-use path - snowmobile, ATV, non-motorized
- Township non-motorized path
- North Country Trail



**Charter Township  
of Chocolay**  
**GIS**

*Not intended for legal use.*

**Legend**

- |                              |                       |
|------------------------------|-----------------------|
| ● Trailhead                  | — North Country Trail |
| <b>Recreation Facilities</b> | — Highways            |
| <b>Type</b>                  | — Primary Roads       |
| ○ Cooperative                | — Secondary Roads     |
| ● Other Public               | --- Unpaved/Unclassed |
| ● Private                    | □ Parcels             |
| ● Township                   |                       |

**Legend**

- Existing Multi-Use Paths**
- Type** \*Note: IOHT means Iron Ore Heritage Trail, NCT means North Country Trail
- IOHT alternate business non-motorized & snowmobile
  - IOHT NCT non-motorized & snowmobile
  - Multi-use path - snowmobile, ATV, non-motorized
  - Township non-motorized path
  - North Country Trail

## Appendix F: Road Listing

### CHOCOLAY TOWNSHIP STREET NAMES AND COUNTY ROAD NAMES AND NUMBERS

Legend Prvt - Private FKA - Formerly Known As

#### A

Acorn Trail (*Prvt*)  
Alderbrook Drive  
Anna's Trail (*Prvt*)  
Apple Trail (*Prvt*)  
Aspen Drive  
Autumn Trail (*Prvt*)

#### B

Baker Street  
Basal Road (BO)  
Bayou Street (*Prvt*)  
Birchbrook Lane  
Brewer Drive  
Briarwood Drive (BBB)  
Brookfield Lane  
Brookside Drive  
Brookwood Lane  
Brown Road (BBD)

#### C

Camp Four Road  
Candace Drive  
Candee Lane  
Carmen Drive

Carriage Lane  
Cedar Lane (*Prvt*)  
Charlotte Trail (*Prvt Driveway*)  
Cherry Creek Road (551) (BB)  
Cheryl Court (*Prvt*)  
Chocolay Downs Golf Drive  
Chocolay River Trail (*Prvt*)  
Cindy Lane (*Prvt*)  
Corning Street  
Country Lane (BLB)  
County Road 480  
County Road 545 (W Branch Rd)  
County Road BX

#### D

Dana Lane  
Dandelion Lane  
Deerview Trail (*Prvt*)  
Dock Street (*Prvt*)

#### E

Edgewood Drive  
Edgewood Trail (*Prvt*)  
East Chocolay River Trail (*Prvt*)  
East Fairbanks Street

East Main Street (BS)  
East Wright Place  
Ewing Pines Drive

#### F

Fassbender Road (BG)  
Fernwood Drive  
Ford Road (BL)  
Forest Road  
Foster Creek Drive (BAF)

#### G

Gentz Road (BZ)  
Glenwood Road  
Gordon Road (West)  
Green Bay Street (BJ)  
Greenfield Road (BH)  
Green Garden Road (BH)

#### H

Heather's Lane (*Prvt*)  
Hiawatha Street (N & S) (BAG)  
Hidden Creek Trail (*Prvt*)  
Highland Drive (*Prvt*)  
Hillcrest Trail (*Prvt*)  
Hoppock Street

Hotel Place (*Prvt*)

#### I

Industrial Drive (*Prvt*)

#### J

Jean Street  
Jennifer Lane  
J H Lane (*Prvt*)  
Judy Street  
Juliet Street

#### K

Karen Road (BF)  
Katers Drive  
Kawbawgam Road (BI)  
Kellogg Street  
Keweenaw Trail (*Prvt*)

#### L

Lakewood Lane (BAA)  
Lara Lei Trail (*Prvt*)  
Little Lake Road (BC)

#### M

Mangum Road (BAE)  
Maple Road (BS)

Meadow Lane  
 Meadowbrook Lane  
 M-28 East  
 Morning Meadow Drive

**N**

North Big Creek Road (BO)  
 Norway Trail (*Prvt*)

**O**

Oakbrook Lane  
 Ojibwa Trail (*Prvt*)  
 Old Kiln Road (BA)  
 Orchard Lane (BAH)  
 Ortman Road (BE)

**P**

Penny Way  
 Pinebrook Drive

Pine Cone Trail  
 Poplar Trail (BW) (*Part Prvt*)

**Q**

Quant Trail (*Prvt*)  
 Quarry Road (BAB)

**S**

South Big Creek Road (BP)  
 South Willow Road (*Prvt*)  
 Springwood  
 Sunnybrook Road  
 Superior Street (BBE)  
 Surrey Lane

**T**

Terrace St  
 Tia Trail (*Prvt*)  
 Timberlane (BU)

Townline Road (BLA)  
 Truckey Court (BCA)

**U**

US Highway 41 South

**V**

Valley Road (BBA)  
 Van Epps Street  
 Veda Street  
 Vidy Drive  
 Vista View Trail (*Prvt*)

**W**

Wanda Street (*Prvt*)  
 Welsh Trail (*Prvt*)  
 West Branch Road (545)  
 West Fairbanks Street  
 West Main Street (BSS)

West Wright Place  
 Wildwood Drive  
 Willow Road (*Prvt*)  
 Windmill Lane  
 Wintergreen Trail (*Prvt*)  
 Woodvale Drive

**Z**

Zhooniyaa Miikana Trl (FKA Acre Trl)



## Appendix G: Proposed New Roadways and Connections

This plan acknowledges that some new road connections should be implemented to provide improved emergency access, especially in situations where residents are vulnerable because their neighborhood has only one access point. The following connections are recommended as beneficial for implementation at the time of future property development. In particular, the goal is to avoid future cul-de-sac development in favor of providing through connections. The suggested locations are approximate, and do not indicate a requirement for any particular parcel. Additionally, it is intended that future road connections involving private roads will only be implemented if the residents are in favor. All roads are intended to be of Complete Streets design except those in **bold** below.

Recommended road connections involving at least one private road include (listed from north to south and west to east):

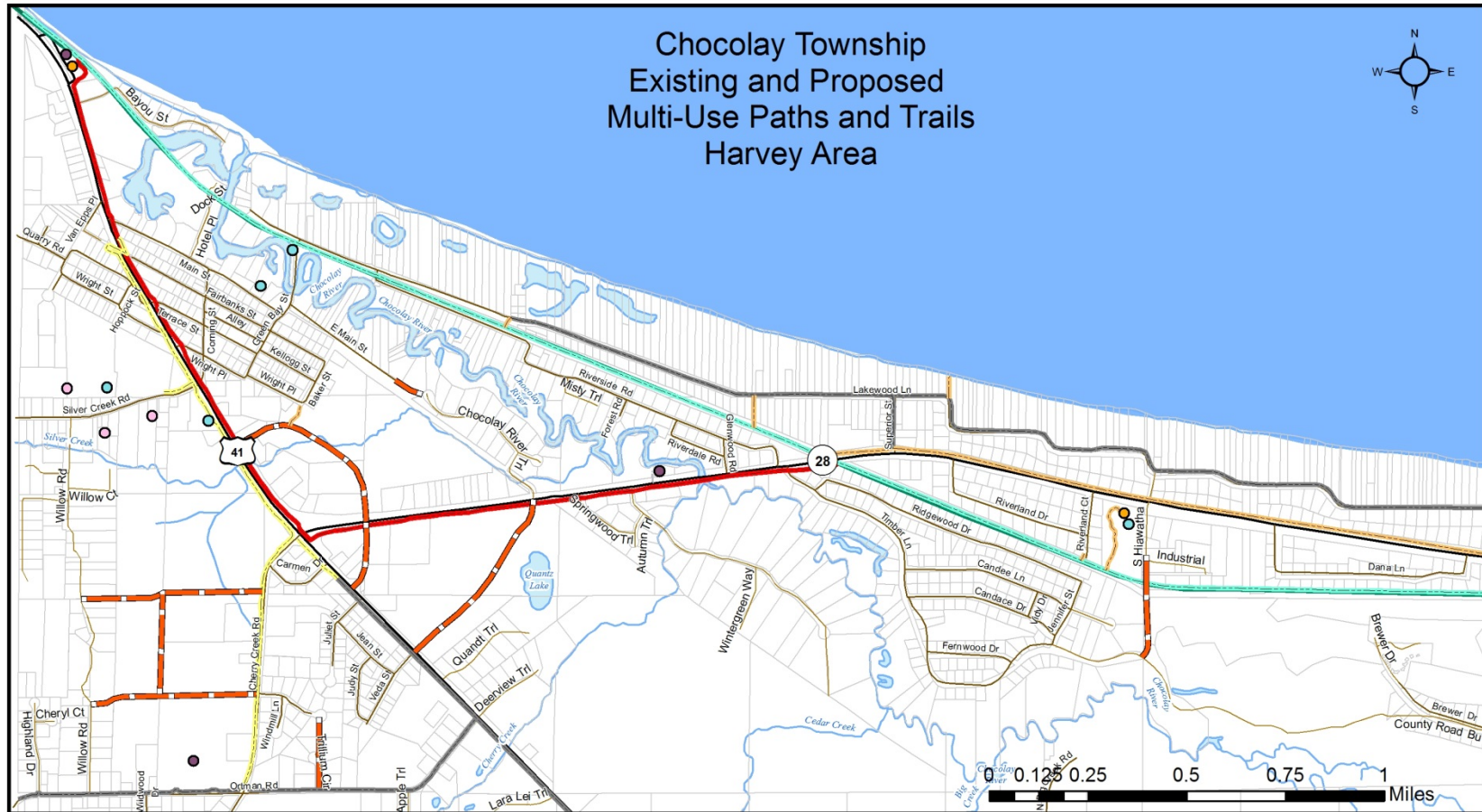
- E. Main St. southeast to Chocolay River Trail (there is an existing sewer easement in this area, and also a former rail grade with questionable ownership)
- Ewing Pines Dr. south to Ortman Road
- Willow Road (north section) east to Cherry Creek Road in the vicinity of Fraco
- Willow Road (south section) east to Cherry Creek Road in the vicinity of Cherry Creek School (with the possibility of connecting the two Willow Road connections together along parcel boundaries east of Willow Road)
- Cherry Creek Road east to Hidden Creek Tr.
- Hidden Creek Tr. South to Edgewood (Briarwood Subdivision)
- M-28 in the vicinity of Hiawatha south along the eastern boundary of Lion's Field on Industrial Road and west to connect with Timberlane
- M-28 E in the vicinity of Lakewood Lane southeast to Kawbawgam Road


Recommended road connections involving public roads include:

- US-41 in the vicinity of the former Wahlstrom's restaurant east and south to M-28 behind the existing corridor development
- M-28 near Chocolay River Trail southwest to US-41 across from Veda St.
- M-28 near the hotel at the corner of US-41/M-28, southwest to US-41 near the connection to Carmen Drive
- Surrey Ln. south to Sandy Ln.
- **Cherry Creek Rd. south of CR 480 east to the vicinity of Truckey Court**
- **Little Lake Rd south of CR 480 east to S. Big Creek Rd.**

Recommended non-motorized connections include:

- Baker Street south to the proposed road connecting US-41 and M -28 behind the existing corridor development
- Along Ortman Rd.
- Along Lakewood Lane
- Along US-41 from Harvey south to the "Beaver Grove community"
- Lakewood Lane north through the road easement at the right edge of the Hiawatha Shores Subdivision to Lake Superior
- Lakewood Lane south through the easement west of Superior Street to the Iron Ore Heritage Trail
- Connector trail from the parking lot at Lion's Field west and south to the Iron Ore Heritage Trail
- A separate path on the north side of M-28 from the intersection of the Iron Ore Heritage Trail with M-28 east to the area across from Chocolay Downs Golf Drive, and north through the Township easement to Lakewood Lane.





Charter Township  
of Chocolay  
GIS

*Not intended  
for legal use.*

**Legend**

- Highways
- Primary Roads
- Secondary Roads
- - - Unpaved/Unclassed
- Parcels

**Recreation Facilities**

Type

- Cooperative
- Other Public
- Private
- Township
- Trailhead

**Existing Multi-Use Paths**

Type

- IOHT alternate business non-motorized & snowmobile
- IOHT NCT non-motorized & snowmobile
- Multi-use path - snowmobile, ATV, non-motorized
- Township non-motorized path
- North Country Trail

\*Note: IOHT means Iron Ore Heritage Trail,  
NCT means North Country Trail

**Proposed non-motorized connections**

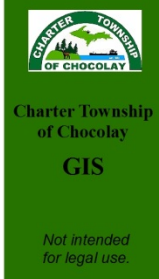
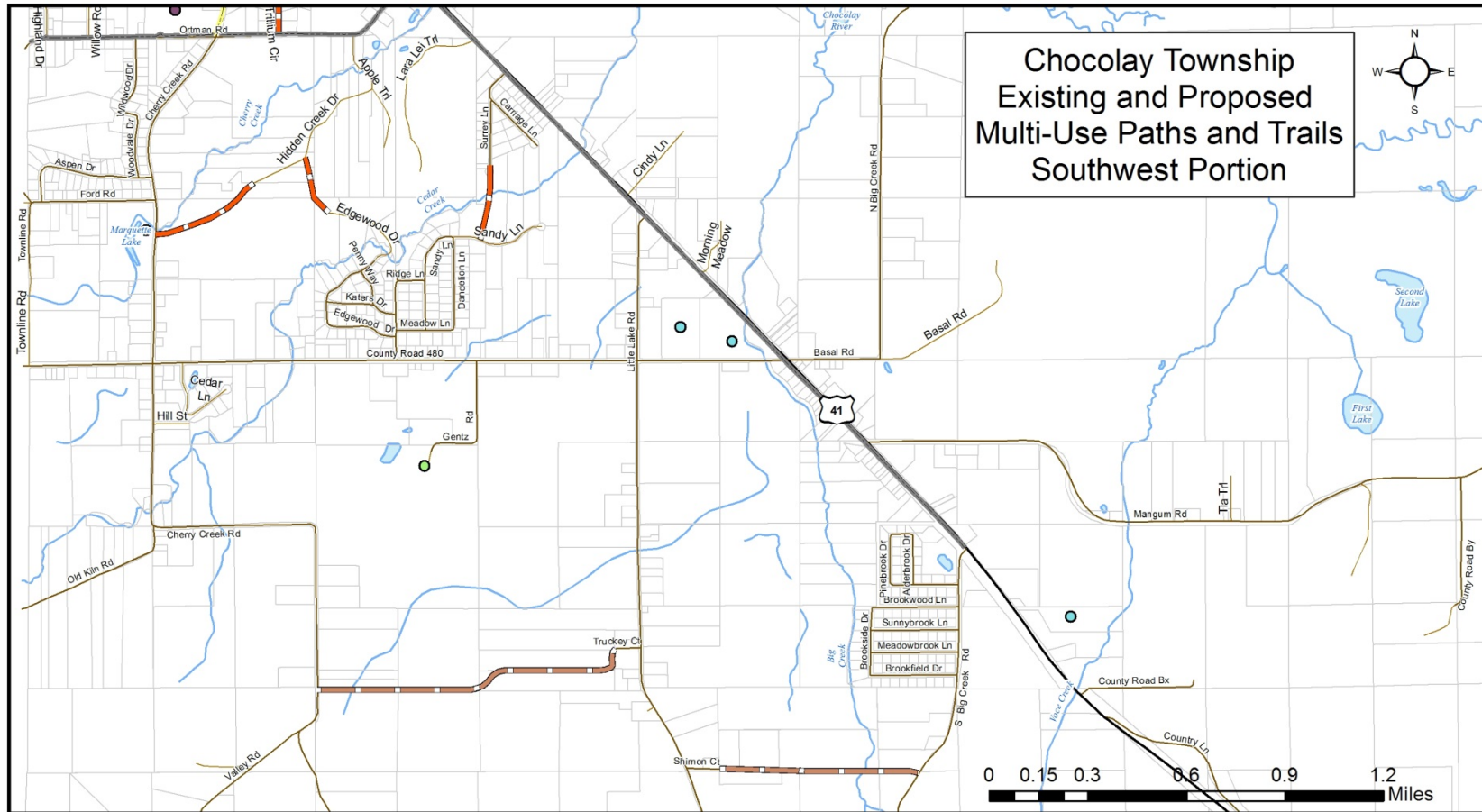
Type

- New non-motorized trail
- Ped/Bike facilities - existing roads

**Proposed roads - approx vicinity**

Type

- Recommended new Complete Street
- Recommended road connection



**Legend**

- Highways
- Primary Roads
- Secondary Roads
- - - Unpaved/Unclassed
- Parcels

**Recreation Facilities**

**Type**

- Cooperative
- Other Public
- Private
- Township
- Trailhead

**Existing Multi-Use Paths**

**Type**

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\*Note: IOHT means Iron Ore Heritage Trail, NCT means North Country Trail

**Proposed non-motorized connections**

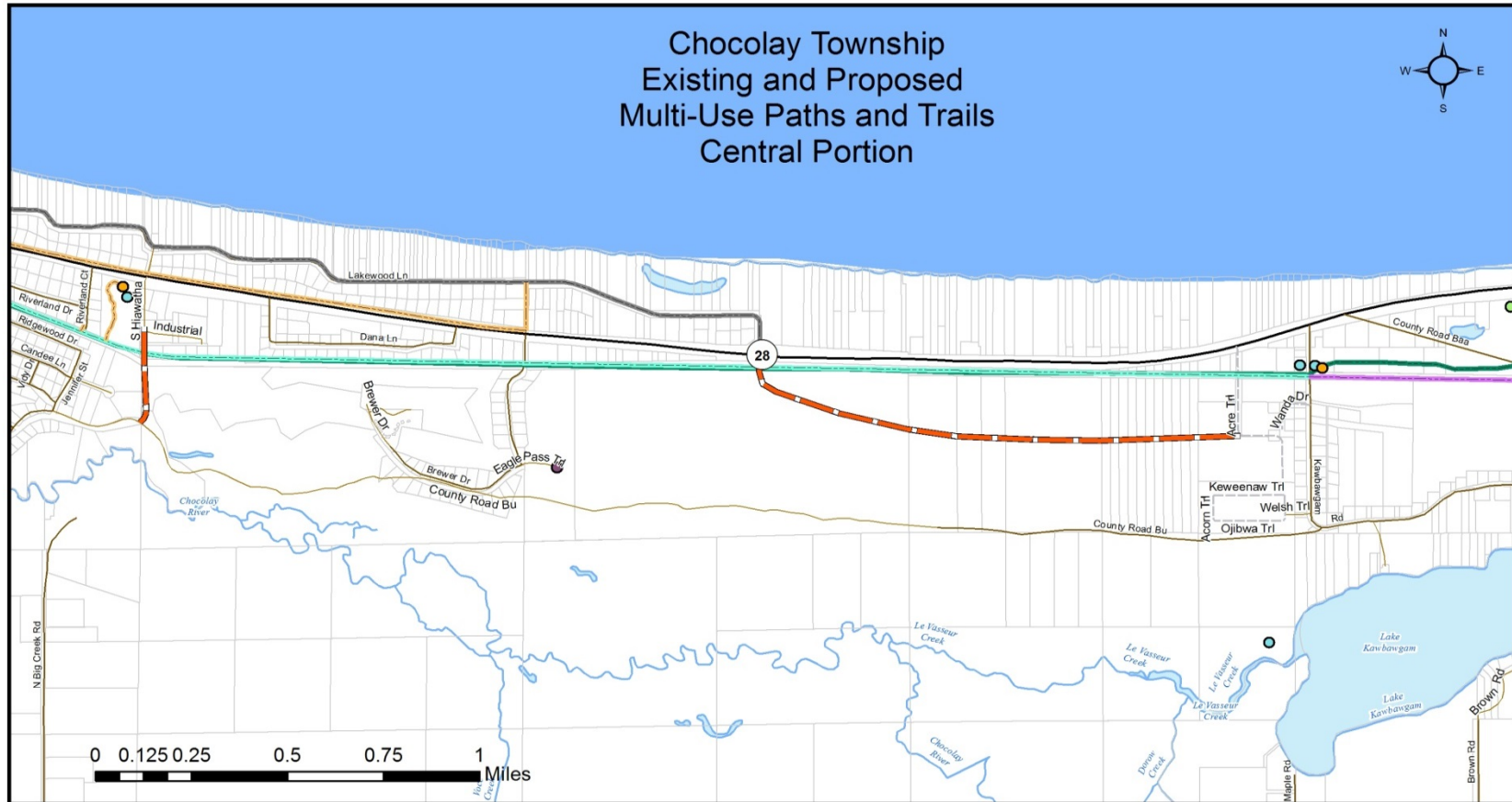
**Type**


- New non-motorized trail
- Ped/Bike facilities - existing roads

**Proposed roads - approx vicinity**

**Type**

- Recommended new Complete Street
- Recommended road connection





Charter Township  
of Chocolay  
GIS

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for legal use.*

**Legend**

- Highways
- Primary Roads
- Secondary Roads
- Unpaved/Unclassed
- Parcels

**Recreation Facilities**

**Type**

- Cooperative
- Other Public
- Private
- Township
- Trailhead

**Existing Multi-Use Paths**

**Type**

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**Proposed non-motorized connections**

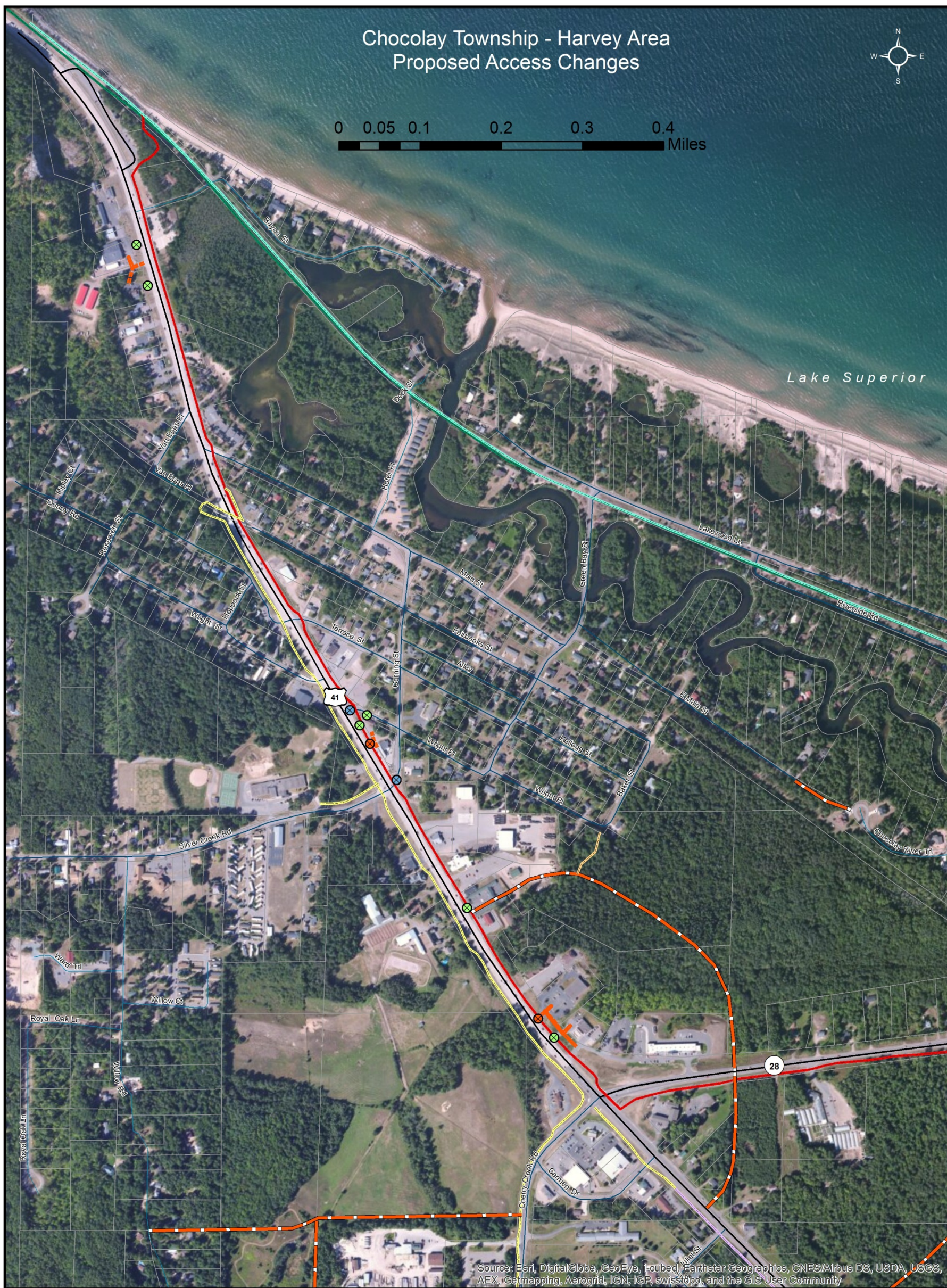
**Type**

- New non-motorized trail
- Ped/Bike facilities - existing roads


**Proposed roads - approx vicinity**

**Type**

- Recommended new Complete Street
- Recommended road connection



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



**Charter Township  
of Chocoley  
GIS**

*Not intended for legal use.*

**Legend**

- Highways
- Primary Roads
- Secondary Roads
- Unpaved/Unclassed
- Parcels

**Existing Multi-Use Paths**

Type

- IOHT alternate business non-motorized & snowmobile
- IOHT NCT non-motorized & snowmobile
- Multi-use path - snowmobile, ATV, non-motorized
- Township non-motorized path
- North Country Trail

**Proposed non-motorized connections**

Type

- New non-motorized trail
- Ped/Bike facilities - existing roads

**Proposed access changes**

Type

- Eliminate driveway
- Improve road alignment
- New shared driveway
- Proposed driveway changes

**Proposed roads**

Type

- Recommended new Complete Street
- Recommended road connection

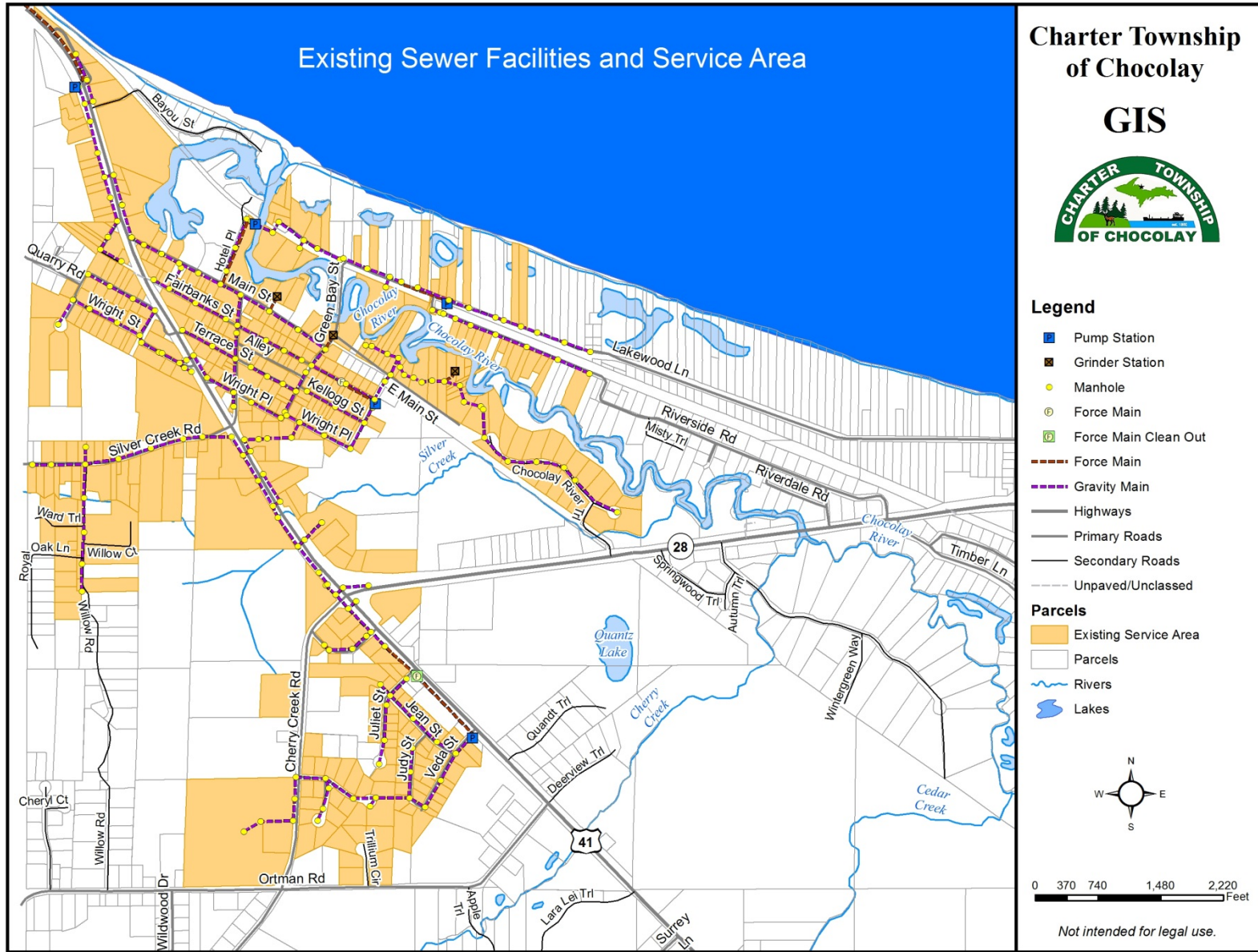
## Appendix I: Critical Paths

Critical paths are those non-motorized paths or trails that the Township acknowledges as important to maintain for year round use because of their role in access to local destinations. These designations may change as uses change within the Township, but for now the only critical path designated for year round non-motorized use is the Township non-motorized path as shown on the map in Appendix G.

This paved path extends along the west side of the US 41/M-28 highway corridor from the pedestrian tunnel near Fairbanks St south to the intersection of US 41 with M-28 and Cherry Creek Road, and then continues west on Cherry Creek Road to the intersection of Ortman Road. This path connects the school with the Village of Harvey, and makes walking possible between the grocery store (transit stop) and various neighborhoods. It allows pedestrians to mostly bypass the snowmobile route that lies along the alternate business route of the Iron Ore Heritage Trail, crossing over at major intersections that are equipped with pedestrian features to access key businesses on the east side of the highway.

The Township will have to invest in better snow removal equipment, such as a tractor with blower, to remove snow from this path. An alternate course of action is to maintain a packed trail that is accessible for pedestrians, snowbikes, or sleds, and to encourage businesses to provide racks to secure equipment.

# Appendix J: Chocolay Township Sewer Map



## Appendix K: Master Plan Survey Results

What follows are summaries of survey results. All raw data from both the 2010 and 2013 surveys can be viewed on the Township website under *Township Reporting*.

### SUMMARY OF 2010 MASTER PLAN SURVEY

The cover letter indicates that the purpose of the 2010 survey, coordinated by Planner Jennifer Thum, is to assist in the creation of the Comprehensive Plan because

“a plan is not meaningful unless it reflects the needs and desires of ALL constituents of the Township. Therefore, it is critical that we get as many community members as possible involved in this process.”

The survey was distributed by mail along with tax bills. Records indicate the number of tax bills mailed was 3,416. The difficulty with this approach is that not all tax bills go to the residents. Many of the bills go to banks or mortgage companies.

Respondents were asked to fill out “this copy of the survey and return with your taxes by mail”. They were also encouraged to ask friends and neighbors to complete a web version of the survey on *Survey Monkey*, or to make additional photocopies for other respondents. Multiple responses were allowed per household. Hard copy survey results were manually entered into *Survey Monkey* for analysis.

Questions were a mixture of multiple choice and open comment.

491 respondents were identified per the *Survey Monkey* raw results. Not all questions were answered by all respondents.

Considering 491 respondents and 3,416 mailed, response rate is 14 percent.

Considering 491 respondents and number of households per the 2010 census (2,453), response rate is 20 percent.

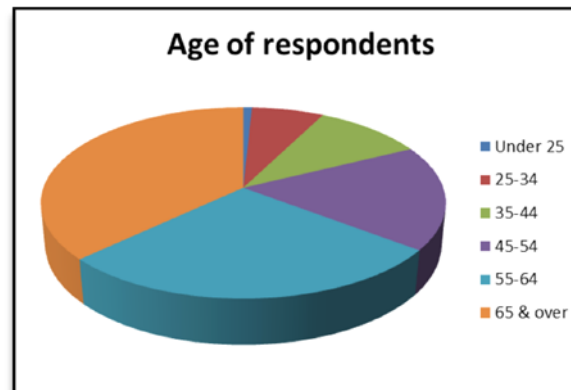
Considering 491 respondents and total Township population (5,903), response rate is 8 percent. Of course, this accounts for all age groups, including young children. Considering 491 respondents and population 20 and over (4,549), response rate is 11 percent.

#### 1. What is your age?

Most respondents were age 45 and over, with the largest age group being 65 & over.

*Table K-1. Age of Respondents*

Age Group	Respondents	Percentage
Under 25	4	0.8%
25-34	33	6.7%
35-44	50	10.2%
45-54	87	17.7%
55-64	136	27.7%
65 & over	182	37.1%



According to the 2010 Census, the under-25 age group is 27.6% of the total Township population. At 0.8% of total survey responses, this age group is vastly under-represented.

A more balanced representation of mid-range age groups is demonstrated. The 25-34 age group is 10% of total Township population, and 6.7% of survey responses. The 35-44 age group is 12.8% of total Township population, and 10.2% of survey responses. The 45-54 age group is 17.3% of total Township population, and 17.1% of survey responses.

Older age groups are more over-represented. The 55-64 age group is 18% of total Township population, and 27.7% of total responses. The 65 and over age group is 14.2% of total Township population, and 37.1% of survey responses.

#### 2. Please select your gender.

Almost 57% of respondents were male and 43% were female. The 2010 U.S. Census indicates that 50.6% of Chocoday Township residents were male and 49.4% were female, so male respondents are slightly over-represented in the survey.

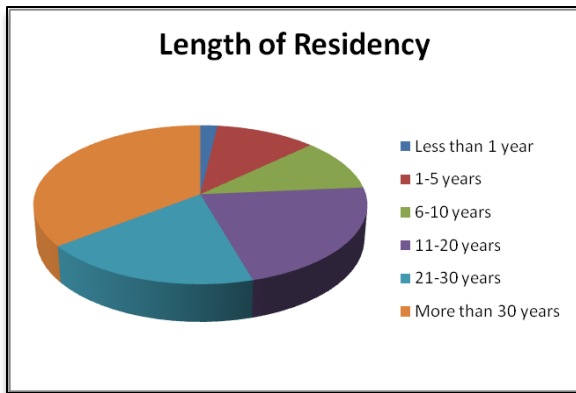
#### 3. How long have you been a Chocoday Township / Beaver Grove / Harvey resident?

The majority of respondents have been a local resident for over 30 years.

*Table K-2. Length of Residency*

Residency	Respondents	Percentage
Less than 1 year	9	1.9%
1-5 years	53	11.1%
6-10 years	51	10.7%
11-20 years	105	22.0%
21-30 years	91	19.0%
More than 30 years	170	35.6%





4. What are the 3 most significant reasons you reside in Chocolay/Beaver Grove/Harvey?

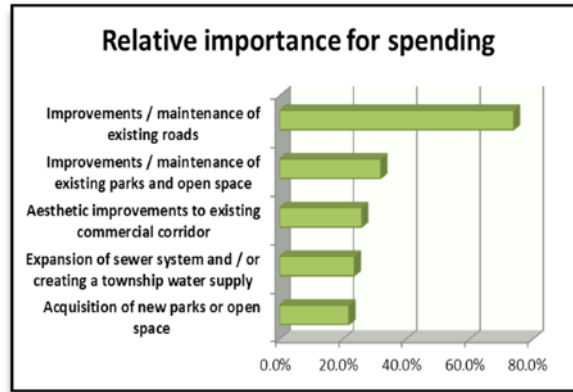
Choices that were provided for respondents are indicated in red text in the following table. All other comments were provided as open comment. The responses were divided into topic categories. The most frequent response category pertains to character, community, and conditions. The three top items within this category include “rural character” (290 responses), “nice neighborhood” (208 responses), and “like the community” (159 responses). The next most frequent response category pertains to location. The top items in this category are proximity to family and friends (128 responses), jobs (37 responses), and the City of Marquette (8 responses). Other popular reasons for local residency include cost/value of home (155 responses), land (129 responses), access to parks and recreation (53 responses), and access to the lake or lakefront property (44 responses). Others indicated they wanted smaller homes, summer cottages or camps, or homes for retirement.

See Table K-3 below for survey responses.

5. If you had \$100 to split between the following categories, how would you split your money?

Most respondents chose to allocate the highest percentage of dollars to “improvements /

maintenance of existing roads”. The lowest percentages were allocated to “expansion of sewer system and/or creating a township water supply” and “acquisition of new parks or open space”.



6. Please list up to 3 intersections or roadways in need of improvement in the Township in order of importance:

Respondents provided information through open comment. The number of respondents indicating each intersection or roadway as either a first, second, or third choice is indicated in the following table. Each intersection or roadway was then given a composite score, composed of a summary of first choice responses (valued at 3 points each), second choice responses (valued at 2 points each), and third choice responses (valued at 1 point each). A ranking was then established based on the composite scores. The ten intersections and roadways indicated as top priorities for improvement are (see additional comments in appendix):

1. Lakewood Lane
2. US 41 (\*survey was conducted before the completion of the US 41 improvement project from the intersection of US 41 / M-28 to Marquette)
3. US 41 / M-28 / Cherry Creek Rd (\*survey was conducted after the improvements

made to this intersection, but many respondents indicate continued frustration or dissatisfaction)

4. US 41 / Main Street
5. Mangum Road
6. Ortman Road
7. Riverside Road
8. Kawbawgam Road and the intersection of US 41 / Silver Creek (tied score)
9. South Big Creek Road and Willow Road (tied score)
10. Shot Point Drive

See Table K-4 below for survey responses.

7. What are the 3 most POSITIVE aspects of living in Chocolay/Beaver Grove/Harvey?

Choices that were provided for respondents are indicated in red text in the following table. All other responses were provided as open comment. The responses were divided into topic categories. The most frequent response category pertains to character, community, and conditions. The top items within this category are “rural character” (389 responses) and “Sense of community” (183 responses). Respondents indicated they also appreciate peace and quiet, privacy, and country/small town/semi-rural character. The next most frequent response category pertains to housing. The top items in this category relate to “affordable housing” (185 responses) and “quality of housing” (151 responses). Respondents also felt positive about parks and recreation opportunities (124 responses). Respondents also indicate the following items are positive: Lake Superior/lakefront property/access to water; proximity to Marquette; availability of land that is undeveloped, forested, natural, clean or used for farming or hunting; public safety and local government services; reasonable taxes or costs;

good neighborhoods and social structures; and other amenities.

See **Table K-5** below for survey responses.

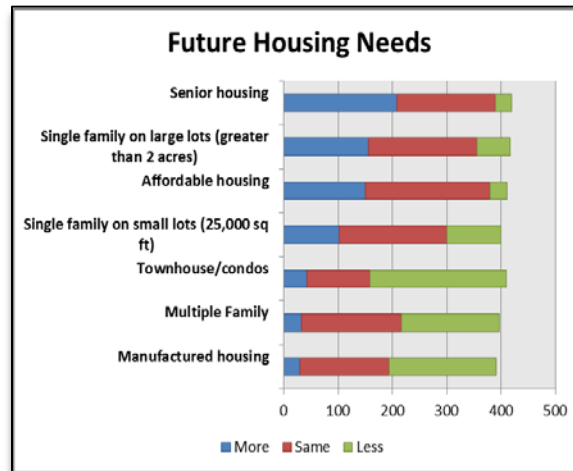
**8. What are the 3 most NEGATIVE aspects of living in Chocolay/Beaver Grove/Harvey?**

Choices that were provided for respondents are indicated in red text in the following table. All other responses were provided as open comment. The responses were divided into topic categories. The most frequent response category pertains to transportation. The top items within this category are “road maintenance” (173 responses) and “transportation accessibility” (103 responses), and “lack of availability of non-motorized transportation” (74 responses). A few respondents indicated they were also displeased with a lack of bicycle/walking paths, single access road for a subdivision, speeding in neighborhoods, and road conditions. The category chosen second most often includes comments pertaining to business. The top items in this category relate to “lack of commercial development” (117 responses) and “proximity to employment” (79 responses). Several respondents indicated that the commercial corridor was unattractive, disorganized, or limited. The next category relating to negative conditions is amenities. Respondents indicate a “lack of cultural opportunities” (88 responses). Other missing amenities include post office, community center, ATV trails, natural gas lines, community gathering focal point, community events, charter services, swimming facility, activities for kids, and lighting on rural roads. Respondents also indicated the following items: “high cost of living” (72 responses), “public safety (police and fire)” (40 responses). Several indicated that their taxes are too high. Fifty-two (52) indicated a “lack of park and recreation options”, and twenty-eight (28) indicated “limited housing options”.

See **Table K-6** below for survey responses.

**9. For each type of housing listed below, please indicate how much of each type you feel the Township needs in the next 10 years? (check one box on each line below)**

The chart below indicates whether respondents preferred more, the same, or less of various housing types in the future. Most respondents indicated a need for more senior housing. Most respondents indicated a need for the same amount of single family housing, affordable housing, and multiple family housing. Most respondents indicated a need for less townhouses/condos and manufactured housing.



**10. Chocolay Township should:**

This question asked respondents to indicate their level of agreement with several statements. For analysis, the question was amended to include a rating scale as follows: “Strongly Agree” = two points, “Agree” = one point, “Neutral” = zero points, “Disagree” = negative one point, and “Strongly Disagree” = negative two points. In this way, it is possible to numerically compare the balance of input.

The least supported idea was a water supply. The most supported idea was to protect natural

resources and open space that contributes to the health of natural systems and the Township’s character and quality of life.

All other items received mid-range support, including diverse zoning districts, a variety of housing options, improve and develop community services and facilities and unify the Township, and attract new business development.

See **Table K-7** below for survey responses.

**11. Please indicate the importance the Township should give each of the following:**

This question asked respondents to indicate their opinion regarding the level of importance of various items. For analysis, the question was amended to include a rating scale as follows: “Extremely Important” = four points, “Important” = three points, “Somewhat Important” = two points, “Not Important” = one point, and “No opinion” = zero points. In this way, it is possible to numerically compare the balance of input. Results are shown in **Table K-8**.

Responses follow based on highest score to lowest score:

1. Provide incentives to preserve natural features
2. Install or repair pedestrian and bicycle paths
3. Redevelopment vacant and underutilized commercial properties
4. Provide incentives to attract research/office development
5. Provide senior housing
6. Improve accessibility to open space
7. Limit new residential home construction to one acre per dwelling
8. Create an Alternative Energy Overlay District

9. Develop more parks and improve recreation equipment

10. Provide more housing for young adults

It should be noted that there are some difficulties with the choices. Based on the high “no opinion” score (105), it is likely that respondents did not know what an Alternative Energy Overlay District means, and this was not explained.

Also, governments can only provide incentives for new development situations, so “incentives for preservation of natural features” does not equate to conservation, as some may assume. Also, it is unlikely that the Township, which operates on a very tight budget, would have extra money to use for private development incentives. Based on the responses to other questions, it is likely that respondents did not consider “incentives” as being related to financial compensation or density bonuses, both of which would probably receive little support, and this was not explained.

It is unclear how Chocoday Township would have the real capacity to redevelop vacant and underutilized parcels, provide incentives to attract development, or provide senior or young adult housing, so this may be somewhat

irrelevant in guiding Township policy. This will depend more on the market, although the Township could set aside more areas for industrial or research/office uses if this was a matter of high importance.

It is unclear whether “limit new residential home construction to one acre per dwelling” means to set a minimum lot size of one acre for new residences, or do not allow new residential lots over one acre in size. Many people indicate they move here to have larger quantities of land, so this could account for the result.

The best conclusions that can be made from the supplied responses are that people value natural features and pedestrian and bicycle paths. They are in favor of vacant and underutilized properties being redeveloped. They support new research/office development and senior housing more than they support new industrial or housing for young adults. Other useful information is gained from the open comment supplied with the question.

The open comments were divided into topic categories, which are summarized in *Table K-9*. Actual comments can be viewed on the Township website under Township Reporting “2010 Master Plan Survey Staff Summary”. There were 31 comments pertaining to

amenities and services. These have to do with a post office, library, natural gas service, cheaper power, affordable internet/cell/TV service, better recycling, composting, special events, public infrastructure, senior services, garbage collection, community center, invasive species control, and gardening.

There were 29 comments pertaining to development, including opinions on lot size, density, uses, business incentives, and the poor aesthetics of the commercial area along the highway. They also commented on alternative energy, housing, rural character, and the need for municipal water/sewer services.

There were 25 comments related to local government efficiency or transparency. These include the budget, investment in the pedestrian tunnel, taxes, revenues, and fiscal conservatism. There were 17 comments related to recreation, such as bike/walking paths, playground, maintenance, and motorized vehicles. There were 10 comments on regulations such as garbage burning and enforcement. There were 9 comments with specific transportation suggestions such as bus service, maintenance, improvements, better access, and street lighting.

Table K-3. Reasons for Local Residency

# of responses	Topic
664	CHARACTER / COMMUNITY / CONDITIONS
290	Rural Character
208	Nice neighborhood
159	Like the community
2	Semi-rural character
2	Lack of congestion
2	Privacy
1	See sky at night - no light pollution
182	PROXIMITY - SOCIAL / BUSINESS
128	Friends/family live nearby
32	Changed jobs
5	Close proximity to Marquette (functions, work)
3	Close to work/Business
3	Convenient location
2	Business
1	US 41 traffic provides high visibility
1	Member of the fire department
1	Convenient/safe travel to/from Marquette
2	Proximity to schools, NMU
3	Was born/raised here
1	Returned to area of upbringing
161	FINANCIAL
152	Cost/value of home

# of responses	Topic
5	Lower/reasonable taxes
1	Not city water or city sewer
3	Home/property affordability
129	LAND / SPACE
119	Wanted more land for family
3	Farmland
3	Heritage location/inherited property
2	Live elsewhere - own property
1	Preservation of Family Centennial Farm
1	Yard space
56	ENVIRONMENT / RECREATION
51	Access to parks and recreation
2	Land for recreation/golf
2	Clean air & water
1	Wildlife, watershed, pristine & serene environment, clean
44	LAKEFRONT / WATER RELATED
24	Lakefront property/forested lakefront property
19	Lake/Lake access/beach
1	Water
33	HOUSING
18	Wanted a smaller home
6	Summer cottage/camp

# of responses	Topic
6	Retired/Retirement Home
2	Particular aspects of home/property
1	Forested property adjacent to single-family residential
3	GOVERNMENT / REGULATION
1	Safety, low crime
1	Strict commercial corridor zoning (unlike MQT twp!)
1	Not want city politics
3	PROPERTY OWNERSHIP / INVESTMENT
1	Resource development
1	Investment
1	Got property through tax sale
4	USED TO BE ...
1	Rural quiet area used to be nice
1	Really enjoyable before snowmobiles
1	Having a noisy, stinky snowmobile trail 100 feet from two of my three bedrooms makes me reluctant to sell to people who may assume they can actually use all three bedrooms. And, being unemployed makes it even more difficult to move.
1	Been here when it was a quiet neighborhood & raised all my kids here. Now your neighbors don't even know you and don't want to get to know you no matter how hard you try!

Table K-4. Intersections or Roadways in Need of Improvement

Intersection/Road Name	#1	#2	#3	Score	Rank
Aspen Dr			1	1	
Basal Rd	1			3	
Big Creek (North)	1	1		5	
Big Creek (South)	5	2		19	9
Briarwood Subdivision	3		1	10	
Brookfield Subdivision		1		2	
Carmen Dr	1	1		5	
Cedar Ln		1		2	
Cherry Creek	3	2		13	
Cherry Creek / Carmen Dr	1		1	4	
Cherry Creek / CR 480	1	2	1	8	
Cherry Creek / Old Kiln Rd	1			3	
Cherry Creek / Ortman	2	2	1	11	
Corning	1			3	
Corning / Wright			1	1	
CR 480	2		1	7	
CR 480 / Gentz Rd	1			3	
CR 480 / Old Little Lake Rd			1	1	
CR 545	2	1		8	
Dana Lane	3	1	1	12	
Ford Rd	4			12	
Foster Creek Rd	2			6	
Glenwood Rd	1		1	4	
Green Garden Road	2	3	1	13	
Greenfield Rd		2	2	6	

Intersection/Road Name	#1	#2	#3	Score	Rank
Greenfield Rd / Green Garden			1	1	
Karen Rd			1	1	
Katers Dr	1			3	
Kawbawgam Road	3	3	5	20	8
Lakewood Lane	33	10	2	121	1
Lakewood Ln / Hiawatha	2			6	
Lakewood Ln / Riverside	3	3		15	
Little Lake Road	3	2		13	
M-28	1			3	
M-28 / Casino	1	1	1	6	
M-28 / Hiawatha	3			9	
M-28 / Superior		1		2	
M-28 / Timberlane	1	1		5	
M-28 Tourist Turnouts	1			3	
Main / Green Bay	2	2	1	11	
Main St		2		4	
Mangum / Camp Rd		1		2	
Mangum / Greenfield	2	1		8	
Mangum / Kawbawgam	1			3	
Mangum Road	8	6	2	38	5
Old Little Lake Road	2	3		12	
Orchard Ln	2			6	
Ortman Rd	6	4	1	27	6
Ridgewood Dr		1		2	
Riverdale		1		2	

Intersection/Road Name	#1	#2	#3	Score	Rank
Riverland Dr	2	1	2	10	
Riverside Rd	6	3		24	7
Riverview				0	
Sand River Road	1	1		5	
Shot Point Dr	5	1		17	10
Silver Creek	3	3		15	
Superior St		1		2	
Timberlane	1		1	4	
US 41	23	4		77	2
US 41 / Big Creek	2			6	
US 41 / Corning		1		2	
US 41 / CR 480	1		3	6	
US 41 / CR 545	2			6	
US 41 / entrance to Truckey Ct		1		2	

Intersection/Road Name	#1	#2	#3	Score	Rank
US 41 / Green Garden	1	2		7	
US 41 / M-28 / Cherry Creek	18	3	2	62	3
US 41 / Main Street	9	6	1	40	4
US 41 / Mangum	1			3	
US 41 / Silver Creek	3	4	3	20	8
US 41 / Terrace		1		2	
US 41 / TimberLane		1		2	
US 41 / Wright			2	2	
Wildwood Dr	3	2		13	
Willow Road	5	2		19	9
Woodvale Dr	1	1	1	6	
Wright Place		1		2	
Yelmer Rd		1		2	

Table K-5. Positive Things about Living In Chocolay Township

# of responses	Topic
593	CHARACTER / COMMUNITY / CONDITIONS
389	Rural Character
183	Sense of Community
10	Quiet
3	Peaceful
3	Privacy
2	It's country-like / small town atmosphere
1	Semi-rural character
1	Not overcrowded
1	Less snow
338	HOUSING
185	Affordable Housing
151	Quality of Housing
2	My home / camp
124	ENVIRONMENT / RECREATION
124	Parks and Recreation
27	LAKEFRONT / WATER RELATED
23	Lake Superior/Lakefront
3	Access to beautiful beach
1	Access to water
17	LOCATION
11	Access to Marquette (University, hospital, etc)
5	Proximity to Marquette yet small

# of responses	Topic
	town/rural feel
1	Location
14	LAND/SPACE
2	Size of building lots - large lot size
2	My own park / recreation property
2	Undeveloped rural area
1	Large forested, natural parcels
1	Room for dogs and a garden
1	Beautiful landscape of this area
1	Open spaces, forest and farmland
1	Farming
1	Proximity to hunting
1	Pristine streams (undeveloped)
1	Wildlife, watershed, pristine & serene environment, clean
13	GOVERNMENT / REGULATION
4	Safety - low crime
5	Excellent police/fire department
2	Enforced zoning
1	Restricted development
1	Less government
9	FINANCIAL
8	Relatively low/reasonable property taxes
1	No water and sewer bills

# of responses	Topic
7	NEIGHBORHOODS / SOCIAL
5	Good neighborhoods/neighbors
1	Family & friends
1	Raised here
9	OTHER AMENITIES
4	Bikeability - accessible bike paths
1	Near Alger County / Hiawatha Forest
1	Lakeland Sculpture Park
1	Lake LeVasser, especially Kawbawgam XC ski trail!!
1	Business
1	School
8	USED TO BE ...
1	It's certainly not the trend toward business development and expansion that is causing increasing problems.
1	Rural is fading
1	Used to be peaceful, rural, not anymore
1	Used to be quiet before snowmobiles
1	Only negative is summer people with fireworks on a work night
1	Bought years ago when things were nice
2	None/ very little
2	Don't live here - not applicable

Table K-6. Negative Things about Living in Chocolay Township

# of responses	Topic
366	Transportation
173	Road Maintenance
108	Transportation accessibility
74	Lack of availability of non-motorized transportation
1	High speed limits
3	Lack of bicycle paths and walking trails
2	Dangerous commute to Marquette - road condition, ice, blowing snow, deer
1	One way in and out of Timber Lane
1	Heritage Trail
1	CR 545 North is terrible!!
1	Lakewood Lane is bumpy
1	Heavy traffic on Kawbawgam Road / speeding
206	BUSINESS
117	Lack of commercial development
79	Proximity to employment
4	Unattractive appearance of commercial properties/district on US 41
1	Better grocery store
1	Lack of business opportunities or investments
1	Disorganized, limited business corridor
1	Linear commercial/business a HUGE negative
1	Business to hire people with a living wage, not minimum wage
1	Lack of business to draw people
109	AMENITIES
88	Lack of cultural opportunities

# of responses	Topic
5	No post office / public mailboxes
3	No community center
3	ATV trails - Chocolay is not ATV friendly
2	Lack of natural gas lines
1	Lack of community gathering focal point
1	Lack of community events
1	Lack of Charter services for TV and internet
1	No swimming facility
1	Only one school to choose from - overpopulated
1	No activities for kids
1	No library
1	Lighting on rural roads
72	FINANCIAL
72	High cost of living
66	PUBLIC FACILITIES / SERVICES
40	Public safety (police and fire)
3	Poor water / no municipal water
2	Lack of a sewer system
1	Tax assessor
2	Property taxes too high
5	High taxes
2	Not enough recycling options
1	The way you pay for garbage pickup
1	Garbage expense too high
2	Bad/non-responsive township government
2	Bad government officials / divisive politics
1	Too tight with zoning regulations



# of responses	Topic
1	Lack of zoning and ordinances concerning unkept lots and junk around homes
1	Disjointed zoning ordinances
1	Changing zoning without owner's permission!
1	Lack of ordinances enforcement
54	ENVIRONMENT / RECREATION
52	Lack of park and recreation options
1	Access to beach
1	Not being able to launch a boat into Lake Superior
31	HOUSING / NEIGHBORHOOD
28	Limited housing options
1	Mixture of nice and poorly kept housing in same neighborhood
2	Unusually high number of sex offenders in some neighborhoods
8	NUISANCES

# of responses	Topic
4	Snowmobile trail (motorized vehicles) in residential area
1	Snowmobiles - motor bikes - no privacy
1	Allowing residents to burn garbage
1	Lakeland is close to my property and it is an eyesore!!
1	Indifferent attitude of Choc Township Board to noise/junk
4	CONDITIONS
3	Snow removal
1	Conditions
1	LOCATION
1	So far from Marquette for kids and to bike commute to work for adults
9	None

Table K-7. Level of Support

Indicate level of agreement with the following	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Score
Offer a water supply to all of our residents.	57	52	113	113	111	-169
Offer a water supply to residents within the Harvey area.	56	96	145	75	76	-19
Offer diverse zoning districts to allow for public needs and services, environmental conditions, etc.	76	195	130	30	10	297
Have viable residential neighborhoods that offer a variety of housing options for a high quality of life.	84	209	112	30	11	325
Promote the improvement and development of community services and facilities and unify the Township.	103	191	125	23	14	346
Attract new business development that could create a stable economic tax base and quality shopping and services for residents (office, research and development, industrial districts).	139	170	85	37	29	353
Protect natural resources and open space that contribute to the health of natural systems and the Township's character and quality of life.	218	166	59	5	4	589

Table K-8. Level of Importance

Indicate the importance of each of the following	Extremely Important	Important	Somewhat Important	Not Important	No opinion	Score
Provide more housing for young adults.	27	120	149	99	57	723
Develop more parks and improve recreation equipment.	52	125	164	96	26	801
Create an Alternative Energy Overlay District.	66	104	78	85	105	851
Limit new residential home construction to one acre per dwelling.	44	93	87	180	53	868
Improve accessibility to open space.	65	142	113	64	61	875
Provide more housing for seniors.	57	166	140	56	42	880
Provide incentives to attract research/office development.	64	143	123	99	33	916
Provide incentives to attract industrial development.	67	116	99	156	21	949
Redevelop vacant and underutilized commercial properties.	118	165	114	43	22	1075
Install or repair pedestrian and bicycle pathways.	112	163	111	65	14	1081
Provide incentive to preserve natural features (floodplains, woodlands, and trees, etc.)	154	156	103	31	19	1165

Table K-9. Open Comment

# of responses	Topic
31	Amenities / Services
3	Local post office
2	Library / return box
3	Natural gas service
1	Cheaper power
2	Township wide affordable internet, cell, television
3	Better recycling
1	Offer containers for dividing glass, paper, and garbage
1	Recycle glass
1	Don't put the recycling in the garbage truck
2	Compost area for brush with compost pickup by residents
1	No personal benefit from public water vs. the cost
1	More forward-thinking and active in promoting special events (sports, ethnic, music, festivals, etc)
1	Roads

# of responses	Topic
1	Water & sewer & septic systems are very old
1	Sewer development
1	Nothing for seniors here
1	Waste disposal cost too high
1	Get rid of garbage tags - bring back Twp owned trucks
1	Community Center
1	Computer Lab
1	Need invasive species plan to control spotted knapweed, purple loosestrife, etc.
1	Help residents with gardening plots to facilitate local organic food sources. MOST IMPORTANT*
29	Development
1	5 acres for new homes/person can have own space
1	By requiring one acre lots, we create sprawl
1	If develop ag land for housing, then 1 acre minimum lot size

# of responses	Topic
1	What do you mean you can only build houses on 1 acre lots? What about 20 acre lots? If you are asking whether to place limits on subdivision of lots, I support it, but need to keep options for PUD.
1	Examine density rules - can only put 1 residence on 10 acres on M-28
1	This is a residential area and should not be developed for commercial and industrial businesses
1	Provide incentive for any legal business.
1	Develop a pleasing, aesthetic, non-linear commercial area
2	Commercial corridor on US 41 from Shaw's north does not have enough green space/setback zoning & makes the area look unmaintained (Walt's) and messy. When we moved here that was the main drawback of the community.
2	Encourage retail / commercial
4	Support alternative energy development / control nuisance
1	Young adults will find suitable housing
1	Don't turn Harvey into a "cookie-cutter" community
3	See rural character maintained - close enough to MQT for shopping and services. Very liveable as it is.
1	Regarding senior housing planning, keep in mind that the Baby-Boomer population will inevitably decline
1	Maintain lot sizes & character of natural wooded areas/lots.
1	Reduce services, taxes and stop developing
1	No more high density housing - Bayou Court belongs in urban area
1	Municipal water is necessary for growth, esp M-28 corridor & south
1	Water & sewer on M-28
1	I love the horse farm in town
1	Help Gary Peterson develop property across from Beaver Grove Rec
25	Government Efficiency / Transparency

# of responses	Topic
1	Publish budget and checkbook of the Township on the website and strive for more efficiencies
4	Want to know how many people actually use the pedestrian tunnel under US 41 - a waste of \$ that could be better spent
1	Responsive, open, honest government
1	Keep property taxes lower - why the increase every year when the value of my property actually decreased last year? That's not responsible government.
1	Taxes are too high for services compared to other Townships
4	Keep taxes low
1	Better understanding of what is picked up and what is actually recycled after pick up
1	Forget the plan - save tax \$
1	Full time Supervisor to apply for grants & get improvements
1	Casino \$ for Township
1	There would be a lot of nice things to have & do, but there are a lot of poor people here & they can't afford it & would have to move.
4	Keep the status quo or less. In these economic times, we do not need to incur more debt for the Township.
1	Provide for most urgent needs like fire and good water
1	Less is more - thank you for not being like Marquette
1	Allow more citizen participation in decisions
1	Represent the Township better with State government organizations
16	Recreation
1	Bike path/walk path along Lakewood Lane
1	Bike path on east side of US 41
1	Bike paths to parks/soccer fields
1	Extremely important to maintain bike path

# of responses	Topic
1	Pave the railroad grade so strollers and all bikes and roller skaters can use it and connect with all the pathways.
1	Playground east of highway
1	Maintain existing recreation equipment
1	Planning criteria for access to all
1	Keep snowmobiles near major roads and pass through commercial district rather than by-passing local businesses
3	No motorized vehicles in residential areas
3	Support motorized sports - more \$ to community than non-motorized
1	Better access to beaches
10	Regulations
1	No garbage burning in denser area - no plastic burning
1	Keep taxes regulation as low as possible to maintain safety for residents but not lean toward a nanny state
3	Quit bothering/support Lakenenland - best park in County
5	Promote improvements on existing properties (enforce regulations on junk cars, junk, unmowed grass, rotting vegetation, noise)

**SUMMARY OF CHOCOLAY TOWNSHIP PUBLIC OPINION SURVEY 2013**

The purpose of the survey, coordinated by Planning Director Kelly Drake Woodward, was explained thus:

“The Chocoday Township Planning Commission needs your input on several issues of importance for the Master Plan and Recreation Plan updates, but primarily issues related to future land uses, such as the raising of animals as an accessory activity at residences.”

It was also explained that

“this information will supplement the 2010 survey and will be used to guide Township policy. For this reason, it is important that we hear from as many community members as possible so we have a useful sampling of public opinion.”

# of responses	Topic
9	Transportation
1	Do not need industry in our neighborhoods, just safe roads
1	Better bus service - MarqTran doesn't go on M-28 East
1	Plan road repair before it becomes unaffordable
1	Repair US 41 not patch
1	Replace US 41 between M-28 Y MQT
1	Extend Ridgewood Dr to meet road by Varvil Center to provide additional access to subdivision.
1	Widen, level, and resurface Lakewood Lane
1	Street light on Lakewood between Superior and Riverside
1	Street lights on Lakewood Lane, Riverside, Road, Timberlane
	MISCELLANEOUS
2	Pretty happy how things are
5	Do not know what Alternative Energy Overlay District is
1	Do not understand incentives
1	Many questions are ambiguous & need interpretation

Residents were notified and reminded of the survey by several means, including a postcard mailing, article in the Mining Journal, notification on the sign at Township Hall, and notification on the Township website. The postcard was mailed to every address in the Township (not to every owner/tax bill recipient), and was addressed to the resident/property owner. 3,167 postcards were mailed. In addition, 170 postcards were hand delivered to the Tribal housing and the mobile home park residents (who do not have individual addresses in Township records). This is a total of 3,337 postcard notices that were mailed or delivered. This was a sample of self-selecting engaged citizens.

Multimodal data collection methods were used. Respondents were given a choice of responding via online or paper version of the survey. They were instructed that multiple people in the household could take the survey. Questions were a mixture of multiple choice, rating scale, and open comment.

Postcards were mailed on September 4 and were collected through September 30 of 2013.

There were 600 presumed distinct respondents to the 2013 Public Opinion Survey (some exact duplicates were not included). 81% were submitted online and 19% by hard copy. Not all questions were answered by all respondents.

Considering 600 respondents to 3,337 mailings, response rate is **18 percent**.

Considering 600 respondents and 2,453 households (per the 2010 U.S. Census), response rate is **25 percent**.

Considering 600 respondents and 5,903 total population per the 2010 U.S. Census, response rate is 10 percent (includes even very young children). Considering 600 respondents and 4,549 people age 20 and above (per the 2010 U.S. Census), response rate is **13 percent**.

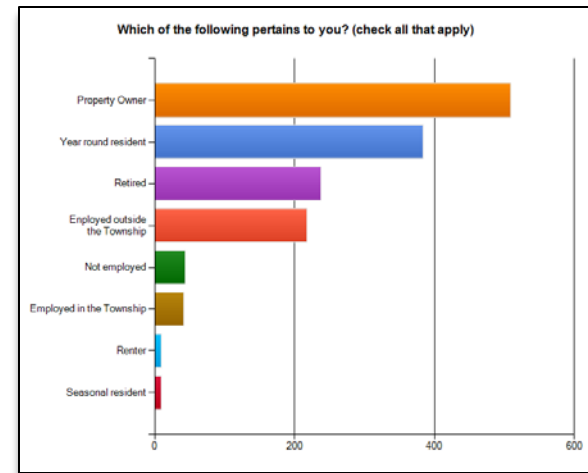
Although this would not be considered a statistically perfect survey, this survey produced the highest number of responses of any citizen opinion survey in Chocolay Township. Hundreds of people took the time to answer a very time-consuming and detailed survey, and to further share their ideas and opinions. Their effort should not be taken lightly or be discounted in importance or relevance.

It is intended that this survey be used as one source of information for use in formulating policy and regulations. Once the policy or regulation is formulated, it will be subjected to further public scrutiny before adoption, so citizens would be well-advised to stay informed about issues of concern to them. All decisions will be made with consideration of public opinion, but will also be consistent with the values, goals, and strategies of the adopted Chocolay Township Master Plan.

## DETAILED RESULTS

### 1. Which of the following pertains to you? (check all that apply)

Most survey respondents are property owners (86%) and year round residents (65%). The 2010 U.S. Census indicates 85% of occupied housing units in the Township are owner-occupied. Prominently represented among respondents are retirees (40%) and those employed outside the Township (37%).



### 2. Please indicate your age group.

71% of survey respondents are 51 years of age or older. In fact, the largest age group among respondents is those age 60 and over (47%). **Young people are not well represented.**

According to the 2010 U.S. Census, the **under 20** age group is 23% of total Township population. At 0.5% of total survey responses, this age group is vastly under-represented. The **20-40** age group is also under-represented. According to the 2010 U.S. Census, this group represents 20.5% of total Township population, but encompasses only 12% of survey respondents.

A more balanced representation of the mid-range age group is demonstrated. The **41-50** age group is 15.6% of total Township population, and 17% of survey responses.

Older age groups are over-represented. The **51-59** age group is 18% of total Township population, and 24% of survey responses. The **60 & over** age group is 23% of total Township population, yet 47% of survey responses.

### 3. Please help us by identifying the neighborhood in which your property/place of residence is located. If you own more than one property, choose your primary one. In which area is your property located?

There are two difficulties of note with responses to this question. The postcard that served as notification of the survey said that the Character Area number was listed on the front of the postcard. This was the intent, but this was not implemented. There was an alternative as mentioned in the survey - respondents could identify the character area for their property by viewing a map. The map that was included during the first couple days also included section numbers. Some respondents were confused and chose their section

number, not their character area number. However, this was mitigated almost immediately by posting a revised map without the section numbers, and by publishing a list of every address in the Township along with the corresponding character area number. This assisted online survey respondents. People who requested hard copy surveys were assisted by office staff in determining the correct character area number.

115 respondents skipped this question. Of the 485 who answered, results are shown in *Table K-10*.

Table K-10. Response by Character Area

Respondents	Percentage	Character Area	Character Area Description
106	22%	8	Suburban residential
101	21%	7	Water-oriented and recreational residential
74	15%	10	Rural residential
45	9%	9	Sub-Rural residential
36	7%	5	Village residential
30	6%	6	Transportation-Oriented residential
22	4.5%	11	Country estate
20	4%	12	Primary working lands
20	4%	13	Natural preserve
17	3.5%	2	Village mixed-use
5	1%	1	Corridor
4	0.8%	3	Corridor
3	0.6%	14	Recreational preserve
2	0.4%	4	Isolated

4. The Chocolay Township Planning Commission wishes to gain public input about the appropriate scale or intensity of animal homesteading activities (the keeping of animals) based on the information above. Please indicate your opinion about whether the following activities should be allowed in your neighborhood.

The majority (over 50%) Agreed with the following:

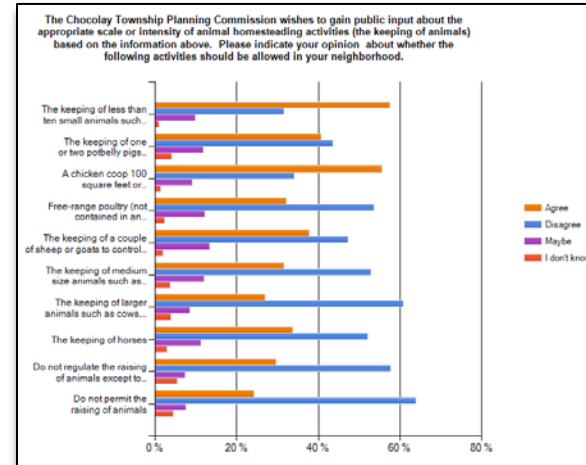
- The keeping of less than ten small animals such as chickens, rabbits, turkeys, in a portable or fixed cage (similar to a dog pen with a shelter and run) - 57.5%
- A chicken coop 100 square feet or less (10' x 10') - 55.5%

For the following items, a majority was not achieved by either those who Agree or Disagree. In this case, a decisive vote from those who said *Maybe* could indicate a majority either way.

- The keeping of one or two potbelly pigs as pets like dogs - 201 Agree, 215 Disagree, 58 Maybe
- The keeping of a couple of sheep or goats to control the growth of vegetation - 185 Agree, 232 Disagree, 65 Maybe

The majority (over 50%) **Disagreed** with each of the following:

- Do not permit the raising of animals - 63.9%
- The keeping of larger animals such as cows, pigs, llamas, and emus - 60.8%
- Do not regulate the raising of animals except to control general nuisance such as sanitation - 57.8%
- Free-range poultry (not contained in an enclosure at all times) - 53.5%
- The keeping of medium size animals such as sheep, alpacas, and goats - 52.8%
- The keeping of horses - 52.1%



In open comment, comments in support of raising animals include, for example, food security, freedom of lifestyle choice, sustainability, right to raise healthy food, local food, supplemental income, source of manure for the garden, better nutrition, and property rights.

In open comment, comments in opposition to raising animals include, for example, lack of confidence in enforcement, inappropriate in residential areas, noise, attraction of predators, poor or inappropriate soil conditions, appearance, odors, more neighbor disputes, waste, increased nuisance complaints, want a place to avoid animals, unfair to change the rules, property values, and impact on water.

Suggested conditions relate to location of property, size of property, scale, location of activities, noise, protection of well water, containment, sanitation, protection of predators, and no roosters.

One resident commented on keeping of bees, and another on dog kennels. Many said dogs should not be allowed to run loose or bark continuously. Some mentioned common sense and personal responsibility as necessities.

5. Which of the following uses do you think are appropriate for the neighborhood in which your property is located? Assume that there are appropriate regulations to reduce the potential for nuisance impacts (i.e. proper setbacks, buffers, appropriate scale or intensity of use) and there are appropriate septic/sewer and water facilities to support the development.

For the following items, a majority was not achieved by either those who Agree or Disagree. In this case, a decisive vote from those who said **Maybe** could indicate a majority either way.

- ♦ Vacation rentals of single-family homes (transient occupancy) - 47.4% Yes (225 Yes, 152 No, 90 Maybe)
- ♦ Seasonal occupancy of recreational vehicles on vacant parcels - 48.3% No (163 Yes, 230 No, 73 Maybe)
- ♦ Detached accessory housing units (second home on owner-occupied parcels) - 41% No (182 Yes, 195 No, 86 Maybe)
- ♦ Small manufacturing (indoor activity only) - 46.7% No (169 Yes, 223 No, 76 Maybe)
- ♦ Seasonal occupancy of recreational vehicles on vacant parcels - 48.3% No (163 Yes, 230 No, 73 Maybe)

The majority (over 50%) said **Yes** to the following:

- ♦ Outdoor wood boiler - 53.4%

The majority (over 50%) said **No** to the following:

- ♦ Six or more unit attached single-family (apartment buildings, condominiums) - 84.2%
- ♦ Three to five unit attached single-family (small apartment buildings, townhouses, condominiums) - 79.6%
- ♦ General manufacturing (indoor and outdoor activity) - 70.2%
- ♦ Buildings with retail or office on the first floor and apartments above (such as a live/work unit) - 67.9%
- ♦ Small local retail shops (convenience, gifts, food, beverage) - 61%
- ♦ Clustered cottage communities with internal roads and preserved permanent open space - 58.5%
- ♦ Two unit attached single-family (duplexes) - 52.8%

Comments opposed to **multiple-family housing** relate to insufficient water supply/septic capacity to support the development, insufficient lot size, inappropriate in single-family neighborhoods. Some said they would support them in the main business district. Another said there is a need for additional

multi-family opportunities to help young people get established in the Township.

Open comment on proposed regulations for **outdoor wood boilers** relate to lot size, air quality impacts, nuisance smoke, odor, fire hazard, proper setback and location, storage of wood supply, efficiency, visibility impacts, burning of trash instead of clean fuel, and a requirement to meet State air pollution regulations.

Open comment regarding **detached accessory housing units** includes support for families with children and people who want to age in place, and revenue potential for the Township. Some were supportive of guest houses on large lots or an RV plugged in during the summer for personal use. Some residents said yes as long as rural character, vacation setting, or wilderness feel could be maintained.

One person objected to the idea of occupancy of multiple **recreational vehicles** on a property (detrimental to property values), but thought you should be able to live in them while you are building a house. Others thought they shouldn't be used for a secondary residence, but are fine when used for visiting guests.

Another said it should be the property owner's choice whether to rent their home for **vacation rentals** or not. In a similar statement, some respondents asked government to allow people to use their properties to full potential, within reason, to create additional income and save money and therefore increase tax base.

Suggestions for regulations for vacation rentals include 2 week minimum stay, control the number of people allowed to stay, and no large events. One person said occupancy of recreational vehicles or vacation rentals might attract drug trafficking.

One person was in support of **clustering commercial development** to avoid sprawl and encourage better utilization of the existing vacant commercial areas, and similarly clustering residential development with preserved open space.

One person said **small indoor manufacturing** is OK if you can't tell, smell, or hear from outside. Others said yes as long as pollution or traffic increases are not an issue.

Objections to **retail** include increased traffic in neighborhoods.

Other concerns include **junk** and the **burning of garbage**. One person said you should be able to store boats on recreational properties.

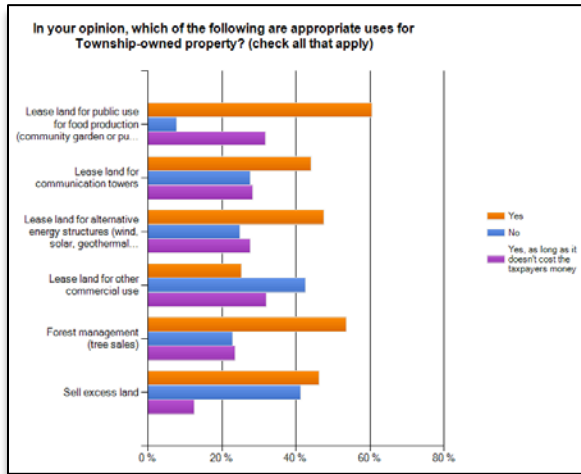
6. In your opinion, which of the following are appropriate uses for Township-owned property? (check all that apply)

The majority (over 50%) said **Yes** to the following:

- Lease land for public use for food production (community garden or public greenhouse) – 60.5% Yes, 31.8% Conditional Yes (no tax \$), 7.7% No
- Forest management (tree sales) – 53.5% Yes, 23.6% Conditional Yes (no tax \$), 22.9% No

The majority (over 50%) said either Yes or a Conditional Yes (as long as it doesn't cost the tax payers money) to the following (those who said No were not over 50%):

- Lease land for alternative energy structures (wind, solar, geothermal, etc.) – 47.6% Yes, 27.6% Conditional Yes, 24.8% No
- Lease land for communication towers – 44% Yes, 28.4% Conditional Yes, 27.6% No
- Sell excess land – 46.3% Yes, 12.6% Conditional Yes, 41.2% No
- Lease land for other commercial use – 25.4% Yes, 32% Conditional Yes, 42.6% No



“Lease land for other commercial use” was the least supported idea (42.6% No). “Sell excess land” was the second least supported idea (41.2% No). However, if you combine the definitive and conditional “yes” responses, they outnumber total opposed on all items.

One person said that protection of local food supply systems should be every bit as important and justified a governmental activity for protecting the public health, safety, and welfare as protecting water supplies, managing wastes, and providing for police and fire protection. They said local governments should provide an example and assist others to maximize opportunity for healthier food and local food supply.

One person said leasing land for commercial purposes would be OK if it promotes regional/neighborhood self-reliance. Another suggested the

arrangement should generate money for the Township, not just spare costs to taxpayers, and that the lease opportunity should be advertised and equally available on a bid or proposal basis. Several said the use has to be compatible with the neighborhood and the environment.

Similarly, some suggested regulations to control nuisance impacts with alternative energy facilities. Several suggested caution for the impact of wind systems on wildlife, especially migrating birds. One supports land leases that benefit residents and otherwise are not likely to occur.

In general, the public wanted the opportunity for input before the sale of public land, and said approval would depend on the proposed use. One person said that sale of public land should be offered to local or community groups first before being offered outside the community. Another suggested a 10% discount for leases to residence owners/taxpayers (must be private entity). One supported land exchanges instead of land sales. One person recommended the purchase of 13 acres of vacant land adjacent to the Iron Ore Heritage Trail, Main Street, and the Chocolay River Bayou for an educational Nature Walk, perhaps by selling another property that is not centrally located or proximate to population density.

Several cautioned against clear-cutting, but supported using sustainable harvesting methods in forest management.

Communication towers generated concerns related to visual impact, location away from avian flyways and residences, and destruction of forests.

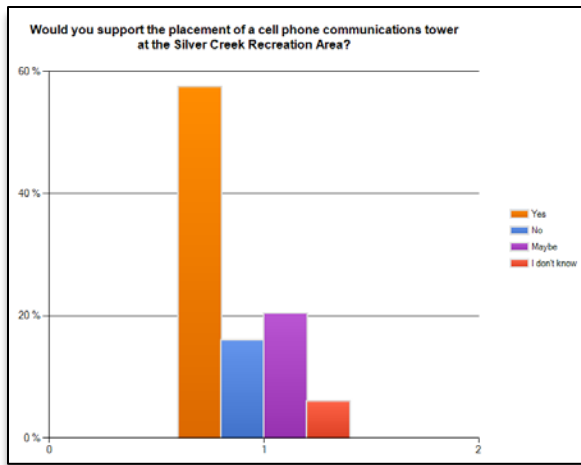
Several wanted more information, and said it depends on what is proposed.

One person wanted an ORV trail through the Township and said discrimination against these trail users would likely be challenged in court.

7. Would you support the placement of a cell phone communications tower at the Silver Creek Recreation Area?

The majority (57.5%) said “Yes” (276 respondents). 16% said “No” (77 respondents). 20.4% said “Maybe” (98 respondents).





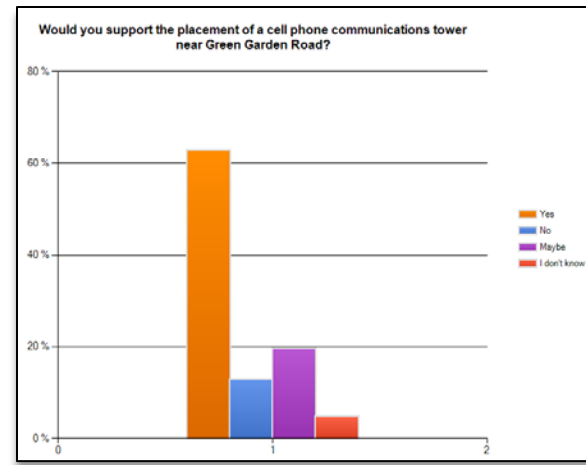
Many said they approve the tower because they have poor cell phone service. Others were opposed because they have good service already. One said it would be great if the new towers would allow access to NMU’s Wi-Max so that residents can participate in Northern’s curriculum.

Many said they need more information on placement, characteristics, and land and health impact, and urged the Township to do research on the issues before approval.

Many were concerned that the towers not interfere with surrounding residences or recreation uses, and not have negative visual impact. Some indicated a need for proper financial and ownership considerations. One urged people to realize that Chocolay Township and the areas adjacent to Marquette are growing communities on the outskirts of the city and not in the middle of nowhere, and therefore these kind of uses are appropriate.

**8. Would you support the placement of a cell phone communications tower near Green Garden Road?**

An even greater majority (62.8%) said “Yes” (301 respondents). 12.7% said “No” (61 respondents). 19.6% said “Maybe” (94 respondents).



Open comments were generally the same as the previous question, although one person said this location is better because there are less children in the area and less visual impact. A few disagreed and said this area is beautiful with spectacular views and this use would not fit with the landscape. Some said cell phone coverage is needed for safety and in case of emergency. One person said there is good coverage already at the top of Green Garden hill. Others said reception is poor or spotty.

**9. Please indicate your level of support for the following regulations. Please rate on a scale of 1 to 5, with 5 equal to “Very supportive” and 1 equal to “Not supportive”.**

For purposes of scoring the responses, the response categories were given various weights on a rating scale. For example, “5 - Very Supportive” has a weight of “5”, “4” has a weight of “4”, “3” has a weight of “3”, “2” has a weight of “2”, and “1-not supportive” has a weight of “1”. Comparison is based on average points received.

Regulations receiving average support scores of “4” and higher include the following:

- Require screening/fencing/vegetative buffers for outdoor storage of accumulated equipment, scrap metal, and junk (4.31)
- Require removal of dilapidated, unsafe structures (4.25)
- Control the number of inoperable cars and other scrap parts that can accumulate outdoors on a property (4.21)
- Limit outdoor storage of accumulated equipment and junk (4.08)

Regulations receiving average support scores between “3” and “4” include the following:

- Control alterations to the dunes along Lake Superior (3.96)

- Require basic property maintenance (exterior) (3.9)
- Require structures to be set back 100 feet from lakes and streams (3.81)
- Require larger lot widths along streams and lakes to limit impact on water quality (3.78)
- Limitations on the number of accessory buildings (3.21)

A number of people don't want government regulation. Others wish there was no need for these regulations and that people would take responsibility for keeping their properties well maintained. Most people say that while they don't want **excessive regulation**, they see a need for **reasonable regulations** to control the excesses. Many at least want people to "hide their messes". Others are emphatic that regulations are necessary and will protect property values.

A number of people want **better enforcement**.

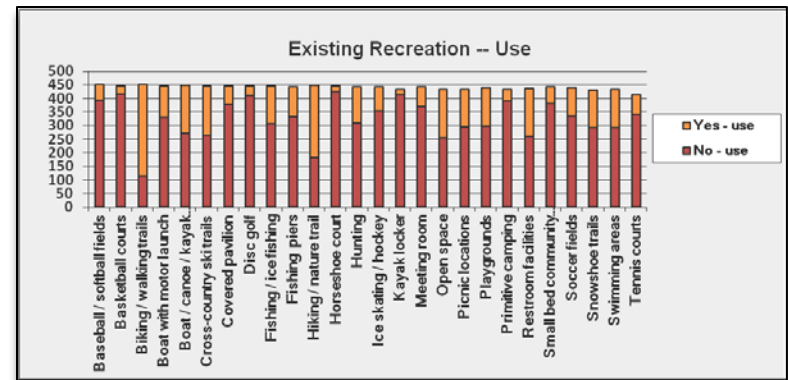
Some urged caution in enforcing **exterior maintenance** regulations so that people with low incomes are not forced from their homes. They urge community support and assistance to address this issue. One person is concerned that a requirement for removing **dilapidated structures** will result in the loss of historic barns.

A number of people said the limitation on the **number of accessory buildings** depends on size, use, design, placement, or other considerations. One suggested regulating required green space instead.

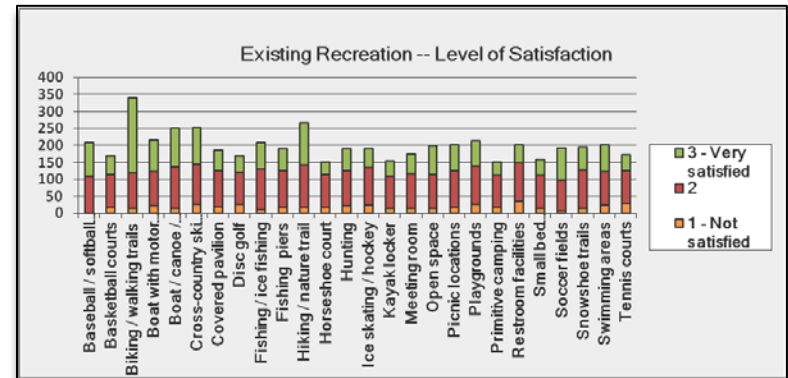
One wants a requirement for grass cutting once a month in summer. Another said all properties should have a native species plant area and a limit on planting non-native lawns.

- Listed below are current recreation opportunities available in the Township. In the first two columns, indicate if your household uses the opportunity by checking either "Yes-use" or "No-use". In the next three columns, rate your level of satisfaction with the facility on a scale of 1 to 3, with 3 equal to "Very satisfied" and 1 equal to "Not satisfied". In the last two columns, indicate your support for funding improvements for an opportunity by checking either "Yes-fund" or "No-fund". **(\*\*\*Note - Results for use, satisfaction, and funding are calculated separately, not as aggregated across rows in the raw results.)**

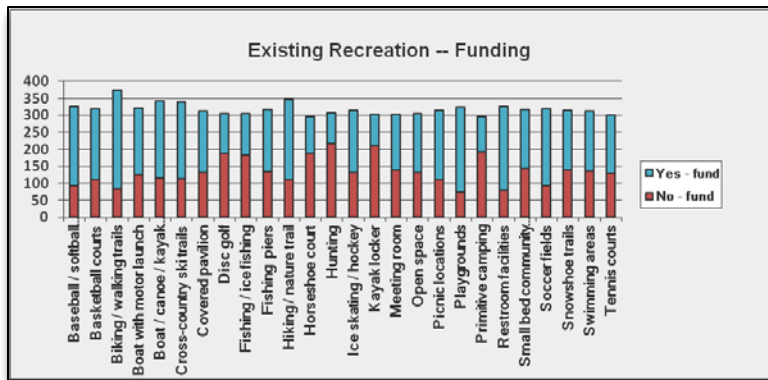
The highest used existing facilities by resident respondents are **biking/walking trails** (75%) and **hiking/nature trails** (60%). Keep in mind this does not include regional users of the sports facilities or younger users who did not respond to the survey. 41% use the **cross-country ski trails** and **open space**. 40% use **restrooms** and 39% use the **non-motorized boat launch**.



There were no strong indications of lack of satisfaction with existing facilities.



65% were "very satisfied" with **biking/walking trails** (221 of 340), and 31% (104) were moderately satisfied. 47% were "very satisfied" with **hiking/nature trails** (125 of 266) and equally 47% (124) were moderately satisfied. 43% were "very satisfied" with the **cross-country ski trails** (109 of 253) and 47% (118) were moderately satisfied. 45% were "very satisfied" with the **non-motorized boat launch** (113 of 250) and 49% (122) were moderately satisfied.



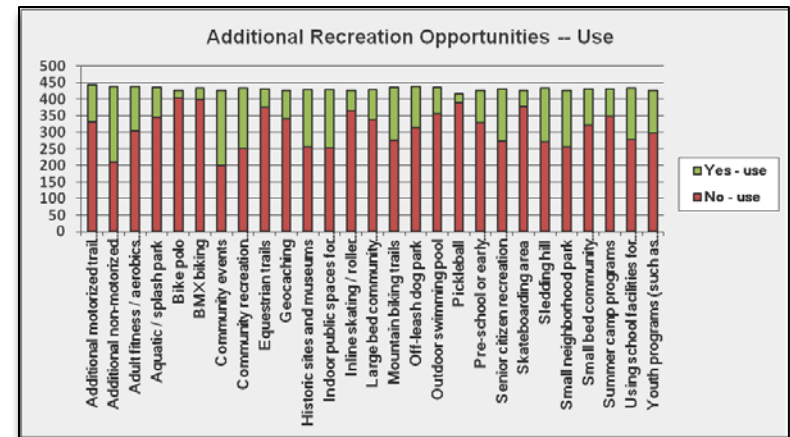
Funding was supported by a majority of respondents for many existing facilities, including biking/walking trails (78%), playgrounds (77%), restroom facilities (76%), baseball/softball fields (71%), soccer fields (71%), hiking/nature trails (68%), cross-country ski trails (67%), non-motorized boat launch (66%), basketball courts (65%), picnic locations (64%), motorized boat launch (61%). Other majority-supported items include ice skating/hockey (58%), covered pavilion (58%), fishing piers (58%), open space (57%), tennis courts (57%), swimming areas (57%), snowshoe trails (56%), small bed community gardens (55%), and meeting room (54%).

The common voice throughout the open comments indicates two general themes. One is that there is a lack of communication from the Township to the citizens about the recreational opportunities in the Township. This message indicates that the Township has the recreation opportunities available, but the residents do not know about those opportunities.

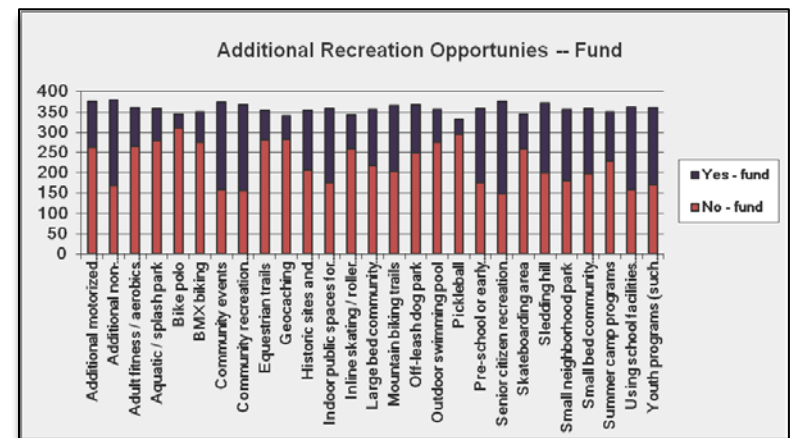
The second general theme indicates that Township respondents are willing to support the current recreation opportunities with funding, but they do not want to see a tax increase for maintenance or improvements on those facilities to accomplish that funding.

- Listed below are recreation opportunities currently not available in the Township. Please indicate if you or any member of your household anticipates a use for the recreational opportunities by checking either "Yes-use" or "No-use" in the first two columns. Please indicate your support for funding of the opportunity by checking either "Yes-fund" or "No-fund" in the last two columns. **(\*\*\*Note - Results for use and funding are calculated separately, not as aggregated across rows in the raw results.)**

The majority of respondents indicated they would use community events (53%) and additional non-motorized trail connections (52%). Between 40 and 50 percent said they would use a community recreation center, indoor public spaces for community/private gatherings, small neighborhood parks, and historic sites and museums.



A majority supported funding for senior citizen recreation programs (61%), community recreation center (58%), community events (58%), use of school facilities (57%), additional non-motorized trail connections (56%), youth programs (53%), pre-school or early childhood recreation programs (51%), and indoor spaces for community/private gatherings (51%).



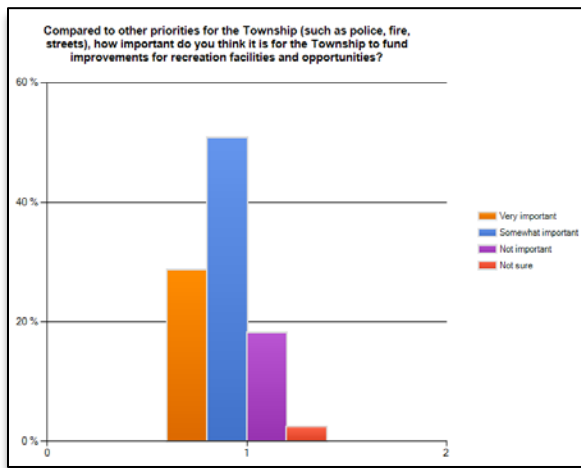
Again, a common theme for additional or new recreational opportunities is the willingness to see the Township fund additional recreation on Township property, but the residents want to accomplish this without increasing taxes. Several respondents suggested fee-based solutions for the funding of additional activities.

Another strong message was to provide more activities for seniors in a community-based environment (either in a community center or community events). There is thread throughout the comments that indicates more could be

accomplished in this area to provide those opportunities. Passive recreation (such as non-motorized trails and community events) was supported as well. Again a reminder that most survey respondents are in the upper age groups.

12. Compared to other priorities for the Township (such as police, fire, streets), how important do you think it is for the Township to fund improvements for recreation facilities and opportunities?

The majority of respondents (50.8%) think funding improvements for recreation facilities and opportunities is “somewhat important” in relation to other priorities such as police, fire, and streets. 28.7% think it is “very important”, 18.1% think it is “not important”.



13. Please enter your additional comments or concerns regarding recreation in Chocoley Township.

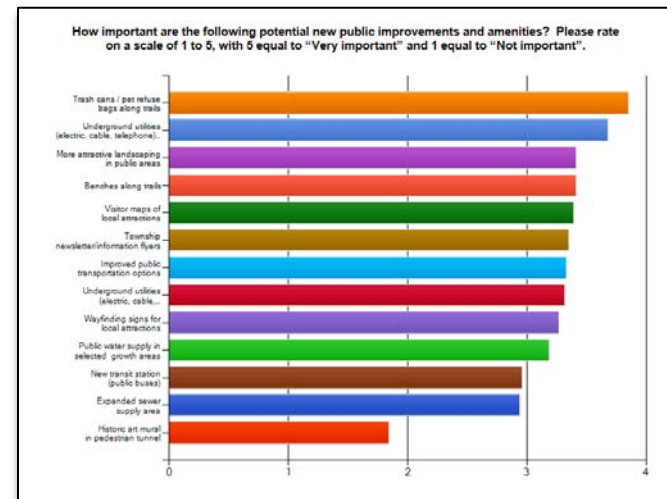
Many of the comments centered on the use of ATVs in the Township. There is a fair amount of support for the ability to ride anywhere in the Township. At the same time there are many who indicate they do not want additional ATV traffic in the Township, as they want to maintain the biking / hiking / non-motorized and “rural atmosphere” opportunities that currently exist.

14. How important are the following potential new public improvements and amenities? Please rate on a scale of 1 to 5, with 5 equal to “Very important” and 1 equal to “Not important”.

For purposes of scoring the responses, the response categories were given various weights on a rating scale. For example, “5 - Very Supportive” has a weight of “5”, “4” has a weight of “4”, “3” has a weight of “3”, “2” has a weight of “2”, and “1-not supportive” has a weight of “1”. Comparison is based on average points received.

Regulations receiving average support scores between “3” and “4” include the following:

- Trash cans/pet refuse bags along trails (3.85)
- Underground utilities with new development (3.68)
- Benches along trails (3.41)
- More attractive landscaping in public areas (3.41)
- Visitor map of local attractions (3.39)
- Township newsletter/information flyers (3.35)
- Improved public transportation options (3.33)
- Underground utilities along US 41 (3.32)
- Wayfinding signs for local attractions (3.27)
- Public water supply in selected growth area (3.19)



Many open comments were in support of **underground utilities** with occasional mention that it should be paid for by the developer. Some want **natural gas** provision.

**Public transportation** was mentioned as valuable for senior citizens. There was a suggestion for clear, fully enclosed shelters. **ORV travel** on paved road shoulders was mentioned.

Funding suggestions include community service (install more attractive landscaping), probationers in District Court (install benches), special assessments or user fees (water/sewer) and donations.

There was a reminder that not all citizens have Internet access and are therefore excluded from information, with a suggestion to use normal media.

Public water supply was requested for areas with poor well water including Kawbawgam Road. It was noted that public water supply is also useful for fire protection.

15. How important are the following issues facing Chocolay Township in either the near or distant future? Rate on a scale of 1 to 5, with 5 equal to "Very important" and 1 equal to "Not important".

For purposes of scoring the responses, the response categories were given various weights on a rating scale. For example, "5 - Very Supportive" has a weight of "5", "4" has a weight of "4", "3" has a weight of "3", "2" has a weight of "2", and "1-not supportive" has a weight of "1". Comparison is based on average points received. All these items received an average support score over "3" except "Lower taxes and decrease services" and "Raise taxes for new/improved facilities or services".

Regulations receiving average support scores greater than "4" include the following:

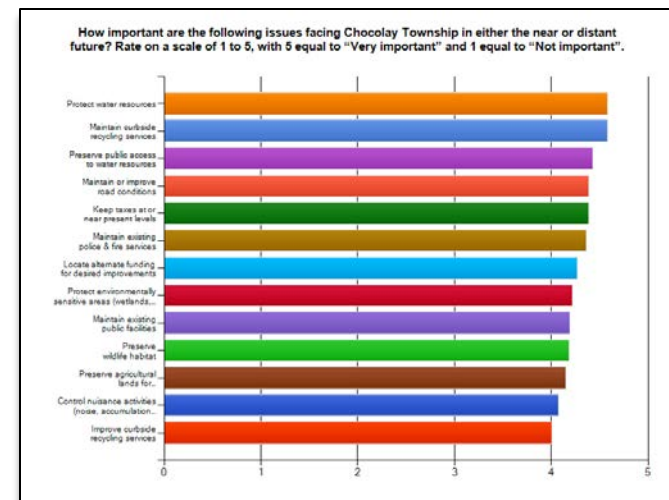
- Protect water resources (4.58)
- Maintain curbside recycling services (4.58)
- Preserve public access to water resources (4.43)
- Maintain or improve road conditions (4.39)
- Keep taxes at or near present levels (4.39)
- Maintain existing police and fire services (4.36)
- Locate alternative funding for desired improvements (4.27)
- Protect environmentally sensitive areas (4.22)
- Maintain existing public facilities (4.19)
- Preserve wildlife habitat (4.18)
- Preserve agricultural lands for farming activities (4.15)
- Control nuisance activities (4.07)
- Improve curbside recycling services (4.01)

**Complaints** include burning garbage, loose dogs, taxes, road quality, truck noise, light pollution, and unwise government spending.

**Suggestions** include automatic electronic notices for people who sign-up for them; funding from grants, community fund raising, private investors; and elimination of the police department.

**Desires** include ORV routes, senior citizen services, services to attract families, off-leash dog park, rubbish and metal pickup, road resurfacing, beautification of the highway corridor in Harvey, on-site recreation in the mobile home community, and collection of Styrofoam.

It was suggested that people would keep their properties neater if there was an easier way to get rid of excess items.

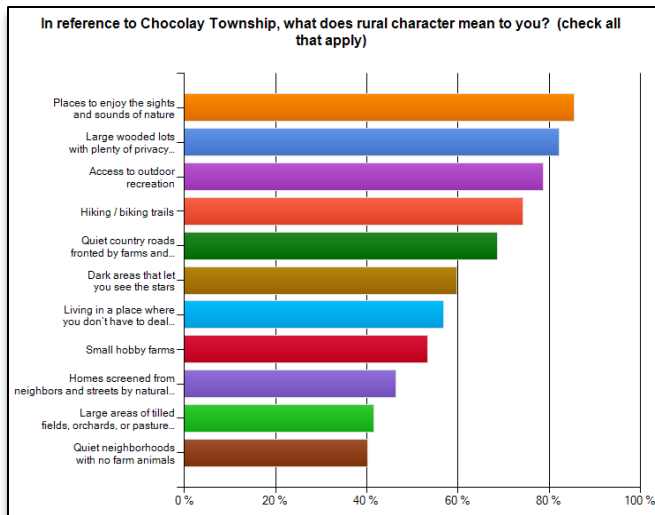


16. In reference to Chocolay Township, what does rural character mean to you? (check all that apply)

Items chosen by the minority as representing "rural character" include the following:

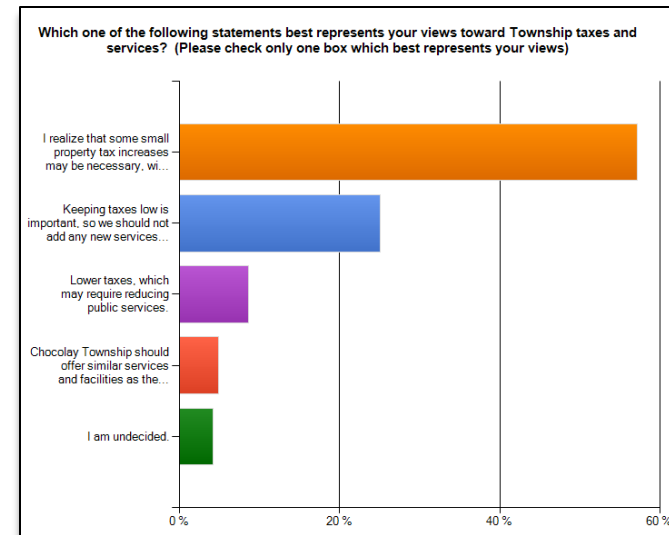
- Places to enjoy the sights and sounds of nature (86%)
- Large wooded lots with plenty of privacy (82%)
- Access to outdoor recreation (79%)
- Hiking/biking trails (74%)
- Quiet country roads fronted by farms and single-family homes (69%)
- Dark areas that let you see the stars (60%)
- Living in a place where you don't have to deal with a lot of government regulations (57%)
- Small hobby farms (53%)

All open comments can be reviewed in the raw survey results on the Township website.



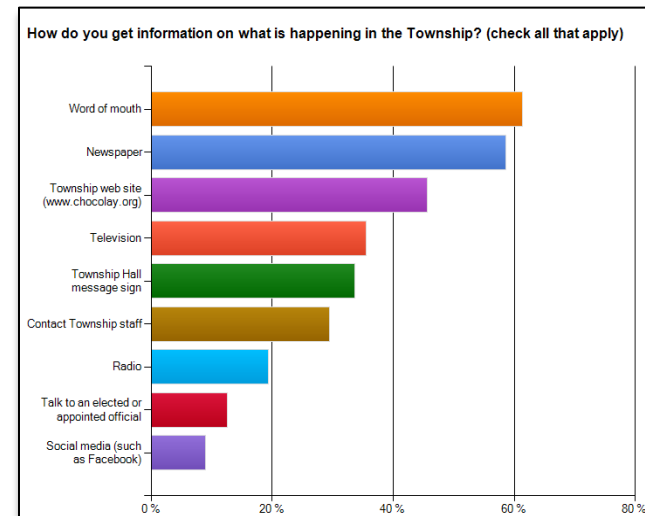
17. Which of the following statements best represents your views toward Township taxes and services? (Please check only one box which best represents your views)

Most respondents (57%) say they “realize that some small property tax increases may be necessary, within reason, to provide a few additional services or community facilities. 25% said “keeping taxes low is important, so do not add any new services or facilities if it means raising taxes.”



18. How do you get information on what is happening in the Township? (check all that apply)

The majority of respondents get information on what is happening in the Township by word of mouth (61%) and newspaper (59%). Next more frequent responses are Township website, television, and the Township Hall message sign.



This underscores the importance of ensuring that citizens are well-informed so that word-of-mouth news is accurate. Again a reminder that not all citizens have Internet access.

Other suggestions include direct mail, CABA newsletter, Chocolate Quarterly, Township newsletter, social media, e-letters/subscriptions, and bulletin board in Township office.

#### 19. Please add your additional master plan comments or concerns.

**Complaints** include government wasting money, dusk to dawn lights, dog related issues, taxes, difficult entry to Holiday gas station, regulations, high fees, junk, road conditions, un-mown road shoulders and ditches, and the US 41/M-28 intersection.

**Requests** include repave Ford Road, Ortman, Wildwood; improve website; extend city sewer and water to rest of Lakewood Lane; community center; revisit speed limits; better road connections; keep it rural; wayfinding signs; do not harass citizens and embrace creativity (Lakeland); citizen access to new technology; beautification and face-lift for commercial area; limit height and density; tax incentives for remodeling; ORV/ATV trails; better enforcement; control erosion along the Chocolate River; dog park with agility course (paid by user fees); improve township boat launch; less regulations; radio and TV announcements; collaboration with other communities - don't duplicate services; walking/biking lane on Lakewood Lane; encourage business growth; keep small town atmosphere; and "don't turn into Marquette Township vs. Why complain about Marquette Township - remember the business strip is a small part of Marquette Township and they also offer great recreational and wildlife viewing opportunities".

### SUMMARIZED RESULTS FILTERED BY CHARACTER AREA (DESCRIBED IN APPENDIX L)

There were relatively few respondents who identified themselves as being in the following Character Areas:

1. Corridor Strip Commercial and Mixed-Use (5)
2. Village Mixed-Use (17)
3. Corridor Cluster Mixed-Use (4)
4. Isolated Commercial (2)
5. Village Residential (36)
6. Transportation Oriented Residential (30)
7. Sub-Rural Residential (45)
8. Country Estate (22)
9. Primary Working Lands (20)
10. Natural Preserve (20)

#### 11. Recreational Preserve (3)

Most respondents indicated they were in the Water-Oriented and Recreational Residential (101), Suburban Residential (106), or Rural Residential (74). For this reason, we recommend collecting further input on acceptable land uses once more specific regulations are considered.

Most significant findings from the Water-Oriented and Recreational Residential character area include:

- A majority agrees with the keeping of less than 10 small animals in a cage (57.4%) or having a chicken coop 100 square feet or less (54.3%), but no other choice for animal keeping obtained majority approval.
- Most **alternative housing types** had a clear majority opposed in this area. However, responses were fairly evenly spread for "**detached accessory housing units**" (37% "yes", 35% "no", 25% "maybe"). More people supported "**vacation rentals of single-family homes**" (48% "yes", 28% "no", 23% "maybe").
- A majority of respondents said "no" to allowing mixed-use buildings, small retail shops, small indoor manufacturing, and general manufacturing.
- Both "seasonal occupancy of recreational vehicles on vacant parcels" and "seasonal occupancy of recreational vehicles accessory to a residence" had mixed support, with 30 to 36 percent "yes", 43 to 48 percent "no", and 19 percent "maybe". The issue of seasonal residency in these areas requires further education and input.

Most significant findings from the Suburban Residential character area include:

- Responses were fairly evenly spread for **keeping of less than 10 small animals in a cage** (49% "agree", 38% "disagree", 12% "maybe") and for **having a chicken coop 100 square feet or less** (47% "agree", 42% "disagree", 9% "maybe"). The other choices for animal keeping had majority disagreement.
- Most **alternative housing types** had a clear majority opposed in this area. However, responses were more evenly spread for "**detached accessory housing units**" (31% "yes", 50% "no", 16% "maybe"). More people supported "**vacation rentals of single-family homes**" (41% "yes", 36% "no", 19% "maybe").
- A majority of respondents said "no" to allowing **mixed-use buildings, small retail shops, and general manufacturing**. Responses were more mixed for **small indoor manufacturing** (34% "yes", 48% "no", 15% "maybe").
- "Seasonal occupancy of recreational vehicles on vacant parcels" had a majority of "no" responses. "Seasonal occupancy of recreational vehicles

accessory to a residence” had mixed support (38% “yes”, 37% “no”, and 21% “maybe”).

Most significant findings from the Rural Residential character area include:

- The keeping of all animals received majority support. Respondents in this area also indicated majority approval of non-regulation of the raising of animals except to control general nuisance concerns such as sanitation. A vast majority disagreed with prohibiting the raising of animals.
- Most **alternative housing types** were opposed by a clear majority in this area. However, “**detached accessory housing units**” received majority support, as did “**vacation rentals of single-family homes**”.

- A majority of respondents said “no” to allowing **mixed-use buildings, small retail shops, and general manufacturing**. Responses were more mixed for **small indoor manufacturing** (48% “yes”, 35% “no”, 15% “maybe”).
- “Seasonal occupancy of recreational vehicles on vacant parcels” had mixed support (50% “yes”, 35% “no”, and 13% “maybe”). “Seasonal occupancy of recreational vehicles accessory to a residence” had a majority of “no” responses.



## Appendix L: Character Area Study and Maps

### CHARACTER AREA DESCRIPTIONS

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

#### 1. CORRIDOR STRIP COMMERCIAL AND MIXED-USE

##### *Existing Context*

##### Primary Development Patterns

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

##### Circulation and Access

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

##### Natural Features

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

##### Land Uses

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

##### Public Facilities

Public sewer facilities are available in this character area.

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

##### Zoning

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

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

##### *Recommendations*

##### Future Sector

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

##### Future Projects

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

#### 2. VILLAGE MIXED-USE

##### *Existing Context*

##### Primary Development Patterns

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

##### Circulation and Access

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

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

#### Natural Features

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

#### Land Uses

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

#### Public Facilities

Public sewer facilities are available in this character area.

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

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

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

#### Zoning

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

#### Recommendations

##### Future Sector

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

##### Future Projects

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

### 3. CORRIDOR CLUSTER MIXED-USE

#### Existing Context

##### Primary Development Patterns

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

#### Circulation and Access

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

#### Natural Features

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

#### Land Uses

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

#### Public Facilities

Public sewer facilities are available in this character area.

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

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

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

**Zoning**

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

*Recommendations*

**Future Sector**

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

**Future Projects**

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

**4. ISOLATED COMMERCIAL**

*Existing Context*

**Primary Development Patterns**

These developments are characterized by isolation from other similar uses.

**Circulation and Access**

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

**Natural Features**

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

**Land Uses**

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

**Public Facilities**

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

**Zoning**

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

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

*Recommendations*

**Future Sector**

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

**Future Projects**

To be determined.

**5. VILLAGE RESIDENTIAL**

*Existing Context*

**Primary Development Patterns**

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

**Circulation and Access**

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

**Natural Features**

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

**Land Uses**

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

**Public Facilities**

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

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

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

**Zoning**

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

*Recommendations*

**Future Sector**

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

**Future Projects**

To be determined.

**6. TRANSPORTATION-ORIENTED RESIDENTIAL**

*Existing Context*

**Primary Development Patterns**

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

**Circulation and Access**

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

**Natural Features**

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

**Land Uses**

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

**Public Facilities**

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

**Zoning**

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

*Recommendations*

**Future Sector**

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

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

**Future Projects**

To be determined.

**7. WATER-ORIENTED AND RECREATIONAL RESIDENTIAL**

*Existing Context*

**Primary Development Patterns**

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

**Circulation and Access**

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

**Natural Features**

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

**Land Uses**

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

**Public Facilities**

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

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

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

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

**Zoning**

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

*Recommendations*

**Future Sector**

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

**Future Projects**

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

**8. SUB-URBAN RESIDENTIAL**

*Existing Context*

**Primary Development Patterns**

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

**Circulation and Access**

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

**Natural Features**

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

**Land Uses**

The single-family residential use predominates.

**Public Facilities**

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

**Zoning**

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

*Recommendations*

**Future Sector**

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

**Future Projects**

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

**9. SUB-RURAL RESIDENTIAL**

*Existing Context*

**Primary Development Patterns**

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

**Circulation and Access**

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

**Natural Features**

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

**Land Uses**

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

**Public Facilities**

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

**Zoning**

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

*Recommendations*

**Future Sector**

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

**Future Projects**

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

**10. RURAL RESIDENTIAL**

*Existing Context*

**Primary Development Patterns**

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

**Circulation and Access**

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

**Natural Features**

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

**Land Uses**

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

**Public Facilities**

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

**Zoning**

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

*Recommendations*

**Future Sector**

To be determined.

**Future Projects**

To be determined.

**11. COUNTRY ESTATE**

*Existing Context*

**Primary Development Patterns**

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

**Circulation and Access**

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

**Natural Features**

Beautiful fields and woodlands define this setting.

**Land Uses**

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

**Public Facilities**

Properties are served by septic systems and wells.

**Zoning**

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

*Recommendations*

**Future Sector**

To be determined.

**Future Projects**

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

**12. PRIMARY WORKING LANDS**

*Existing Context*

**Primary Development Patterns**

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

**Circulation and Access**

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

**Natural Features**

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

**Land Uses**

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

**Public Facilities**

Properties are served by septic systems and wells.

**Zoning**

Current zoning is predominately Agriculture-Forestry (AF).

*Recommendations*

**Future Sector**

Managed growth to preserve productivity.

**Future Projects**

To be determined.

### 13. NATURAL PRESERVE

#### *Existing Context*

#### **Primary Development Patterns**

Characterized by no development and a rural setting.

#### **Circulation and Access**

A variety of access options along primary or secondary roads.

#### **Natural Features**

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

#### **Land Uses**

No land uses except recreational residential.

#### **Public Facilities**

No public facilities.

#### **Zoning**

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

#### *Recommendations*

#### **Future Sector**

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

#### **Future Projects**

To be determined.

### 14. RECREATIONAL PRESERVE

#### *Existing Context*

#### **Primary Development Patterns**

Diverse with little formal development.

#### **Circulation and Access**

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

#### **Natural Features**

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

#### **Land Uses**

Public recreation.

#### **Public Facilities**

Some sites contain septic systems and wells.

#### **Zoning**

Municipal properties (MP)

#### *Recommendations*

#### **Future Sector**

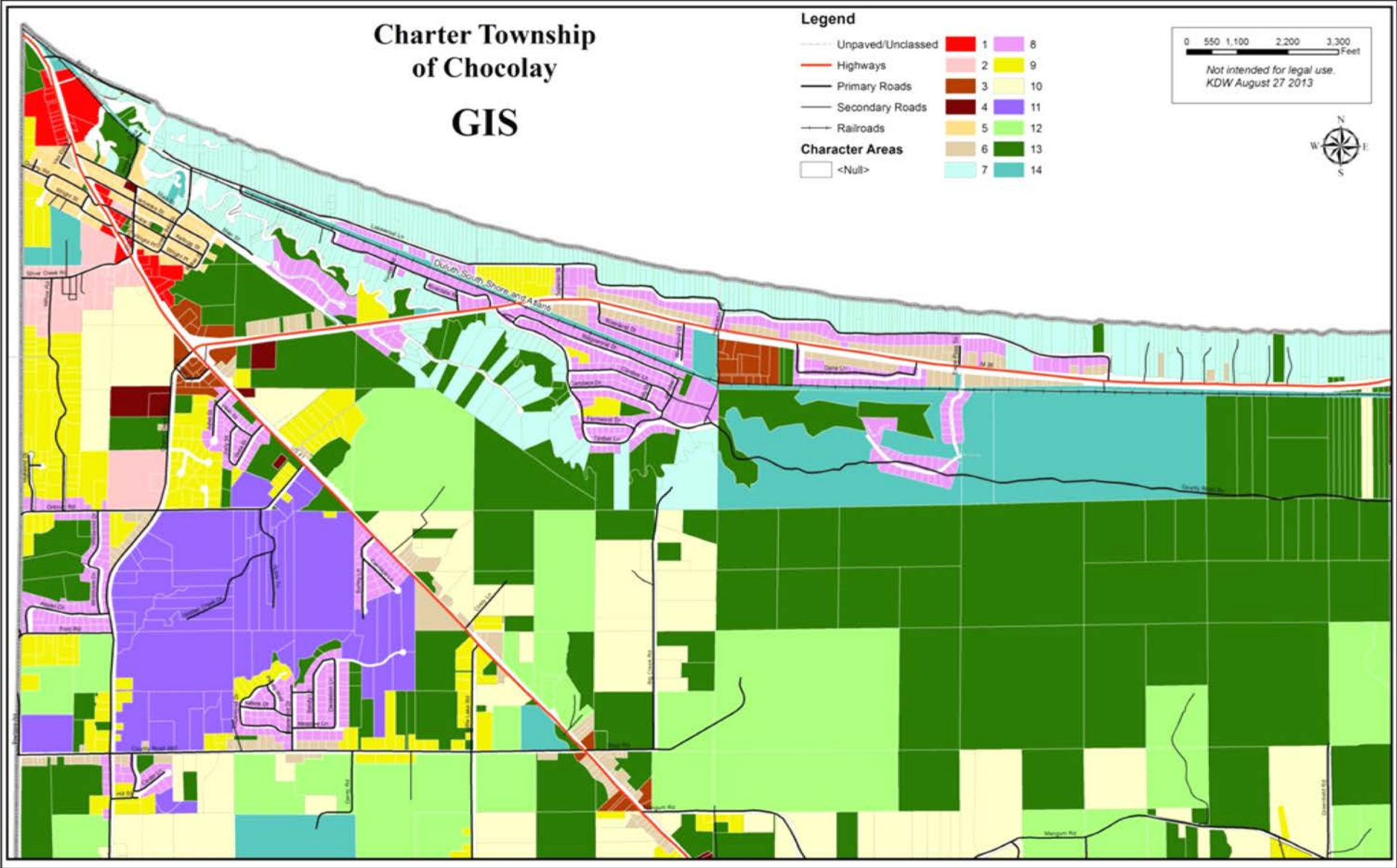
Conservation/Recreation Sector

#### **Future Projects**

To be determined.







## Appendix M: Current Zoning Map and Descriptions

### CURRENT ZONING DESCRIPTIONS

Following are the current zoning districts (including section references from the zoning ordinance), their intent, and a summary of general use provisions.

#### 4.1 SINGLE FAMILY RESIDENTIAL DISTRICT (R 1)

- (A) INTENT: To establish and preserve quiet single family home neighborhoods, free from other uses except those which are both compatible with and convenient to the residents of such a district.

**Note** Only single family detached residences allowed, plus conditional uses such as schools, churches, parks, day care homes, rural cluster development subdivisions and accessory housing units.

#### 4.2 HIGH DENSITY RESIDENTIAL DISTRICT (R-2) (HARVEY)

- (A) INTENT: To provide regulations for the Harvey residential neighborhood, which due to existing small, high density lot sizes and residential land use, may not meet the requirements of other residential zoning districts in the Township.

**Note** Single- and two-family detached residences allowed, plus conditional uses such as schools, churches, parks, day care homes, accessory housing units, nursing homes, general office, and medical/veterinary clinics.

#### 4.3 MULTI-FAMILY RESIDENTIAL DISTRICT (MFR)

- (A) INTENT: To make provision for multi-family residential developments and mobile home parks not sub divided into individual lots, in an appropriate, safe, sanitary, and attractive environment.

**Note** Multi-family developments and mobile home parks allowed, plus the same conditional uses as the R-1 district.

#### 4.4 WATERFRONT RESIDENTIAL DISTRICT (WFR)

- (A) INTENT: This district is intended to establish and maintain for residential and recreational use those areas with frontage on inland lakes and rivers and the Lake Superior shoreline which, because of their natural characteristics and accessibility, are suitable for development.

**Note** Only single family detached residences allowed, plus conditional uses such as bed & breakfasts, parks, and accessory housing units.

#### 4.5 COMMERCIAL DISTRICT (C)

- (A) INTENT: To establish and preserve general commercial areas consisting of shopping centers and commercial areas where customers reach individual business establishments primarily by automobile.

**Note** Most commercial uses allowed by right, with the exception of conditional uses including auto repair shops, outdoor storage including semi-trailers, hospitals, and contractor yards and shops.

#### 4.6 INDUSTRIAL DISTRICT (I)

- (A) INTENT: To establish and preserve a district for industrial use along with those commercial uses which are more compatible with industrial than with other commercial uses.

**Note** Includes commercial uses with outdoor storage (such as vehicles or large equipment), wholesalers and storage uses, food and beverage packaging, commercial printing and laundry, contractor yards and shops, and offices. General manufacturing, high tech, and business parks are conditional uses.

#### 4.7 AGRICULTURE/FORESTRY DISTRICT (AF)

- (A) INTENT: To establish and maintain for low intensity use those areas which because of their location, accessibility and natural characteristics are suitable for a wide range of agricultural, forestry, and recreational uses.

**Note** Includes single-family residences and agricultural or wildlife management activities by right. Conditional uses include resorts, bed & breakfasts, recreational uses/structures (20 acres +), race tracks, hunting and shooting preserves (40 acres +), contractor yards and shops, kennels (20 acres +), schools, churches, parks, rural cluster development subdivisions, and accessory housing units.

#### 4.8 MUNICIPAL PROPERTIES DISTRICT (MP)

- A) INTENT: To establish and preserve areas for certain public purpose and functions conducted by Chocolay Township.

Note Allows public buildings, community centers, indoor sports facilities, libraries, marinas, parks, Township utility infrastructure, and recycling drop off sites. Conditional uses include solid waste transfer stations, cemeteries, campgrounds, etc.

#### 4.9 DISTRICT PLANNED UNIT DEVELOPMENT (SEE ARTICLE X)

- (A) INTENT: To accommodate innovative land uses provided stated objectives are met and in conformance with a final development plan.

Note Provides for a mix of residential, commercial, and manufacturing uses.

#### 5.1 OVERLAY ZONE FOR SNOWMOBILE TRAIL

- (A) INTENT: The Charter Chocolay Township has adopted a zoning ordinance regarding development in the Township. In order to facilitate the development of approved snowmobile trails within the Township, provision for an overlay zone has been established, specifically designed to provide for a zone no more than a 50 feet wide as a designated and approved snowmobile trail within any zoning district. (Minimum required setback of 50 feet from trails edge to surrounding side property lines.)

Note: No permitted uses. Snowmobile trails as conditional uses for use between December 1 through April 1.

#### 5.2 LAKE SUPERIOR SHORELINE/DUNE PROTECTION OVERLAY DISTRICT

- (A) INTENT: The provisions of the Lake Superior Shoreline/Dune Protection Overlay District are intended to protect the lake shore adjacent to Lake Superior in Chocolay Township in order to insure property values are protected; existing and future structures and properties are protected from erosion and flooding; and that this special ecosystem is preserved. In order to facilitate this purpose, this overlay zone has been established to overlap any existing zoning districts, and their respective regulations, along Lake Superior in a width from the erosion hazard line to encompass the entire foredune, or to a maximum of 100 feet landward, whichever is less, where the natural conditions of the shoreline, specifically the foredune and/or associated vegetation, shall be preserved in its natural state. This overlay district shall not apply to the shoreline of the Shot Point area where a rock shoreline predominates.

Note: Permitted principal uses are trimming and pruning of trees and shrubs to create a view and access, pathways, stairways, and tree removal at the approval of the zoning administrator. Conditional uses are earth changes such as bulldozing, lowering of the dune, creating cuts through the dune (altering the size, height, or width of the dune).

#### 5.3 US 41/M-28 ACCESS MANAGEMENT OVERLAY DISTRICT

- (A) FINDINGS AND INTENT: The provisions of this Section are intended to promote safe and efficient travel on the US 41/M-28 highways within Marquette County; improve safety and reduce the potential for crashes; minimize disruptive and potentially hazardous traffic conflicts; ensure safe access by emergency vehicles; protect the substantial public investment in the highway and street system by preserving capacity and avoiding the need for unnecessary and costly reconstruction which disrupts business and traffic flow; separate traffic conflict areas by reducing the number of driveways; provide safe spacing standards between driveways, and between driveways and intersections; provide for shared access between abutting properties; implement the Chocolay Township Comprehensive Plan and the US 41/M-28 Access Management Plan recommendations; ensure reasonable access to properties, although not always by the most direct access; and to coordinate access decisions with the Michigan Department of Transportation, the Marquette County Road Commission, and adjoining jurisdictions, as applicable.
- (B) APPLICABILITY: The standards of this Section apply to all lots and parcels that abut the highway right-of-way of US 41/M-28 and such other lands that front on intersecting streets within three hundred fifty (350) feet of the US 41/M-28 right-of-way within Chocolay Township. This area is referred to as the Highway Overlay Zone.

**SCHEDULE OF REGULATIONS**

Following is the current schedule of regulations:

*Table M-1. District Setbacks and Maximum Height*

District	Front	Side	Rear	Height
R-1	30	10 <sub>2</sub>	35	30 <sub>6</sub>
R-2	25	5	25	30 <sub>6</sub>
MFR	30	30	30	30 <sub>6</sub>
WFR	30	10 <sub>2</sub>	30	30 <sub>6</sub>
AF	30	30	30	1
C	30	5	20	30 <sub>6</sub>
I	40	5	20	30 <sub>6</sub>
PUD	5	5	5	5
MP	40	20	30	30

*Table M-2. District Minimum Lot Size and Width*

District	Minimum Lot Size	Minimum Lot Width <sub>3</sub>
R-1	25,000 sq ft <sub>4</sub>	125
R-2	10,500 sq ft	50
MFR	20 acres	None
WFR	25,000 sq ft	125
C	25,000 sq ft	125
I	1 acre	150
AF	20 acres	None
PUD	5 acres	300
MP	None	None

**FOOTNOTES**

1. Height at any point on a structure shall not exceed the horizontal distance to any lot line.
  2. A detached accessory building not exceeding 14 feet in height and not exceeding 720 square feet may be located within six feet of a side lot line and 20 feet from a rear lot line. A detached accessory building less than 100 square feet and so located that no portion is located in the front yard setback is exempt from the provisions of this ordinance.
  3. Lot width shall be measured at the location of the front setback line.
  4. 18,750 sq. ft. where lot is served by public sewer and/or water supply.
  5. Setbacks and height limits are to be determined as required by the original zoning district. Any modifications are subject to the final approval of the Final Development Plan.
  6. No detached building shall exceed sixteen feet and six inches (16'6") in average height as determined by the Zoning Administrator nor exceed the exterior perimeter dimensions of the principal structures on the lot. With the following formula:
    - ♦ R-1 District - Side and rear yard setbacks for accessory structures must be increased 2' for every foot over 15'.
    - ♦ R-2 District - Side and rear yard setbacks for accessory structures must be increased 3' for every foot over 15'. (#34-09-17)
- (B) In Districts R 1, R 2, MFR, WFR, and AF, the minimum lot size and lot width regulations do not apply to any nonconforming parcel of land shown as lot in a recorded plat, or described in a deed or land contract executed and delivered prior to the effective date of this Ordinance.
- (C) There shall be a maximum floor area ratio of 25 percent in District MFR and 80 percent in Districts C and I.
- (D) There shall be a maximum ground coverage ratio of 30 percent in District MFR and 40 percent in Districts C and I.
- (E) There shall be a minimum landscaped open space of 30% in District MFR and 10% in Districts C and I. There shall be a minimum of 2.5% landscaped open space within the front yard setback.

## ZONING RECOMMENDATIONS OF THE 2005 COMPREHENSIVE PLAN IN RELATION TO CURRENT ZONING

The 2005 plan called for the combining of the Resource Production (RP) and Open Space (OS) districts into a new Agriculture/Forestry (AF) district with 20 acre minimum lot size. Additionally, parcels in the Rural Residential 2 (RR-2) district (5 acre minimum lot size) were supposed to be incorporated into the AF district, with an allowance that existing 5 acre lots were not nonconforming. The current ordinance provides that in the Residential 1 (R-1), Residential 2 (R-2), Multi-Family Residential (MFR), Waterfront Residential (WFR), and Agriculture/Forestry (AF) districts, the minimum lot size and lot width regulations do not apply to any nonconforming parcel of land in a recorded plat or a lot of record prior to the effective date of the Ordinance. It should probably note the effective date of the ordinance "and subsequent amendments". The current Zoning Ordinance also allows "nonconforming" lots of record to be buildable provided dimensional standards not relating to lot size/width are met.

Parcels in the Rural Residential 1 (RR-1) district (2 acre minimum lot size) were supposed to be consolidated into the Agriculture Forestry (AF) or

Residential R-12/R-25 districts to be consistent with abutting property. The Residential R-12/R-25 districts were to be created from a combination of the Residential 1 (R-1), Residential 2 (R-2), and Residential 3 (R-2) districts, all of which had minimum lot sizes of 25,000 square feet. R-12 would be those lots located in Harvey, and R-25 would be those lots located outside Harvey. This was implemented instead as Residential 2 (R-2) for the Harvey parcels, and Residential 1 (R-1) for parcels outside Harvey.

The 2005 plan called for the renaming of the Residential 4 (R-4) district to Multi-family Residential (MFR), with no other suggested changes.

The 2005 plan called for the renaming of the Lakeshore River (LS/R) district to Lakeshore Residential (LS/R), and to rezone all privately owned lots on Lake Superior into this zone (formerly R-1). There was also a suggestion for consideration of creating a Riverfront Residential district if warranted. Today this zone is called Waterfront Residential (WFR) and basically only includes parcels

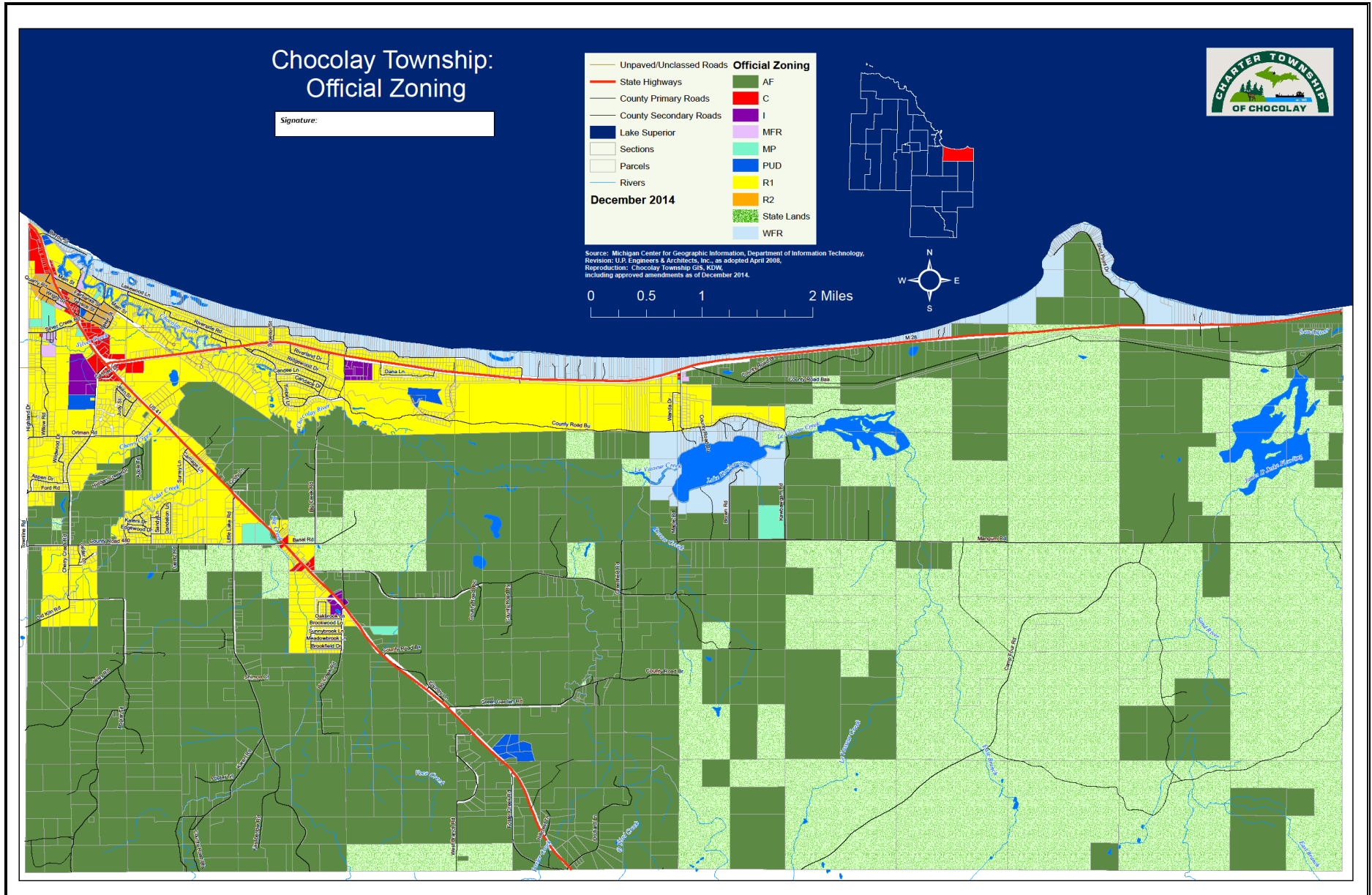
along Lake Superior and Kawbawgam Lake (even State owned parcels).

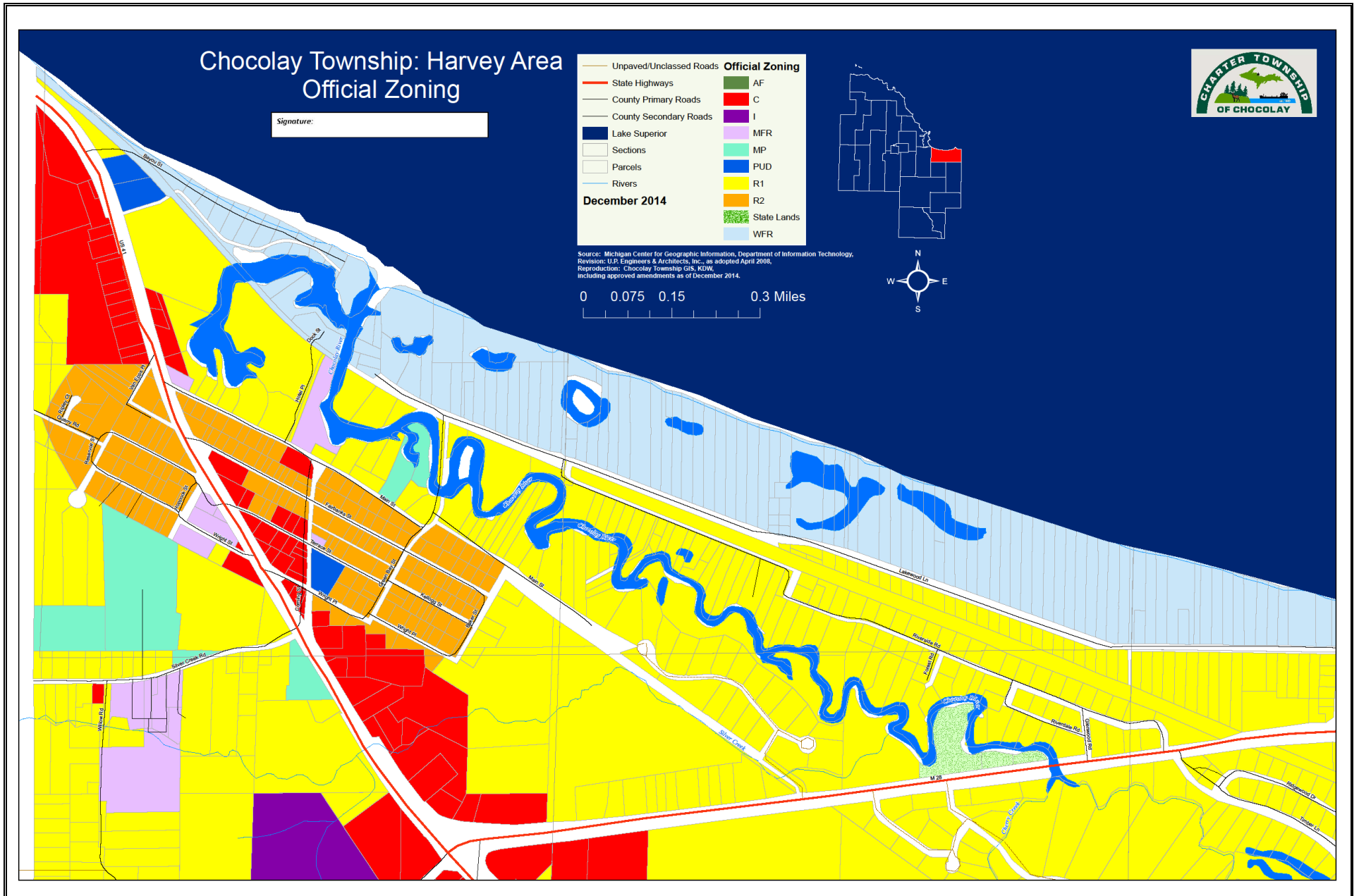
The Commercial 3 (C-3) district was renamed as Industrial (I). The 2005 plan called for the Commercial 1 (C-1) and Commercial 2 (C-2) zoning districts to be retained, but they were combined into the Commercial (C) district.

The Public Lands (PL) district was to be retained, and currently it is called Municipal Properties (MP). However, the DNR lands were all to be retained in the Agriculture/Forestry (AF) district.

It appears that the recommendations of the 2005 were implemented in the zoning ordinance changes quite literally. However, it appears some parcels were inaccurately reflected on the original zoning map (or amendments may not have been identified), because some of the multi-family uses don't show up as multi-family zoning, and some PUD's may not be accurately portrayed. More caution should be taken when rendering any new zoning amendments based on this plan, so that these inaccuracies can be removed.

**CURRENT ZONING MAP**





## Appendix N: Parks and Recreation Facility Inventory

Recreation Facilities are shown in Appendix E. Recreation opportunities in Chocolay Township are classified into one of four categories:

- Chocolay Township properties

These are properties with Chocolay Township as the designated owner on the Township assessment roles. Township staff is directly responsible for the maintenance of these properties.

- Other public facilities

These facilities are either owned or managed by public entities (such as Northern Michigan University and the DNR) within the Township. The Township has no role in the responsibility for the maintenance of each of these properties.

- Cooperative facilities

These are properties either privately-owned (such as Harvey Baptist Church) or publicly-owned (such as the Kawbawgam Ski Trail on DNR property) that are either supported by or maintained by Township funds or staff.

- Private facilities

These properties are privately-owned and operated within the Township. The owners of these properties provide all maintenance for these properties.

More detailed descriptions of the properties are available in the *2014-2018 Chocolay Township Recreation and Natural Resource Conservation Plan*. Tables indicating recreational opportunities at each location follow.



**CHOCOLAY TOWNSHIP PROPERTIES**

Table N-1 shows the recreational opportunities, facilities, and equipment on Township-owned properties.

Table N-1. Chocoley Township Properties

Recreation Facility / Opportunity	Beaver Grove Agriculture Area	Beaver Grove Recreation Area	Brower Recreation Area	Green Bay Street Park	Green Garden Site	Kawbawgam Pocket Park	Lion's Field	Silver Creek Recreation Area	Township Municipal Complex	Township Marina	Voce Creek	Wick Site
Baseball / softball field		1					1	1				
Basketball court		1 A				1 A	1 B	1 B				
Bird / wildlife observation	X	X	X	X	X	X	X	X		X	X	X
Boat / canoe / kayak launch				C	C					C, D		
Covered pavilion		X										
Cross-country skiing						E		E			E	
Fishing / ice fishing		F		F	F					F		F
Hiking / nature trail		G	I	H		H	H	I		G	I	
Hunting												J
Ice skating / hockey							X					
Open space	X	X	X	X	X		X	X		X	X	X
Other	K	L				R, S		M	N	O,P,Q		
Paved multi-use path								T	T			
Picnic location		X				X		X		X		
Playground		X				X		X				
Primitive camping										2		
Restroom facilities		U				U	U	V	V	U		
Soccer field		X						X				
Snowshoeing			X			X		X			X	
Swimming					W					W		
Tennis court								4				

Table N-1 Legend

- Basketball court**
  - A full court / 2 nets
  - B half court / 1 net
- Boat / canoe /kayak launch**
  - C canoe / kayak
  - D boat with motor
- Cross-country skiing**
  - E not groomed
- Fishing / ice fishing**
  - F open water only
- Hiking / nature trails**
  - G developed
  - H nearby
  - I undeveloped
- Hunting**
  - J deer / small game / upland birds
- Other**
  - K Agriculture area
  - L horseshoe court
  - M disc golf
  - N meeting room
  - O handicap access fishing pier
  - P kayak / canoe storage locker
  - Q boardwalk
  - R ATV / ORV trail access nearby
  - S snowmobile access nearby
- Paved multi-use path**
  - T nearby
- Restroom facilities**
  - U pit
  - V running water
- Swimming**
  - W no lifeguard

**OTHER PUBLIC FACILITIES**

Table shows the recreational opportunities, facilities, and equipment on other public properties located in the Township that are not owned by the Township.

Table N-2. Other Public Properties

Recreation Facility / Opportunity	Cherry Creek Fish Hatchery	Cherry Creek School	DNR Chocolay River Access - M-28 E	DNR Chocolay River Access - Mangum Road	Gwinn Forest Management Unit	Jeske Flooding - Dam	Jeske Flooding -- Launch	Lake LeVasseur	MDOT Turnout # 1	MDOT Turnout # 2	MDOT Turnout # 3	MDOT Welcome Center	Northern Michigan University Golf Course
Basketball court		1 A											
Bird / wildlife observation			X	X	X	X	X	X	X	X	X	X	
Boat / canoe / kayak launch				B	B		B, C	B, C					
Cross-country skiing					D								
Fishing / ice fishing			E	E	E		E, F	E,F					
Hiking / nature trail		G	G	I	I	H	H	G				G	
Hunting					J		K	K					
Open space		X	X	X	X		X	X	X	X	X	X	
Other	L, M	N	O		P, Q				R	R	R	P, T	S
Picnic location									X	X	X	X	
Playground		X											
Restroom facilities	V	V	U						U			V	V
Soccer field		X											
Snowshoeing		X			X			X					
Swimming									W	W	W	W	

**Table Legend**

**Basketball court**

A full court / 2 nets

**Boat / canoe /kayak launch**

B canoe / kayak

C boat with motor

**Cross-country skiing**

D groomed

**Fishing / ice fishing**

E fishing

F ice fishing

**Hiking / nature trails**

G developed

H nearby

I undeveloped

**Hunting**

J deer / small game / upland birds

K waterfowl

**Other**

L Interpretive site

M self-guided tours

N gym

O handicap-accessible fishing pier

P snowmobile access

Q ATV / ORV access

R Lake Superior beach access

S golf

T tourist information

**Restroom facilities**

U pit

V running water

**Swimming**

W no lifeguard

## COOPERATIVE FACILITIES

*Table* shows the recreational opportunities, facilities, and equipment that are either supported or maintained by Township funds or staff.

*Table N-3. Cooperative Facilities*

Recreation Facility / Opportunity	Harvey Baptist Church	Kawbawgam Ski Trail	US 41/M 28 Paved Trail	St. Louis the King Catholic Church (proposed)
Bird / wildlife observation		X		
Cross-country skiing		A	B	
Hiking / nature trail		X	X	
Other	C		D, E	C
Snowshoeing		X	X	

*Table N-3 Legend*

**Cross-country skiing**

- A groomed
- B not groomed

**Other**

- C community garden
- D US 41 tree sites
- E snowmobile access

## PRIVATE FACILITIES

*Table* shows the recreational opportunities, facilities, and equipment on privately-owned properties located in the Township.

*Table N-4. Private Facilities*

Recreation Facility / Opportunity	Gitche Gumeer RV Park	Homestead Golf	Lakenenland
Hiking / nature trails	A		B
Open space	X		X
Other	C, D, E	F	G
Picnic location	X		X
Primitive camping	X		
Restroom facilities	H	I	H

*Table N-4 Legend*

**Hiking / nature trails**

- A nearby
- B developed

**Other**

- C RV camping
- D Internet
- E ATV / ORV trail access
- F golf
- G sculptures / artwork

**Restroom facilities**

- H pit
- I running water

## Appendix O: Recreation Public Input Process and Summary of Results

Chocolay Township has assessed the park, recreation, and open space needs of the community through citizen surveys, user surveys, focus groups and detailed recreation inventories to determine need. The following data collection opportunities occurred in the years following the adoption of the 2004 Recreation Plan.

- Planning Commission meetings where recreation was discussed:

- 12.8.08
- 2.9.09
- 3.9.09
- 6.8.09
- 10.12.09
- 11.2.09
- 5.2.11
- 6.6.11
- 8.22.12
- 9.10.12
- 11.5.12
- 12.3.12
- 3.4.13
- 5.6.13
- 6.3.13
- 8.26.13
- 9.9.13
- 10.7.13
- 12.3.13
- 1.6.14

**Note** Planning Commission meeting minutes from 8.22.12 to present can be found online at [www.chocolay.org/agendasandminutes/planningcommission.php](http://www.chocolay.org/agendasandminutes/planningcommission.php).

- Township Board meetings where recreation was discussed:

- 6.20.05
- 8.15.05
- 6.19.06
- 6.19.06
- 11.13.06
- 4.16.07
- 12.15.08
- 2.20.12
- 4.16.12
- 8.22.12
- 2.18.13
- 3.13.13
- 4.15.13
- 5.20.13
- 8.19.13

**Note** Township Board meeting minutes from 2.12.12 to present can be found online at [www.chocolay.org/agendasandminutes/townshipboard.php](http://www.chocolay.org/agendasandminutes/townshipboard.php).

- Public meeting - April 12, 2012
- 2006 City of Marquette / Chocolay Township Community Attitude and Interest Survey (see Methods and Significant Results below)
- 2010 Public Opinion Survey of Township residents (see Methods and Significant Results below)
- 2013 Public Opinion Survey of Township residents (see Methods and Significant Results below and Appendix F)
- 2013 Beaver Grove Softball Survey (see Methods and Significant Results below and Appendix F)
- 2013 Lions Field Softball Survey (See Methods and Significant Results below and Appendix F)
- Meeting with DPW and Community Development Coordinator with user groups - June, 2013
- Public Hearing - February 10, 2014 Planning Commission meeting

**2006 CITY OF MARQUETTE / CHOCOLAY TOWNSHIP  
COMMUNITY ATTITUDE AND INTEREST SURVEY**

*Methods*

This statistically significant survey was administered by mail and phone to households within the City of Marquette and Chocolay Township. Surveys were mailed to a random sample of 2,000 households in the City of Marquette, and 1,000 households in Chocolay Township. The mailing was followed by an electronic voice message that encouraged respondents to take the survey. Two weeks after the mailing, Leisure Vision contacted households by phone, either to encourage participation by completing the mailed survey or to administer the survey by phone. 1,047 surveys were completed, with 392 coming from Chocolay Township residents, yielding a 95 percent confidence level with a precision of at least +/-3 percent.

*Significant results*

Only 25 percent of respondents had visited parks in Chocolay Township in the previous 12 months. Of these, 77 percent rated Chocolay Township facilities as either excellent or good. A majority of all respondents indicated that they had a need for six facilities, including paved walking and biking trails (81 percent), natural areas / hiking and biking trails (75 percent), picnic shelters / park pavilions (65 percent), historic sites and museums (64 percent), small neighborhood parks (62 percent), and large community parks (62 percent). Less than 50 percent indicated a need for more specialized opportunities such as playgrounds, sledding hills, outdoor ice-skating / hockey, fishing areas, community recreation centers, off leash dog parks, outdoor swimming pools, and other traditional sports facilities such as outdoor basketball, tennis, soccer, baseball, and softball areas.

The majority of respondents indicated a need for running or walking (77 percent), visiting nature areas / spending time outdoors (74 percent), attending community special events (62 percent), and attending live theater / concert performances (60 percent). Programs or facilities that were more

specialized to particular age groups (whether youth or seniors) received much less support, as did facilities or programs for one specialized activity (such as skiing, swimming, and traditional sports). The activities with the highest numbers of respondents indicating they would participate in more if it was available include attending live theater / concert performances, visiting nature areas / spending time outdoors, running or walking, and attending community special events.

The three actions to improve and expand facilities that were most supported are

1. Develop multipurpose trails providing linkages throughout the area
2. Purchase land and develop for passive activities
3. Develop new winter recreation facilities.

The most supported actions for increasing revenues to support park facilities include

- Increase user fees for non-residents
- Increase user fees for all participants

**2010 CHOCOLAY TOWNSHIP PUBLIC OPINION SURVEY**

Results from this survey are available in Appendix O. Information relating to recreation can be found in the following questions:

- #4 - access to parks and recreation as a reason for residing in the Township
- #5 - willingness to allocate money to improvements or maintenance of existing parks and open space or for acquisition of new parks or open space
- #7 - parks and recreation opportunities as a positive aspect of living in the Township
- #8 - lack of parks and recreation opportunities as a negative aspect of living in the Township, and other missing opportunities such as cultural, non-motorized transportation, bicycle/walking paths, community center, ATV trails, swimming facility, and other activities for kids
- #10 - level of support for protection of natural resources and open space

- #11 - level of importance of providing incentives to preserve natural features, install or repair pedestrian and bicycle paths, improve accessibility to open space, or develop more parks and recreation equipment.

**2013 CHOCOLAY TOWNSHIP PUBLIC OPINION SURVEY**

Results from this survey are available in Appendix O. Information relating to recreation can be found in the following questions:

- #10 - related to existing recreation facilities, and whether 1) respondents use the facility, 2) whether respondents are satisfied with the facility, and 3) whether respondents support funding facility improvements.
- #11 - related to potential recreation facilities, and whether respondents or anyone in their household anticipates a use of the potential facility, or supports funding the facility.

**2013 BEAVER GROVE SOFTBALL SURVEY**

*Methods*

This online survey was conducted at the field in September of 2013 during a weekend league tournament and online via the Chocolay Township web site through November of 2013.

*Significant results*

Most respondents were not residents, and were players. Participation was highest for Thursday, Monday, Wednesday, and Tuesday nights, in that order. 53 percent of respondents said the field condition is "good", and 31 percent said "excellent". Only 15 percent said field condition is "fair" or "poor".

The top ranked improvements needed were:

- Restrooms (68 percent)
- Food vendors (43 percent)
- Field (32 percent)
- Bleachers (26 percent)
- Safety (23 percent)
- Playground (19 percent)

- ♦ Parking (15 percent)
- ♦ Dugouts (13 percent)

### 2013 LIONS FIELD SOFTBALL SURVEY

#### Methods

This online survey was conducted at the field in September of 2013 during a weekend league tournament and online via the Chocolay Township web site through November of 2013.

#### Significant results

The survey was almost evenly balanced between resident and non-resident respondents. Most respondents were players. Participation was highest for Wednesday (81 percent) and Thursday (38 percent) nights. 51 percent of respondents said the field condition is "good", and 39 percent said "fair". Only 4 to 6 percent said field condition is "excellent" or "poor".

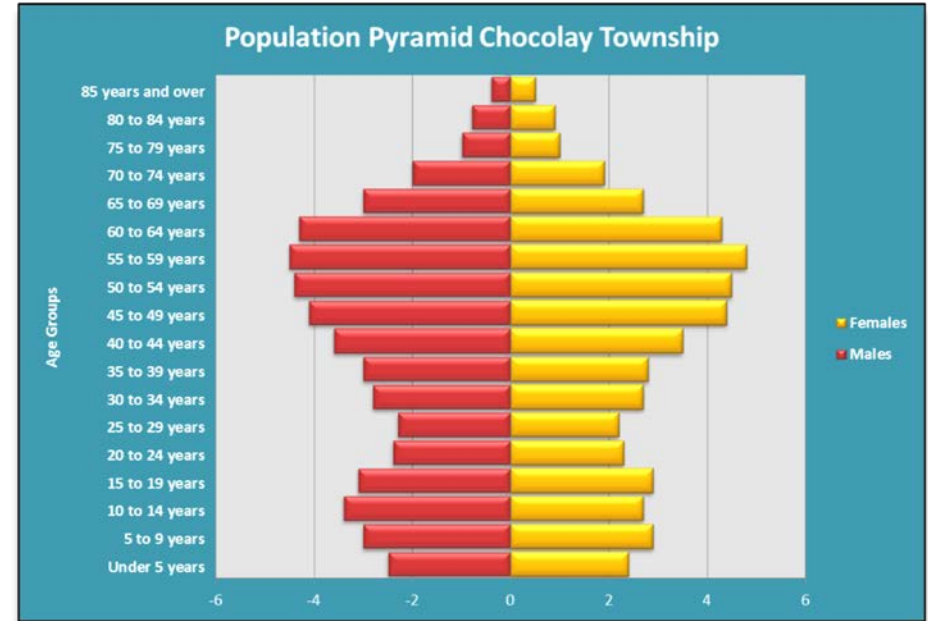
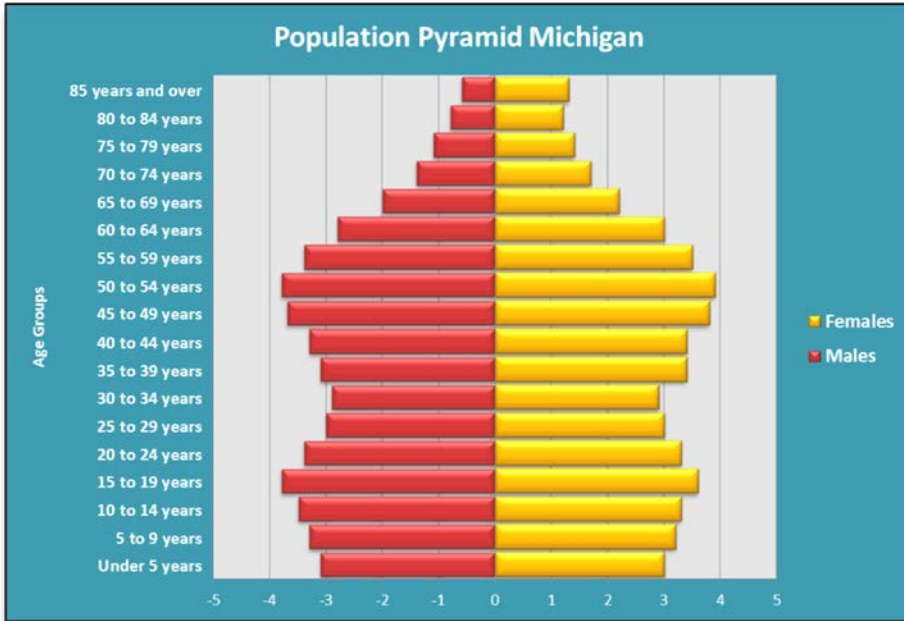
The top ranked improvements needed were:

- ♦ Restrooms (83 percent)
- ♦ Field (46 percent)
- ♦ Dugouts (46 percent)
- ♦ Bleachers (41 percent)
- ♦ Playground (41 percent)
- ♦ Safety (33 percent)
- ♦ Food vendors (13 percent)
- ♦ Parking (11 percent)

## Appendix P: Population Pyramids (2010 Census Data)

### CHOCOLAY TOWNSHIP

### STATE OF MICHIGAN



\*Note - Numbers on bottom of chart are related to percentages of population in that particular age cohort and sex. Negative numbers are for chart formatting purposes only, and should be interpreted as positive.

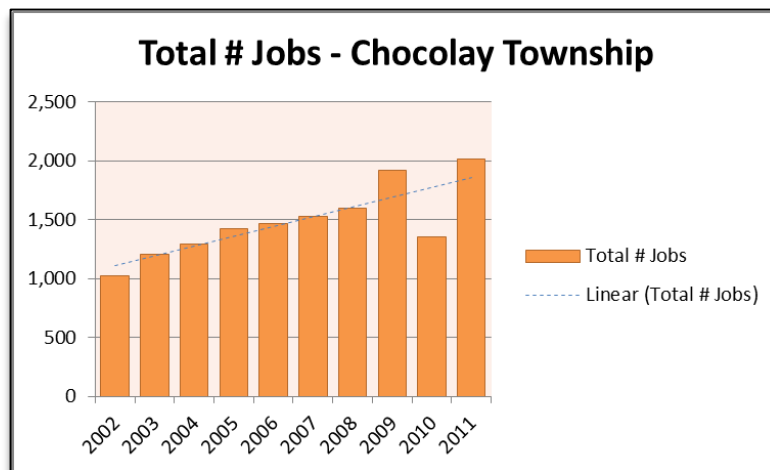
Chocolay Township has a higher percentage of both males and females in the 45 and older age cohorts in comparison to the State of Michigan. Alternately, Chocolay Township has a lower percentage of both males and females under the age of 30.

## Appendix Q: Work Area Summary Marquette County 2002 – 2011

Table Q-1. Work Area Summary

All Workers, Primary Jobs	Employed in Chocolay Township but living outside	Live in Chocolay Township but employed outside	Employed and Living in Chocolay Township	Employed in Chocolay Township	Living in Chocolay Township
2011	1,756	2,767	176	1,932	2,943
2010	1,135	2,464	133	1,268	2,597
2009	1,656	2,292	159	1,815	2,451
2008	1,320	2,833	170	1,490	3,003
2007	1,260	2,863	165	1,425	3,028
2006	1,180	2,752	182	1,362	2,934
2005	1,170	2,819	174	1,344	2,993
2004	1,067	2,485	142	1,209	2,627
2003	1,025	2,532	119	1,144	2,651
2002	842	2,461	113	955	2,574
10 Year Average	1,241	2,627	153	1,394	2,780

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, averages 2nd Quarter of 2002-2011), Inflow/Outflow analysis. all workers, primary jobs.



Employment data sources for OnTheMap includes:

- Unemployment Insurance (UI) Wage Records reported by employers and maintained by each state for the purpose of administering its unemployment insurance system provide information on employees and jobs (relationship between employee and firm). These data are provided for "UI-covered employment," which typically includes private-sector employment as well as state and local government.
- The Office of Personnel Management (OPM) provides information on employees and jobs for most Federal employees. See exceptions at: [http://www.fedscope.opm.gov/datadefn/aboutehri\\_sdm.asp#cpdf3](http://www.fedscope.opm.gov/datadefn/aboutehri_sdm.asp#cpdf3) and <http://www.fedscope.opm.gov/datadefn/index.asp#location>.
- The Quarterly Census for Employment and Wages (QCEW) provides information on firm structure and establishment location. These data are collected by each state under an agreement with the Bureau of Labor Statistics (BLS).
- Age, earnings, and industry profiles are compiled by the Census Bureau from a state's records and are supplemented with other Census Bureau source data. Final compilations and confidentiality protection are performed by the Census Bureau. The states assign employer locations, while workers' residence locations are assigned by the U.S. Census Bureau using data from multiple federal agencies.

Source

(Left): U.S. Census Bureau, OnTheMap application and LEHD Origin-Destination Employment statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2011). Analysis type: Area Profile. Selection area: Work. All jobs, all workers. Selection area: Chocolay Charter Township. Selected Census Blocks: 218. Analysis generation date: 9/23/13 - OnTheMap 6.1.2.

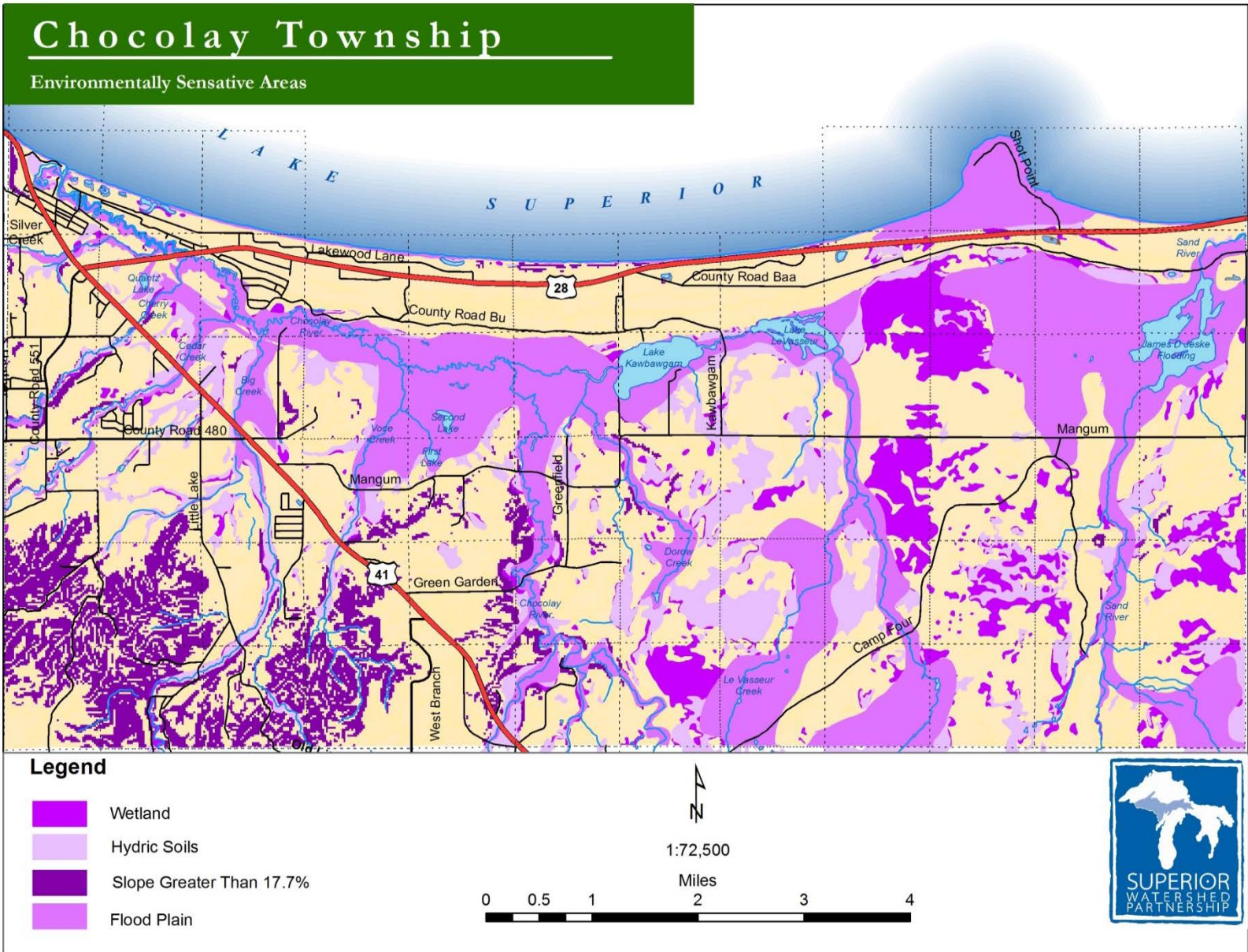


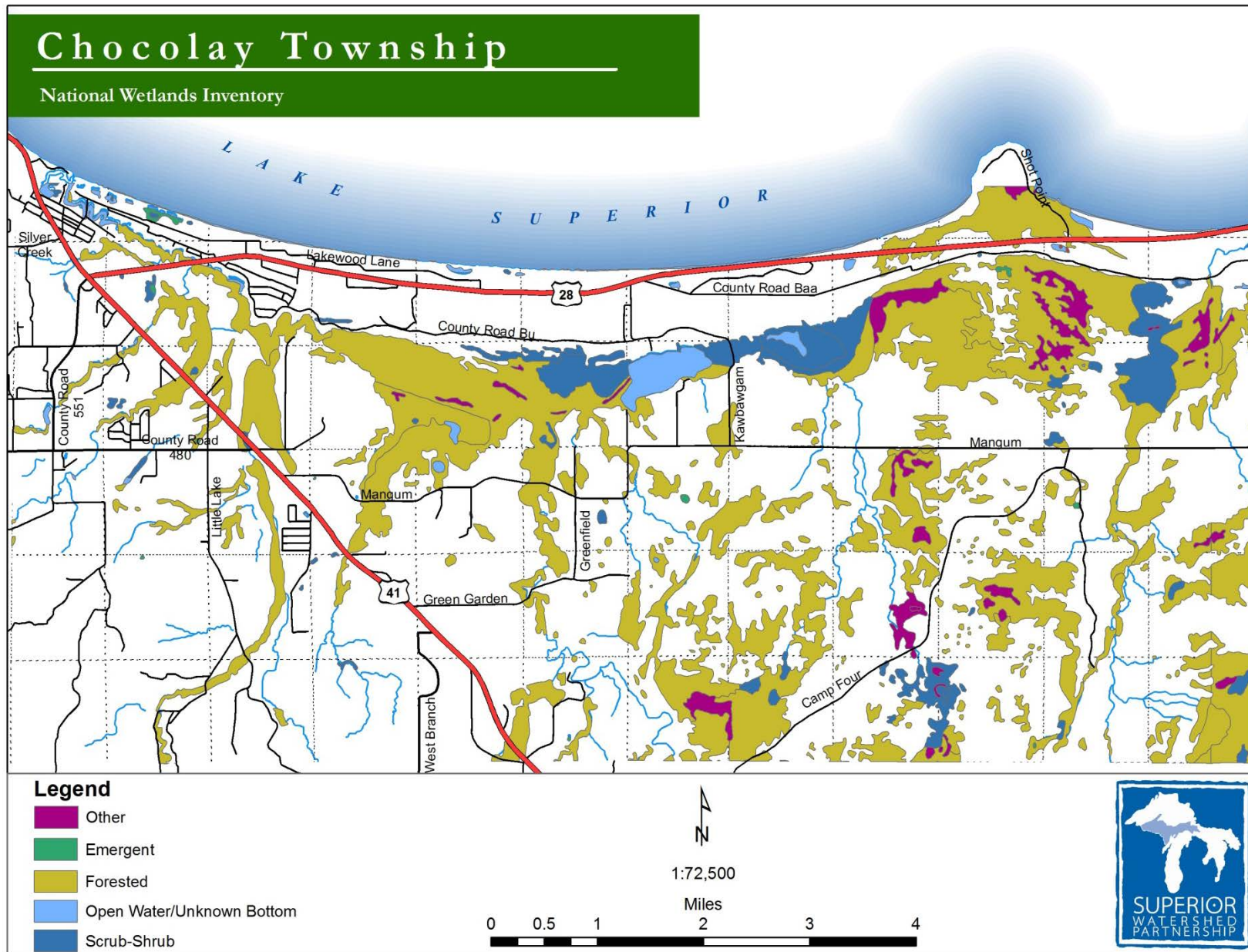
Table Q-2. Marquette LEHD Origin-Destination Employment Statistics

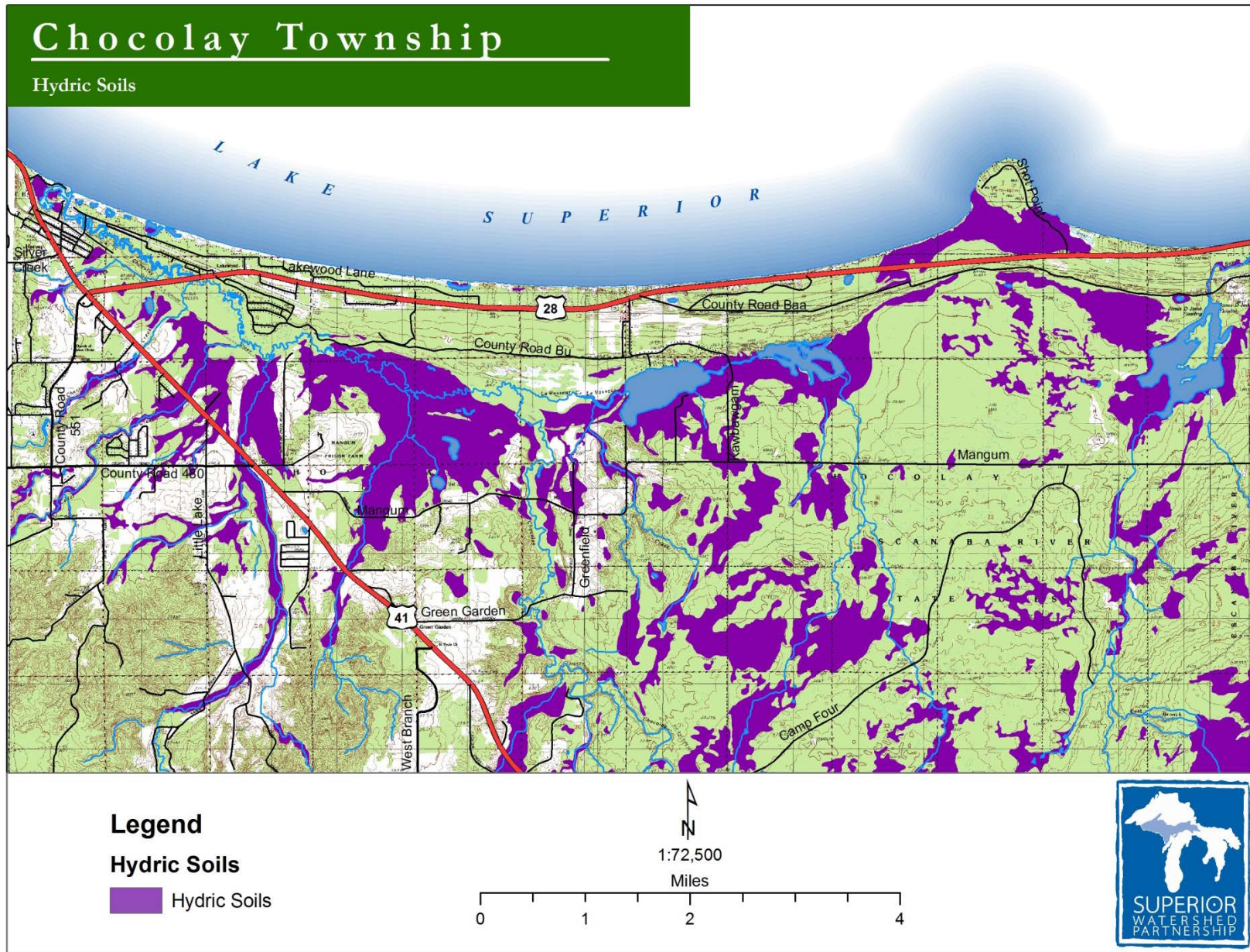
Avg # Jobs 2002-2011	Marquette County	City of Marquette	City of Negaunee	Ishpeming Twp	Chocolay Charter Twp	City of Ishpeming	Marquette Charter Twp	Forsyth Twp	Sands Twp	Gwinn CDP
Agriculture, Forestry, Fishing and Hunting	103	17	0	8	7	19	12	0	7	0
Mining, Quarrying, Oil and Gas Extraction	1,600	54	3	171	111	764	3	9	105	1
Utilities	347	327	0	1	1	18	0	0	0	0
Construction	1,205	615	23	23	43	221	72	45	42	24
Manufacturing	891	561	24	16	26	84	11	131	7	3
Wholesale Trade	737	509	46	12	26	76	10	12	1	8
Retail Trade	3,494	1,477	218	86	762	372	349	140	12	91
Transportation and Warehousing	469	131	238	5	55	13	9	12	0	4
Information	927	487	121	1	23	14	50	215	0	2
Finance and Insurance	906	535	98	33	37	143	32	20	3	18
Real Estate and Rental and Leasing	287	162	8	7	21	25	38	13	1	5
Professional, Scientific, and Technical Services	914	670	47	14	8	121	29	11	3	1
Management of Companies and Enterprises	31	16	0	0	0	3	0	0	11	0
Admin. & Support, Waste Management	429	233	17	6	19	42	38	13	5	4
Educational Services	2,737	1,719	255	216	35	185	26	227	5	160
Health Care and Social Assistance	6,204	4,750	238	135	47	812	174	41	1	26
Arts, Entertainment, and Recreation	212	117	10	4	5	44	26	4	0	1
Accommodation and Food Services	3,294	1,788	544	57	245	296	113	107	55	54
Other Services (excluding Public Admin)	990	563	88	27	15	128	72	24	21	17
Public Administration	1,817	1,103	407	15	2	110	17	76	23	38
<b>Total Average # Jobs per Jurisdiction</b>	<b>27,592</b>	<b>15,833</b>	<b>2,384</b>	<b>836</b>	<b>1,485</b>	<b>3,490</b>	<b>1,080</b>	<b>1,099</b>	<b>303</b>	<b>455</b>
<b>Percent of County Total</b>		<b>57.4%</b>	<b>8.6%</b>	<b>3.0%</b>	<b>5.4%</b>	<b>12.6%</b>	<b>3.9%</b>	<b>4.0%</b>	<b>1.1%</b>	<b>1.6%</b>

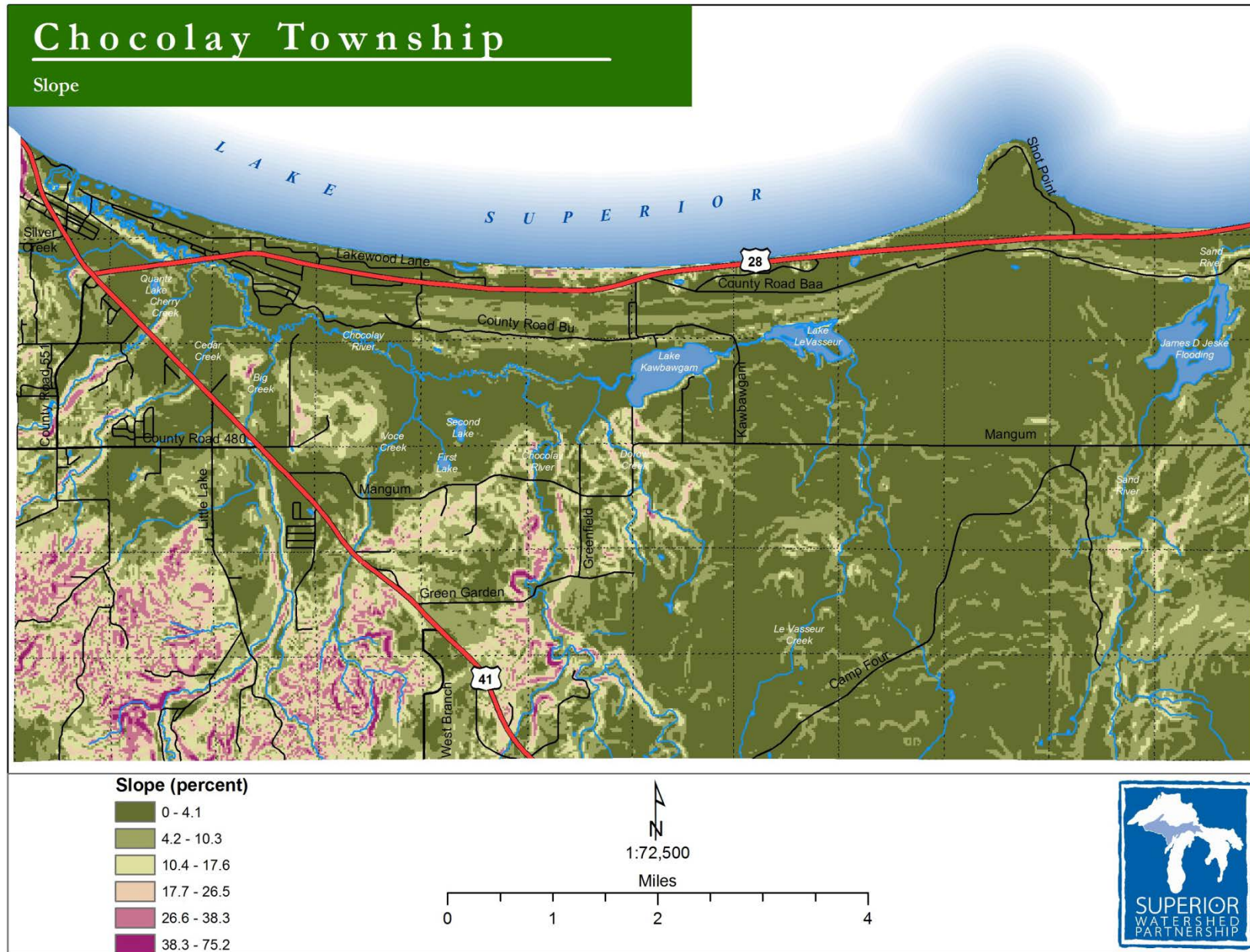
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2011).

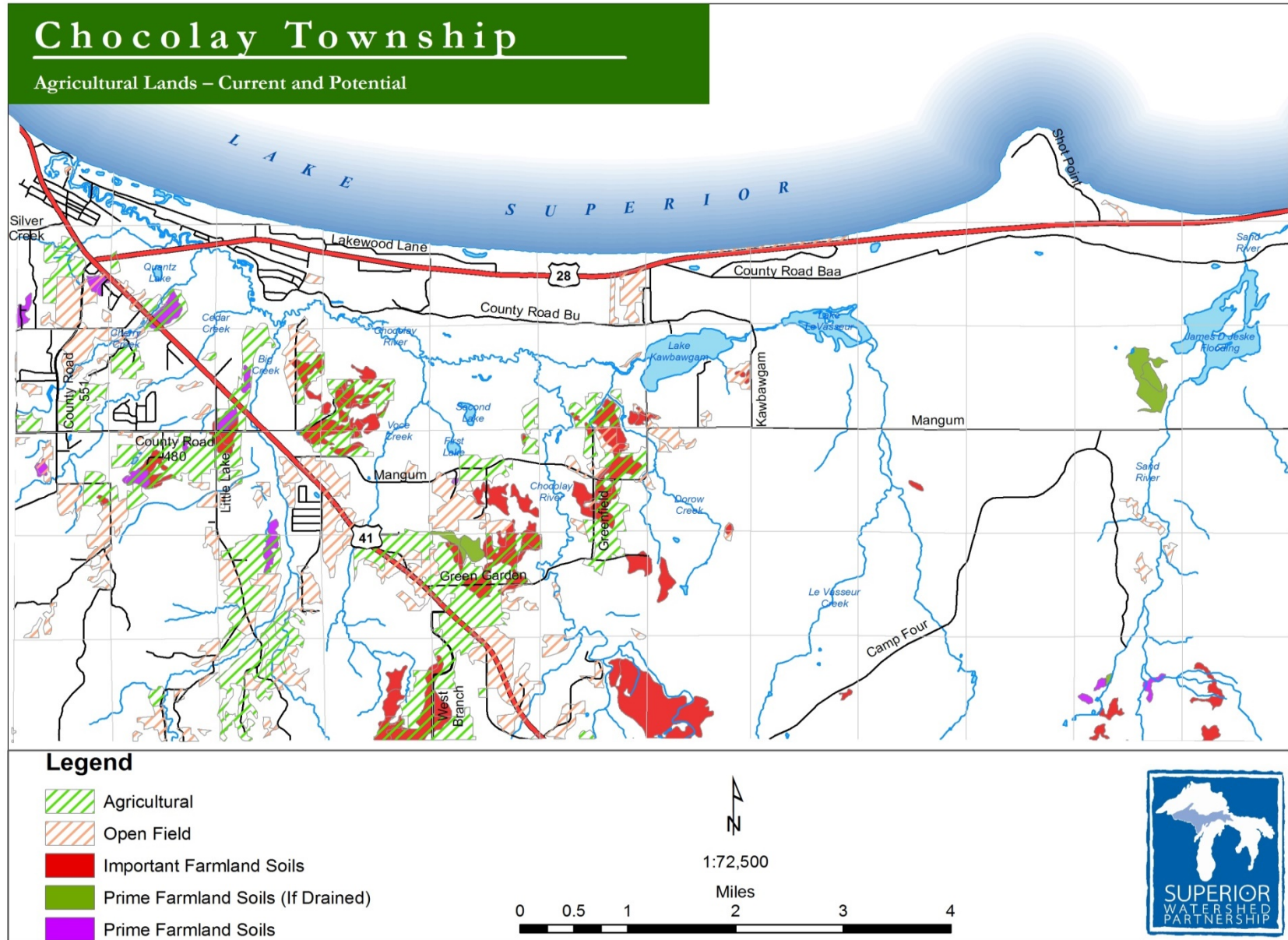
Appendix R: Natural Features Inventory



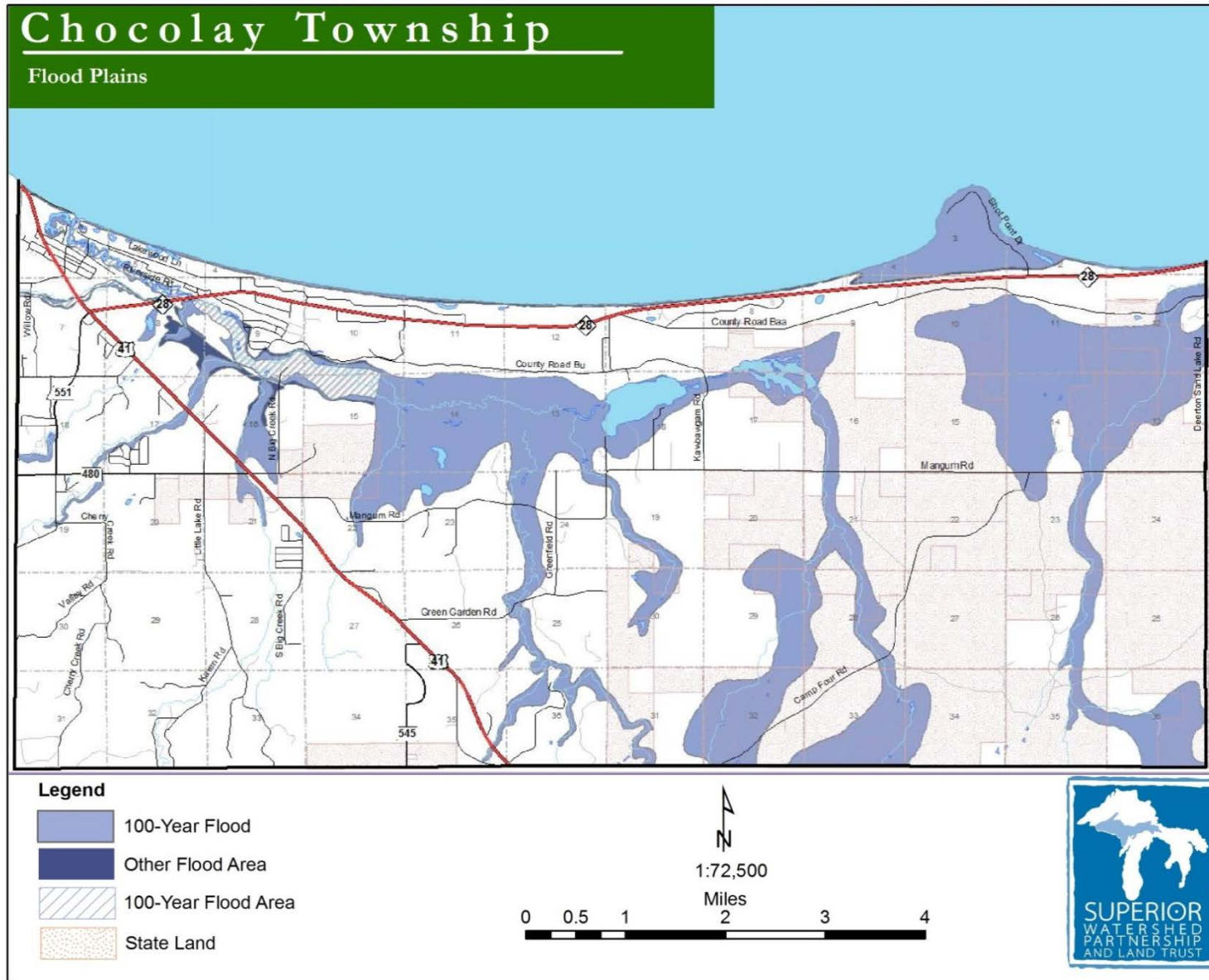




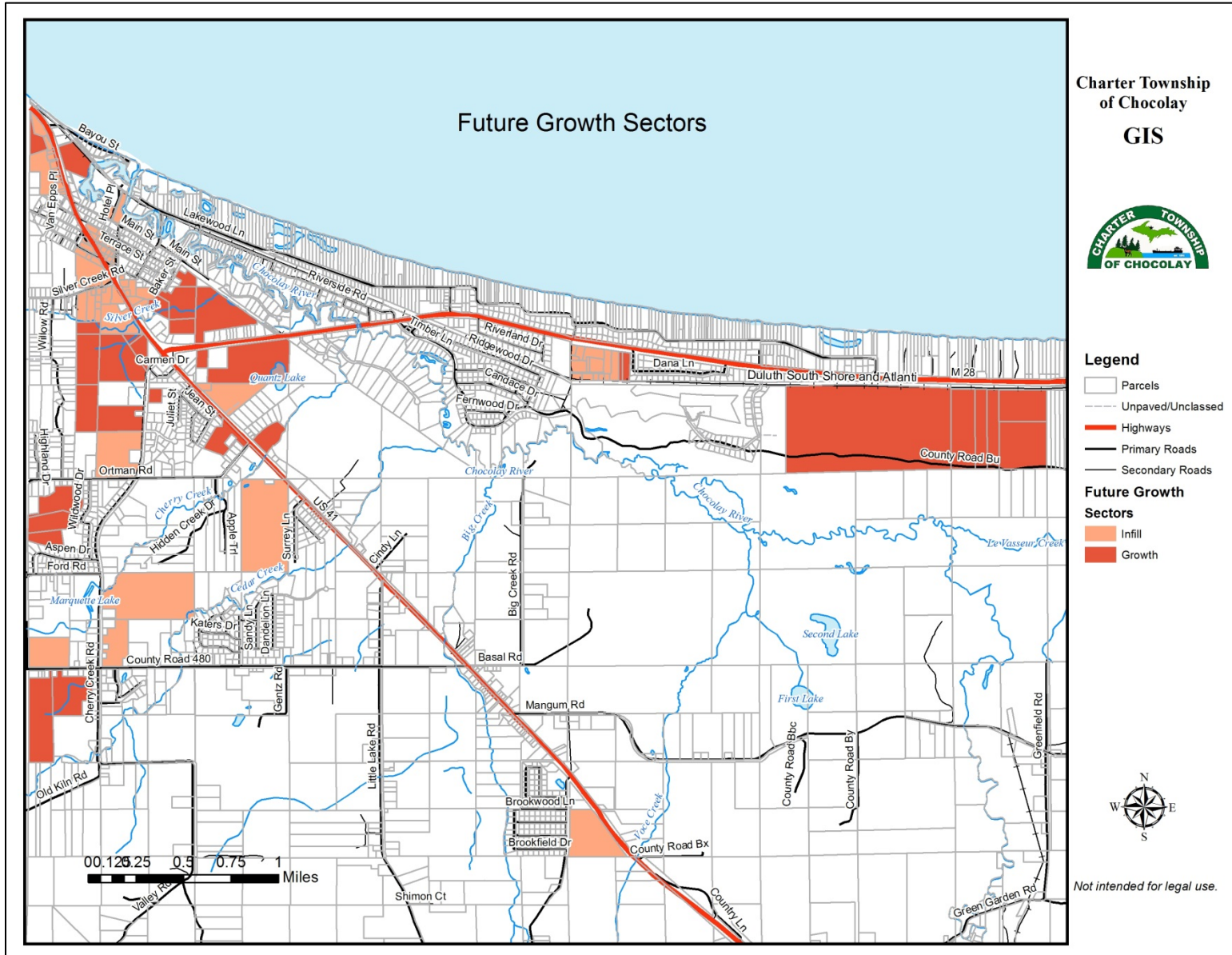




## Appendix S: Floodplain Map

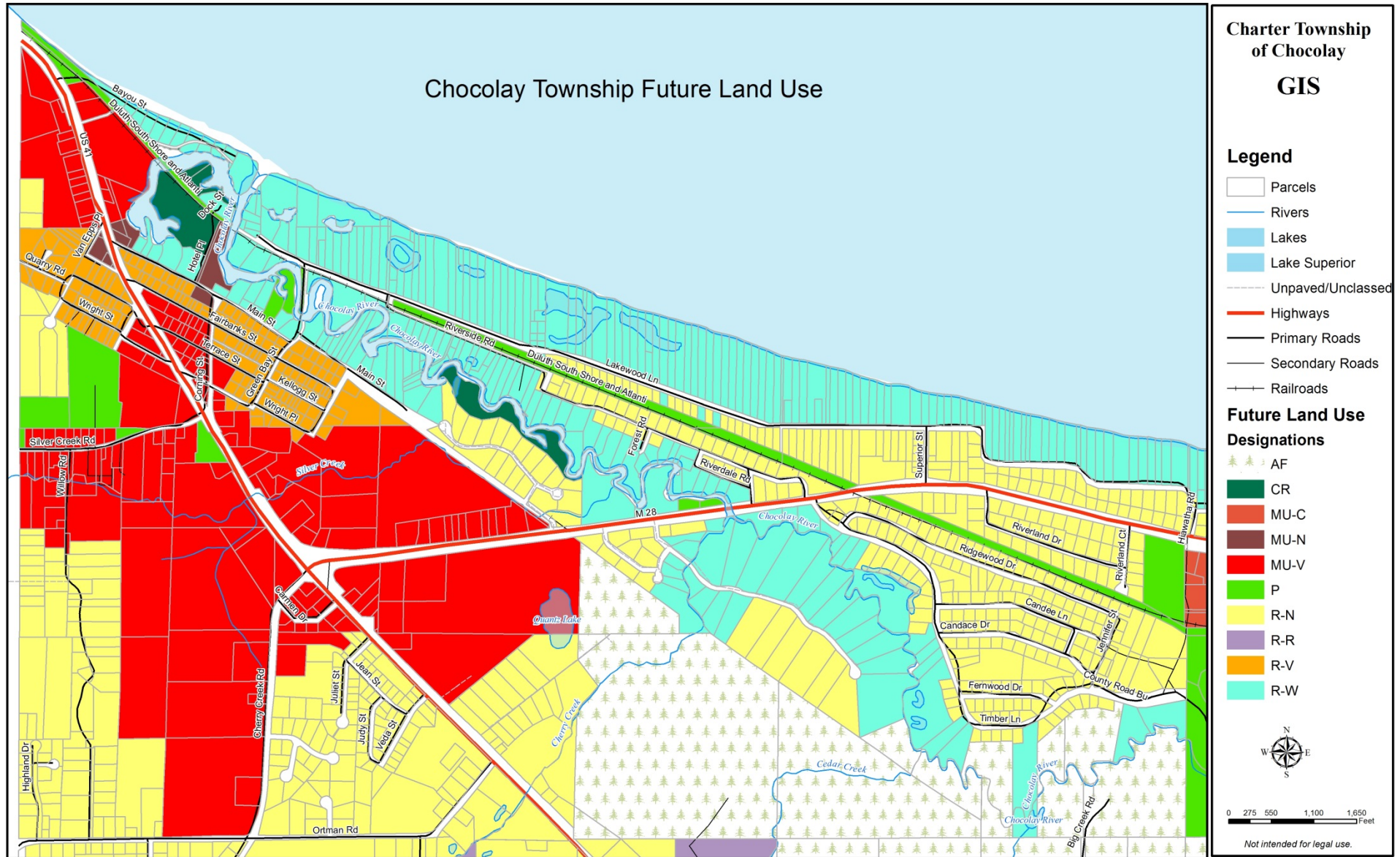


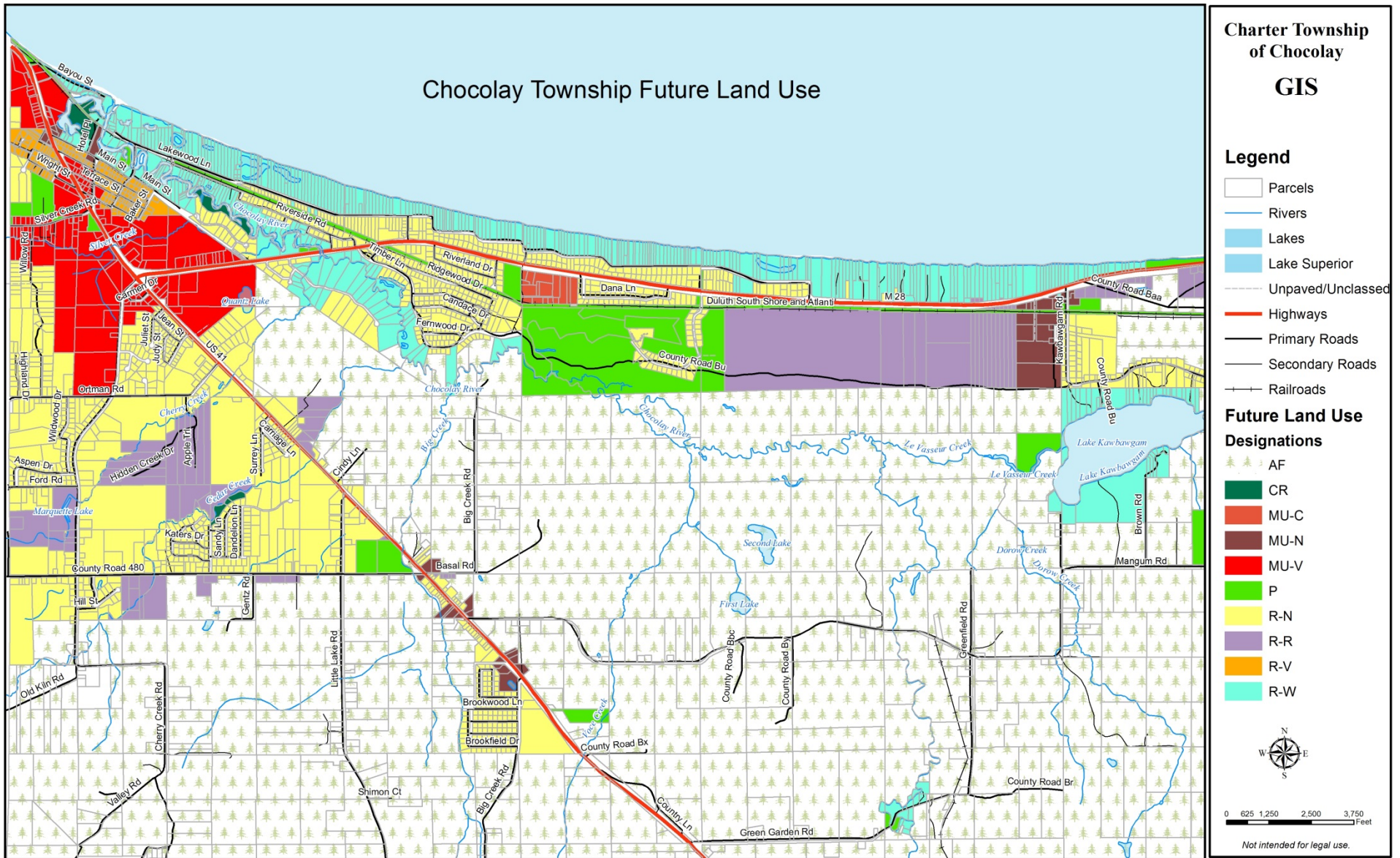
# Appendix T: Growth Sector Maps

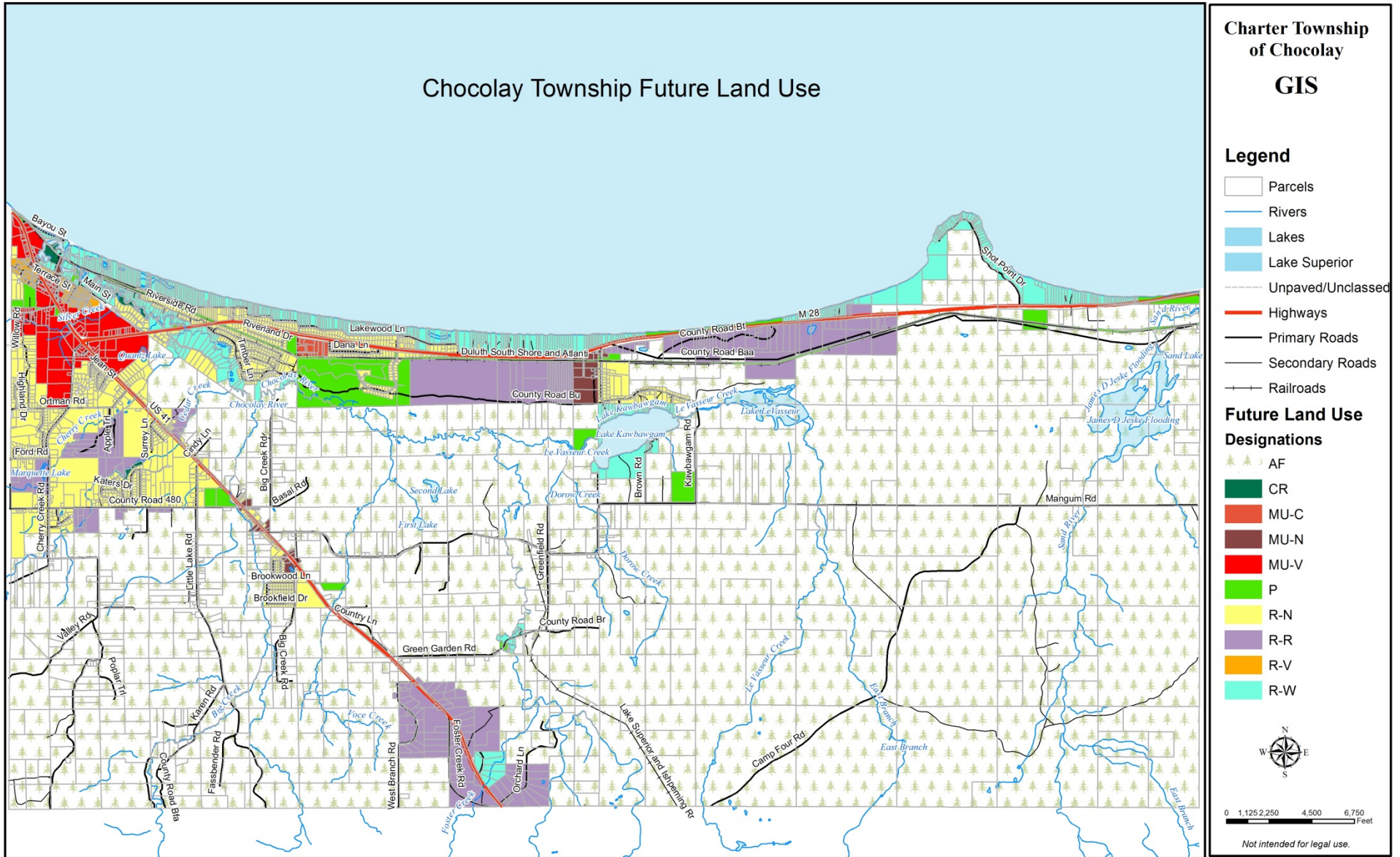




# Appendix U: Future Land Use Maps







## **Appendix V: Suggested Zoning Ordinance Outline**

### **ARTICLE I: INTRODUCTORY PROVISIONS**

Title, Legal Basis, History and Repeal of Prior Ordinances, Jurisdiction and Applicability, Relationship to Other Regulations, Vested Rights, Severability, Purpose, How to Use the Ordinance, Ordinance Interpretation, Map Interpretation

### **ARTICLE II: DEFINITIONS AND MEASUREMENT STANDARDS**

### **ARTICLE III: GENERAL PROVISIONS**

Structures (Height Exemptions, Height in Relation to Grade and Fill, Structures Requiring Permits); Accessory Structures; Lots (Number of Dwellings on a Lot, Division or Combination of Lots, Yard and Setback Exceptions); Permanent Dwellings; Temporary Dwellings; Road Frontage; Private Roads; Waterfront Setback; Landscaping and Screening; Fences; Parking and Loading; Signs; Essential Services, Public Facilities, and Utilities; Outdoor Lighting; Environmental Protection (Stormwater, Nuisance, Open Space Preservation)

### **ARTICLE IV: USE REGULATIONS AND USE TABLES**

Principal, Accessory, and Temporary Uses

### **ARTICLE V: DISTRICT REGULATIONS – BASE ZONING DISTRICTS**

Intent, Uses by Right (Principal and Accessory), Conditional Uses (Principal and Accessory), Development Requirements including Lot Configuration (Minimum Lot Area, Minimum Lot Width, Maximum Ground Coverage), Minimum Setbacks (Principal and Accessory Structures), Maximum Height (Principal and Accessory Structures), and Miscellaneous Standards for each Zoning District such as commercial vehicle or recreational unit parking

### **ARTICLE VI: DISTRICT REGULATIONS – OVERLAY ZONING DISTRICTS**

### **ARTICLE VII: STANDARDS FOR CONDITIONAL USES, PLANNED UNIT DEVELOPMENT, OPEN SPACE PRESERVATION DEVELOPMENTS, SITE CONDOMINIUMS**

### **ARTICLE VIII: ZONING ADMINISTRATION**

Duties, Procedures, Types of Permits, Application Contents and Procedures, Notice and Hearing Procedures, Site Plan Review and Permitting Procedures, Conditional Use Permit Procedures, Planned Unit Development Procedures, Open Space Preservation Development Procedures, Site Condominium Procedures, Conditional Rezoning Procedures, Performance Guarantees, Permit Details, Nonconformities, Appeals and Interpretation Procedures, Amendments, Violations and Penalties

### **ARTICLE IX: ZONING MAPS**

## Appendix W: Public Comment

### ALGER-DELTA COOPERATIVE ELECTRIC ASSOCIATION

**From:** Tom Harrell  
**Sent:** Monday, March 02, 2015 11:33 AM  
**To:** Kelly Drake Woodward  
**Subject:** comment on the Master Plan

Hi Kelly – I would like to make some editorial suggestions to the paragraph on page 38 under the heading on Risk Assessment. My suggestions are below. Overall, I think this is a very good and thorough report. Thanks for allowing me to comment.

Regards,

Tom Harrell

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#### Risk Assessment

Even a small change in a critical system can have far-reaching impacts. For a power company, lost revenue contributions to cover fixed, embedded production costs translate into rate increases. Local conditions illustrate coming realities. Rate increases of over eight percent were recently implemented for BLP and [Alger-Delta customers, and](#) are expected for at least the next three years. [Alger Delta rates have been stable, with no increase since October 2010. These Electric](#) rate increases will have greater impacts on higher energy users such as businesses, educational institutions, the hospital, and local governments. This will translate into higher consumer costs for goods, education, health care, and public services. Further increases are anticipated within the entire American Transmission Company service area (provider of energy transmission lines) to support the Presque Isle Plant after the loss of much of its customer load (mining company). Uncertainties associated with the future of the Presque Isle Power Plant in Marquette could lead to cost increases (perhaps very significant) for [most all Upper Peninsula Michigan](#) ratepayers, [regardless of](#) whether the plant remains open or is closed. If the Presque Isle Power Plant is closed, it would trigger a necessity to build [b](#)illions of dollars' worth of transmission lines [and /or power generation](#) with costs borne by ratepayers. The plant closure would cause severe impacts to City of Marquette tax revenue and funding for the Marquette Area Public Schools, thereby impacting the greater Marquette area. It could also pose problems from an energy standpoint for the BLP.



# County of Marquette

RESOURCE MANAGEMENT/DEVELOPMENT DEPT.

COUNTY COURTHOUSE

234 W BARAGA AVENUE • MARQUETTE, MI 49855

Building Codes 906.225-8180  
 Planning 906.225-8182  
 Facilities 906.225-8182  
 Fax 906.225-8203  
[www.co.marquette.mi.us](http://www.co.marquette.mi.us)

May 7, 2015

Mr. Max Engle, Chocolay Township Clerk  
 5010 U.S. 41 S.  
 Marquette, MI 49855

Dear Mr. Engle

Pursuant to Section 125.3841 Public Act 33 of 2008 (the Michigan Planning Enabling Act), the Marquette County Planning Commission reviewed the Draft Chocolay Township Master Plan titled the *Charter Township of Chocolay Master Plan 2015 Edition* and provide the following comments:

#### **CONSISTENCY WITH CONTIGUOUS TOWNSHIPS**

Contiguous units of government in Marquette County include the City of Marquette, Sands Township, Skandia Township, West Branch Township and Onota Township in Alger County. The draft master plan appears to be consistent with the master plans of those units of government.

#### **CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN**

The majority of the proposed Chocolay Township Master Plan is consistent with the Marquette County Comprehensive Plan. The draft plan also goes beyond the scope of the Marquette County Plan by effectively considering resilient processes and procedures for every category addressed in the plan.

- **Land Use** – This topic predominantly falls under the chapter titled Working for Resilience in Natural Systems. Land use discussions include climate change, hazard management including fire hazards, flood hazards, watershed planning, wetlands, sand dunes and other areas of particular concern. Future land use recommends preference for future land acquisitions for development that favor the provision of habitat preservation, scenic resources, wildlife corridors, environmental protection and ecosystem function.
- **Transportation** –The draft plan also discusses the lack of funding and lack of maintenance and delayed implementation of traffic safety measures such as striping lanes. The plan further identifies that Chocolay Township will have to bear a greater burden in transportation if there is no increase in State funding with millage increases or no capital preventive maintenance on regular basis. The plan advocates for access management techniques in the US-41/M-28 corridor and the Township participates as part of the US-41/M-28 Corridor Advisory Group to review new proposed access sites.

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## COUNTY OF MARQUETTE

Page 2

- Community Facilities & Services – Major components of this topic are referred to as critical community infrastructure systems and services. These include transportation, water, wastewater management, energy, food systems, public safety and emergency systems, public health, and recycling and solid waste management. All sub categories are assessed for future resiliency. Currently, the waste water system needs to be replaced.
- Housing –The draft master plan discusses the type of housing that currently exists and considers what the township will need to develop more sustainable housing in the future from a land use and energy use perspective and also because of changing demographic preferences. The plan also discusses the Township’s development pressures and the need to manage development and growth so as not to eliminate valuable farm and forestlands.
- Recreation – This topic is also assessed for future resiliency while considering shrinking Township budgets, climate change and energy costs. The plan supports the Township’s collaboration with the Iron Ore Heritage Trails and the State of Michigan for recreational trail sustainability.
- Economic Development – The draft plan supports managed development and growth for a managed economy. Opportunities to create economic prosperity are with People-based strategies that create an entrepreneurial culture; Policy-based strategies that enhance the business climate, shape responsive government, design fair and competitive tax structure and enhance transportation connection and Place-based strategies that enhance community assets, strengthen the quality of place and seize green opportunities.

**COMMISSIONER COMMENTS**

The Plan provides an innovative assessment of each topic with a profile, risk assessment and opportunities. Risk assessments and opportunities are considered according to their capacity to further the Township’s sustainability and resiliency. In addition, the plan includes an extensive strategic plan with administrative and regulatory task lists. If followed the plan will guide Chocolay Township toward becoming a more sustainable and resilient community. Commissioners agreed the plan is very well done.

The Marquette County Planning Commission voted unanimously in support of the *Charter Township of Chocolay Master Plan 2015 Edition*.

Thank you for the opportunity to review your draft Master Plan.

Sincerely,

Peter Mackin, Secretary  
Marquette County Planning Commission

Cc: Kelly Drake Woodward, Planning Director  
Chocolay Township Planning Commission

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## U. P. FOOD EXCHANGE



May 18, 2015

Chocolay Township Board  
5010 US 41 South  
Marquette, Michigan 49855

Dear Township Board Members,

The Upper Peninsula Food Exchange (UPFE) Food Policy Committee would like to thank you for the opportunity to review Chocolay Township's draft Master Plan. The mission of our committee is to advocate for the development and adoption of policy and regulation that strengthen community food systems. A strong community food system supports our local economy, provides healthier food options for our residents, and is an important component of resiliency and food security. We would like to commend your staff and planning commission for acknowledging the importance of a strengthened food system.

The draft Master Plan identifies the food supply system as a critical community system. The Plan also recognizes the community food supply system as an opportunity for community and private resilience. Chocolay Township is home to agricultural production and the Plan acknowledges the importance of preserving agricultural lands as demonstrated by the Township's Permaculture Park. Specific strategies relating to food systems are included and are easy to understand.

The UPFE Food Policy Committee looks forward to learning more about accessory homesteading activities as the Township moves toward the task of updating its zoning ordinance. Homesteading activities as an accessory use is an innovative approach to addressing agriculture in an urban/suburban setting.

Chocolay Township is a leader in community food systems planning and policy. The Township and its staff should be commended for developing and implementing innovative strategies that actively support a healthier community.

Sincerely,

*The Upper Peninsula Food Exchange Food Policy Committee*

Cc: Chocolay Township Planning Commission  
Kelly Drake Woodward, Director of Planning and Zoning Chocolay Township

[www.upfoodexchange.com](http://www.upfoodexchange.com)

906-225-0671 x711

[info@upfoodexchange.com](mailto:info@upfoodexchange.com)

MICHIGAN STATE UNIVERSITY | Extension

marquette food co-op

Western Upper Peninsula Health Department