



# CHARTER TOWNSHIP OF CHOCOLAY

## MASTER PLAN

*Superior Living ... Simply*

**2021 EDITION APPENDICES**



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# Appendix A. 2015 Master Plan Survey

## Summary of 2010 Master Plan Survey

**Note:** Information in this appendix was extracted from *Appendix K of the Master Plan, 2015 Edition.*

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.

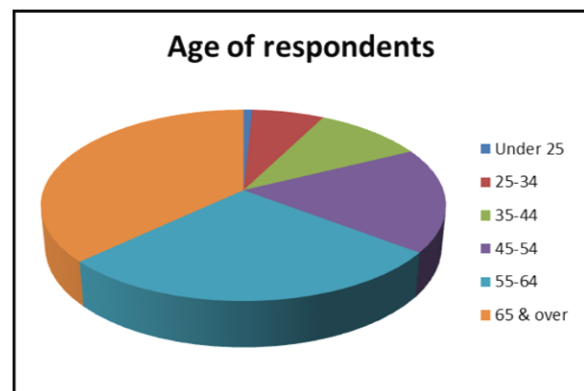
Considering 491 respondents and total Township population (5,903), response rate is 8 percent. Of course, this accounts for all age groups, including young children. Considering 491 respondents and population 20 and over (4,549), response rate is 11 percent.

### 1. What is your age?

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

**TABLE A-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.

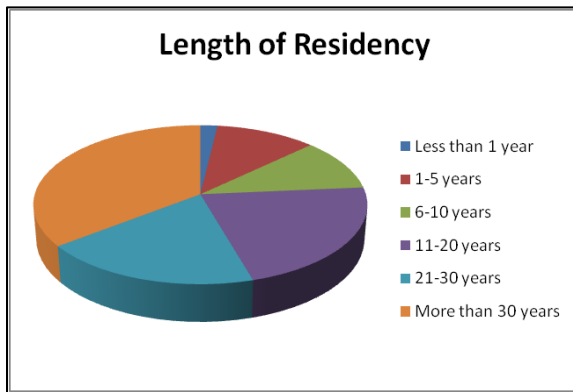


**3. How long have you been a Chocolay Township / Beaver Grove / Harvey resident?**

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

**TABLE A-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%



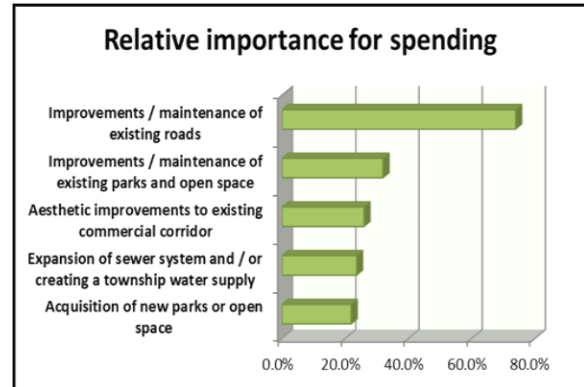
**4. What are the 3 most significant reasons you reside in Chocolay/Beaver Grove/Harvey?**

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** 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** 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 A** 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

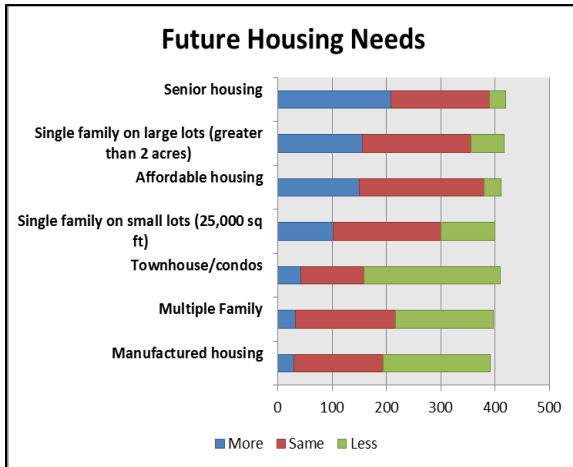
“lack of availability of non-motorized transportation” (74 responses). A few respondents indicated they were also displeased with a lack of bicycle/walking paths, single access road for a subdivision, speeding in neighborhoods, and road conditions. The category chosen second most often includes comments 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 A-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. Chocoley 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 A-7** 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 **Table A-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 Chocoley 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 A-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 A-3. REASONS FOR LOCAL RESIDENCY**

# of responses	Topic
<b>664</b>	<b>CHARACTER / COMMUNITY / CONDITIONS</b>
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
<b>182</b>	<b>PROXIMITY - SOCIAL / BUSINESS</b>
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
<b>161</b>	<b>FINANCIAL</b>
152	Cost/value of home
5	Lower/reasonable taxes
1	Not city water or city sewer
3	Home/property affordability
<b>129</b>	<b>LAND / SPACE</b>
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
<b>56</b>	<b>ENVIRONMENT / RECREATION</b>
51	Access to parks and recreation
2	Land for recreation/golf
2	Clean air & water





# of responses	Topic
1	Wildlife, watershed, pristine & serene environment, clean
44	<b>LAKEFRONT / WATER RELATED</b>
24	Lakefront property/forested lakefront property
19	Lake/Lake access/beach
1	Water
33	<b>HOUSING</b>
18	Wanted a smaller home
6	Summer cottage/camp
6	Retired/Retirement Home
2	Particular aspects of home/property
1	Forested property adjacent to single-family residential
3	<b>GOVERNMENT / REGULATION</b>
1	Safety, low crime
1	Strict commercial corridor zoning (unlike MQT twp!)
1	Not want city politics
3	<b>PROPERTY OWNERSHIP / INVESTMENT</b>
1	Resource development
1	Investment
1	Got property through tax sale
4	<b>USED TO BE ...</b>
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 A-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	

Intersection/Road Name	#1	#2	#3	Score	Rank
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	
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	



Intersection/Road Name	#1	#2	#3	Score	Rank
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	
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	
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	

Intersection/Road Name	#1	#2	#3	Score	Rank
Yelmer Rd		1		2	

**TABLE A-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 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



# of responses	Topic
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
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 A-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
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



# of responses	Topic
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
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

# of responses	Topic
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
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 A-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	103	191	125	23	14	346



Indicate level of agreement with the following	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Score
services and facilities and unify the Township.						
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 A-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 A-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,

# of responses	Topic
	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



# of responses	Topic
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
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
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

# of responses	Topic
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
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



# of responses	Topic
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
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

# of responses	Topic
3	Quit bothering/support Lakeneland - best park in County
5	Promote improvements on existing properties (enforce regulations on junk cars, junk, unmowed grass, rotting vegetation, noise)
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

## Summary of Chocolay Township Public Opinion Survey 2013

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

“The Chocolay 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.”

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.

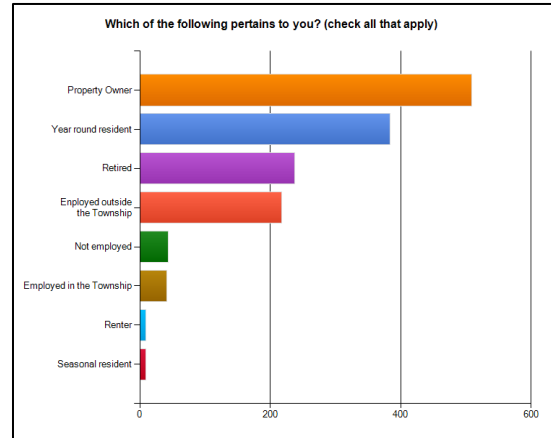
Although this would not be considered a statistically perfect survey, this survey produced the highest number of responses of any citizen opinion survey in Chocolay Township. Hundreds of people took the time to answer a very time-consuming and detailed survey, and to further share their ideas and opinions.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

### 12. 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%).



### 13. 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 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.





**14. 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 A-10.

**TABLE A-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

**15. 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.

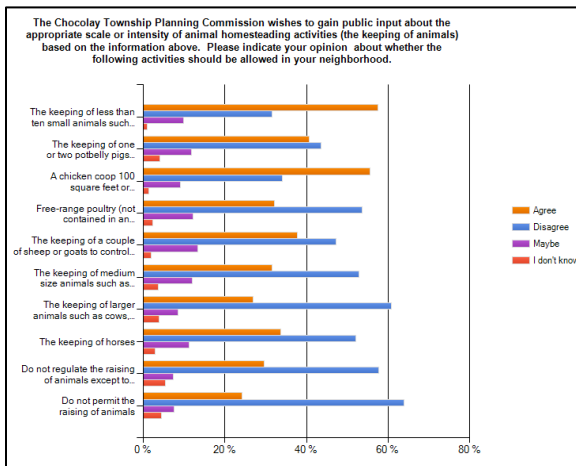
- ♦ The keeping of one or two potbelly pigs as pets like dogs – 201 Agree, 215 Disagree, 58 Maybe
- ♦ The keeping of a couple of sheep or goats to control the growth of vegetation – 185 Agree, 232 Disagree, 65 Maybe

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.

**16. 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.

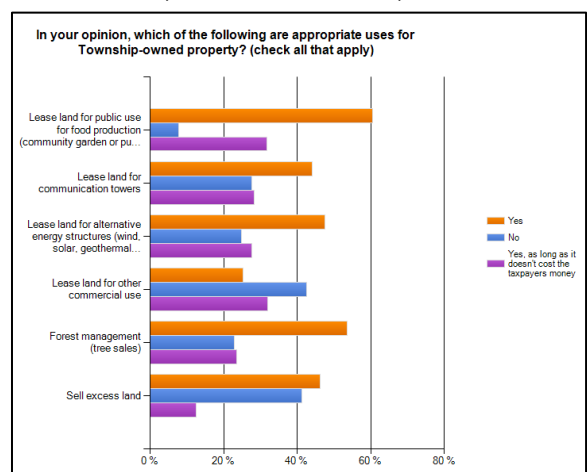
**17. In your opinion, which of the following are appropriate uses for Township-owned property? (check all that apply)**

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.

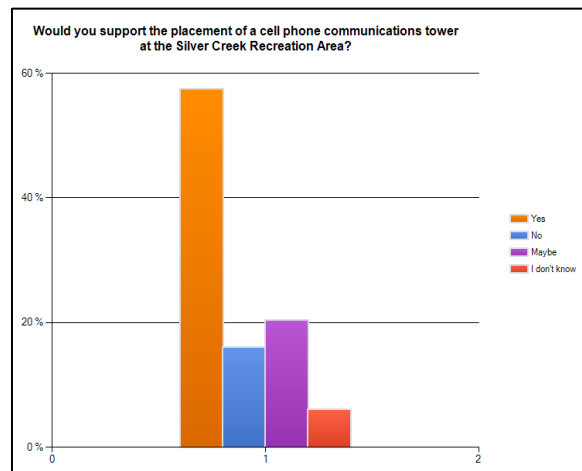
Several cautioned against clear-cutting, but supported using sustainable harvesting methods in forest management.

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.

**18. 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.

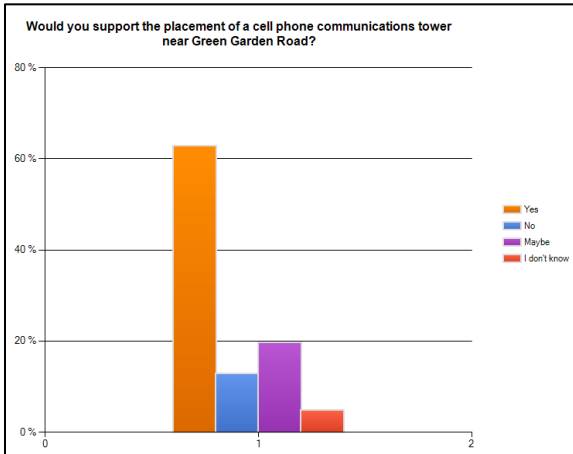
Many said they need more information on placement, characteristics, and land and health impact, and urged the Township to do research on the issues before approval.

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.



**19. 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.

**20. 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.

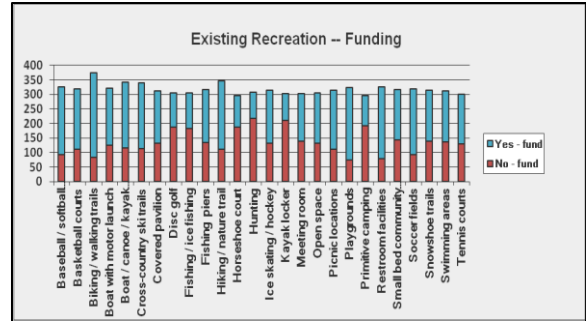
One wants a requirement for grass cutting once a month in summer. Another said all properties should have a native species plant area and a limit on planting non-native lawns.

**21. 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-**

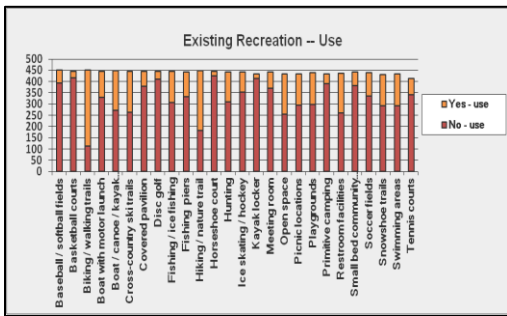


use” or “No-use”. In the next three columns, rate your level of satisfaction with the facility on a scale of 1 to 3, with 3 equal to “Very satisfied” and 1 equal to “Not satisfied”. In the last two columns, indicate your support for funding improvements for an opportunity by checking either “Yes-funded” or “No-funded”. (\*\*\*)Note - Results for use, satisfaction, and funding are calculated separately, not as aggregated across rows in the raw results.)

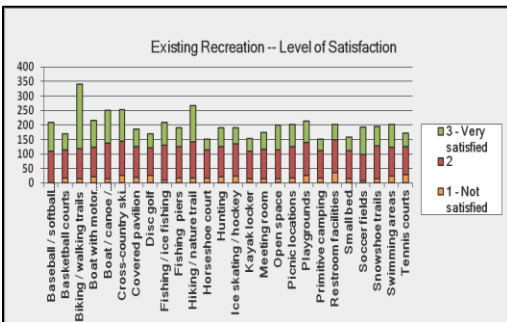
The highest used existing facilities by resident respondents are biking/walking trails (75%) and hiking/nature trails (60%). Keep in mind this does not include regional users of the sports facilities or younger users who did not respond to the survey. 41% use the cross-country ski trails and open space.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



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%).



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



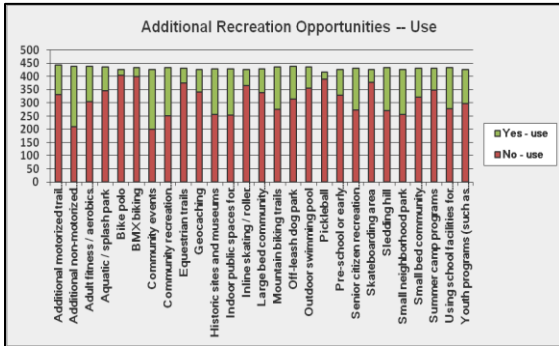
65% were “very satisfied” with biking/walking trails (221 of 340), and 31% (104) were moderately satisfied. 47% were “very satisfied” with hiking/nature trails (125 of 266) and equally 47% (124) were moderately satisfied. 43% were “very satisfied” with the cross-country ski trails (109 of 253) and 47%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

- 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-funded” or “No-funded” in the last two columns. (\*\*\*)Note - Results for use and funding are calculated

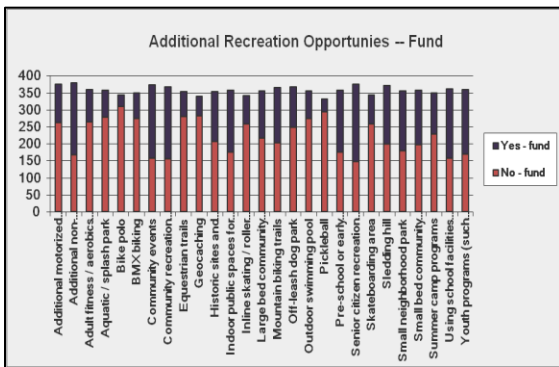


separately, not as aggregated across rows in the raw results.)

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%).



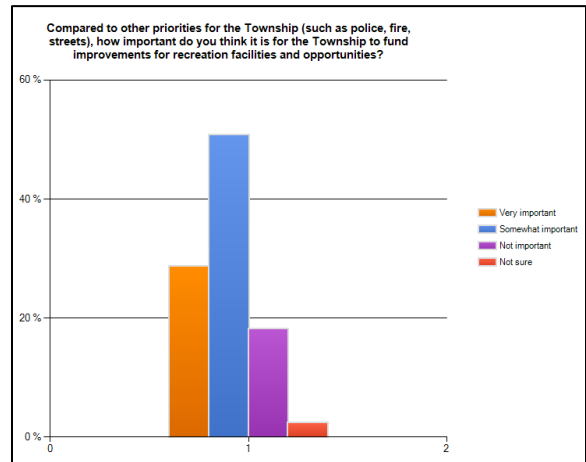
Again, a common theme for additional or new recreational opportunities is the willingness to see the Township fund additional recreation on Township property, but the residents want to accomplish this without increasing taxes. Several respondents suggested fee-based solutions for the funding of additional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

**23. 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”.



Please enter your additional comments or concerns regarding recreation in Chocoday 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.

**24. How important are the following potential new public improvements and amenities? Please rate**



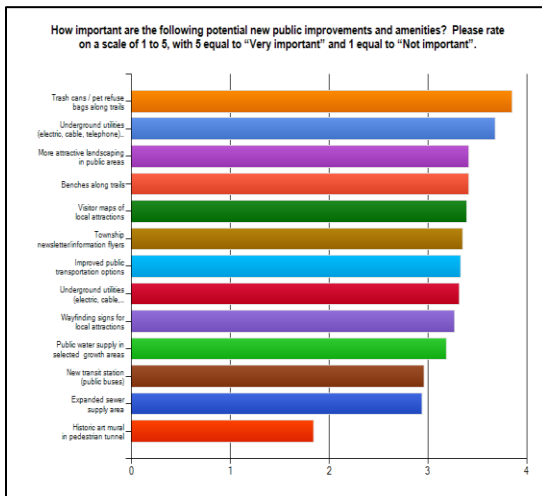
on a scale of 1 to 5, with 5 equal to “Very important” and 1 equal to “Not important”.

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.

**25. How important are the following issues facing Chocoley 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)





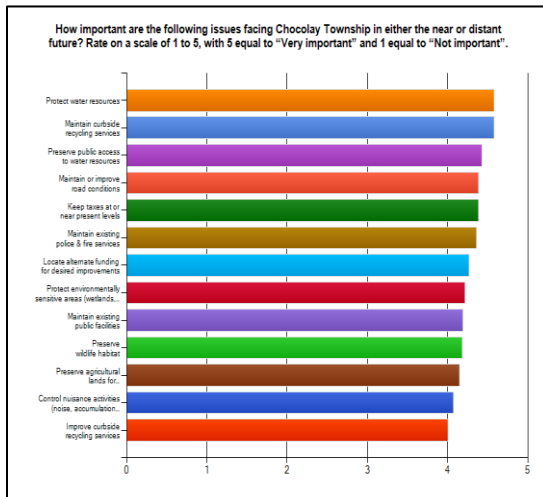
- ◆ Preserve agricultural lands for farming activities (4.15)
- ◆ Control nuisance activities (4.07)
- ◆ Improve curbside recycling services (4.01)

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.



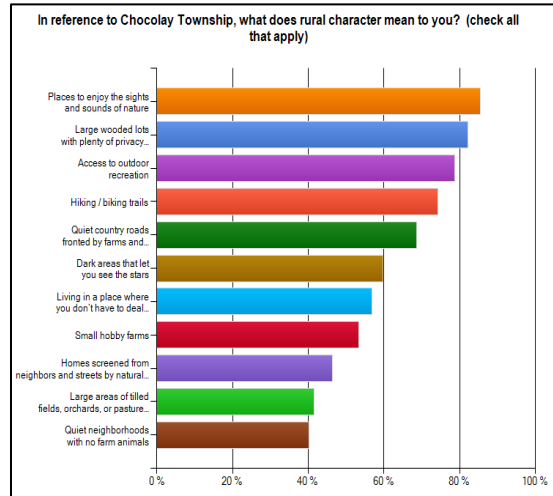
**26. In reference to Chocolay Township, what does rural character mean to you? (check all that apply)**

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%)

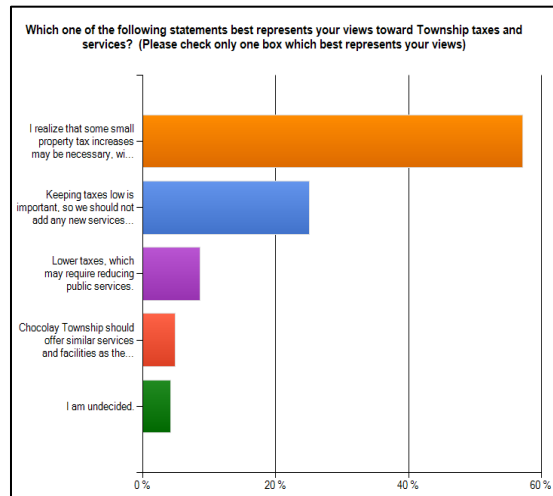
- ◆ Dark areas that let you see the stars (60%)
- ◆ Living in a place where you don't have to deal with a lot of government regulations (57%)
- ◆ Small hobby farms (53%)

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



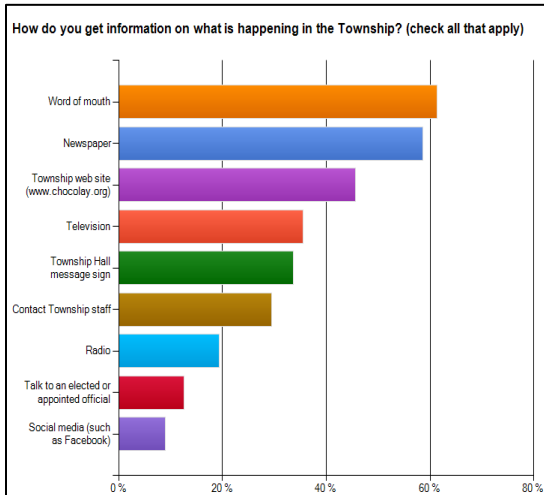
**27. Which of the following statements best represents your views toward Township taxes and services? (Please check only one box which best represents your views)**

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."



**28. 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, Chocolay Quarterly, Township newsletter, social media, e-letters/subscriptions, and bulletin board in Township office.

**29. 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 (Lakenenland); 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 Chocolay 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”).

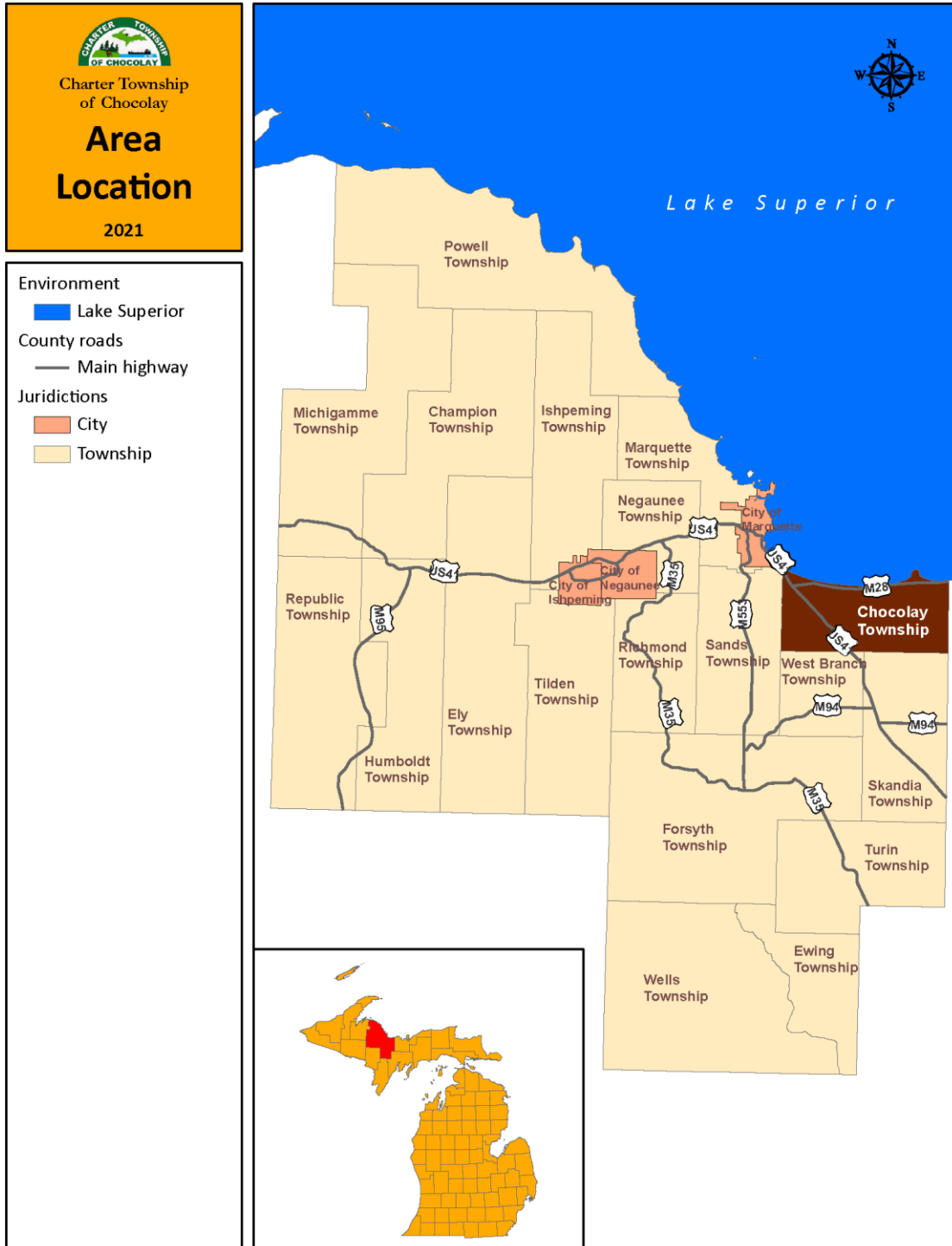
Most significant findings from the Rural Residential character area include:

- ♦ 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.



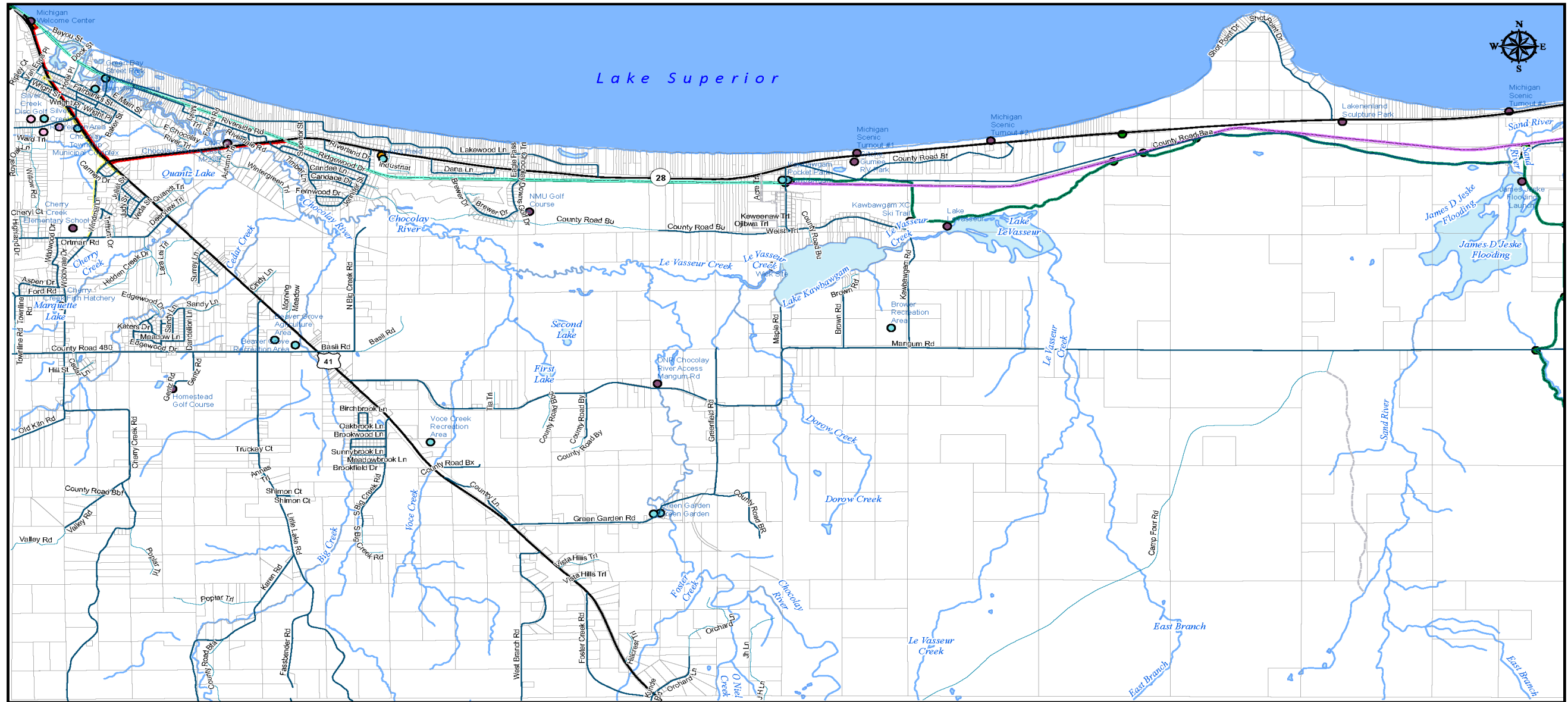
# Appendix B. Maps

## Area Location



# Existing Multi-Use Paths, Trails and Recreation Facilities

Township




**CHARTER TOWNSHIP OF CHOCOLAY**  
 Charter Township of Chocolay  
**Existing Roads, Paths and Trails**  
 Township  
 Not intended for legal use

<p><b>Environment</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Lake</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Lake Superior</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> River or stream</li> </ul> <p><b>Roads</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> Highway</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Primary road</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid lightblue; margin-right: 5px;"></span> Secondary road</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed grey; margin-right: 5px;"></span> Unpaved / not classified</li> </ul>	<p><b>Recreation Facilities</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid purple; border-radius: 50%; margin-right: 5px;"></span> Cooperative</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid brown; border-radius: 50%; margin-right: 5px;"></span> Other public</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid grey; border-radius: 50%; margin-right: 5px;"></span> Private</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid blue; border-radius: 50%; margin-right: 5px;"></span> Township</li> </ul>	<p><b>Existing multi-use paths</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid red; margin-right: 5px;"></span> IOHT business non-motorized and snowmobile</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid green; margin-right: 5px;"></span> IOHT NCT non-motorized and snowmobile</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid purple; margin-right: 5px;"></span> Multi-use - ATV, non-motorized and snowmobile</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid yellow; margin-right: 5px;"></span> Township non-motorized path</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid darkgreen; margin-right: 5px;"></span> North Country Trail</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid green; border-radius: 50%; margin-right: 5px;"></span> North Country Trail parking</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid yellow; border-radius: 50%; margin-right: 5px;"></span> Trailhead</li> </ul>
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0 0.75 1.5 Miles





Charter Township of Chocolay

## Existing Roads, Paths and Trails

Northwest  
2021

**Environment**

- Lake
- Lake Superior
- River or stream

**Roads**

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

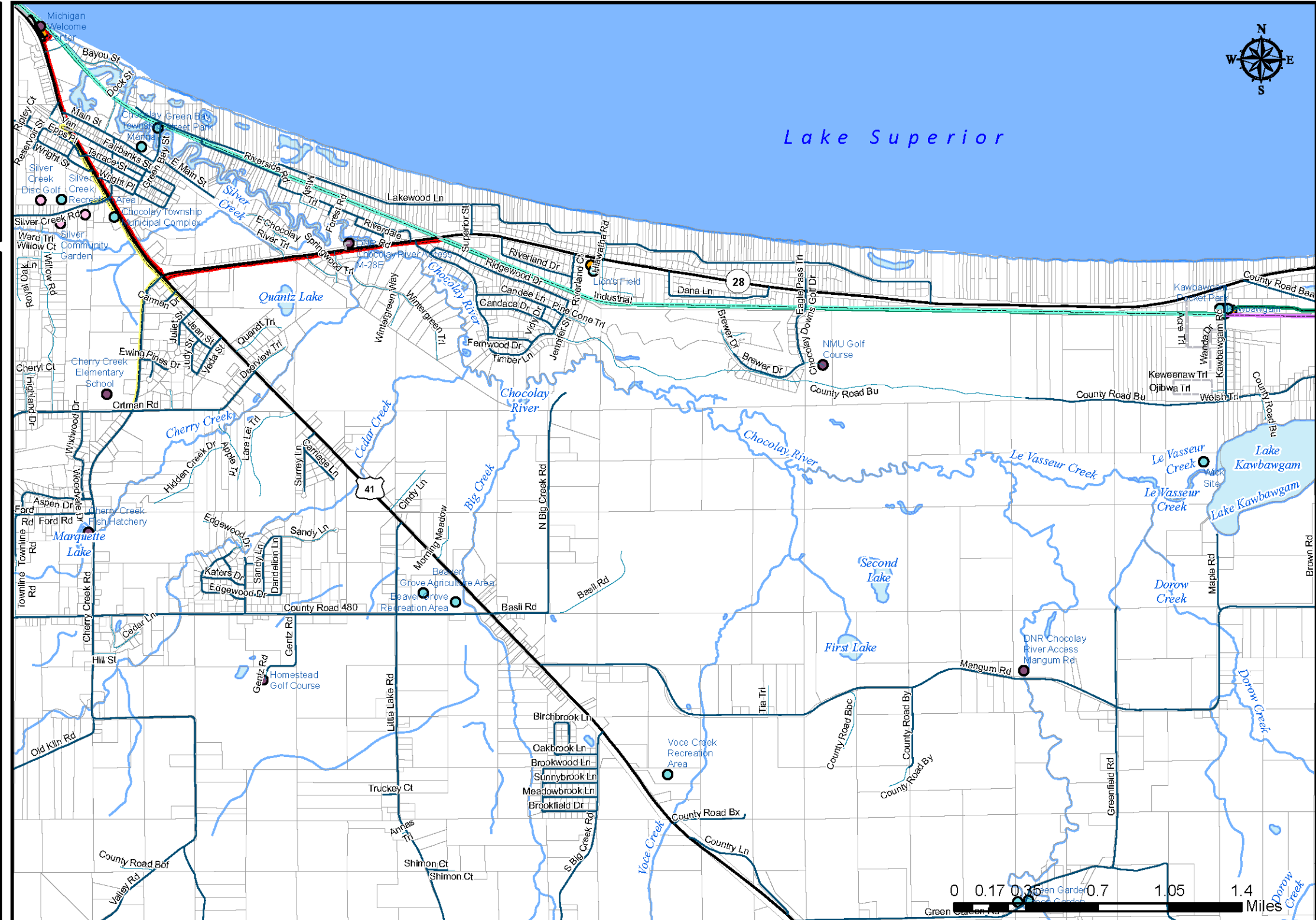
**Recreation Facilities**


- Cooperative
- Other public
- Private
- Township

**Existing Access, Paths and Trails**

- IOHT business non-motorized and snowmobile
- IOHT NCT non-motorized and snowmobile
- Multi-use - ATV, non-motorized and snowmobile
- Township non-motorized path
- North Country Trail
- North Country Trail parking
- Trailhead

Not intended for legal use





Charter Township of Chocolay

## Existing Roads, Paths and Trails

Northeast  
2021

**Environment**

- Lake
- Lake Superior
- River or stream

**Roads**

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

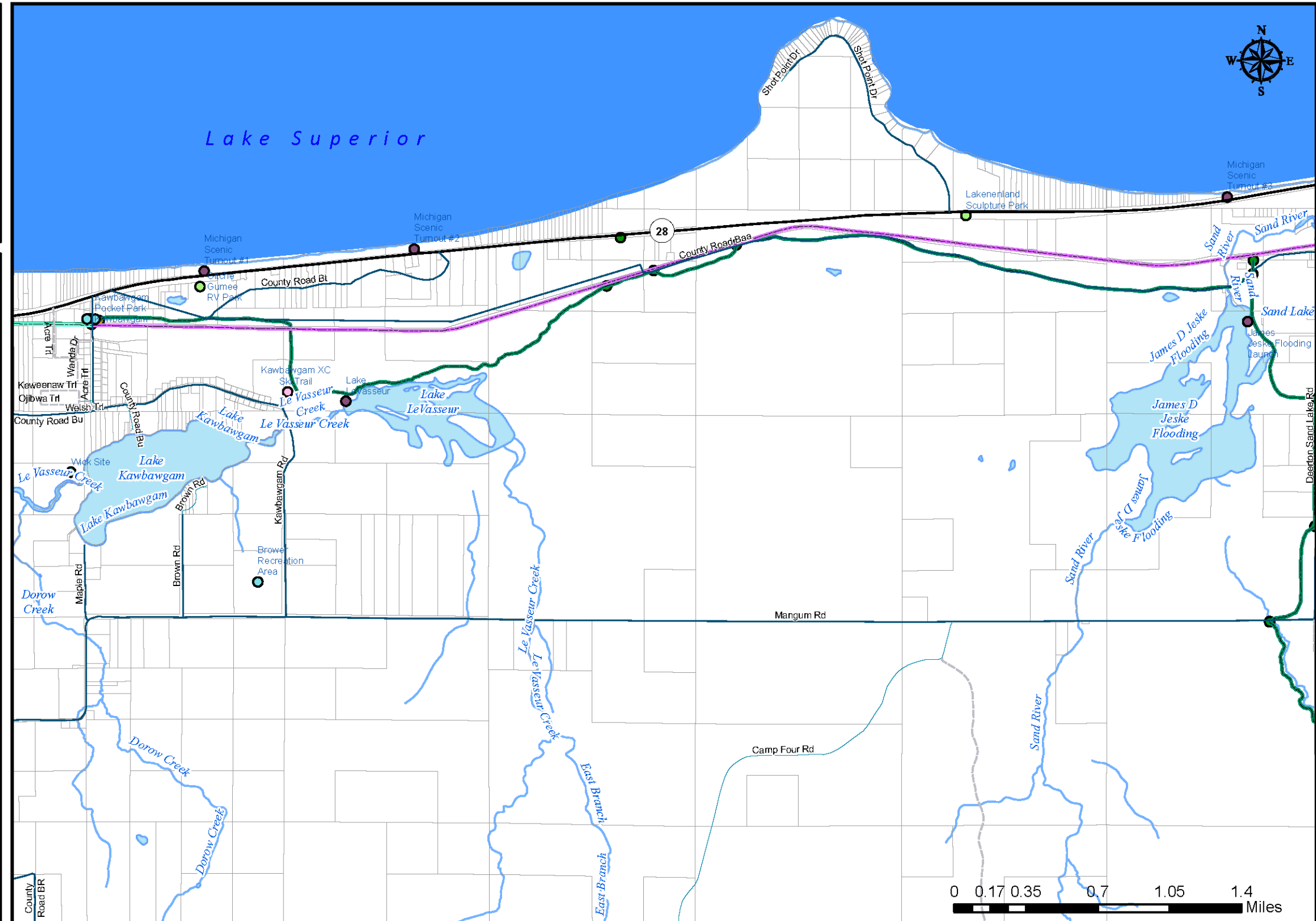
**Recreation Facilities**


- Cooperative
- Other public
- Private
- Township

**Existing Access, Paths and Trails**

- IOHT NCT non-motorized and snowmobile
- Multi-use - ATV, non-motorized and snowmobile
- North Country Trail
- North Country Trail parking
- Trailhead

Not intended for legal use





Charter Township of Chocolay  
**Existing Roads,  
 Paths and Trails**  
 Southwest  
 2021

**Environment**

- Lake
- River or stream

**Roads**

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

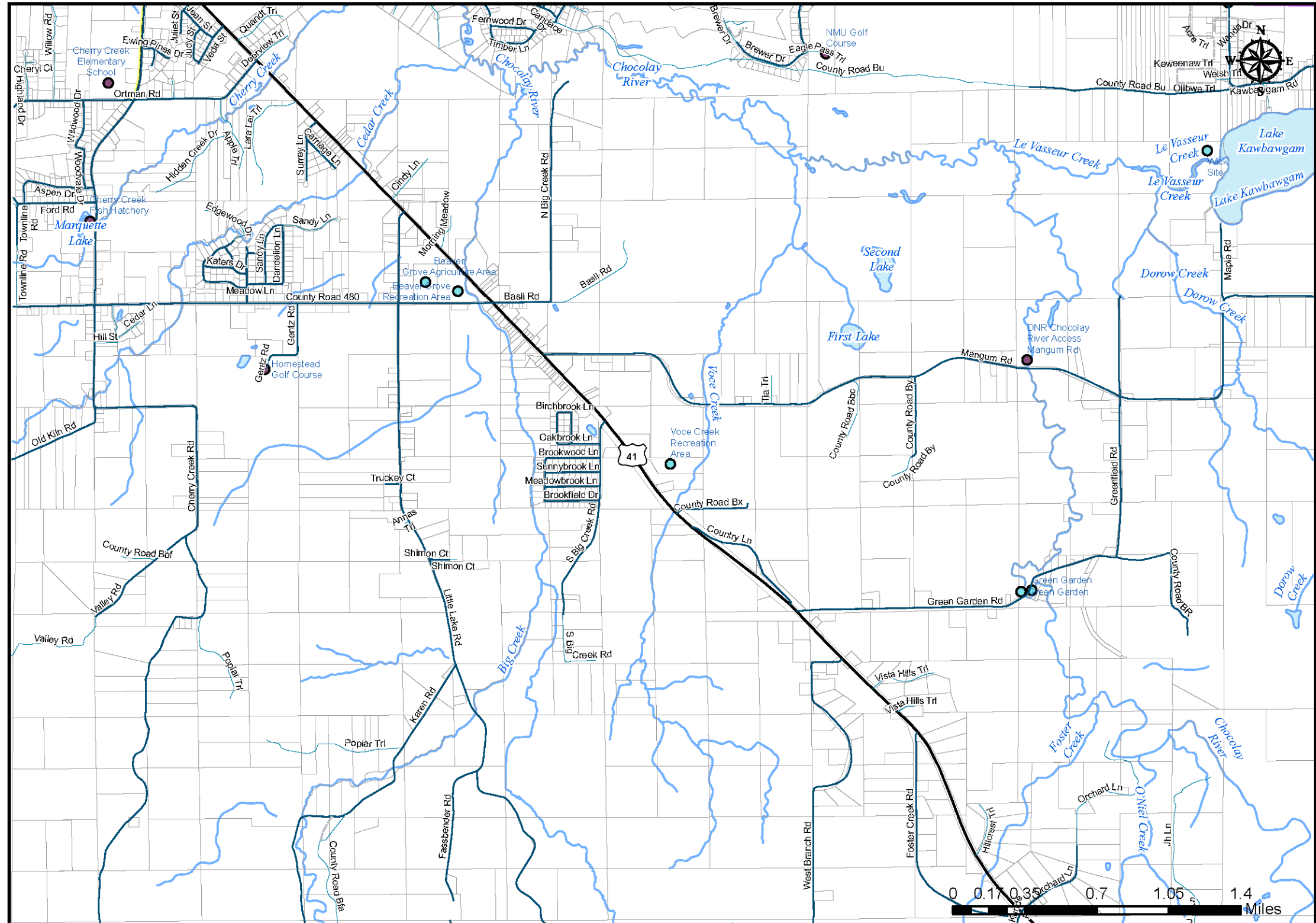
**Recreation Facilities**

- Other public
- Private
- Township


**Existing Access, Paths and Trails**

- Multi-use path - ATV, non-motorized and snowmobile
- Township non-motorized path
- North Country Trail parking
- Trailhead

Not intended for legal use







**Charter Township of Chocolay**  
**Existing Roads, Paths and Trails**  
 Southeast  
 2021

**Environment**

- Lake
- River or stream

**Roads**

- Primary road
- Secondary road
- Unpaved / not classified

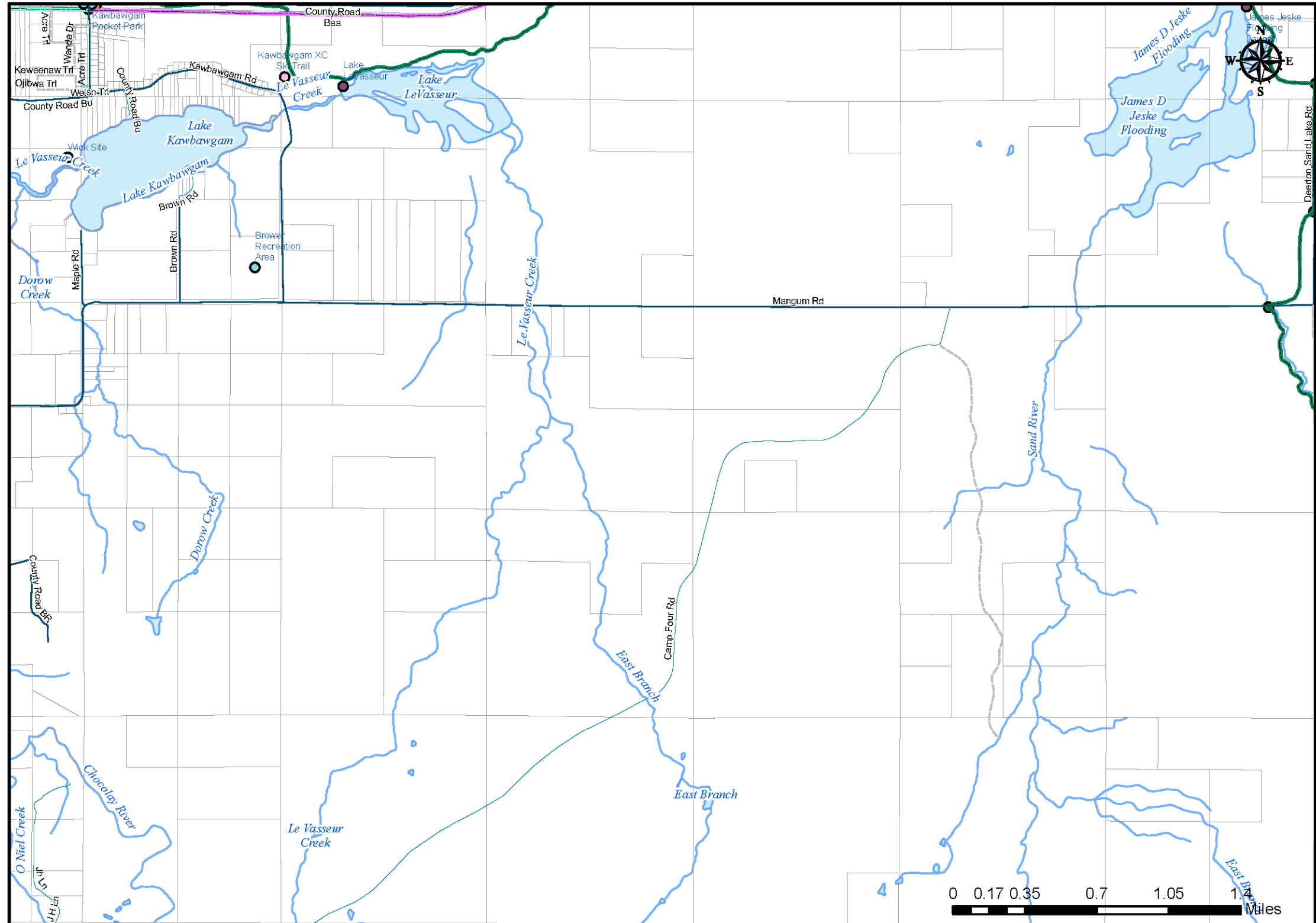
**Recreation Facilities**

- Cooperative
- Other public
- Township

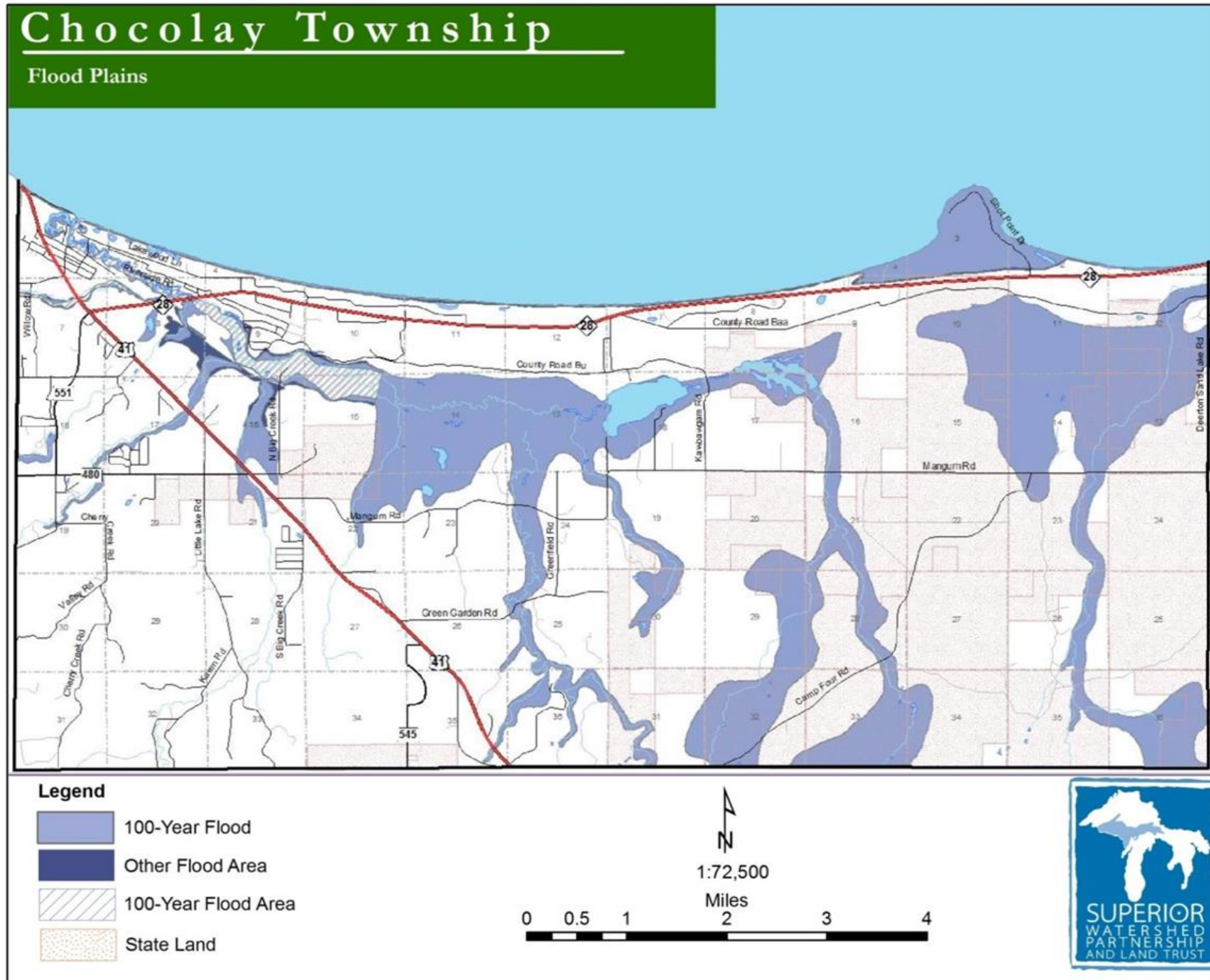
**Existing Access, Paths and Trails**

- IOHT NCT non-motorized and snowmobile
- Multi-use path - ATV, non-motorized and snowmobile
- North Country Trail
- North Country Trail parking
- Trailhead

Not intended for legal use

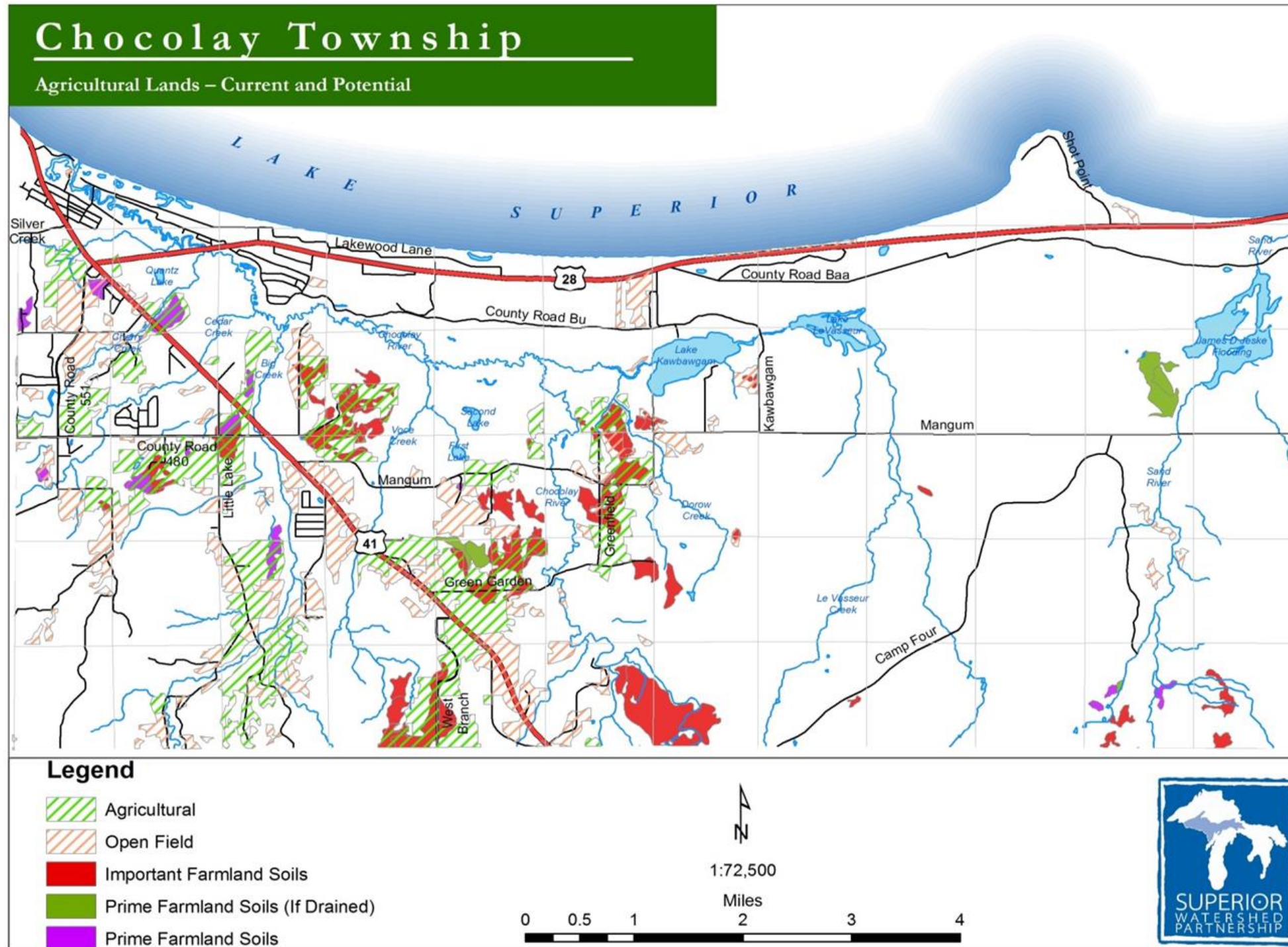


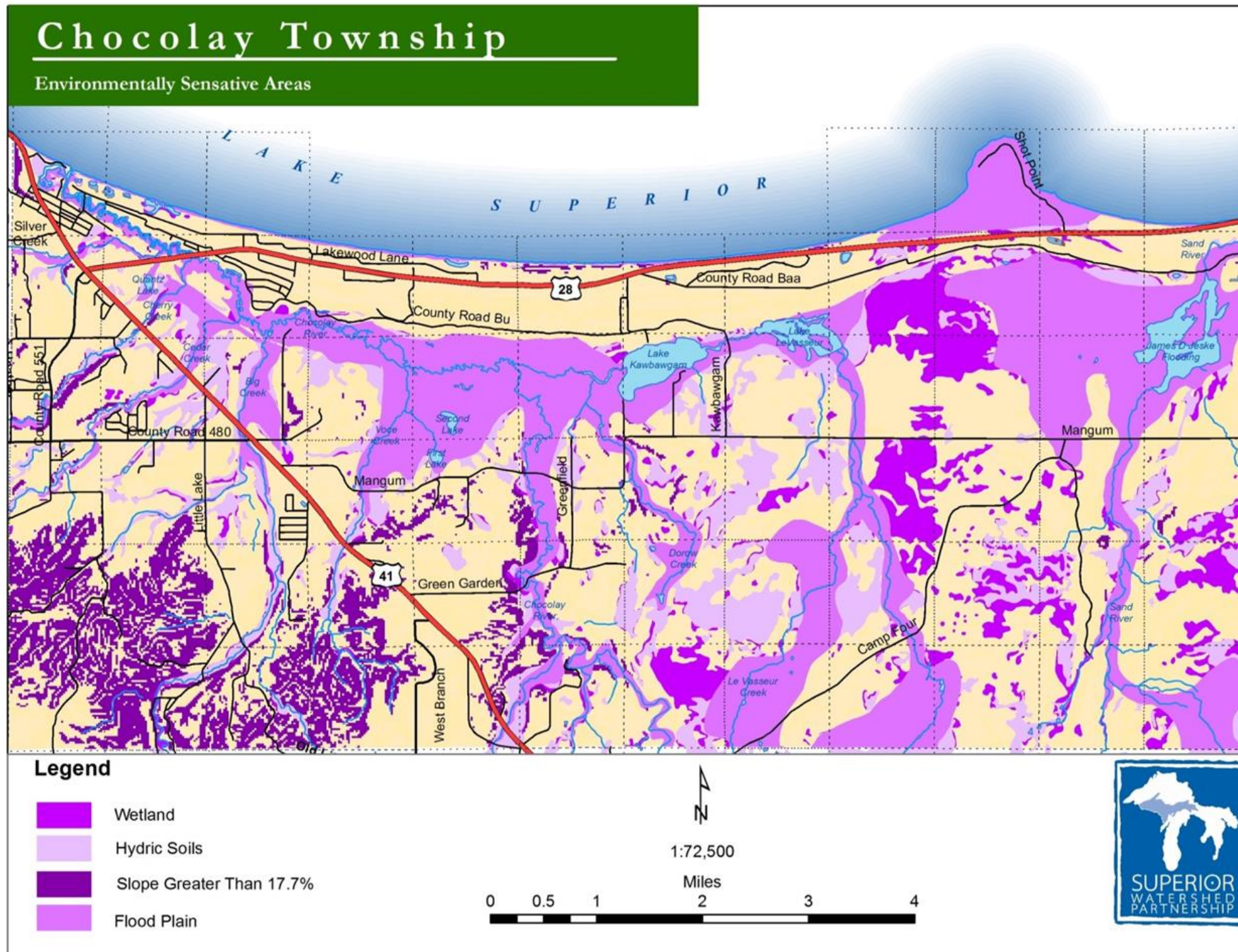
Floodplain

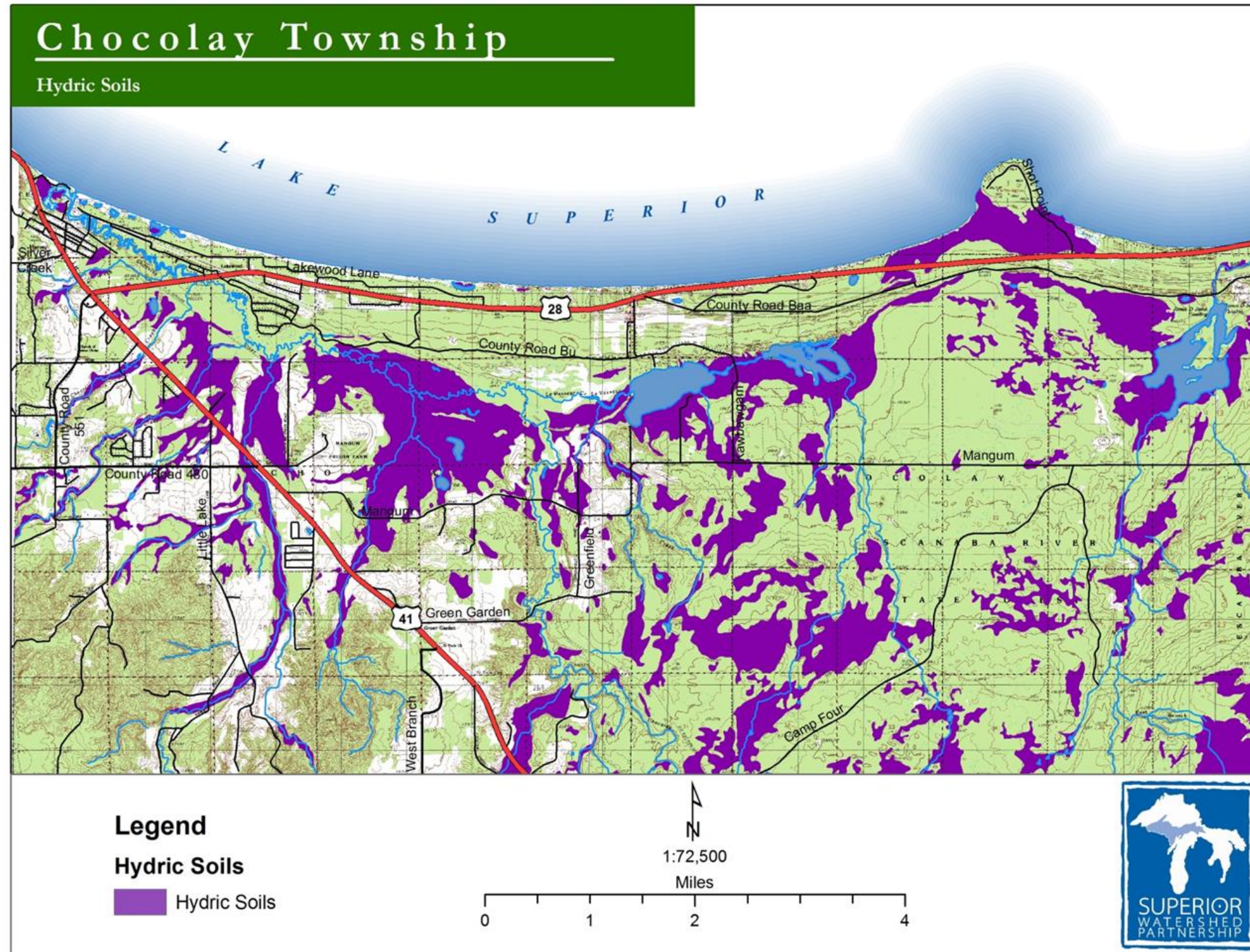


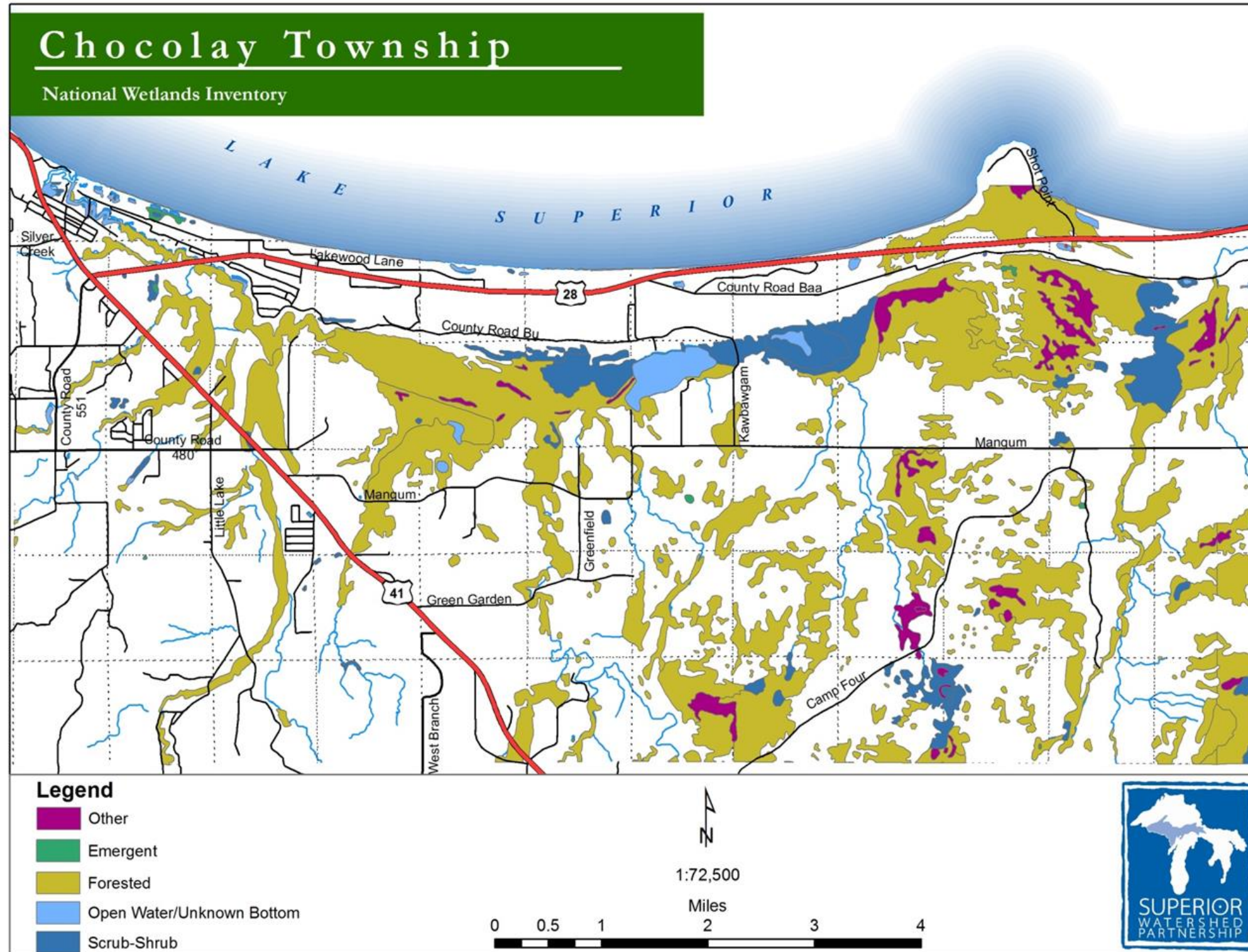
# Natural Features Inventory

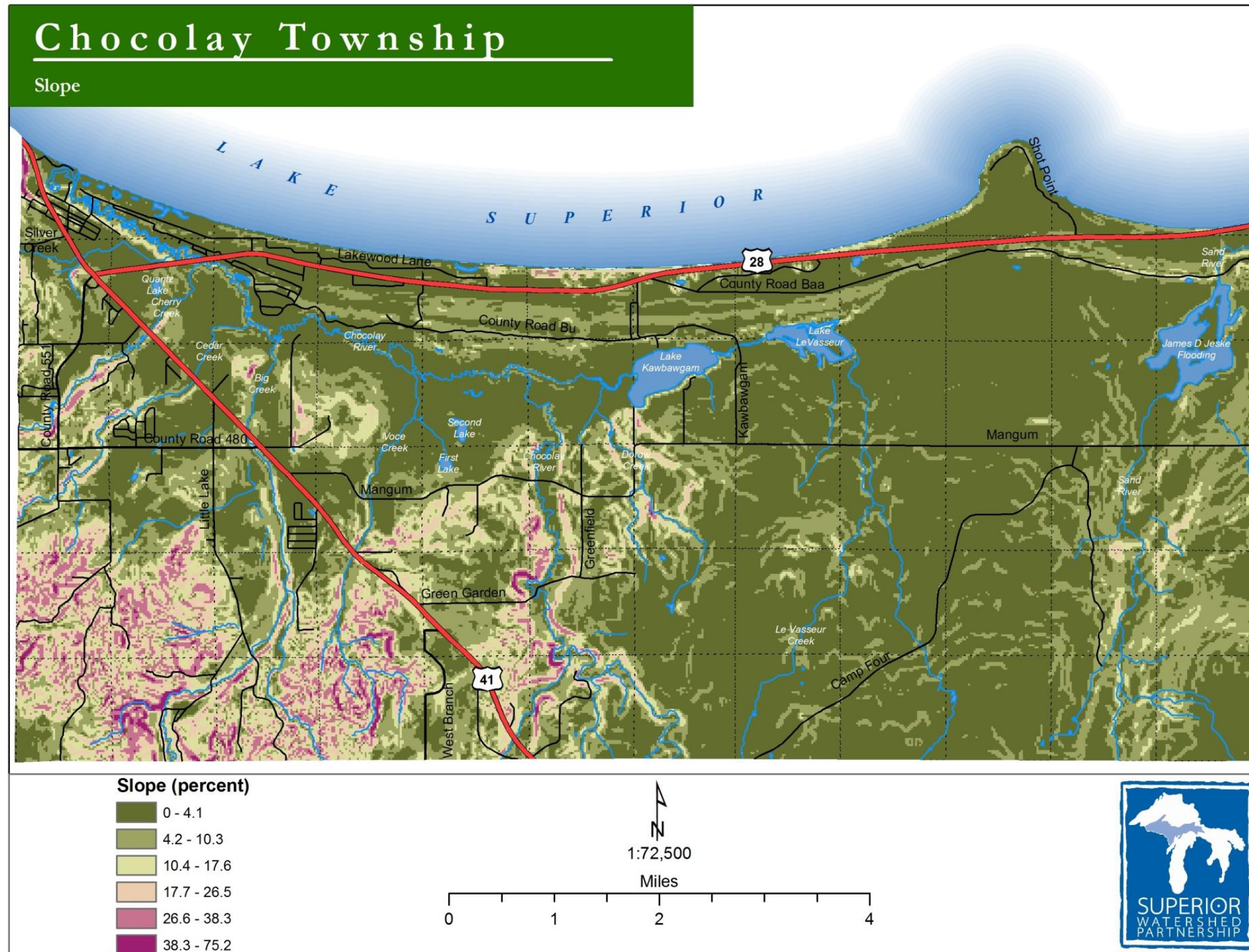
Agricultural Lands – Current and Potential





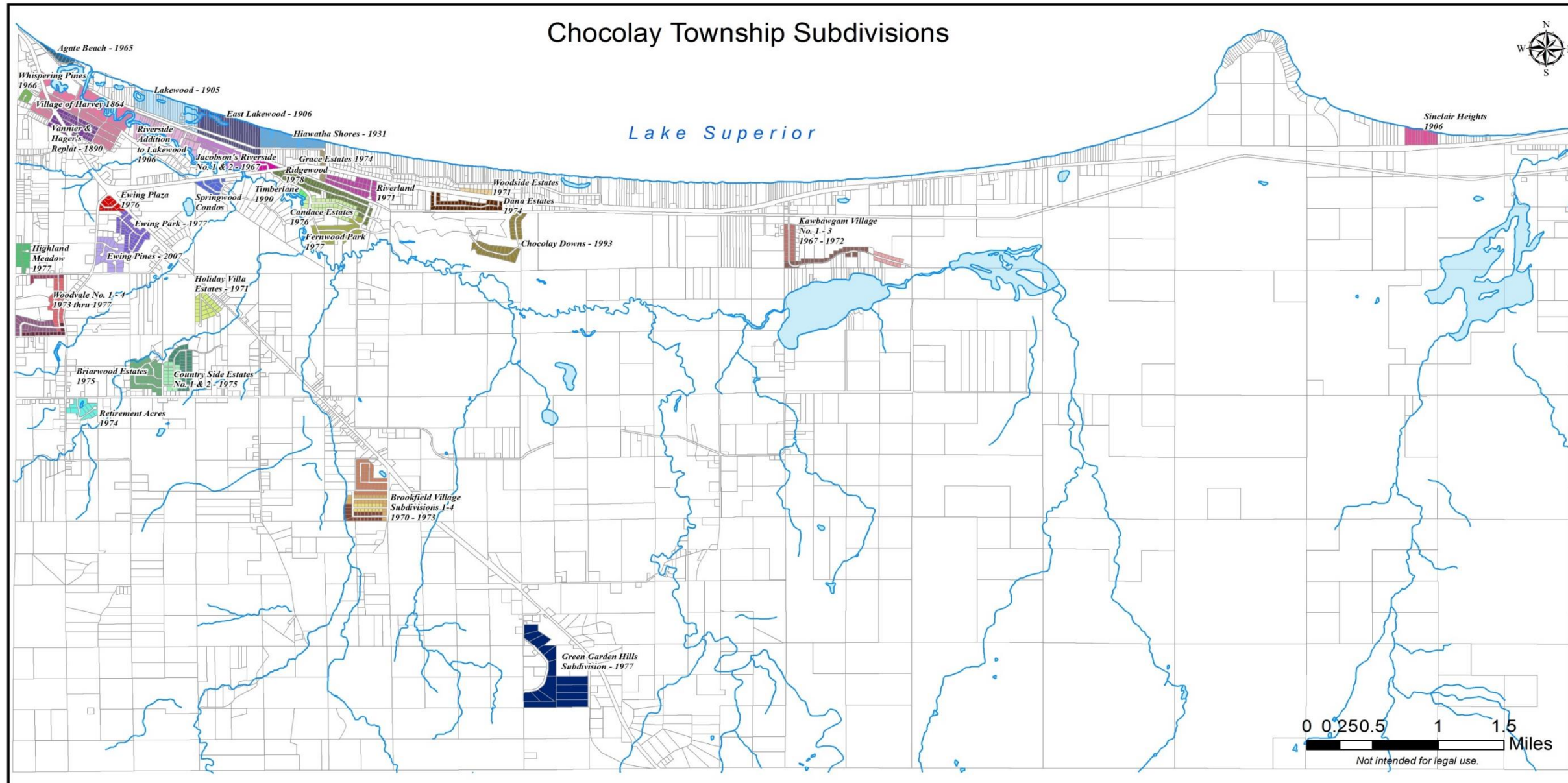







# Subdivisions

Township





**Charter Township  
of Chocolay  
GIS**

**Legend**

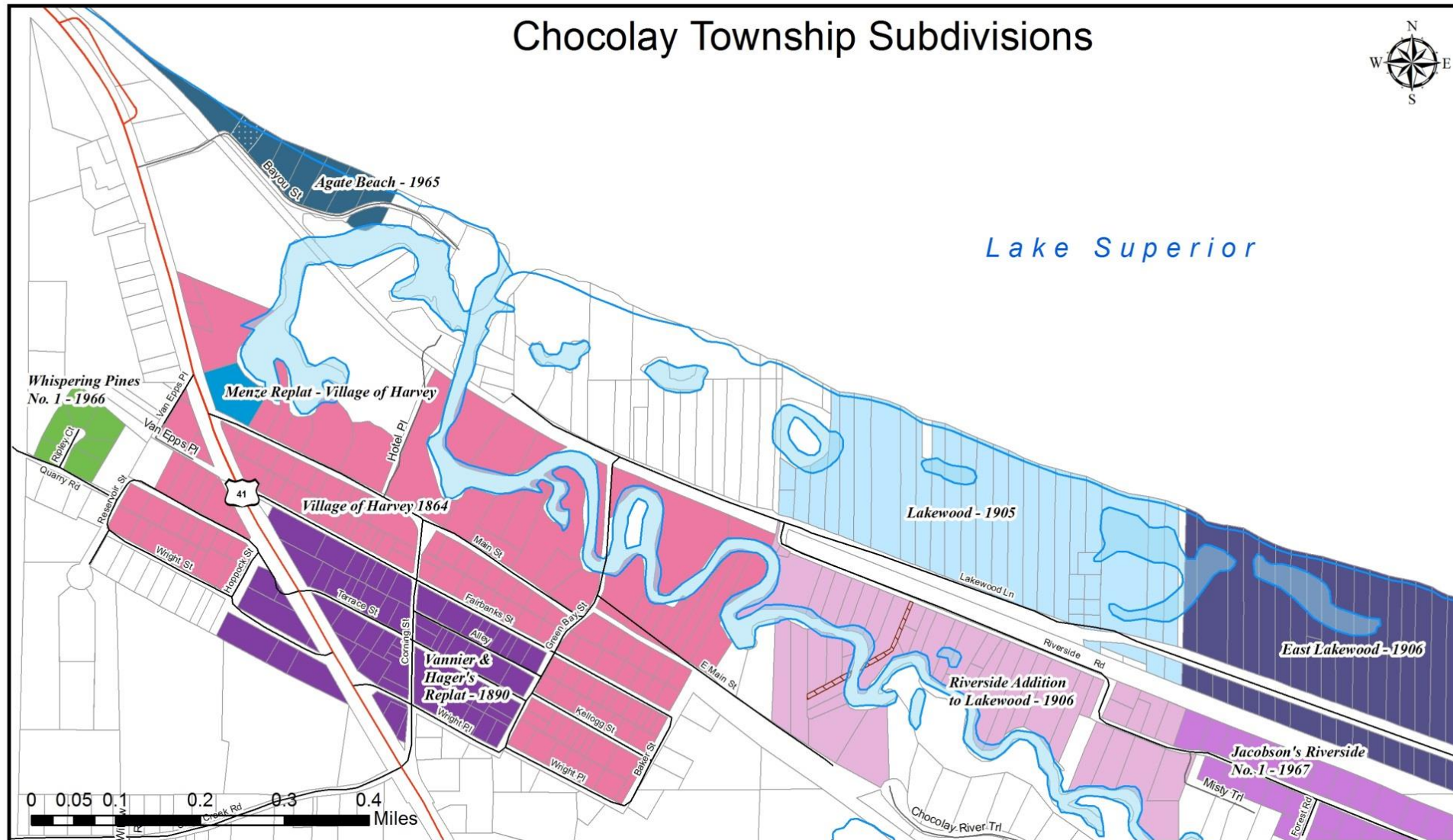
**Subdivisions**

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
Brianwood Estates - 1975	Candace Estates - 1976	Ewing Pines Subdivision - 2007	Jacobson's Riverside Subdivision - 1967	Ridgewood Subdivision - 1978	Vannier & Hager's Re-Plat - 1890	Woodvale No. 4 - 1977
Brookfield Village Subdivision No. 1 - 1970	Chocolay Downs Subdivision - 1993	Ewing Plaza - 1976	Jacobson's Riverside Subdivision No. 2 - 1967	Riverland Subdivision - 1971	Village of Harvey - 1864	
Brookfield Village Subdivision No. 2 - 1971	Country Side Estates - 1975	Fernwood Park - 1977	Kawbawgam Village No. 1 - 1967	Riverside Addition to Lakewood - 1906	Whispering Pines Addition No. 1 - 1966	
Brookfield Village Subdivision No. 3 - 1973	Country Side Estates No. 2 - 1975	Grace Estates - 1974	Kawbawgam Village No. 2 - 1972	Sinclair Heights - 1906	Woodside Estates - 1971	
	Dana Estates - 1974	Green Garden Hills Subdivision - 1977	Kawbawgam Village No. 3 - 1972	Springwood Condo	Woodvale No. 1 - 1973	
	East Lakewood - 1906	Hiawatha Shores - 1931	Lakewood - 1905	The Holiday Villa Estates - 1971	Woodvale No. 2 - 1973	





# Chocolay Township Subdivisions



Charter Township  
of Chocolay

GIS

Not intended for legal use.

## Legend

### Subdivision Public Areas

#### Types

- Alley
- Lot with clear vision easement

- Lot with road easement
- Reserved Outlot
- Reserved Private Park
- Road Easement

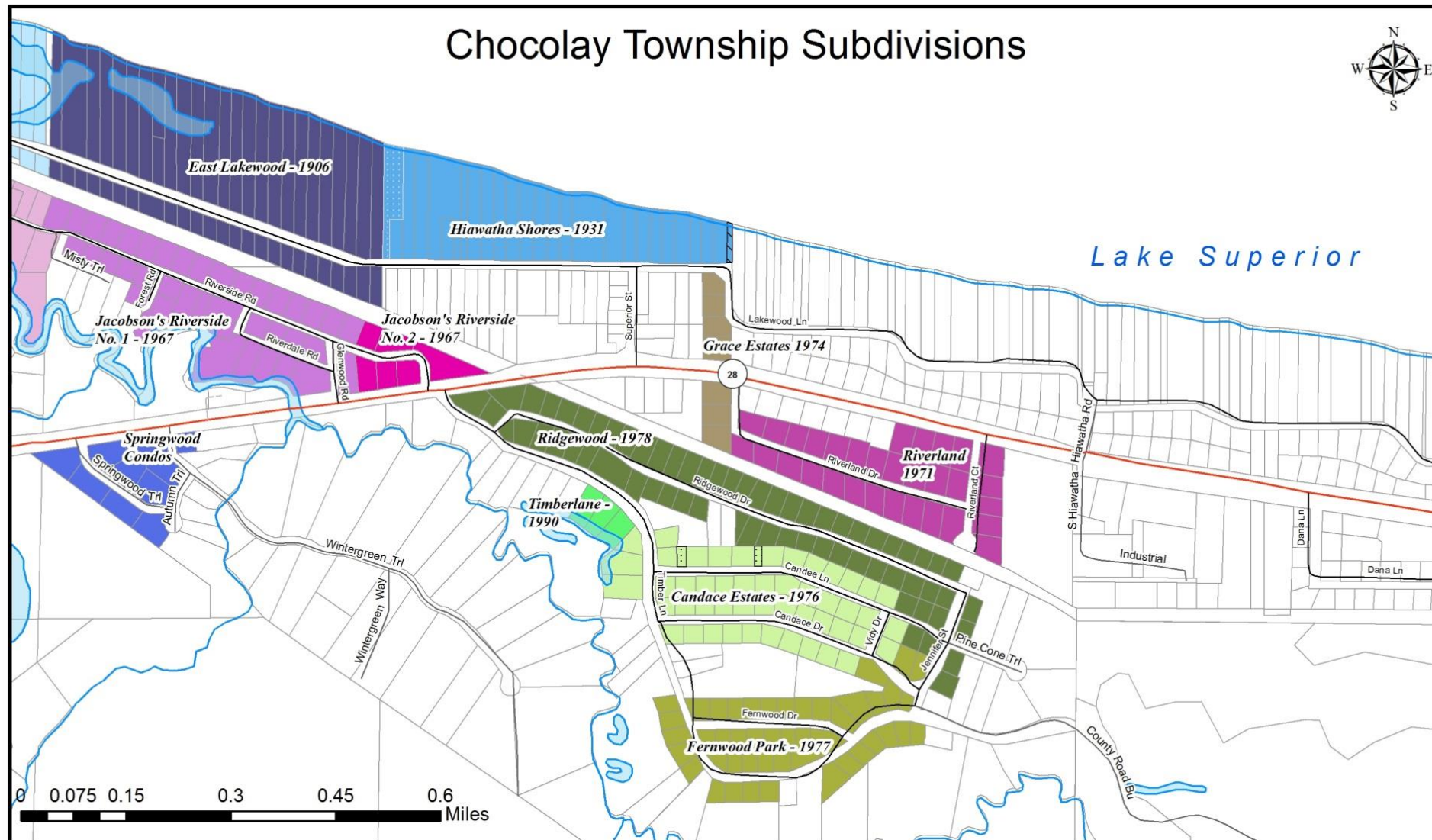
#### Subdivision


### Developments

- Agate Beaches - 1965
- East Lakewood - 1906
- Jacobson's Riverside Subdivision - 1967
- Lakewood - 1905

- Menze Replat of Village of Harvey
- Riverside Addition to Lakewood - 1906
- Vannier & Hager's Re-Plat - 1890
- Village of Harvey - 1864
- Whispering Pines Addition No. 1 - 1966







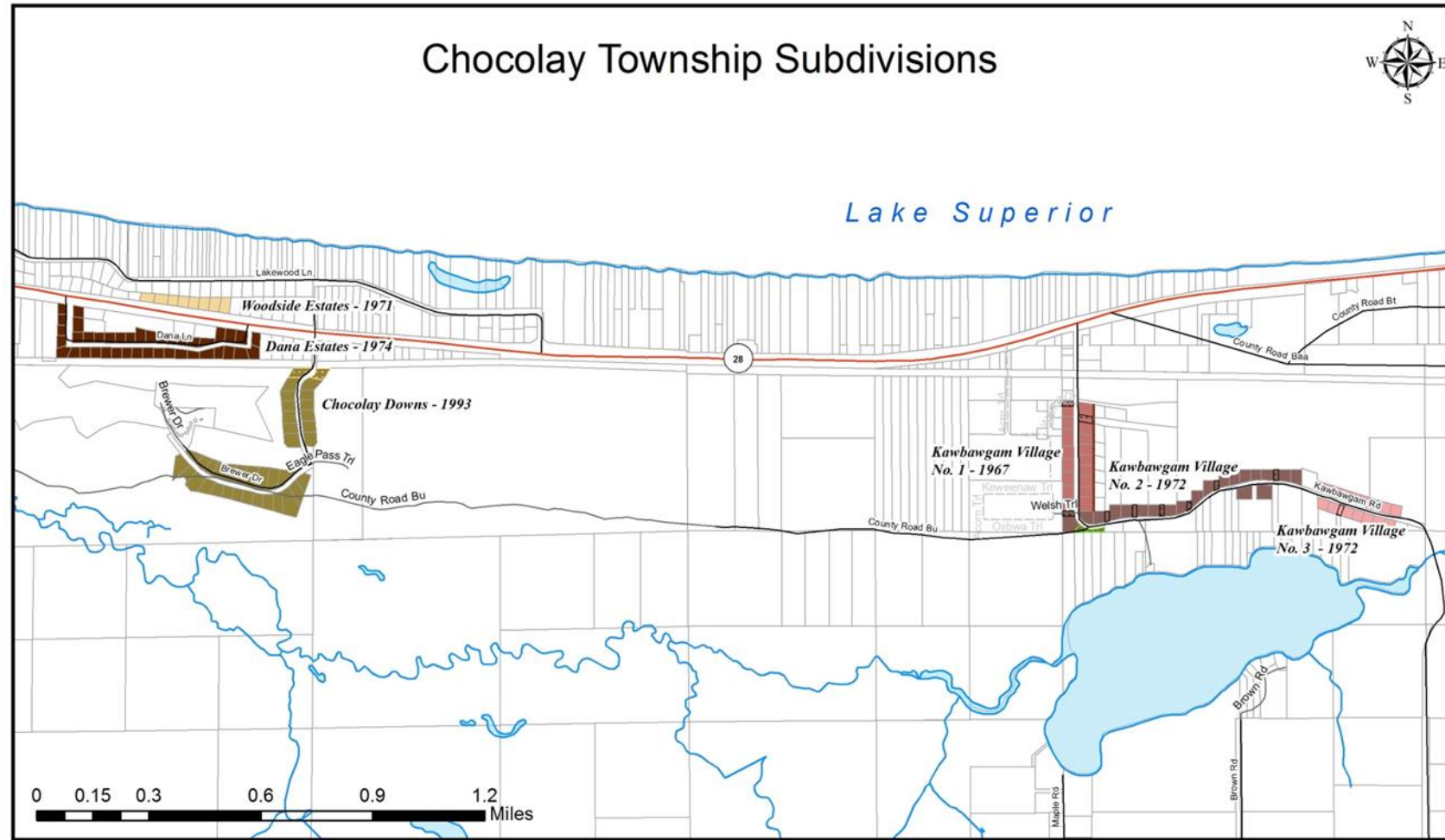
**Charter Township  
of Chocolay**

**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>	<p><b>Subdivisions</b></p> <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>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> Candace Estates - 1976</li> <li> Ridgewood Subdivision - 1978</li> <li> Riverland Subdivision - 1971</li> <li> Riverside Addition to Lakewood - 1906</li> <li> Springwood Condo</li> <li> Timberlane Subdivision - 1990</li> </ul>
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**Charter Township  
of Chocolay**

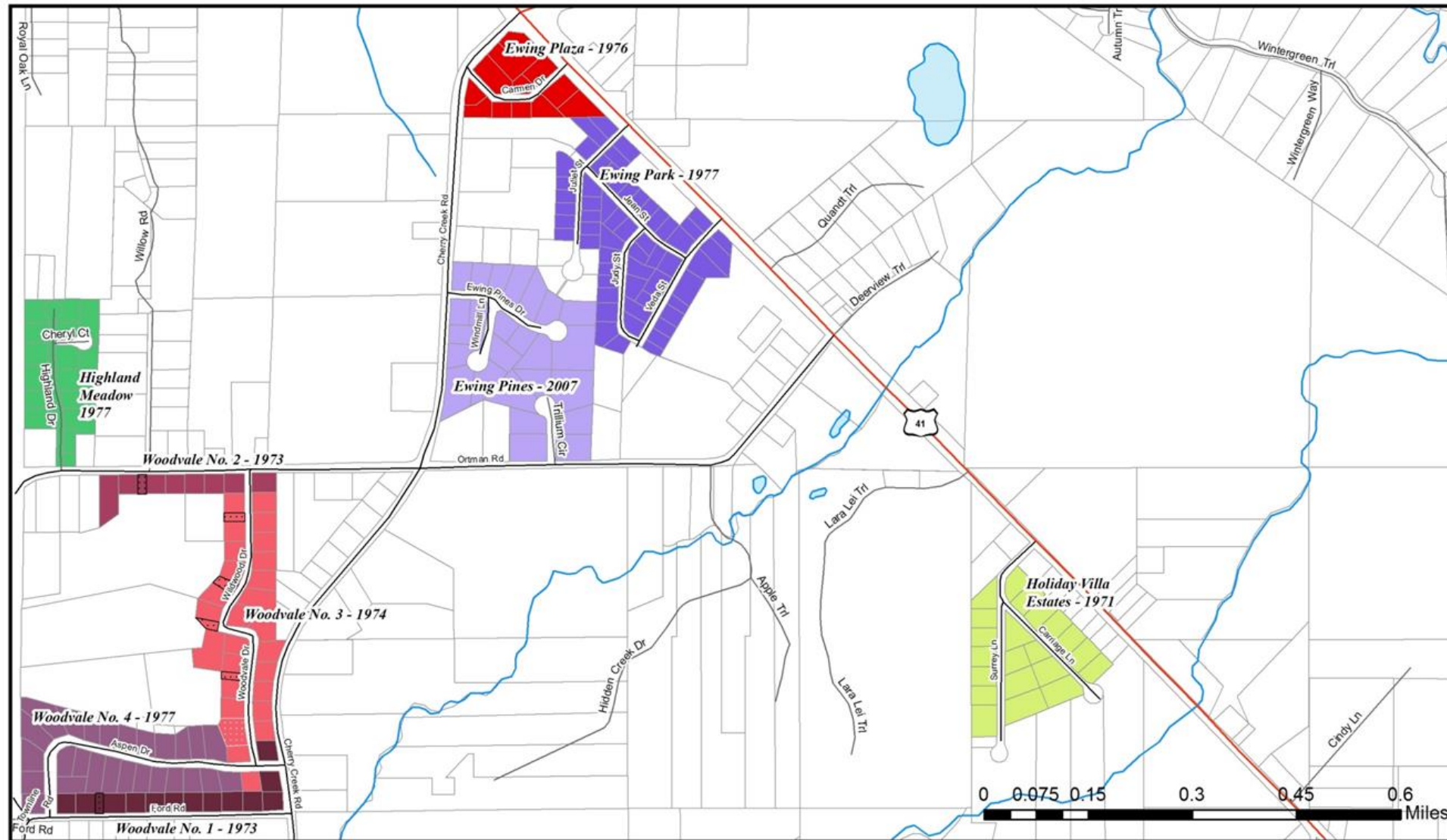
**GIS**


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>Subdivision</b></p> <p><b>Developments</b></p> <ul style="list-style-type: none"> <li> Chocolay Downs Subdivision - 1993</li> <li> Dana Estates - 1974</li> </ul>	<ul style="list-style-type: none"> <li> Kawbawgam Village No. 1 - 1967</li> <li> Kawbawgam Village No. 2 - 1972</li> <li> Kawbawgam Village No. 3 - 1972</li> <li> Woodside Estates - 1971</li> </ul>
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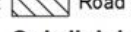
**Charter Township  
of Chocolay**

**GIS**

*Not intended for legal use.*

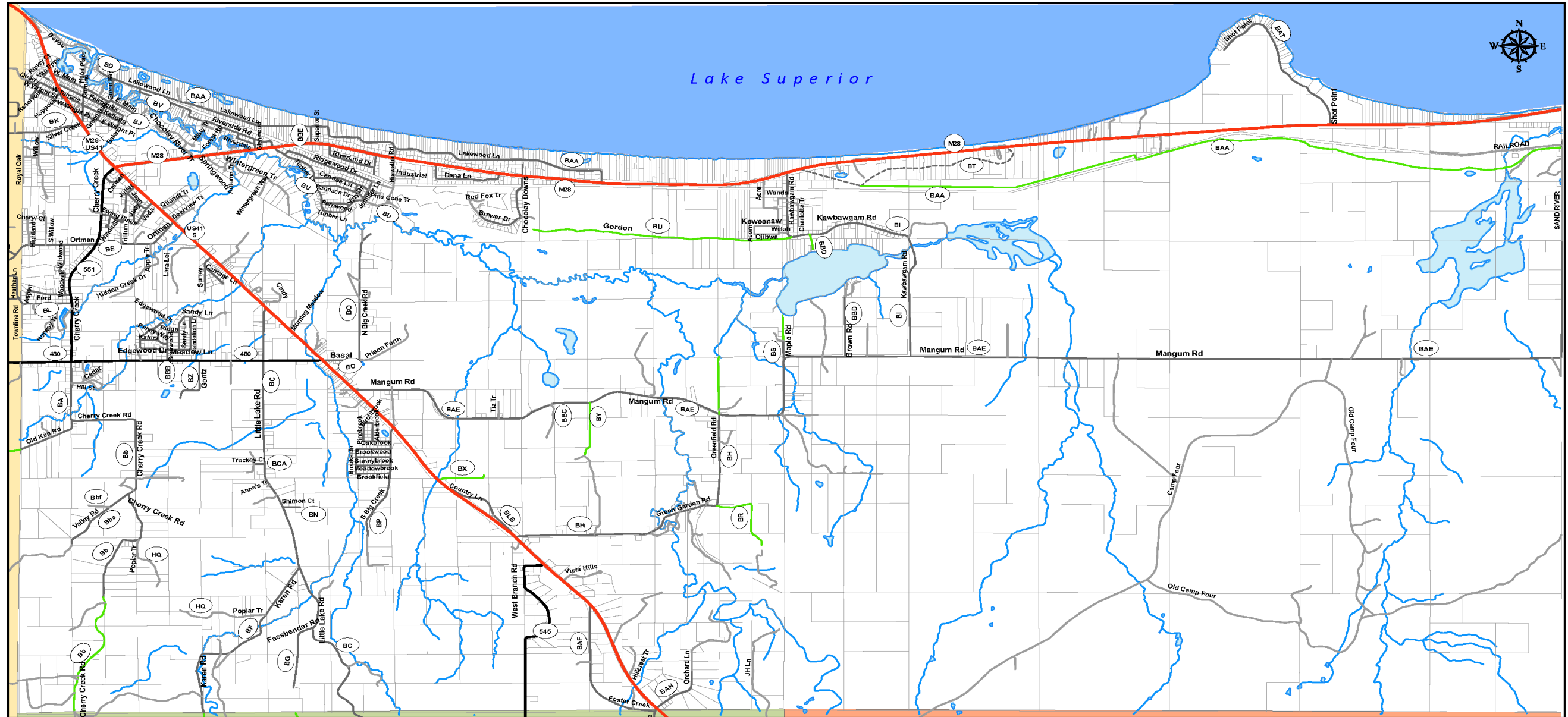
### Chocolay Township Subdivisions

















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

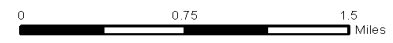


**Township Roads**

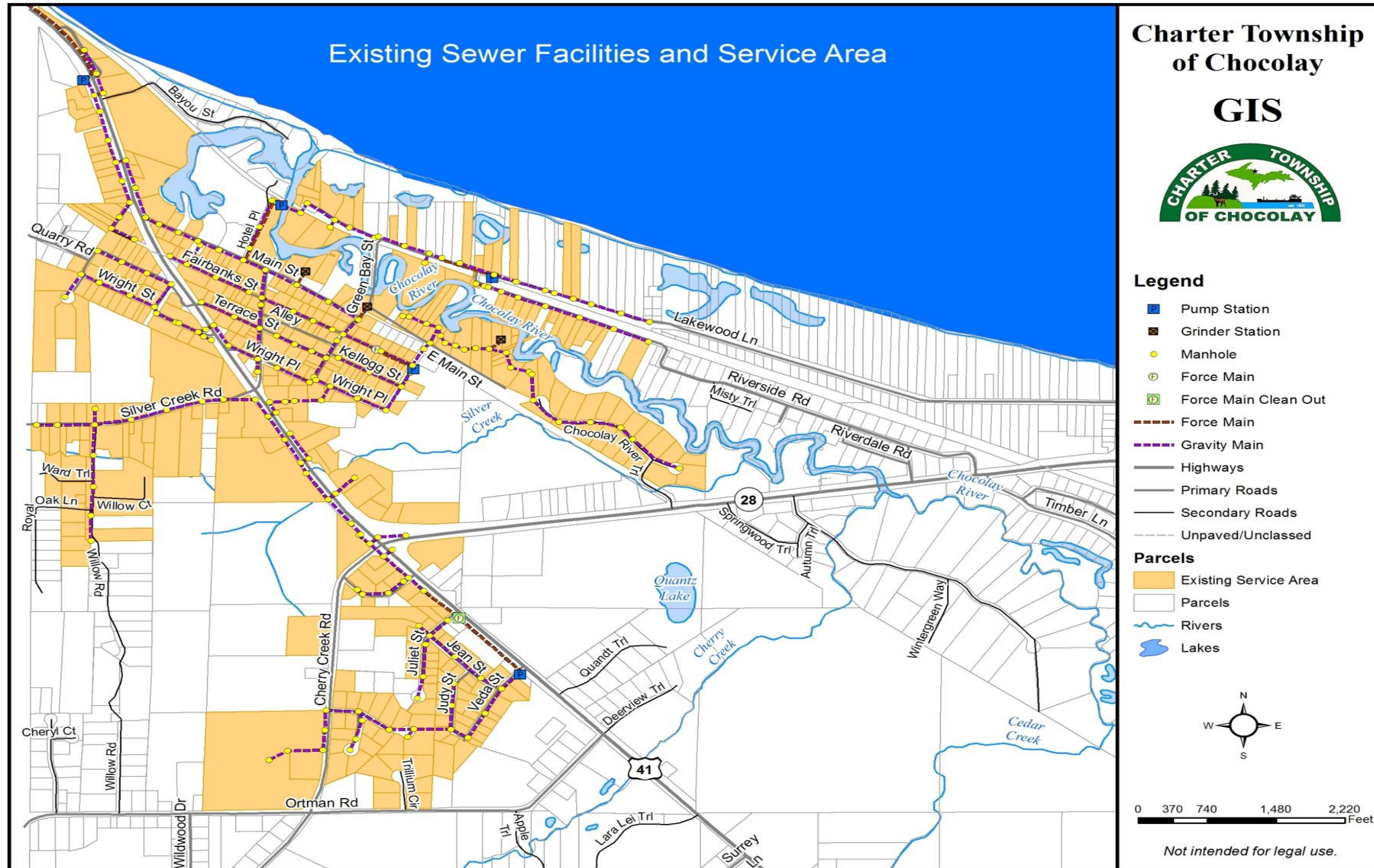


  
 Charter Township of Chocolay  
**Township Roads**  
 2012  
 Not intended for legal use

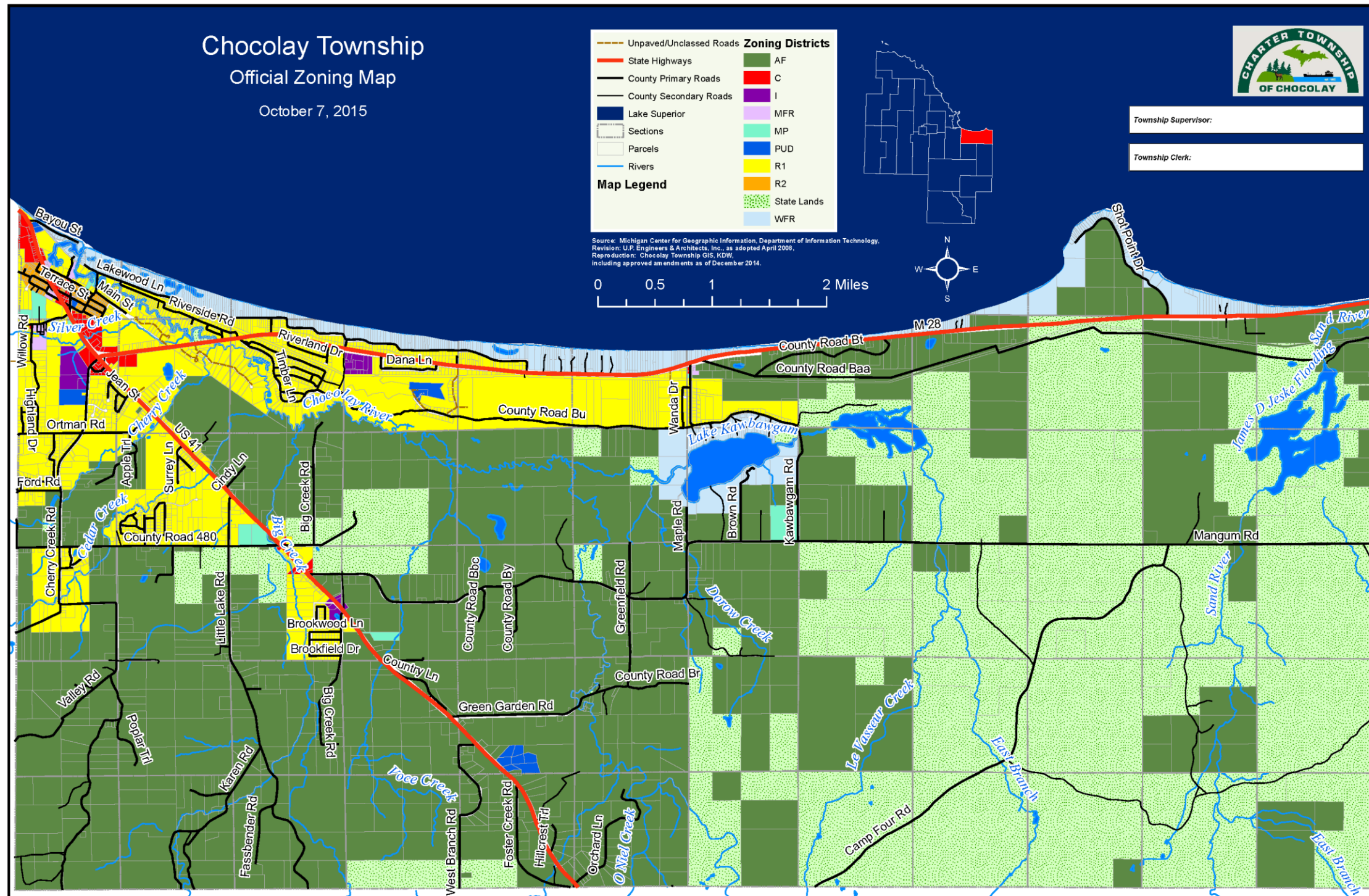
<b>Lake</b>	<b>Road Type</b>	<b>Township Boundary</b>
 Lake	 County local	 Chocolay
 Lake Superior	 County primary	 Sands
 River or stream	 County ROW	 Skandia
	 County seasonal	 West Branch
	 Other local	
	 Trunk highway	

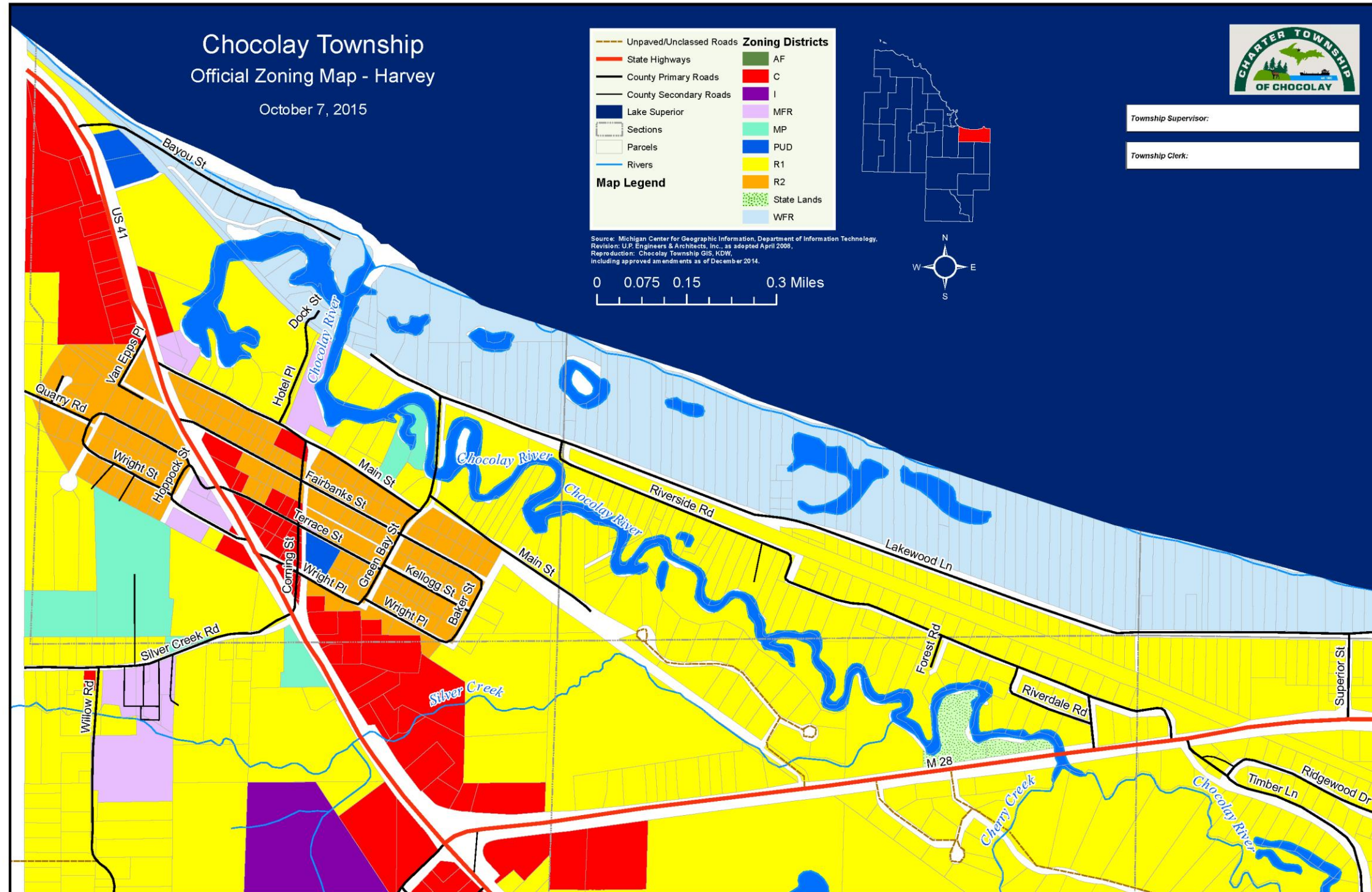


Township Sewer System



**Zoning Maps**  
Township







# Appendix C. Township Roads

## Township Roads

*Legend*      *aka – Also known as*      *FKA – Formerly known as*

### A

---

Acorn Trail (private)  
Acre Trail (private)  
Alderbrook Drive  
Anna's Trail (private)  
Apple Trail (private)  
Aspen Drive  
Autumn Trail (private)

### B

---

Baker Street  
Basal Road (aka County Road BO)  
Bayou Street (private)  
Birchbrook Lane  
Brewer Drive  
Briarwood Drive (aka County Road BBB)  
Brookfield Lane  
Brookside Drive  
Brookwood Lane  
Brown Road (aka County Road BBD)

### C

---

Camp Four Road  
Candace Drive  
Candee Lane  
Carmen Drive  
Carriage Lane  
Cedar Lane (private)  
Charlotte Trail (private)  
Cherry Creek Road (aka 551 and County Road BB)  
Cheryl Court (private)  
Chocolay Downs Golf Drive

Chocolay River Trail (private)  
Cindy Lane (private)  
Corning Street  
Country Lane (aka County Road BLB)  
County Road 480  
County Road 545 (aka West Branch Road)  
County Road BX

### D

---

Dana Lane  
Dandelion Lane  
Deerview Trail (private)  
Dock Street (private)

### E

---

Edgewood Drive  
Edgewood Trail (private)  
East Chocolay River Trail (private)  
East Fairbanks Street  
East Main Street (aka County Road BS)  
East Wright Place  
Ewing Pines Drive

### F

---

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

### G

---

Gentz Road (aka County Road BZ)  
Glenwood Road  
Gordon Road (West) (private)



Green Bay Street (aka County Road BJ)  
Greenfield Road (aka County Road BH)  
Green Garden Road (aka County Road BH)

## **H**

---

Heather's Lane (private)  
Hiawatha Street (North and South) (aka County Road BAG)  
Hidden Creek Trail (private)  
Highland Drive (private)  
Hillcrest Trail (private)  
Hoppock Street  
Hotel Place (private)

## **I**

---

Industrial Drive (private)

## **J**

---

Jean Street  
Jennifer Lane  
J H Lane (private)  
Judy Street  
Juliet Street

## **K**

---

Karen Road (aka County Road BF)  
Katers Drive  
Kawbawgam Road (aka County Road BI)  
Kellogg Street  
Keweenaw Trail (private)

## **L**

---

Lakewood Lane (aka County Road BAA)  
Lara Lei Trail (private)  
Little Lake Road (aka County Road BC)

## **M**

---

Mangum Road (aka County Road BAE)  
Maple Road (aka County Road BS)  
Meadow Lane  
Meadowbrook Lane

M-28 East  
Morning Meadow Drive

## **N**

---

North Big Creek Road (aka County Road BO)  
Norway Trail (private)

## **O**

---

Oakbrook Lane  
Ojibwa Trail (private)  
Old Kiln Road (aka County Road BA)  
Orchard Lane (aka County Road BAH)  
Ortman Road (aka County Road BE)

## **P**

---

Penny Way  
Pinebrook Drive  
Pine Cone Trail  
Poplar Trail (aka County Road BW / part private)

## **Q**

---

Quandt Trail (private)  
Quarry Road (aka County Road BAB)

## **R**

---

Railroad Lane (aka County Road BAA)  
Red Fox Trail (private)  
Reservoir Street  
Ridge Lane  
Ridgewood Drive  
Ripley Court  
Riverdale Drive  
Riverland Court  
Riverland Drive  
Riverside Road (aka County Road BV)  
Royal Oak Lane (private)

## **S**

---

Sand River Road  
Sandy Lane



Shimon Court (aka County Road BN / part private)  
 Shot Point Drive (aka County Road BAT)  
 Silver Creek Road (aka County Road BK)  
 South Big Creek Road (aka County Road BP)  
 South Willow Road (private)  
 Springwood Trail (private)  
 Sunnybrook Road  
 Superior Street (aka County Road BBE)  
 Surrey Lane

**T**

---

Terrace St  
 Tia Trail (private)  
 Timberlane (aka County Road BU)  
 Townline Road (aka County Road BLA)  
 Truckey Court (aka County Road BCA)

**U**

---

US Highway 41 South

**V**

---

Valley Road (aka County Road BBA)

Van Epps Street  
 Veda Street  
 Vidy Drive  
 Vista View Trail (private)

**W**

---

Wanda Street (private)  
 Welsh Trail (private)  
 West Branch Road (aka County Road 545)  
 West Fairbanks Street  
 West Main Street (aka County Road BSS)  
 West Wright Place  
 Wildwood Drive  
 Willow Road (private)  
 Windmill Lane  
 Wintergreen Trail (private)  
 Woodvale Drive

**Z**

---

Zhooniyaa Miikana Trl (FKA Acre Trail)

**County Roads**

County Road	Township Name
County Road 480	
County Road 545	West Branch Road
County Road 545	West Branch Road
County Road 551	Cherry Creek Road
County Road BA	Old Kiln Road
County Road BAA	Lakewood Lane
County Road BAA	Railroad Lane
County Road BAB	Quarry Road
County Road BAE	Mangum Road
County Road BAF	Foster Creek Drive
County Road BAG	Hiawatha Street (North and South)
County Road BAH	Orchard Lane
County Road BAT	Shot Point Drive
County Road BB	Cherry Creek Road
County Road BBA	Valley Road



County Road	Township Name
County Road BBB	Briarwood Drive
County Road BBD	Brown Road
County Road BBE	Superior Street
County Road BC	Little Lake Road
County Road BCA	Truckey Court
County Road BE	Ortman Road
County Road BF	Karen Road
County Road BG	Fassbender Road
County Road BH	Greenfield Road
County Road BH	Green Garden Road
County Road BI	Kawbawgam Road
County Road BJ	Green Bay Street
County Road BK	Silver Creek Road
County Road BL	Ford Road
County Road BLA	Townline Road
County Road BLB	Country Lane
County Road BN	Shimon Court (part is private)
County Road BO	Basal Road
County Road BO	North Big Creek Road
County Road BP	South Big Creek Road
County Road BS	East Main Street
County Road BS	Maple Road
County Road BSS	West Main Street
County Road BU	Timberlane
County Road BV	Riverside Road
County Road BW	Poplar Trail (part is private)
County Road BX	
County Road BZ	Gentz Road



# Appendix D. Character Area Descriptions

## 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 feet 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 (MARQ-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, Chocoy 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. Agriculture and Forestry

### 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**

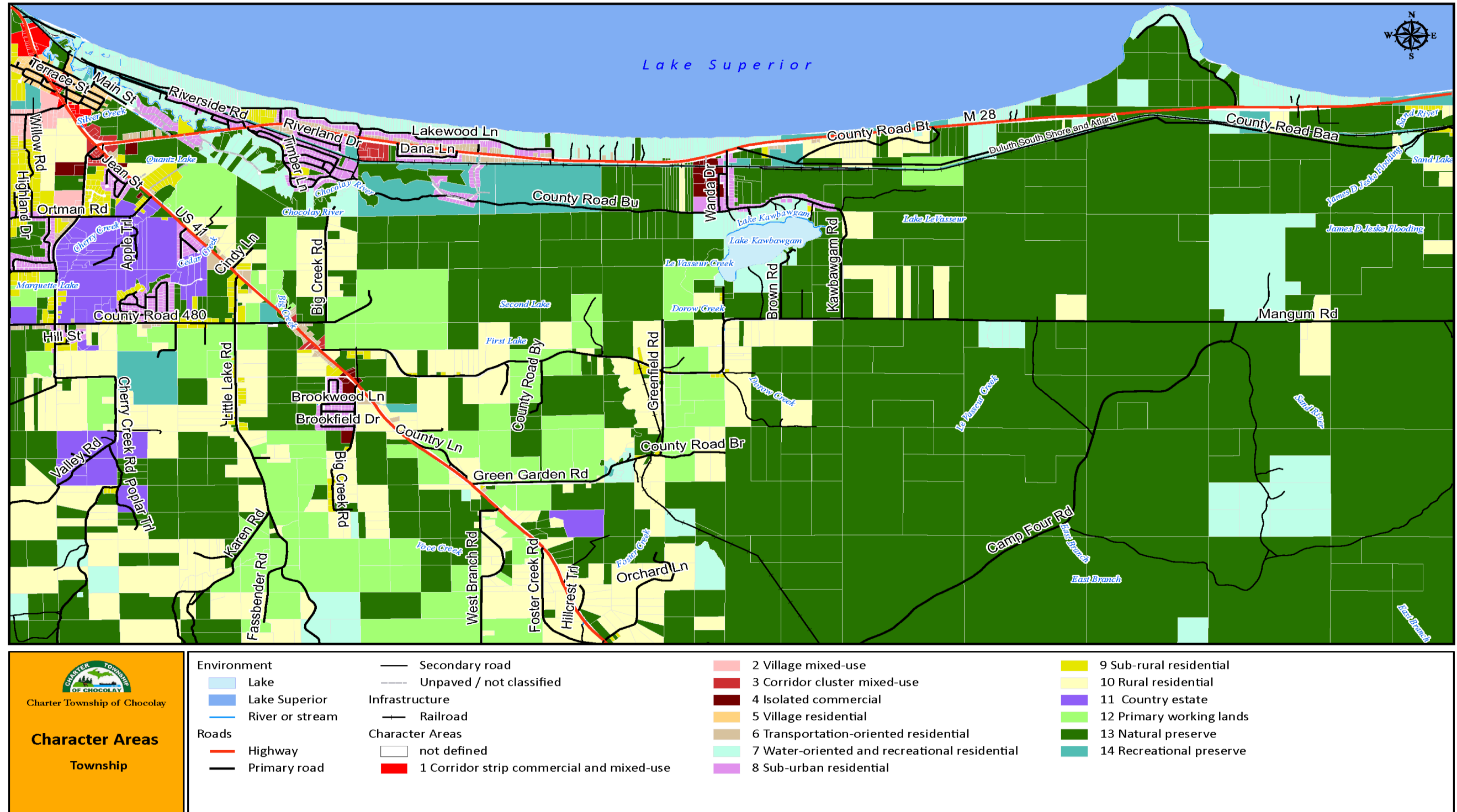
To be determined.




# Appendix E. Future Planning

## Character Areas

Township





Charter Township of Chocolay

## Character Areas

West

2013

**Infrastructure**

- Highway
- Primary road
- Secondary road
- Unpaved / not classified
- Railroads

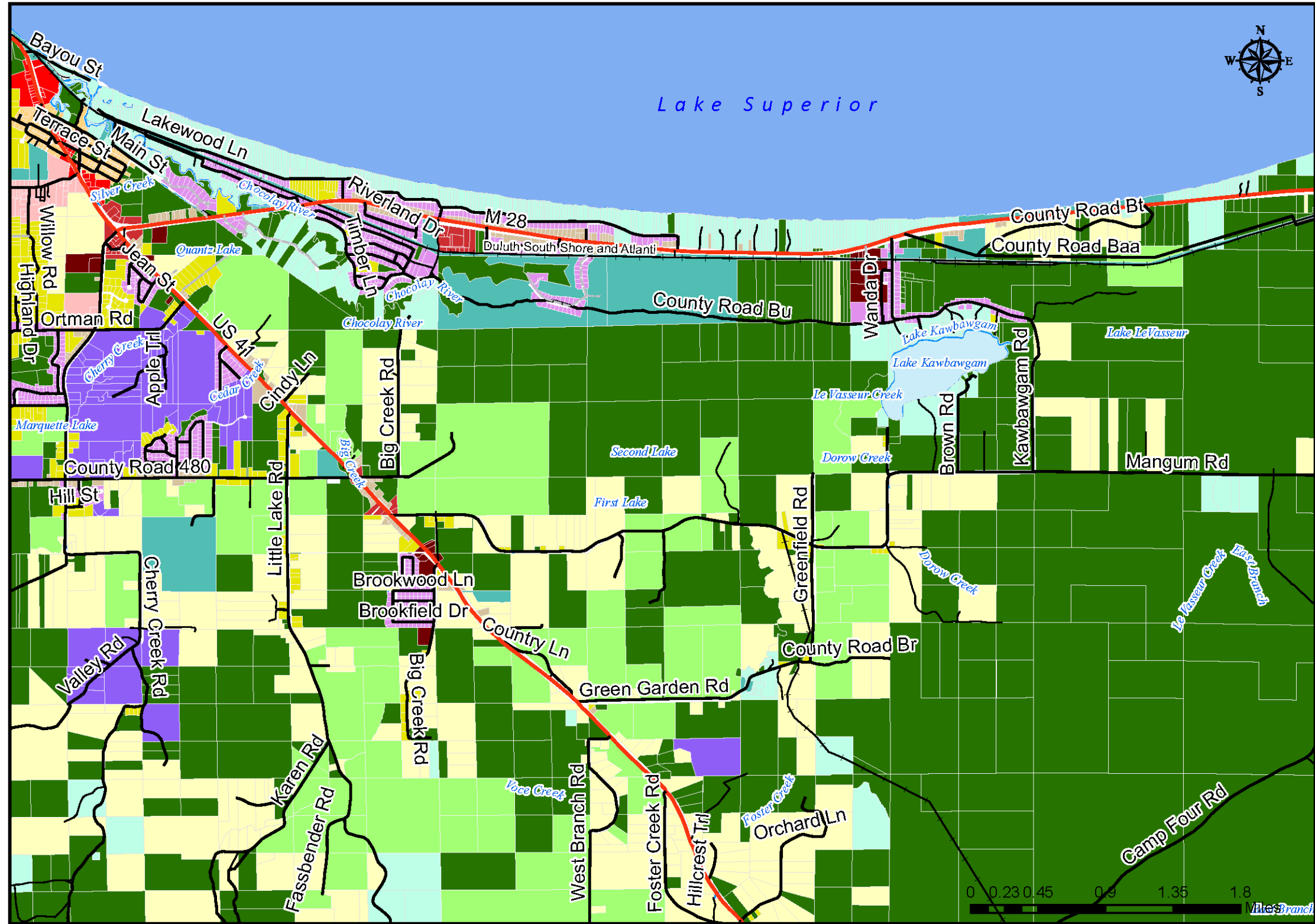
**Character Areas**


- <Null>
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

**Environmental**

- Lakes
- Lake Superior
- Rivers

Not intended for legal use.





Charter Township of Chocolay

## Character Areas

East

2021

Environment

- River or stream
- Lake
- Lake Superior

Roads

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

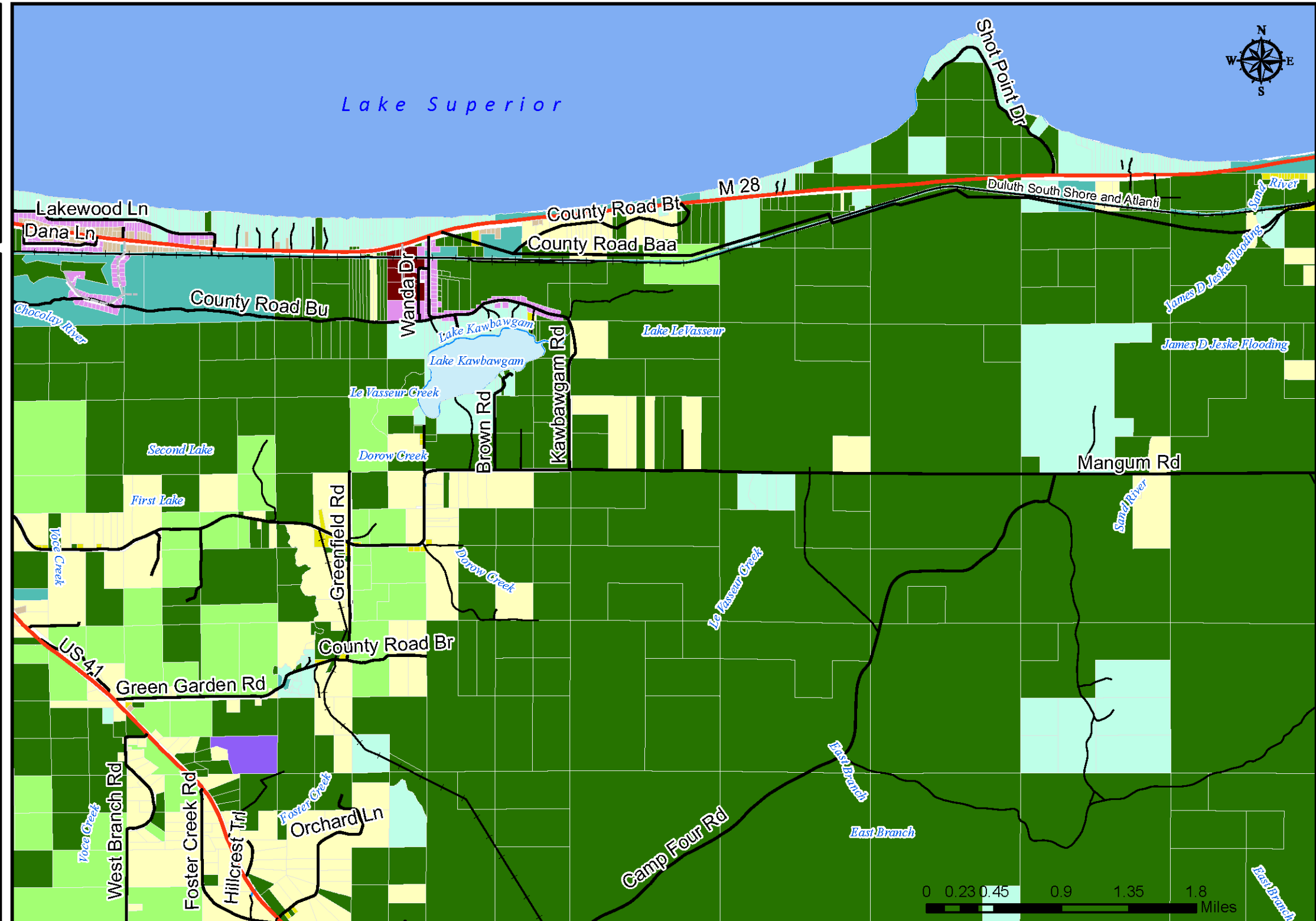
Infrastructure

- Railroad


Character Areas

- not defined
- 3 Corridor cluster mixed-use
- 4 Isolated commercial
- 6 Transportation-oriented residential
- 7 Water-oriented and recreational residential
- 8 Sub-urban residential
- 9 Sub-rural residential
- 10 Rural residential
- 11 Country estate
- 12 Primary working lands
- 13 Natural preserve
- 14 Recreational preserve

Not intended for legal use.



Future Growth Sectors



Charter Township of Chocolay

# Future Growth Sectors

2021

Environment

- Lake
- Lake Superior
- River or stream

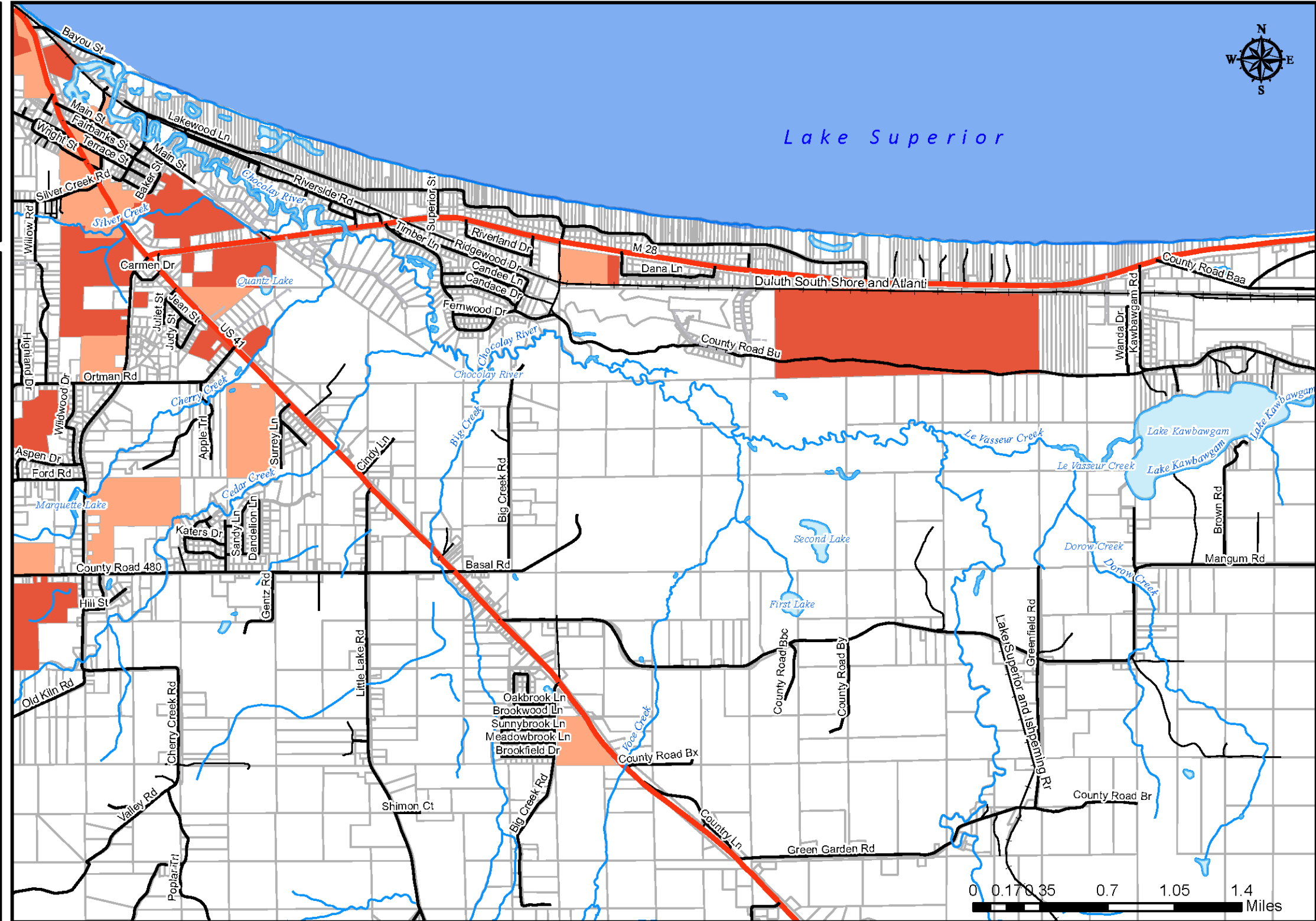
Roads

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

Future Growth

- Growth
- Infill


Not intended for legal use





**Future Land Use**

Northwest Township



Charter Township of Chocolay

**Future Land Use**

Northwest

2021

**Environment**

- Lake
- Lake Superior
- River or stream

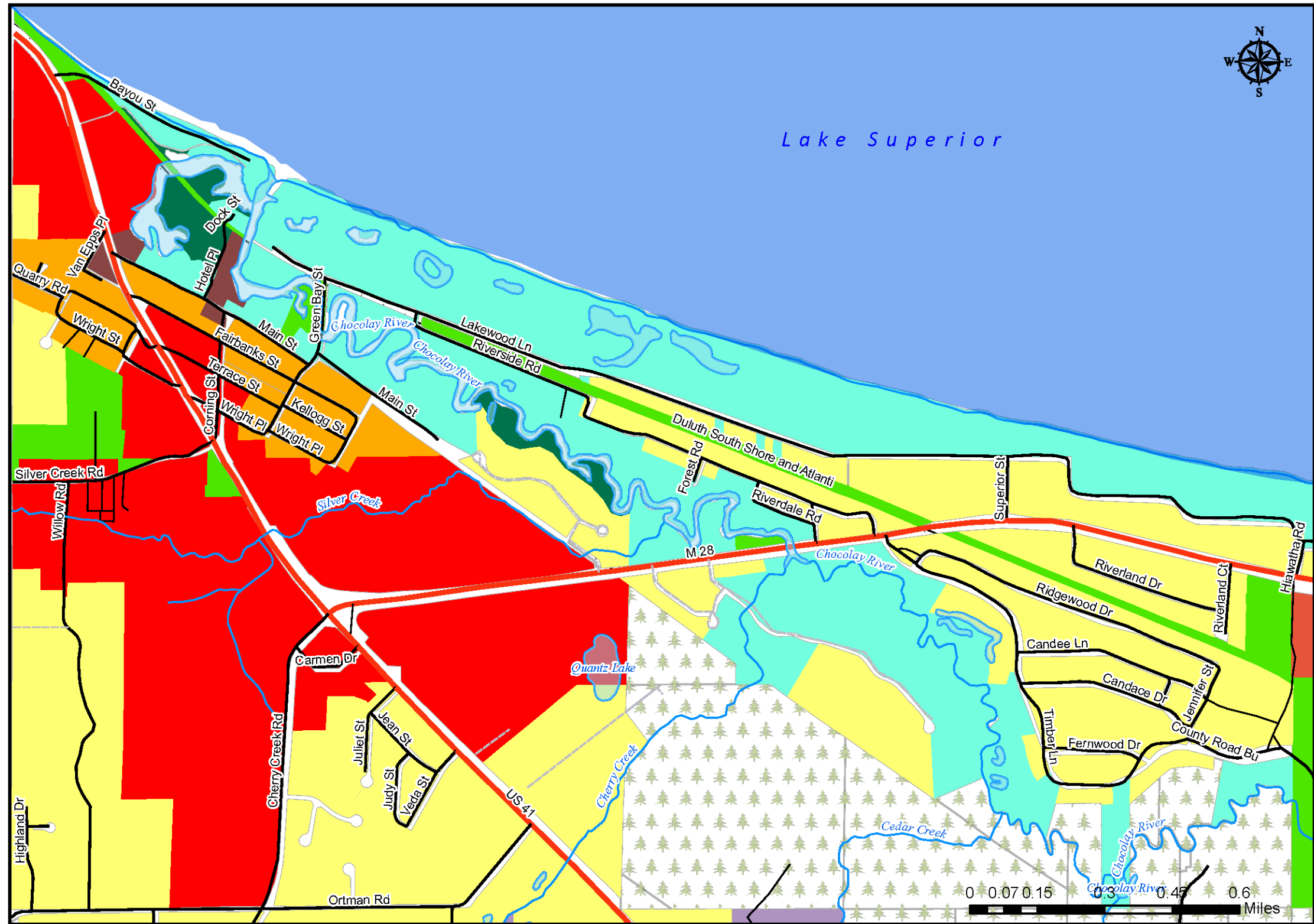
**Roads**


- Highway
- Primary road
- Secondary road
- Unpaved / not classified

**Future Land Use**

- AF
- CR
- MU-C
- MU-N
- MU-V
- P
- R-N
- R-R
- R-V
- R-W

Not intended for legal use





Charter Township of Chocolay

## Future Land Use

West

2021

**Environment**

- Lake
- Lake Superior
- River or stream

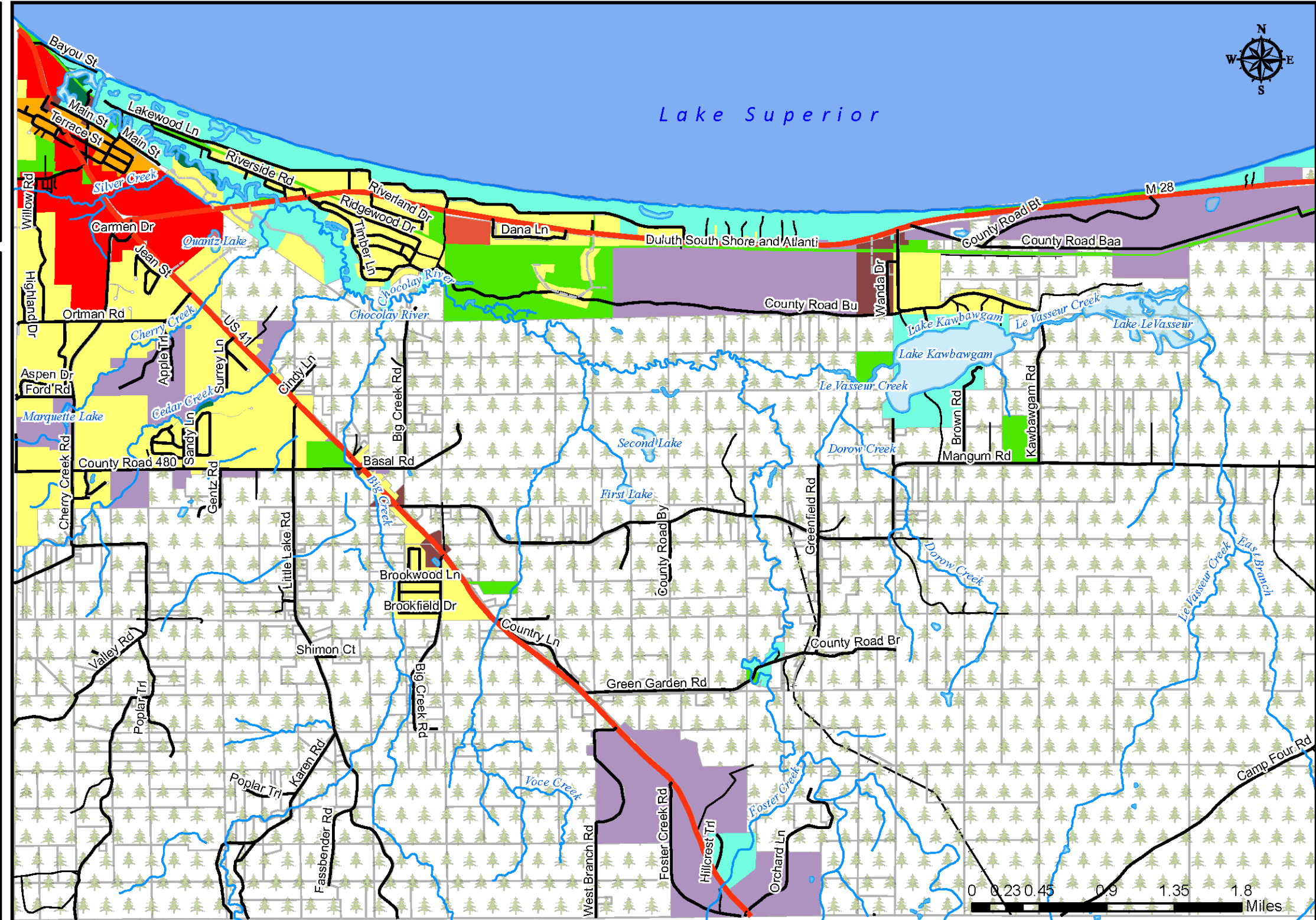
**Roads**


- Highway
- Primary road
- Secondary road
- Unpaved / not classified

**Future Land Use**

- AF
- CR
- MU-C
- MU-N
- MU-V
- P
- R-N
- R-R
- R-V
- R-W

Not intended for legal use





Charter Township of Chocolay

## Future Land Use

East

2021

**Environment**

- Lake
- Lake Superior
- River or stream

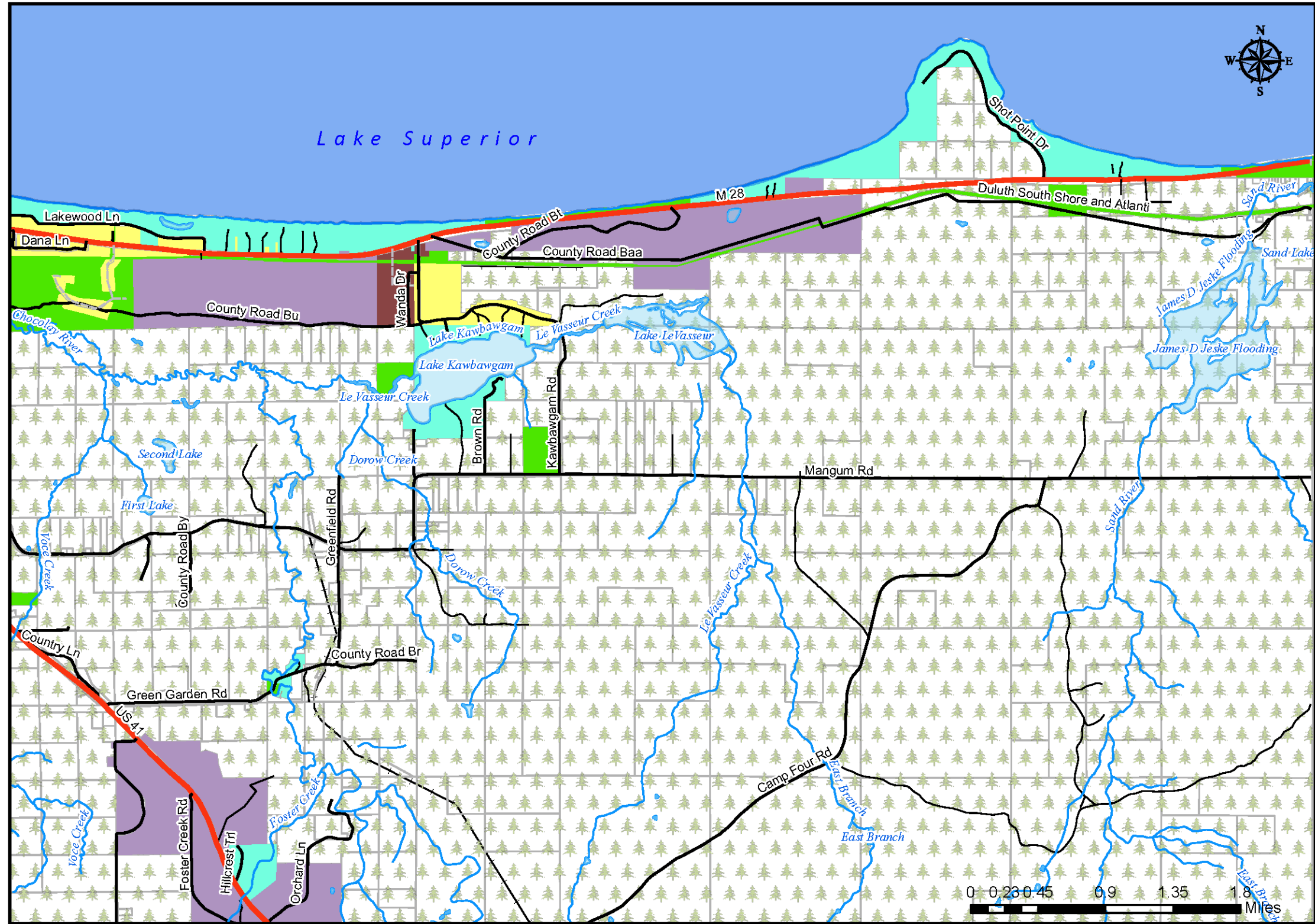
**Roads**

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

**Future Land Use**

- AF
- MU-C
- MU-N
- P
- R-N
- R-R
- R-W

Not intended for legal use



## Proposed Access Changes

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 maps below.

This paved path extends along the west side of the US 41 / M-28 highway corridor from the pedestrian tunnel near Fairbanks Street south to the intersection of US 41 with M-28 East 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. The path allows pedestrians to mostly bypass the snowmobile route that lies along the alternate business route of the Iron Ore Heritage Trail, while crossing over at major intersections that are equipped with pedestrian features to access key businesses on the east side of the highway.

An alternate course of action for snow on the path is to maintain a packed trail that is accessible for pedestrians, snowbikes, or sleds, and to encourage businesses to provide racks to secure equipment.

## 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 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 (listed from north to south and west to east)

- ♦ Ewing Pines Drive. 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 Trail
- ♦ Hidden Creek Trail South to Edgewood (Briarwood Subdivision)
- ♦ M-28 East 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 East in the vicinity of Lakewood Lane southeast to Kawbawgam Road

### Recommended road connections involving public roads

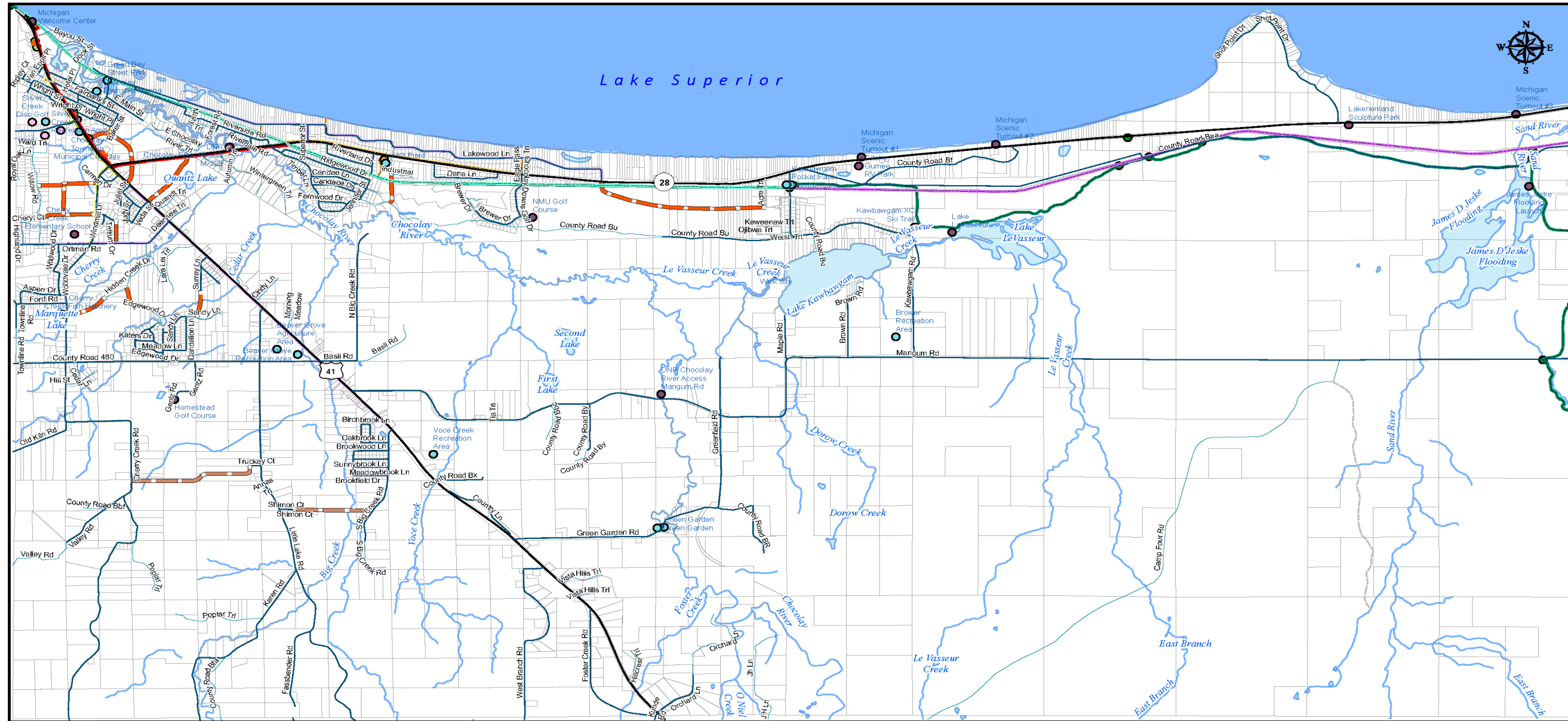
- ♦ US 41 South in the vicinity of O'Reilly Auto Parts east and south to M-28 East behind the existing corridor development
- ♦ M-28 East near Chocoley River Trail southwest to US 41 South across from Veda Street
- ♦ M-28 East near the hotel at the intersection of US 41 South and M-28 East, southwest to US 41 East near the connection to Carmen Drive
- ♦ Surrey Lane south to SandyLane.
- ♦ Cherry Creek Road. south of County Road 480 east to the vicinity of Truckey Court
- ♦ Little Lake Road south of County Road 480 east to South Big Creek Road



### Recommended non-motorized connections

- ♦ Baker Street south to the proposed road connecting US 41 South and M-28 East behind the existing corridor development
- ♦ Along Ortman Road
- ♦ Along Lakewood Lane
- ♦ Along US 41 South from Harvey south to Beaver Grove
- ♦ 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 East 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





**Existing and Proposed Roads, Paths and Trails**  
Township  
Not intended for legal use

**Environment**

- Lake
- Lake Superior
- River or stream

**Roads**

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

**Recreation Facilities**

- Cooperative
- Other public
- Private
- Township

**Existing multi-use paths**

- IOHT business non-motorized and snowmobile
- IOHT NCT non-motorized and snowmobile
- Multi-use - ATV, non-motorized and snowmobile
- Township non-motorized path

**Proposed Access Changes**

- Eliminate driveway
- Improve road alignment
- New shared driveway
- Driveway change

**Proposed Non-Motorized Connections**

- Non-motorized trail
- Pedestrian / bike path

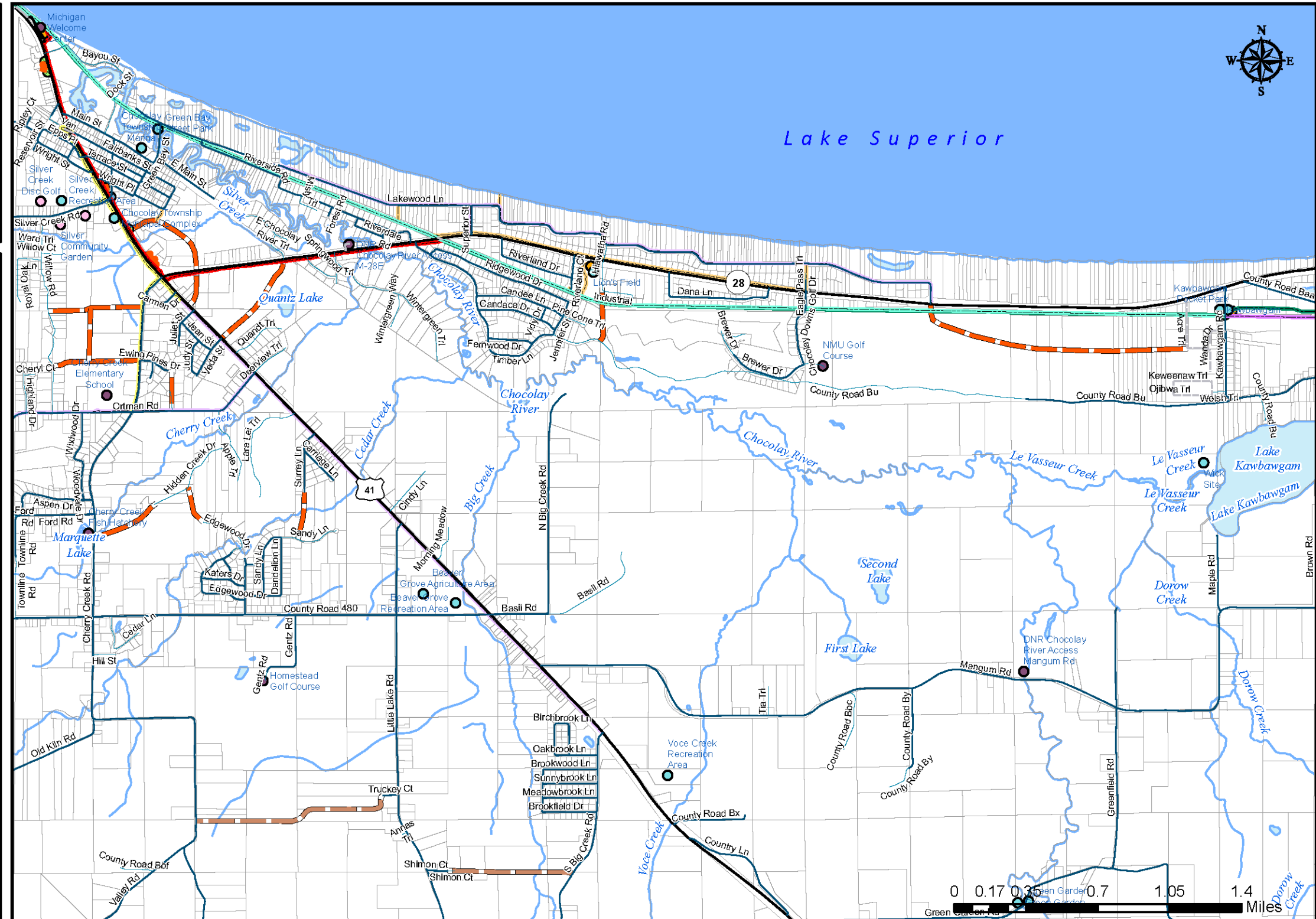
**Proposed Roads**


- New road
- Road connection



**CHARTER TOWNSHIP OF CHOCOLAY**  
 Charter Township of Chocolay  
**Existing and Proposed Roads, Paths and Trails**  
 Northwest  
 2021

- Roads**
- Highway
  - Primary road
  - Secondary road
  - Unpaved / not classified
- Recreation Facilities**
- Cooperative
  - Other public
  - Private
  - Township
- Existing Access, Paths and Trails**
- IOHT business non-motorized and snowmobile
  - IOHT NCT non-motorized and snowmobile
  - Multi-use - ATV, non-motorized and snowmobile
  - Township non-motorized path
  - North Country Trail
  - North Country Trail parking
  - Trailhead
- Proposed Access Changes**
- Driveway change
  - Eliminate driveway
  - Improve road alignment
  - New shared driveway
- Proposed Non-Motorized Connections**
- Non-motorized trail
  - Pedestrian / bike path
- Proposed Roads**
- New road
  - Road connection
- Not intended for legal use





Charter Township of Chocolay  
**Existing and Proposed Roads, Paths and Trails**  
 Northeast  
 2021

**Roads**

- Highway
- Primary road
- Secondary road
- - - Unpaved / not classified

**Recreation Facilities**

- Cooperative
- Other public
- Private
- Township

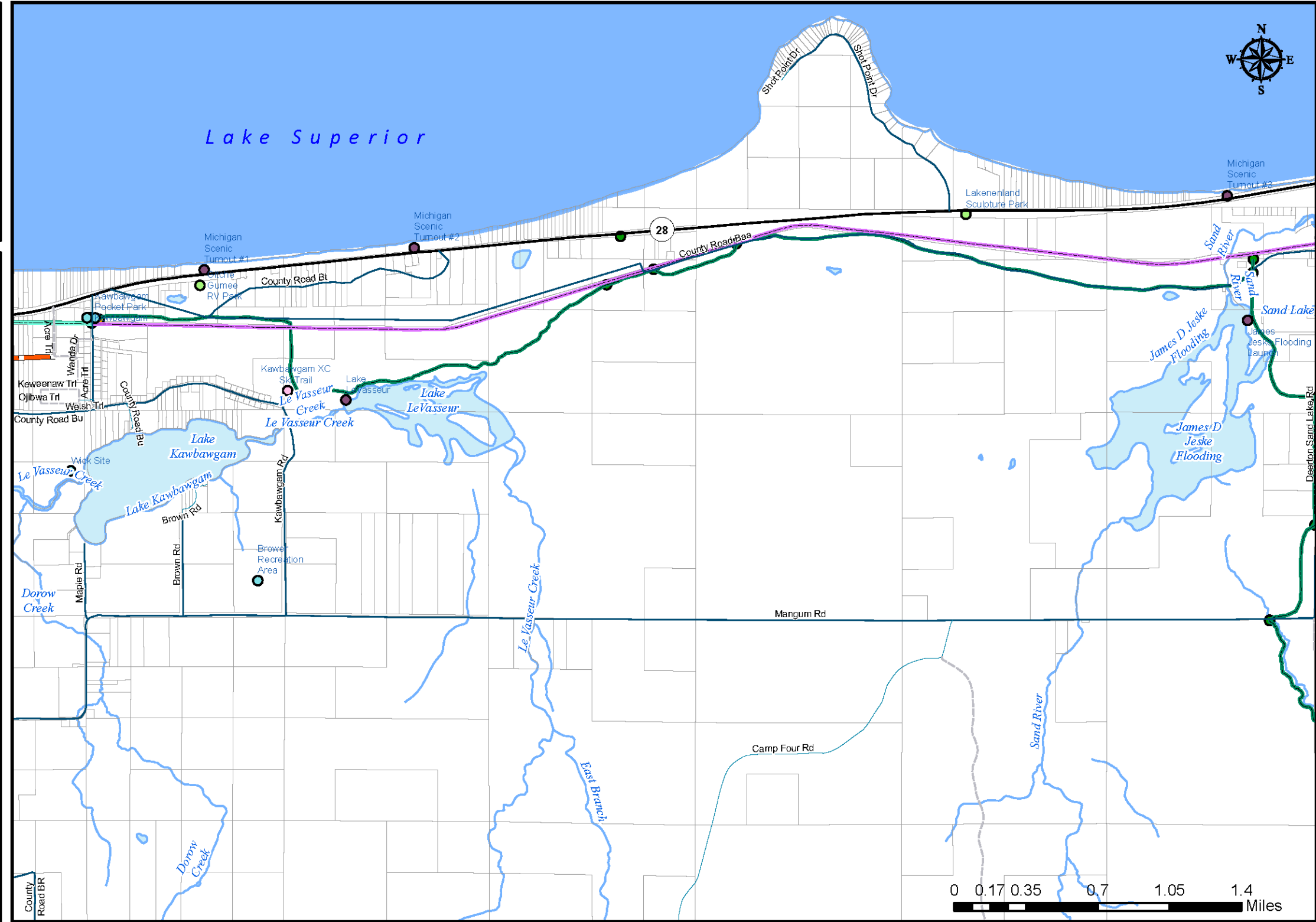
**Existing Access, Paths and Trails**

- IOHT NCT non-motorized and snowmobile
- Multi-use - ATV, non-motorized and snowmobile
- North Country Trail
- North Country Trail parking
- Trailhead


**Proposed roads**

- New road

Not intended for legal use



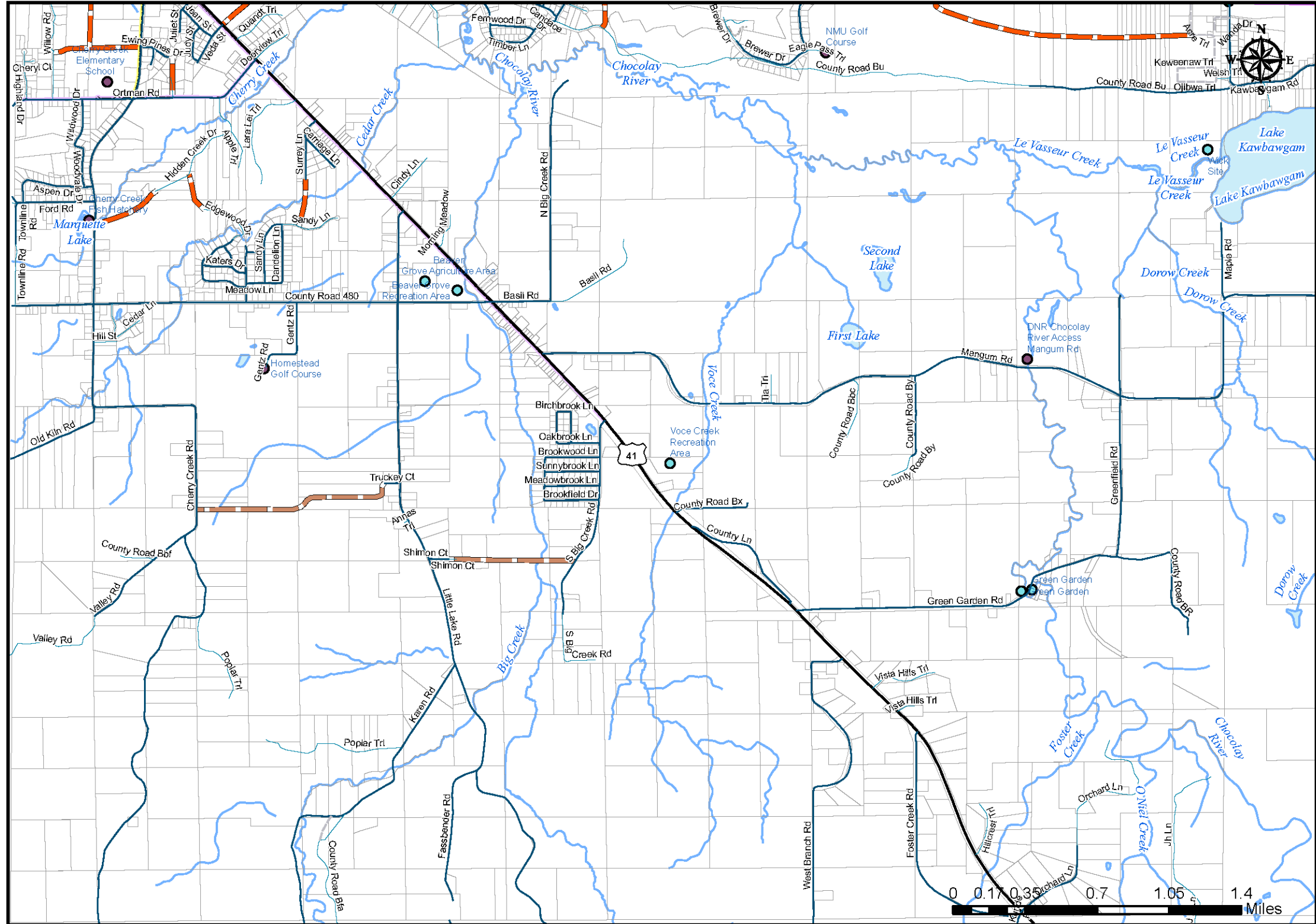





Charter Township of Chocolay  
**Existing Roads,  
 Paths and Trails**  
 Southwest  
 2021

- Roads**
- Highway
  - Primary road
  - Secondary road
  - Unpaved / not classified
- Recreation Facilities**
- Other public
  - Private
  - Township
- Existing Access, Paths and Trails**
- Multi-use path - ATV, non-motorized and snowmobile
  - Township non-motorized path
  - North Country Trail parking
  - Trailhead
  - Pedestrian / bike path
- Proposed Roads**
- New road
  - Road connection

Not intended for legal use





**Charter Township of Chocolay**  
**Existing and Proposed Roads, Paths and Trails**  
**Southeast**  
**2021**

**Environment**

- Lake
- River or stream

**Roads**

- Primary road
- Secondary road
- Unpaved / not classified

**Recreation Facilities**

- Cooperative
- Other public
- Township

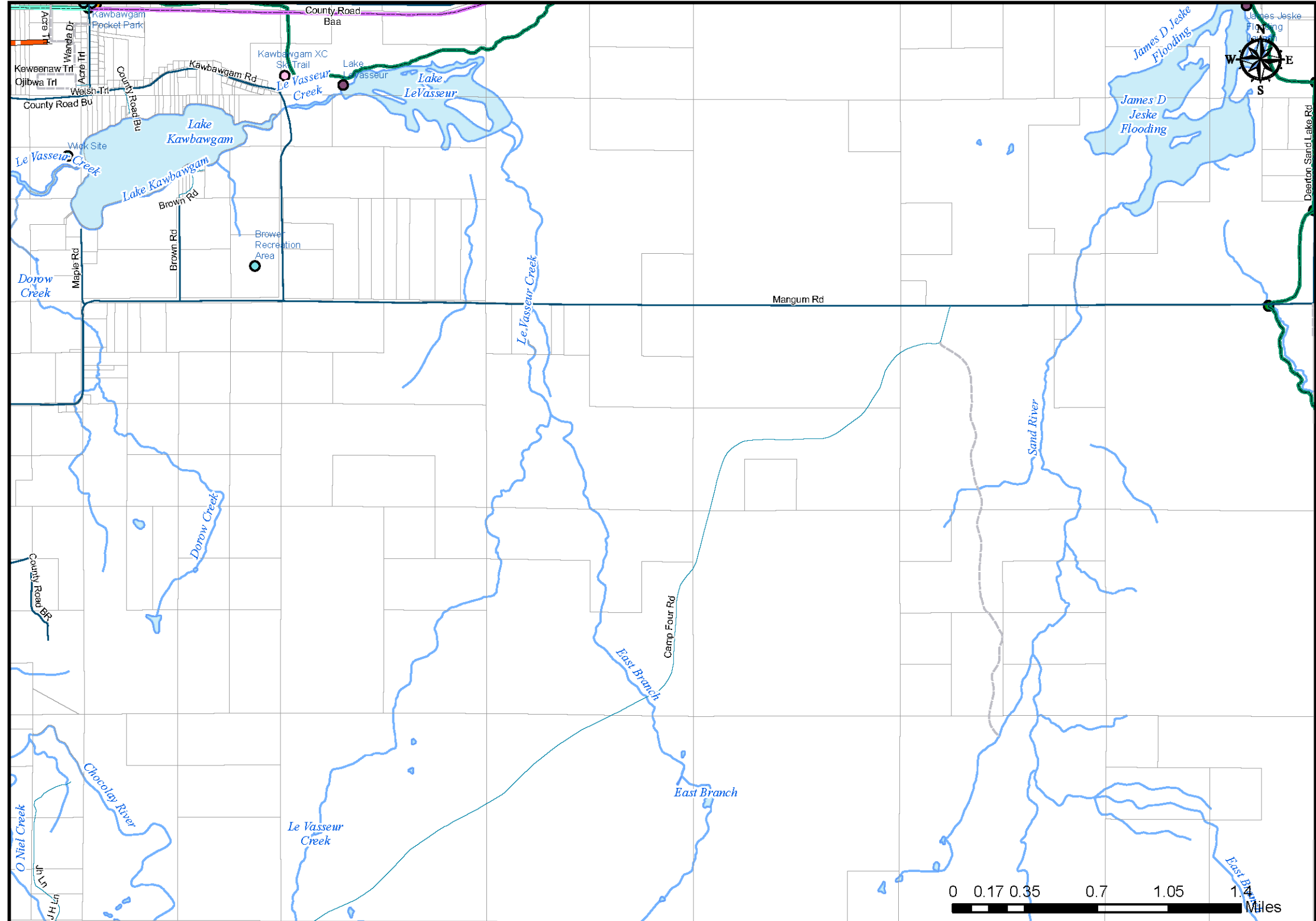
**Existing Access, Paths and Trails**

- IOHT NCT non-motorized and snowmobile
- Multi-use path - ATV, non-motorized and snowmobile
- North Country Trail
- North Country Trail parking
- Trailhead

**Proposed Roads**

- New road

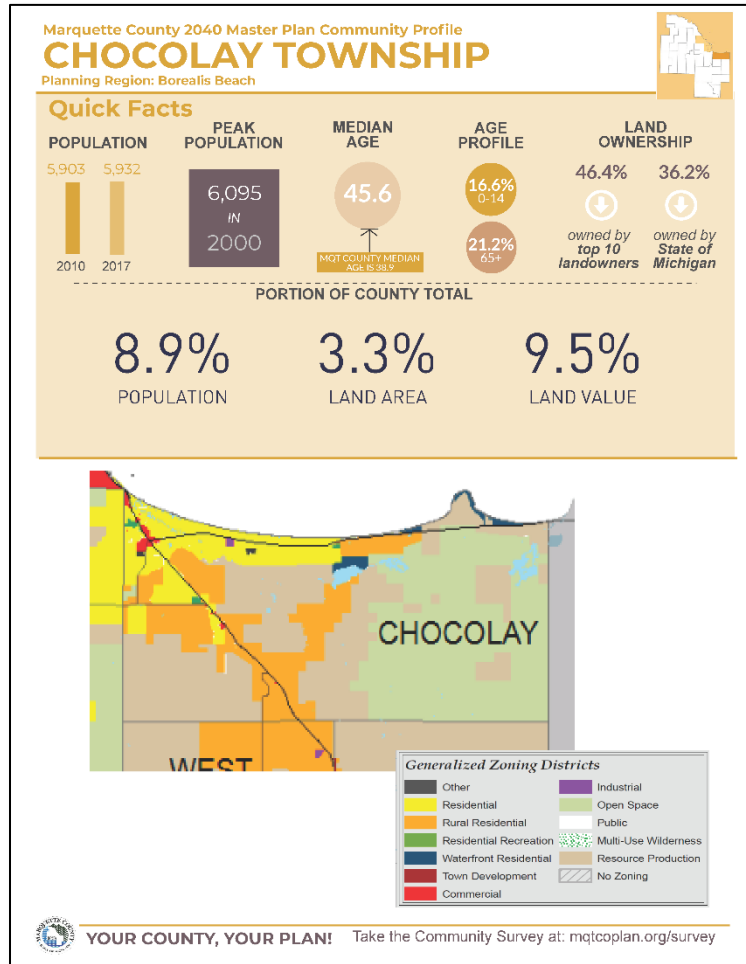
Not intended for legal use



# Appendix F. Township Community Profile

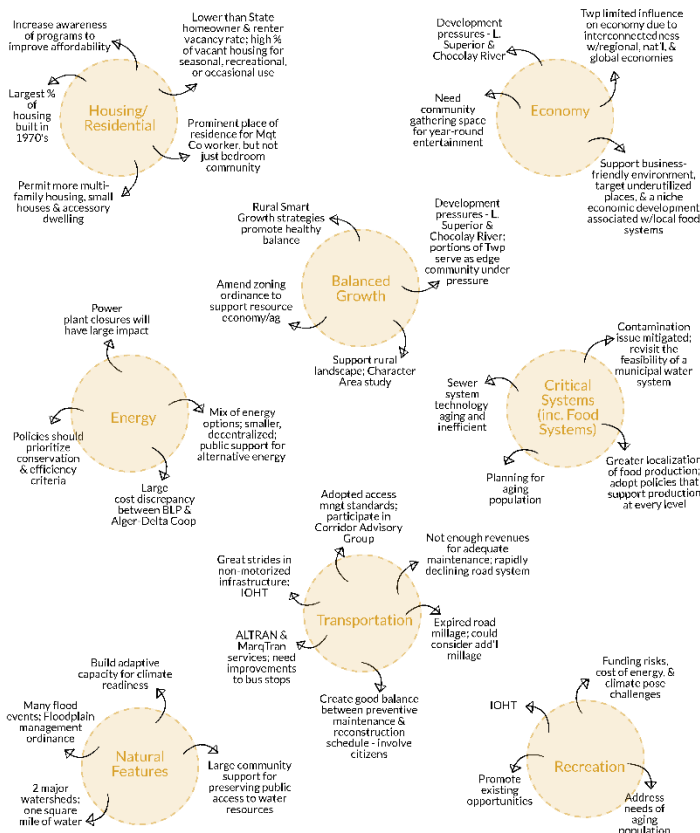
## Marquette County 2040 Master Plan Community Profile

Below is a profile extracted from the Marquette County 2040 Master Plan.



### Master Plan Summary (2015)

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



 **YOUR COUNTY, YOUR PLAN!** Take the Community Survey at: [mtqcoplan.org/survey](http://mtqcoplan.org/survey)



# Appendix G. Census Analysis

## Population Pyramids – State of Michigan

Figure G-1 2010 Michigan population pyramid

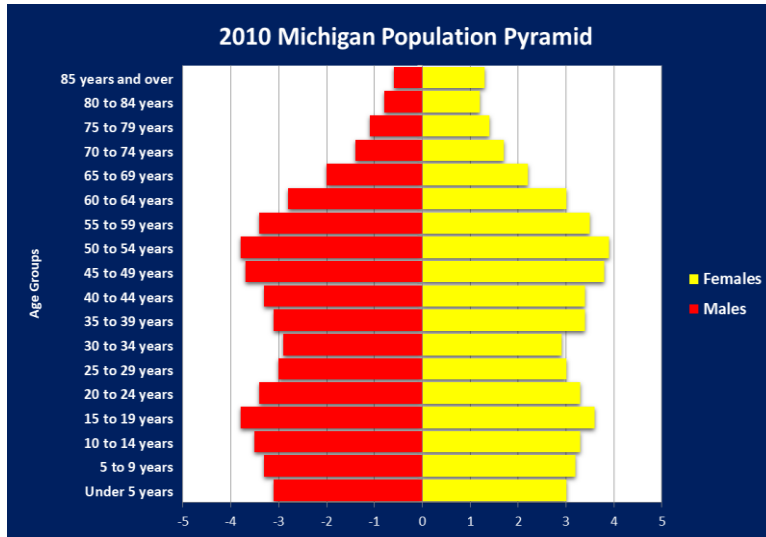
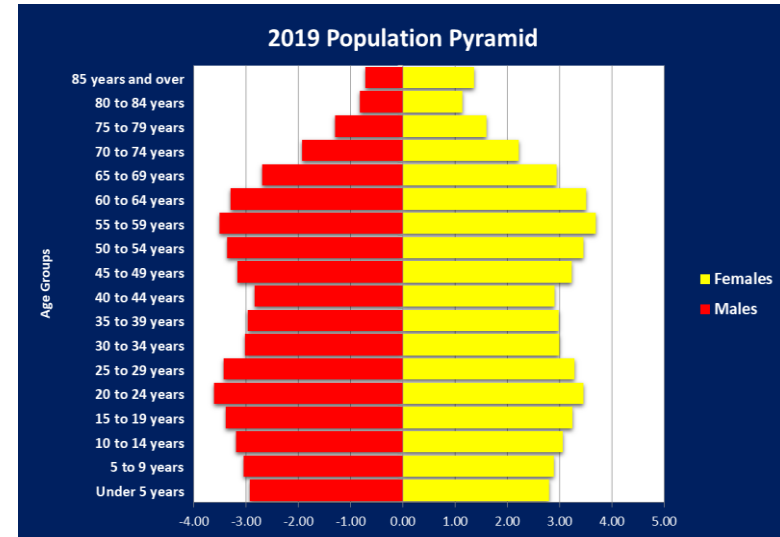


Figure G-2 2019 Michigan population pyramid



## Population Pyramids – Marquette County

Figure G-3 2010 Marquette County population pyramid

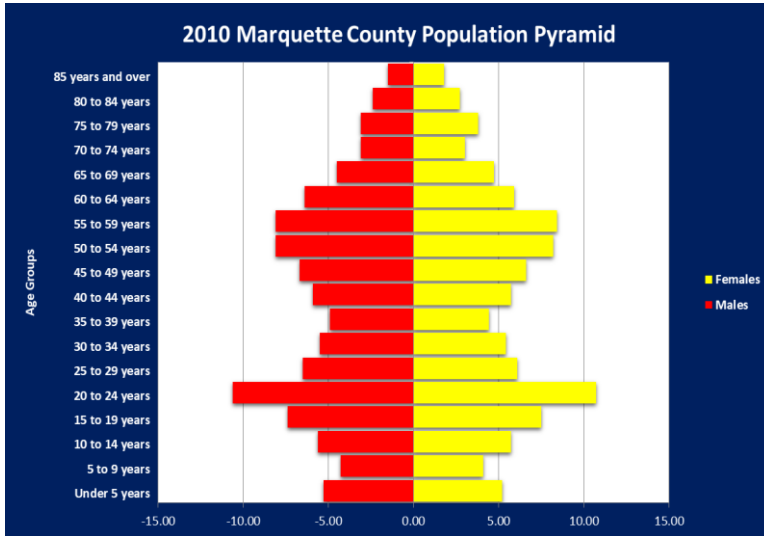
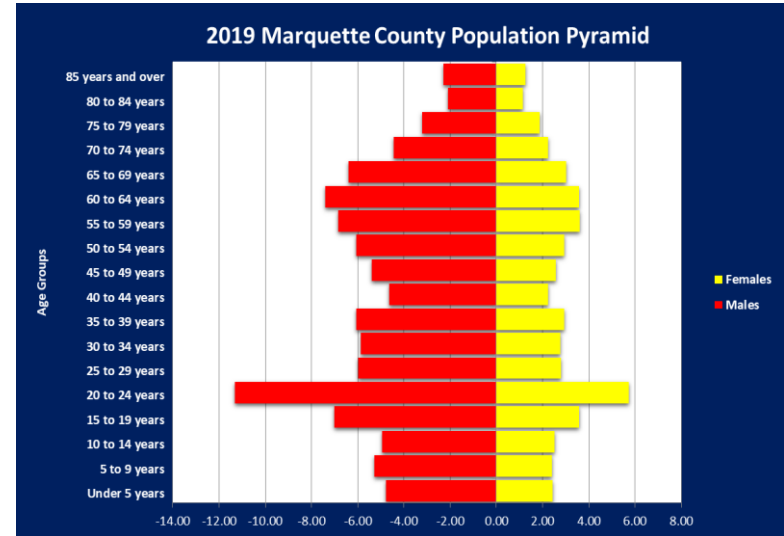


Figure G-4 2019 Marquette County population pyramid



## Population Pyramids – Chocoley Township

Figure G-5 2010 Chocoley Township population pyramid

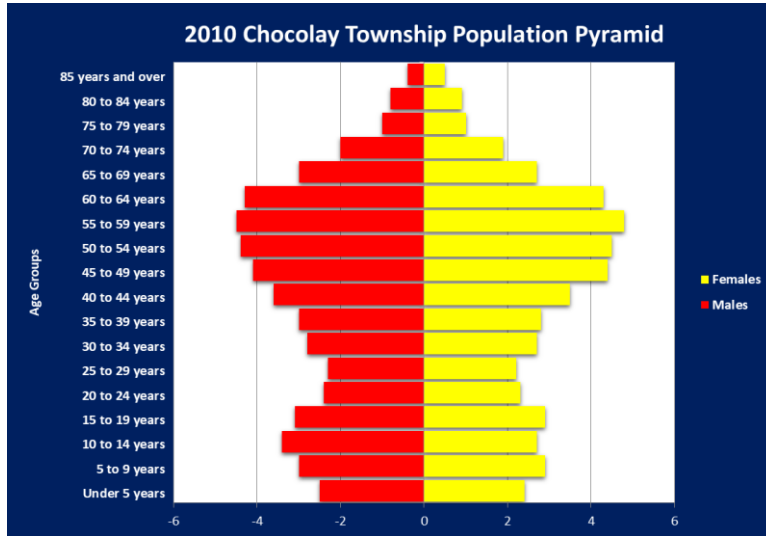


Figure G-6 2019 Chocoley Township population pyramid

