

City of Harrisville
200 Fifth Street
Harrisville, MI 48740
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City of Harrisville Master Plan 2016

City of Harrisville
Alcona County, Michigan

Adopted:



CITY OF HARRISVILLE MASTER PLAN

City of Harrisville
Alcona County, Michigan

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**CITY OF HARRISVILLE
MASTER PLAN**

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CHAPTER 1: INTRODUCTION

Purpose and Planning Process

The purpose of the City of Harrisville Master Plan is to provide guidelines for future development within the community, while protecting the natural resources and small town character. The Michigan Planning Enabling Act, P.A. 33 of 2008, states a City may adopt, amend, and implement a master plan. The Michigan Planning Enabling Act states: *The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.*
- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:*
 - (i) A system of transportation to lessen congestion on streets.*
 - (ii) Safety from fire and other dangers.*
 - (iii) Light and air.*
 - (iv) Healthful and convenient distribution of population.*
 - (v) Good civic design and arrangement and wise and efficient expenditure of public funds.*
 - (vi) Public utilities such as sewage disposal and water supply and other public improvements.*
 - (vii) Recreation.*
 - (viii) The use of resources in accordance with their character and adaptability.*

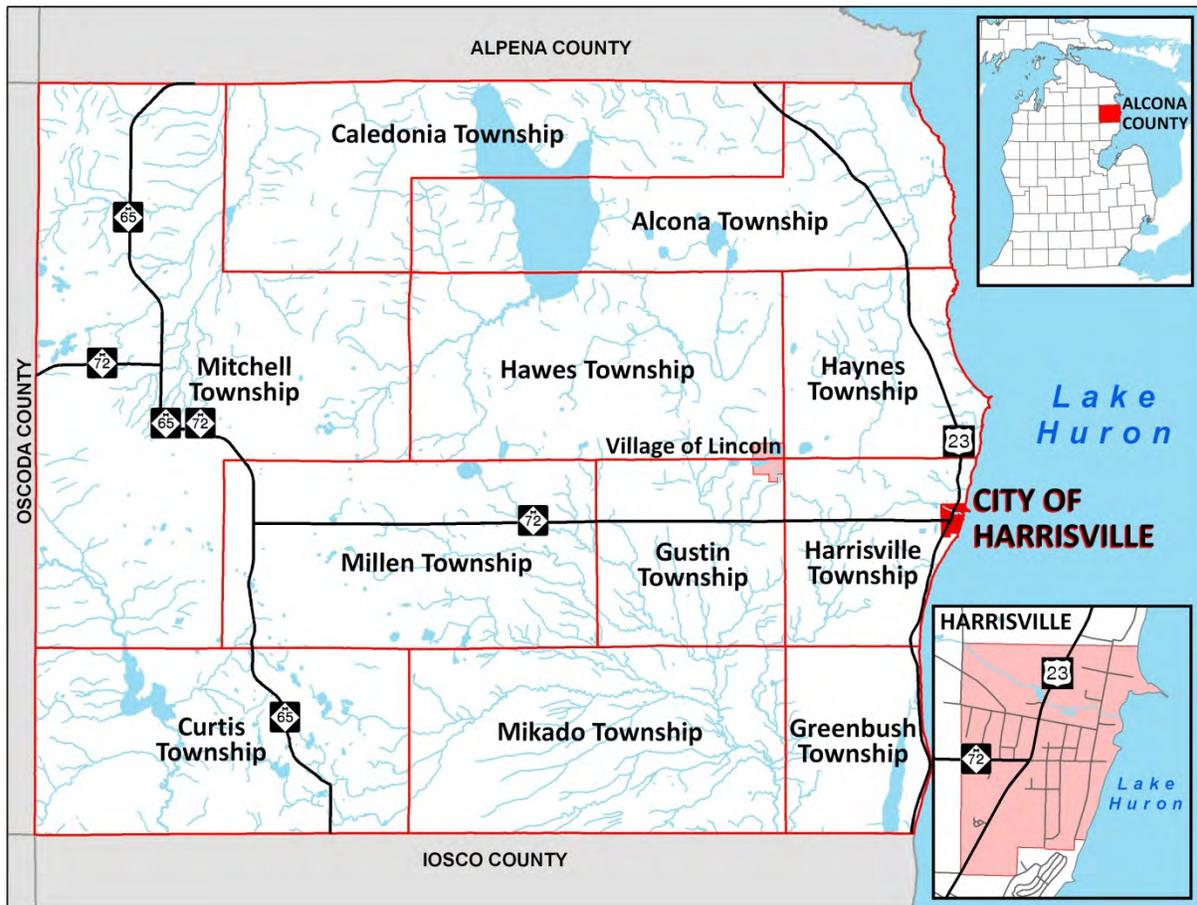
This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in the City of Harrisville. A special community workshop was held to gather input from residents and landowners. Based on information gathered at this workshop and the background data, the City Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the City.

Developed by the City of Harrisville Planning Commission with assistance from the Northeast Michigan Council of Governments (NEMCOG), the Master Plan looks at a twenty year planning horizon, with required revisits every five years or sooner if needed. For the 2010 Master Plan, a series of planning workshops were held over two-year period. All workshops were open meetings with public welcomed and encouraged to comment on the plan. This five year update focused on updating socio-economic data, with minor changes to other sections.

Location and Regional Setting

Located in the Northeastern Lower Peninsula of Michigan along the western shore of Lake Huron (See **Figure 1-1**), the City comprises a total area of 0.6 square miles and is bordered on the north, south and west by Harrisville Township. Harrisville serves as the county seat of Alcona County. The US-23 Coastal Highway traverses the community south to north. M-72 highway's eastern terminus connects to the coastal highway within the community with the US-23 and M-72 junction being the location of the County's only signalized intersection. The latitude of Harrisville is 44.656N, approximately half way between the North Pole and the equator.

Figure 1-1



Brief History

Alcona County has a rich history and long history of human occupation. The earliest artifacts found here are stone lance heads, similar to those used by the ancestors of today's Native Americans from approximately 9,000 BC. Native Americans, during their yearly seasonal migrations, would stop and camp on Lake Huron's shoreline. "The Great Black Rock" north of

Greenbush and South Point in Negwegon State Park were prominent landmark features to the early native Americans.

Formed by the Michigan Legislature in 1840, Alcona County was first known as the Negwegon District, taking its name from the Chippewa Indian Chief. In 1843, historian Henry R. Schoolcraft changed the name of the district to the Chippewa word meaning “a fine plain”. In 1846, the first settlement in the county was located at the village of Springport as a commercial fishing port. The first crop, rye, was raised near Springport in 1857. Additional ports were established at Alcona, Black River, and Harrisville to accommodate the growing fishing fleets and to serve the lumber industry. The Sturgeon Point Lighthouse opened in 1870 as a navigation aid, while the Life Saving Station opened in 1876.

The community of Harrisville was first known as "Davison's Mill" named after Crosier Davison. Davison and Simeon Holden had purchased land here in 1854 and constructed a mill pond and water-powered sawmill. In 1856, Davison and Holden sold their saw mill to Benjamin Harris and his sons, Levi and Henry. The mill, located at Mill Pond, was developed into a grist and saw mill. A post office, established in 1857, was named Harrisville after the family operations. Harrisville became the county seat when Alcona County was established in 1869. It was platted in 1870, incorporated as a village in 1887, and as a city in 1905. ¹ Currently, Harrisville is considered a Home Rule City with a Fourth Class City Act Charter.

The Status of Planning and Zoning in City of Harrisville

The Harrisville City Planning Commission was established by City Ordinance #74-3 under the Municipal Planning Act 285 of 1931 and became effective on January 2, 1975. The Planning Commission consisted of seven at-large members appointed by the mayor and confirmed by the city council. On July 14, 2008, the City Council repealed City Ordinance #74-3 and reestablished the Harrisville City Planning Commission by City Ordinance #08-1 in accordance with the Michigan Planning Enabling Act, P.A. 33 of 2008. The planning commission is responsible for all aspects of planning for the city, including the preparation of a comprehensive master plan, site plan review, and recommendations to the city council on requests for amendments to the zoning ordinance, and zoning and re-zoning requests. Members serve for three year terms.

In 1985, the City unanimously passed a resolution causing the existing Planning Commission to assume the functions of a parks and recreation commission. The duties and responsibilities defined in that resolution include the establishment of a Parks and Recreation Master Plan, overseeing the operation of any recreational facilities owned and/or maintained by the City, and other duties related to parks and recreation that the City Council directs.

The City adopted its first zoning ordinance in 1949. Subsequently, in 1985 Harrisville adopted its first Comprehensive Plan. The zoning ordinance was updated and adopted in 1980 by City Ordinance #80-3. The City repealed the 1980 zoning ordinance and it was replaced with a new

ordinance that was adopted on October 14, 2013 and went into effect on October 31, 2013.

City of Harrisville has recognized the importance and need for developing an updated Master Plan in compliance the Michigan Planning Enabling Act, P.A. 33 of 2008. Two key issues are to provide a legal foundation for the City Zoning Ordinance and to address anticipated future needs of City residents and businesses. By documenting existing conditions such as the environment, socio-economic trends, community services, transportation, recreation, and land use within a master plan, the City will be able to formulate appropriate land use goals and policies to guide development and serve as the basis for enforceable zoning. The master plan will in turn be used as a basis for re-examining the City's zoning districts and land use development controls.

¹ Romig, Walter (1986) [1973]. *Michigan Place Names*. Detroit, Michigan: Wayne State University Press. [ISBN 0-8143-1838-X](#)

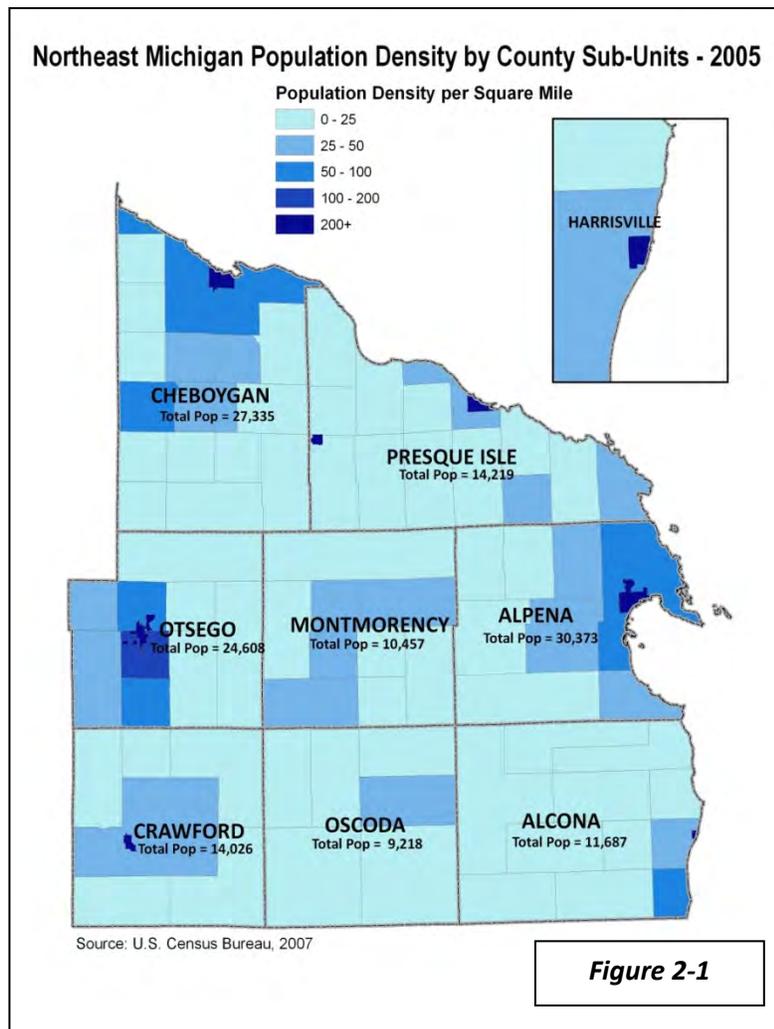
CHAPTER 2: SOCIO-ECONOMIC CHARACTERISTICS

Population Trends

The 2010 Census showed the City of Harrisville had a population of 493. With a land area of 0.6 square miles, the population density equated to 821.7 persons per square mile. By comparison, the county population density averaged 15.7 persons per square mile. **Figure 2-1** is a color thematic map of Northeast Michigan that depicts population density in minor civil divisions. According to **Table 2-1**, all of the communities in Alcona lost population between 2000 and 2010. Harrisville experienced a 4.1 percent loss of year round population. Information from the State of Michigan and US Census Bureau shows continual and minor losses in population during the early half on this decade.

Table 2-1
Population For Alcona County & Municipalities, 2000-2010

Municipality	2000 Population	2010 Population	Percent Change	Numeric Change
City of Harrisville	514	493	-4.1%	-21
Alcona Township	1,089	968	-11.1%	-121
Caledonia Township	1,203	1,161	-3.5%	-42
Curtis Township	1,378	1,236	-10.3%	-142
Greenbush Township	1,499	1,409	-6.0%	-90
Gustin Township	832	795	-4.4%	-37
Harrisville Township	1,411	1,348	-4.5%	-63
Hawes Township	1,167	1,107	-5.1%	-60
Haynes Township	724	722	-0.3%	-2
Mikado Township	1,043	947	-9.2%	-96
Millen Township	463	404	-12.7%	-59
Mitchell Township	396	352	-11.1%	-44
Village of Lincoln	364	337	-7.4%	-27
Alcona County	11,719	10,942	-6.6%	-777
Source: U.S. Bureau of the Census				



Seasonal Population

Obtaining accurate numbers of seasonal residents and tourists is difficult. It is important to note the U. S. Census population figures do not include most of the seasonal population of the County. Since the census is taken in April, persons whose primary home is elsewhere are not counted. Figures presented for housing characteristics show that 20.2 percent or 66 housing units were listed as seasonal, recreational or occasional use homes. Therefore, it can be assumed that the City's resident population will increase during peak periods in the summer months. Using the 1.92 persons per household for the City and the 66 seasonal homes, peak seasonal population could increase by approximately 130 persons. This figure does not include those seasonal visitors or tourists staying in area motels, campgrounds or family homes. The Harrisville State Park, located in Harrisville Township adjacent to the City of Harrisville, has 229 sites. The campground is typically full during June, July and August. Assuming the average household size of 2.56 persons, there could be a population of over 580 persons on any given day, a greater population than the City of Harrisville.

Age Distribution

Typical of communities in northeastern Michigan, Harrisville’s median age in 2010 was 51.6 years as compared to 38.9 years for the State as a whole. **Table 2-2** illustrates age groups and median ages by minor civil divisions in Alcona County. The distribution of persons by age was relatively uniform throughout the County. However, the age distributions of the population within Alcona County contrast with the State as a whole. In Alcona County, the percentage of the preschool and school-aged children is lower and the percentage of the population 45 and older is higher than the State.

Table 2-2 Age Distribution By Municipality For Alcona County - 2010													
Community	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
City of Harrisville	18	3.7	73	14.9	14	2.8	99	20.1	143	29.0	146	29.7	51.6
Alcona Township	18	1.9	89	9.2	23	2.4	96	9.9	299	30.9	443	45.8	63.0
Caledonia Township	32	2.8	165	14.2	32	2.8	173	14.9	363	31.2	396	34.2	56.7
Curtis Township	33	2.7	155	12.6	35	2.8	161	13.0	437	35.4	415	33.6	56.4
Greenbush Township	53	3.8	148	10.5	32	2.3	200	14.1	482	34.2	494	35.0	57.9
Gustin Township	42	5.3	150	18.9	33	4.2	168	21.2	242	30.4	160	20.1	45.3
Harrisville Township	46	3.4	188	13.9	34	2.5	195	14.4	483	35.9	402	29.8	53.8
Hawes Township	31	2.8	168	15.2	35	3.2	182	16.5	378	34.1	313	28.3	52.9
Haynes Township	14	1.9	101	14.0	16	2.2	100	13.8	270	37.4	221	30.6	56.1
Mikado Township	27	2.9	174	18.4	32	3.4	165	17.4	342	36.1	207	21.8	49.4
Millen Township	9	2.2	30	7.4	9	2.2	52	12.9	172	42.5	132	32.6	56.6
Mitchell Township	8	2.3	25	7.0	9	2.6	38	10.8	160	45.5	112	31.9	59.4
Village of Lincoln	18	5.3	57	16.8	23	6.8	78	23.1	74	21.9	87	25.8	43.2
Alcona County	331	3.0	1,466	13.4	304	2.8	1,629	14.8	3,771	34.5	3,441	31.5	55.2
Michigan		6.0		20.8		6.8		24.7		27.9		13.8	38.9

*Figure shows the percentage each age grouping represents of the local unit’s total population.
Source: U.S. Bureau of the Census

PARTS of LINCOLN

Household Characteristics

Table 2-3 presents information on household characteristics gathered in the 2010 US Census. Information includes total number of households, average household size, householder living alone, householder 65 years & older living alone, and households with an individual 65 years & older. The average household size in Alcona County is smaller than the state average. According to the 2010 Census, of the 231 households in Harrisville, 89 were reported as householders living alone. Of the 89 households, there were 47 householders living alone and 65 years and older. The average household size was 1.96 as compared to Michigan where the average household size was 2.49.

Table 2-3					
Alcona County: Household Characteristics - 2010					
MUNICIPALITY	Total Households	Avg. Household Size	Householder Living Alone	Householder Alone 65 yrs. & Older	Household w/ Individual 65 yrs. & older
City of Harrisville	231	1.96	89	47	106
Alcona Township	496	1.95	158	91	292
Caledonia Twp.	534	2.17	145	85	265
Curtis Township	595	2.08	189	94	285
Greenbush Twp.	676	2.08	203	112	336
Gustin Township*	339	2.33	108	59	124
Harrisville Twp.	588	2.19	149	71	237
Hawes Twp.*	497	2.22	136	76	215
Haynes Township.	342	2.11	98	50	151
Mikado Township	407	2.31	107	39	142
Millen Township	200	2.00	68	28	87
Mitchell Twp.	184	1.91	63	30	79
Village of Lincoln	160	2.11	69	37	66
Alcona County	5,089	2.13	1,513	782	2,319
Michigan	-----	2.49	-----	-----	-----
Source: U.S. Bureau of the Census					
* Count includes parts of Lincoln					

School Enrollment and Educational Attainment

According to the 2009-2013 American Community Survey 5-Year Estimates, 42 persons in Harrisville over the age of three years were enrolled in school, 31 in kindergarten to 12th grade, and 7 in college. Of the 343 persons 25 years and older, 75.8 percent were high school graduates, while 15.2 percent attended school into the 9th- 12th grade with no diploma and 9.0 percent had completed less than the 9th grade. Twenty-six percent had received some college with no degree, 5.8 percent had Associate's degrees, 9.9 percent had earned a Bachelor's degree, and 6.4 percent had earned a graduate or professional degree. Harrisville has a greater percentage of residents with a bachelor's degree or higher than Alcona County, but a lower percentage than the State as a whole. (Table 2-4 and Figure 2-2)

	City of Harrisville	Alcona County	State of Michigan
Population 25 years and over	343	8,717	6,594,586
Less than 9 th grade education	9.0%	3.5%	3.4%
9 th – 12 th grade, no diploma	15.2%	9.6%	7.7%
High school graduate	27.4%	40.0%	30.4%
Some college, no degree	26.2%	25.8%	24.0%
Associate degree	5.8%	8.0%	8.6%
Bachelor's degree	9.9%	8.1%	15.9%
Graduate or professional degree	6.4%	5.0%	10.0%
Percent high school graduate or higher	75.8%	86.9%	88.9%
Percent bachelor's degree or higher	16.3%	13.0%	25.9%
2009-2013 American Community Survey 5-Year Estimates			

Disability Status

Data shown on **Table 2-5**, provides data from the 2009-2013 American Community Survey 5-Year Estimates and gives an indication of disabled people who reside in Harrisville, Alcona County and Michigan. Persons with disabilities include those with a hearing difficulty, a vision difficulty, a cognitive difficulty, an ambulatory difficulty, a self-care difficulty and an independent living difficulty. The percent population of persons with disabilities is much higher for Harrisville and Alcona County than Michigan as a whole. The same is true for the population 18 to 64 years of age. Statistics for 5 to 17 years and 65+ years are comparable for all three entities.

Figure 2-2: Educational Attainment

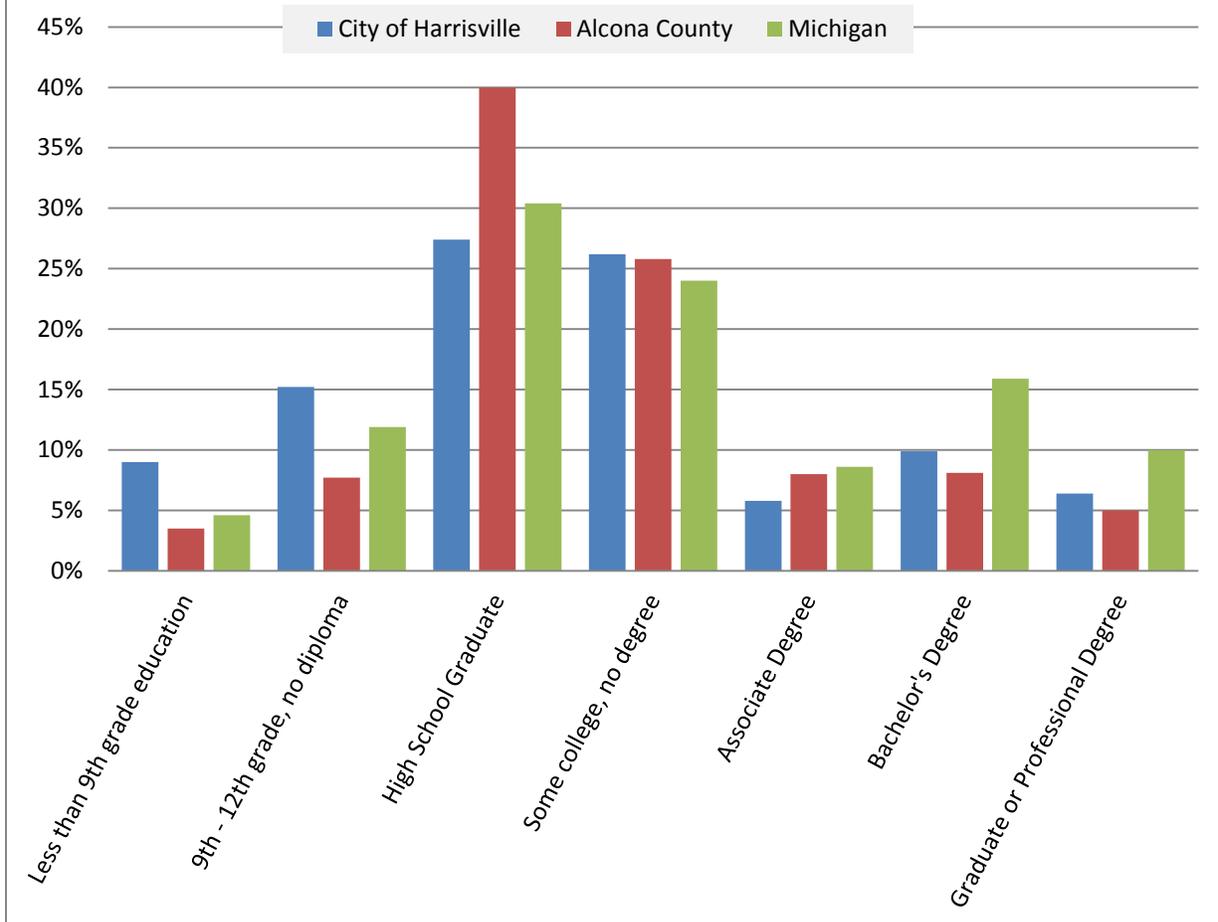


Table 2-5 Alcona County Disability Status of Civilian Non-Institutionalized Persons					
LOCAL UNIT	% Disabled persons	% Disabled under 5 Years	% Disabled 5-17 Years	% Disabled 18-64 Years	% Disabled 65+ Years
City of Harrisville	26.9%	--	9.7%	28.9%	31.2%
Alcona County	21.7%	--	7.2%	18.6%	33.9%
Michigan	13.7%	0.8%	6.3%	11.9%	36.5%
Source: 2009-2013 American Community Survey 5-Year Estimates					

Housing Characteristics

Housing characteristics for Alcona County are found in **Table 2-6**. The US Census reports a wide variety of housing characteristics. In 2010, there were 329 housing units in the City of Harrisville. The total number of units includes single and multiple family housing types. According to the US Census, 35% of the housing in Harrisville was built prior to 1939, 51 percent was built prior to 1960, and 22 percent was built since 1980. According to the American Community Survey approximately 50 percent of the housing units are valued at \$100,000 and greater. Information reported in the 2000 census on occupied housing units found 86.1 percent of the housing units were heated with natural gas, 3.3 percent heat with bottled, tank or LP gas and 8.2 percent heat with electricity and 2.4 percent heat with wood or other fuel. Data from 2009-2013 American Community Survey 5-Year Estimates indicate that the median house value was \$112,500 in Harrisville as compared to \$102,800 for Alcona County and \$121,700 for the entire State.

Certain characteristics contrast sharply with the State as a whole. For example, 47.2 percent of the housing in Alcona County was seasonal as compared to 18.2 percent in the City of Harrisville and 5.8 percent in the state. Within the County the percent of seasonal housing units ranged from 18.2 percent in the City of Harrisville to 72.3 percent in Mitchell Township. In the City, 70.2 percent (231 out of 329) of the total were occupied. Of the occupied housing units 66.7 percent (154 of the 231) were owner occupied as compared to 72.1 percent in the State as a whole. The owner vacancy rates in the City were fairly low, with the vacancy rate of 4.3 percent, somewhat higher than in 2000.

Table 2-6						
Housing Counts and Occupancy Status in Alcona County						
Area Name	2010					
	Total	Occupied	Vacant	Percent Vacant	Seasonal	* Percent Seasonal
City of Harrisville	329	231	98	29.8	60	18.2
Alcona Township	1,366	496	870	63.7	806	59.0
Caledonia Township	1,155	534	621	53.8	576	49.9
Curtis Township	1,700	595	1,105	65.0	1,013	59.6
Greenbush Township	1,496	676	820	54.8	680	45.5
Gustin Township	497	339	158	31.8	94	18.9
Harrisville Township	874	588	286	32.7	205	23.5
Hawes Township	1,071	497	574	53.6	489	45.7
Haynes Township	627	342	285	45.5	240	38.3
Mikado Township	653	407	246	37.7	192	29.4
Millen Township	540	200	340	63.0	314	58.1
Mitchell Township	765	184	581	75.9	553	72.3
Village of Lincoln	236	160	76	32.2	47	19.9
Alcona County	11,073	5,089	5,984	54.0	5,222	47.2
* Percent of total housing - Source: US Census Bureau						

Income

According to the U.S. Census, American Community Survey, Harrisville’s median household income is \$28,125, which is lower than the County and State. The same patterns can be found for Median Family Income and Per Capita Income where the City is lower than Alcona County and Michigan.

Table 2-7			
Median Household Income for Harrisville, Alcona County & State			
	City of Harrisville	Alcona County	Michigan
Median Household Income	\$28,125	\$37,189	\$48,411
Median Family Income	\$36,818	\$45,424	\$60,793
Per Capita Income	\$21,825	\$22,719	\$25,681
Source: 2009-2013 American Community Survey 5-Year Estimates, U.S. Census Bureau			

Poverty

Information from the American Community Survey shows poverty rates in the City of Harrisville, Alcona County and Michigan (**Table 2-8**). The percent of families living in poverty is comparable for all three entities. For both individuals and individuals 65 years and over, the percent living in poverty is higher in the City.

Table 2-8			
Poverty Rates: City of Harrisville, Alcona County and Michigan			
	City of Harrisville	Alcona County	Michigan
Families	11.5%	11.1%	12.0%
Families with female head of household	17.2%	26.4%	34.3%
Individuals	25.3%	15.1%	16.8%
Individuals 65 years and over	11.6%	8.2%	8.2%
Source: 2009-2013 American Community Survey 5-Year Estimates, U.S. Census Bureau			

Labor Force

Employment and Unemployment

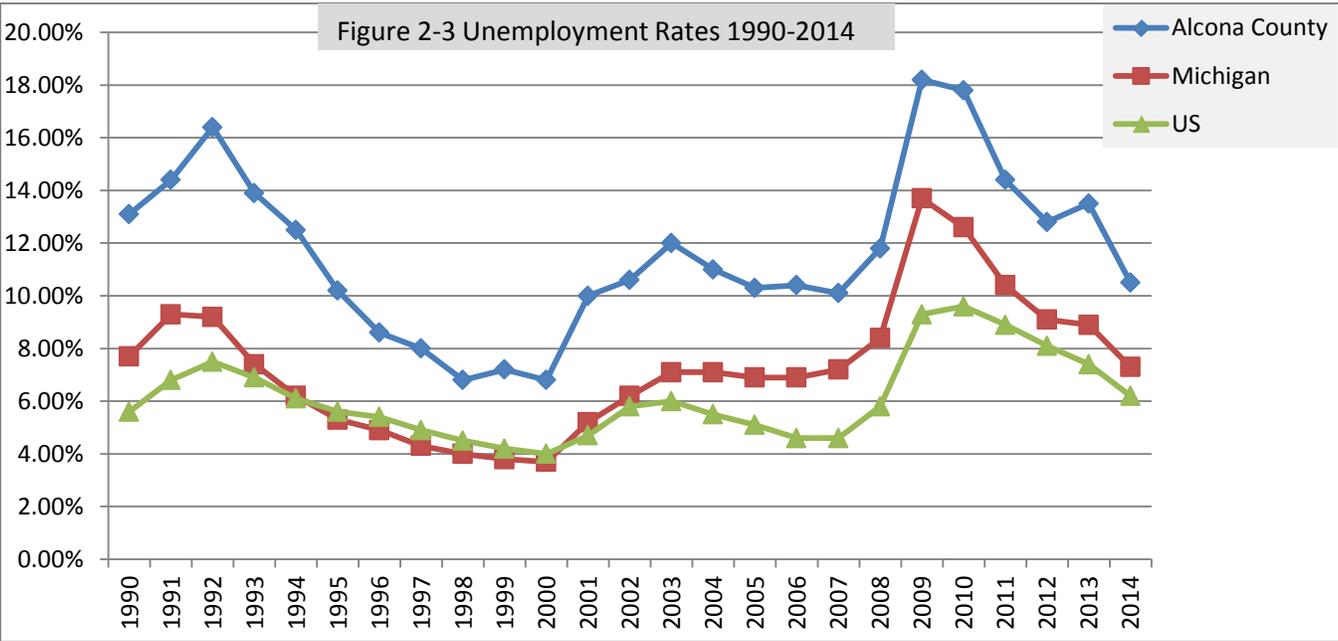
The civilian labor force is defined as all individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the work force by going back to school, leaving the area in search of work elsewhere or by stopping the search for work.

Table 2-9 presents information on labor force, employment and unemployment for Alcona County from 2004 to 2014. Unemployment rates experienced a significant increase in 2009 as a

result of the “Great Recession” in 2008. Unemployment rates peaked in 2009 and have dropped to the typical long term rates. The number of persons in the labor force and employed began to fall in 2006. The economic downturn continued to feed this trend. Even though jobless rates have fallen to 10.5% in 2014, the labor force and number of persons employed has not returned to 2006 levels. As seen in **Figure 2-5**, unemployment rates in Alcona County generally mirror those in the State and U.S.; however they are consistently at a higher level.

Table 2-9 Employment Information Alcona County 2004 - 2014				
Year	Labor Force	Employment	Unemployment	Jobless Rate
2014	3,836	3,435	401	10.5%
2013	3,817	3,303	514	13.5%
2012	3,717	3,242	475	12.8%
2011	3,808	3,260	548	14.4%
2010	3,880	3,188	692	17.8%
2009	4,353	3,563	791	18.2%
2008	4,361	3,845	516	11.8%
2007	4,339	3,901	438	10.1%
2006	4,481	4,013	468	10.4%
2005	4,316	3,871	445	10.3%
2004	4,197	3,736	461	11.0%

Source: Michigan Labor Market Information



Wage and Salary Employment

Within the city and county, the largest employment sectors are retail trade, services and public administration. Manufacturing employment in 2014 was 9.2 percent of the wage and salary employment. Employment in "other" sectors ("other" includes construction, transportation and communications, wholesale trade, mining & finance, insurance and real estate) accounted for much lower percentages of the wage and salary employment (**Table 2-10**). Standard Industrial Classification (SIC) codes are four digit numerical codes assigned by the U.S. government to business establishments to identify the primary business of the establishment.

Table 2-10				
Total Employees by Major Employment Type (2014)				
Category	City of Harrisville		Alcona County	
	Total	Percent	Total	Total
Agricultural, Forestry, Fishing (SIC Range 01-09)	2	0.71	52	2.04
Mining (SIC 10-14)	0	0.00	4	0.16
Construction (SIC 15-17)	11	3.89	137	5.37
Manufacturing (SIC 20-39)	26	9.19	189	7.41
Transportation and Communications (SIC 40-49)	8	2.83	83	3.26
Wholesale Trade (SIC 50-51)	1	0.35	35	1.37
Retail Trade (SIC 52-59)	81	28.62	542	21.26
Finance, Insurance And Real Estate (SIC 60-69)	19	6.71	124	4.86
Services (SIC 70-89)	66	23.32	942	36.96
Public Administration (SIC 90-98)	70	24.73	423	16.59
Unclassified (SIC 99)	2	0.71	18	0.71
Source: NEMCOG				

Commuting to Work

The vast majority of residents of the City of Harrisville drive alone to work (**Table 2-11**). According to the 2009-2013 American Community Survey 5-Year Estimates, 12.5 percent of workers worked from home, but due to advancements in technology allowing greater flexibility in worker location in the past decade, that number has increased and will likely continue to increase.

Table 2-11		
City of Harrisville Work Commute		
2009-2013 American Community Survey 5-Year Estimates		
Mode of Transportation	Number	Percent
Drove Alone	76	63.3%
Carpooled	3	2.5%
Public Transportation (includes taxi)	0	0.0%
Walked	26	21.7%
Worked at home	15	12.5%
Source: U.S. Bureau of the Census		

CHAPTER 3: COMMUNITY SERVICES

This chapter of the Master Plan will identify the types and extent of services now available to residents and businesses in the City of Harrisville. Even though these services may be sufficient for the needs of the current population, future development may increase the demand to upgrade or expand the services and facilities to maintain a satisfactory living environment.

City Government

The City Municipal Office is located at 200 Fifth Street, in Harrisville. The office is open and accessible to the public Monday through Friday from 9:00 to Noon. Current local officials are John Dobis, Mayor; Barbara Pierce, City Clerk; and Thomas Keerl, Treasurer.

The City Storage and Maintenance Garage is located at 409 N. 1st Street in Harrisville. The maintenance department employs two full time staff, Bruce Dunn, Maintenance Supervisor and Louis Campbell, Maintenance.

The total assessed value and taxable value have both dropped since 2009. In 2014 the total assessed value for the City of Harrisville was calculated at \$16,557,500, which represents a \$4,786,800 drop from 2009. The total taxable valuation in 2014 was \$16,013,147 compared to \$17,384,082 in 2009. Losses in assessed and taxable values have started to level off in recent years, with an overall loss of one percent between 2013 and 2014.

Municipal Water and Sanitary Sewer System

A City sewer system was installed in 1977 and is available to all property within the city limits. The 2014 customer base of the system stands at 329 users. Evaluations of system show that it is in excellent condition; however, evaluations also show the need for the installation of above-ground lift stations.

The City water system has a current customer base of 333 users and was updated through a Farmer's Home Administration project in 1990, including the addition of a new well and pumphouse system. Since that time, the City has continued to upgrade the public water system.

A 2007 water system study verified conclusions from prior system studies that the water system has sufficient well capability to meet future demands, but recommended

improving supply regulation and water treatment, in addition to replacing the existing 50,000 gallon water storage tank with a new 125,000 gallon unit.

In 2010, the City received a USDA Rural Development Utilities Program grant to complete substantial upgrades to the public infrastructure. The total project cost was 2.35 million dollars. Improvements to the water and sewer system are projected to meet the future water and sewer service needs of residents and businesses while charging a reasonable user fee. The upgrades included the following:

- Upgraded the Main Street storm sewer line
- Upgraded existing and added new fire hydrants
- Extended the water main throughout the city to improve flow quality and distribution efficiency
- Replaced under sized and aging water mains
- Upgraded well-house building
- Replaced existing water tower with a 125,000 gallon, insulated tower

Schools

The City is located in the Alcona Area School District, which encompasses Alcona, Caledonia, Hawes, Harrisville, Haynes, Gustin and Millen Townships as well as a small portion of Mikado Township. The school buildings for K-6 and grades 7-12 are located on Barlow Road just off M-72 in Gustin Township. The Alcona Community School District is part of the Alcona Montmorency Alpena Educational Service District.

Medical Facilities

There are no hospitals located in Alcona County. The Alcona Health Center main office is located in Lincoln with a branch office in Harrisville. One optometrist office is located in Harrisville. A Veterans Administration Health Center is located in Alpena, as well as at the Aune Medical Center in Oscoda, and a VA hospital is located in Saginaw. For health care services not available at these facilities, residents travel to Alpena Regional Medical Center in Alpena, Munson Healthcare of Grayling in Grayling, West Branch Memorial Hospital in West Branch, Tawas St. Joseph Hospital in Tawas City, Northern Michigan Hospital in Petoskey, and Munson Medical Center in Traverse City.

District Health Department #2 offices are located in Harrisville. The agency provides health care services not available or affordable elsewhere. Health Department #2 offers services under three categories: home health care services, environmental health services and personal health services. Northeast Michigan Community Mental Health provides support services to developmentally disabled persons as well as persons needing mental health services. The Northeast Michigan Community Mental Health

service area covers Alcona, Alpena, Montmorency, and Presque Isle Counties.

Public Safety

The City does not operate municipal law enforcement services. Law enforcement is provided by the Alcona County Sheriff's Department and supplemented by the Michigan State Police, Alpena Post. The Alcona County Sheriff Department and associated facilities are located within Harrisville, adjacent to the County Courthouse. Michigan State Police has a satellite office in the Village of Lincoln with two full time troopers assigned. Alcona County operates a countywide 911.

Ambulance service is provided by Alcona County, which pays for the costs through the Ambulance Fund millage. There are currently two full-time emergency medical service stations operating in Alcona County. Residents of Harrisville are covered by the Harrisville Station, or East Station located at 2600 East M-72, six miles west of the City in Harrisville Township.

The City of Harrisville – Harrisville Township Fire Department is staffed by volunteers. Staff includes a Fire Chief, Assistant Fire Chief and 20 firefighters. The fire department provides first responder emergency services, staffed by four certified first responders. The department has a mutual aid agreement with the other nine fire departments in Alcona County. The County has an “all encompassing” mutual aid agreement with the adjoining counties of Iosco, Alpena, and Oscoda which provides for assistance outside the realm of normal emergency services.

Other Public Facilities

The Alcona County Courthouse is located in the City of Harrisville at the intersection of M-72 and US-23. The US Postal Service has a post office in the City. The Alcona County Library main branch is located in Harrisville. The library offers community and learning programs such as technology classes, children's programs, book clubs and healthy living. Computers, internet access and wireless internet is available. The MSU Extension/Soil Conservation Office are located in Harrisville.

Utilities

Natural gas service available within the City is provided by DTE. Consumer's Energy provides electricity to the City of Harrisville with three-phase power available for industrial purposes. Frontier Phone provides local telephone service. Cellular phone is available from a number of providers. Charter Communications supplies, phone, TV and internet .

Transportation Systems

Residents and businesses have access to multimodal transportation facilities within the community and in nearby communities. For a small northern Michigan city, there are a surprising number of modes available. This section will provide information on the location and types of those transportation facilities.

Roads

The transportation network consists of state highways, city major and city minor streets. There are 1.8 miles of city major streets and 2.8 miles of minor streets. Two highways connect within Harrisville, US-23 and M-72. US-23 essentially follows the coastline connecting the community with Alpena to the north and Oscoda to the south. M-72's eastern terminus is at the intersection of US-23 and connects the community west to Mio, Grayling, Kalkaska and Traverse City. **Figure 3-1** shows the various transportation facilities in Harrisville.

Airports

The only public airport serving Alcona County is located adjacent to the city and is owned and operated by the City of Harrisville. The airport is considered a Class "D" airport facility and is able to accommodate small aircraft. Regional air service is available at Alpena County Regional Airport in Alpena, MBS Airport near Midland, and Cherry Capital Airport in Traverse City. These airports provide commercial passenger air service and freight service.

Railroads

Lake State Railroad provides daily freight handling service to Alpena. The railroad runs along the eastern edge of Alcona County, through the City of Harrisville. According to the Alpena Area Wide Transportation Plan, no hazardous materials are transported on the rail at this time.

Marina

There is a Great Lakes port facility located in the City of Harrisville. The Harrisville Harbor provides a total of 97 slips, with 48 transient docks, and 49 for seasonal docks. Facilities associated with the harbor include fuel (gasoline and diesel), pump-outs, 30 & 50 amp electric hook-ups, public restrooms/showers, laundry service, wireless internet, ice/soft drinks, boat launch, courtesy van, horseshoe pits, pavilion, grills, picnic tables and playground. This recreational harbor is part of the State of Michigan's Harbor of Refuge network.



The Harrisville Harbor was completed by the US Army Corps of Engineers in 1961. A large basin had to be created along the shoreline by dynamite, dredging, and removing large boulders. The limestone wall was constructed to create the harbor of refuge for anchorage and shelter. A fixed dock was built in 1963, floating dockage was added in 1986, and the current updated comfort station in 2006. During the summer months, the Harbor Pavilion provides the backdrop for a variety of activities as well as the city's summer concert series on Wednesday nights.



Public Transit

There is no county-wide dial-a-ride bus service available in Alcona County. However, Thunder Bay Transportation, based in Alpena, provides limited specialized transportation services in the County. The Thunder Bay Regional Ride, in cooperation with medical care facilities in the region, provides inter-county transportation for medical and other needs. Limited statewide passenger service is available from Indian Trails Bus Lines.

Non-Motorized Transportation

The Harrisville Heritage Route Trail is a 2.5 mile pedestrian and bicycle trail which winds along the picturesque streets of Harrisville. The trail begins at the Harrisville Harbor, follows portions of Lake Street, Church Street, Main Street, 3rd Street, and 2nd Street and connects to trails at Harrisville State Park at the south end of town and Harrisville Township Park at the north end. Trail brochures were developed for trail users to read about historic structures along the route such as the Harrisville Depot, Craftmaker's Cabin, and former Harbor Master's House.



Recreational Facilities

The following recreational amenities are available within the City (**Figure 3-1**):

1. Harbor Park
2. Harrisville Harbor
3. DNR boat launch
4. Harrisville Mill Pond Park

5. Harrisville State Park
6. Veteran's Club Property (basketball courts and future volleyball courts)
7. Tennis Courts on State Street
8. Dock Street Property (lake access and historic depot)
9. Scenic Overlook (east end of Main Street)
10. Craftmaker's Cabin

Please refer to the current City of Harrisville Recreation Master Plan for more detailed information on recreation in Harrisville.

Media

There is one locally operated radio and no television stations in Alcona County. Residents are able to access local stations from Harrisville, Tawas, Alpena, and Oscoda. Central Michigan Public Radio Station also provides coverage in Alcona County. Television stations from Cadillac, Traverse City, Flint and Bay City provide local news and weather coverage. Cable television service is provided by Charter Communications. Local newspaper coverage is provided by the Alcona County Review and the Oscoda Press. The Alpena News and Bay City Times provide regional news to county residents.

Civic and Community Organizations and Community Events

Following is a list of groups, activities, and events in Harrisville:

Groups

Harrisville Arts Council
 Lions Club
 Alcona Farmers Association
 Friends of the Library
 Sunrise Garden Club
 Food Pantry
 United Methodist Women's Group
 United Methodist Men's Group
 Harrisville Goodfellows
 Chamber of Commerce
 Harrisville Business Association
 Lady Lions
 Ladies Auxiliary for Fire Department
 White Pine Quilt Guild
 Depot Preservation Group
 US 23 Heritage Route Team

Events

Harmony Weekend: The annual Harrisville Arts & Crafts Show is held the Saturday & Sunday preceding Labor Day. Approximately 400 exhibitors display their wares on the grounds of the courthouse. Barbershop Quartets and Sweet Adelines perform from the hill above the arts and craft show at various times during the show. A parade is also held that weekend.

Fourth of July Weekend: Fireworks, Children’s Parade, craft show at the Craftmaker’s Cabin, and duck race.

City Wide Garage Sale: Second Saturday in June

Antique & Collectables Tent: Second weekend in July

Wine & Food Fest: Third Saturday in July

Christmas in the Village: First Saturday in December

Harbor Nights Summer Concert Series: Wednesday nights starting July 1st

Lincoln Lions Fishing Tournament: June

Tours

Heritage Route Trail through the city/walking tour of Harrisville historic buildings:

The trail is composed of city streets, sidewalks, and bike path which winds through Harrisville streets, through the Harrisville Harbor, and into Harrisville State Park. A brochure highlights historic buildings along the route.

Alcona County Quilt Trail: A map highlights locations of quilt squares in Harrisville and throughout Alcona County.



CHAPTER 4: NATURAL RESOURCES

Climate

Typical of northern Michigan, the distinct four seasons offer an ever-changing landscape. Long snowy, cold winters and warm summers are separated by a cool, green spring and a cool colorful fall. Located in the northeastern part of the northern Lower Peninsula, the eastern boundary of the City is formed by Lake Huron. Given this geographic location, the weather is influenced by the moderating effect of Lake Huron. Spring warm-up is slightly delayed by the adjacent cool water body, summer on-shore breezes result in cooler temperatures than found only a few miles inland, and fall cool-down is impeded by the warmer Lake Huron.

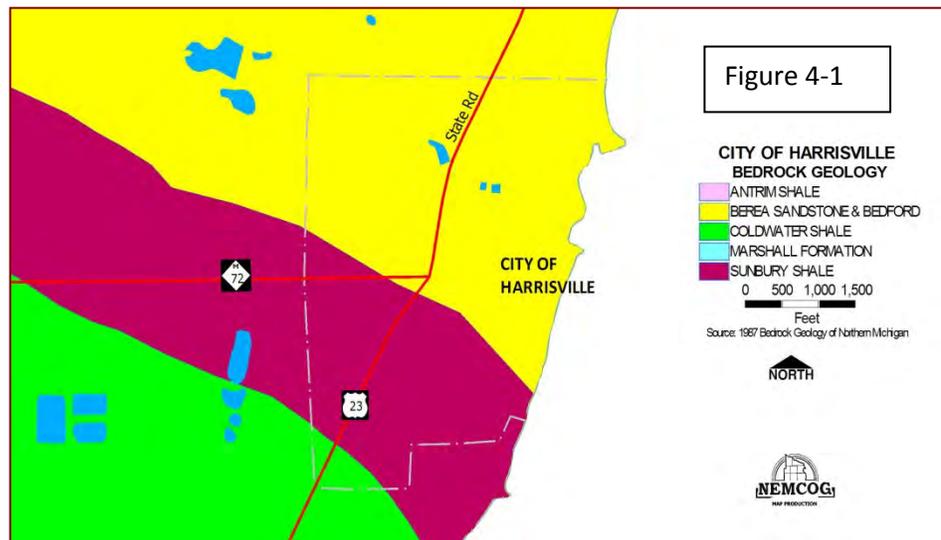
According to the USDA Soil Survey of Alcona County, the average annual precipitation is 29.46 inches (includes water equivalent of snowfall). Precipitation is heaviest during the summer months with 60 percent of the annual precipitation from April through September. The average annual snowfall is 49.5 inches. Records show a long term average of 93 days when there is at least one inch of snow on the ground. Of course, the number of days varies greatly from year to year. The average daily temperature ranges from 67.9°F for the month of July to 20.0°F during January. The average mid-afternoon relative humidity is 61 percent. Since humidity levels are highest at night, the average relative humidity at dawn is 83 percent.

Geology

The bedrock underlying the City of Harrisville is sedimentary bedrock that was created during the Mississippian and Devonian ages of the Paleozoic Era. The bedrock was formed in ancient seas which covered the area some 310 - 345 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, limestone, and dolomite bedrock.

Coldwater Shale, Sunbury Shale, Berea Sandstone and Bedford Shale bedrock formations subcrop the City, see **Figure 4-1**.

Starting some 2 million years ago, during the Pleistocene era, continental glaciers formed in the



Hudson Bay area. Several times over this two million year period the massive sheets of ice built up and inched their way south across what is today Michigan. The massive ice sheets which were more than one mile thick advanced in a southerly direction bulldozing their way across the landscape. The glacier pushed material in front of it, incorporated rocks and soil into the debris laden ice, and scraped, ground and broke apart the sedimentary bedrock of the Michigan Basin.

Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land; obliterating and then creating hills, valleys, rivers and lakes, swamps and marshes. The last glacial period, called the Wisconsin era, created the landscape we know today. The glacier left behind boulders, rocks, cobble, sand, gravel, silt, clay and loam. In some areas, the material was deposited in unsorted masses called till plains, ground moraines and end moraines.

Water flowing from the melting glaciers also sorted materials, creating outwash channels, sand deltas, kames and eskers. Fine materials, captured in the fast-moving glacial meltwater, settled to the bottom of expansive glacial lakes creating lacustrine clay and silt plains. **Figure 4-2** by William R. Farrand and Kathline Clahassey, University of Michigan, shows how glacial landforms were created.

According to a map prepared by W. A. Burgess and D. F. Eschman (**Figure 4-3**), titled "Landform Units in Northeastern Lower Michigan," Harrisville is located at the edge of the landform area called Lincoln Kames. This is an extensive area of ice contact outwash

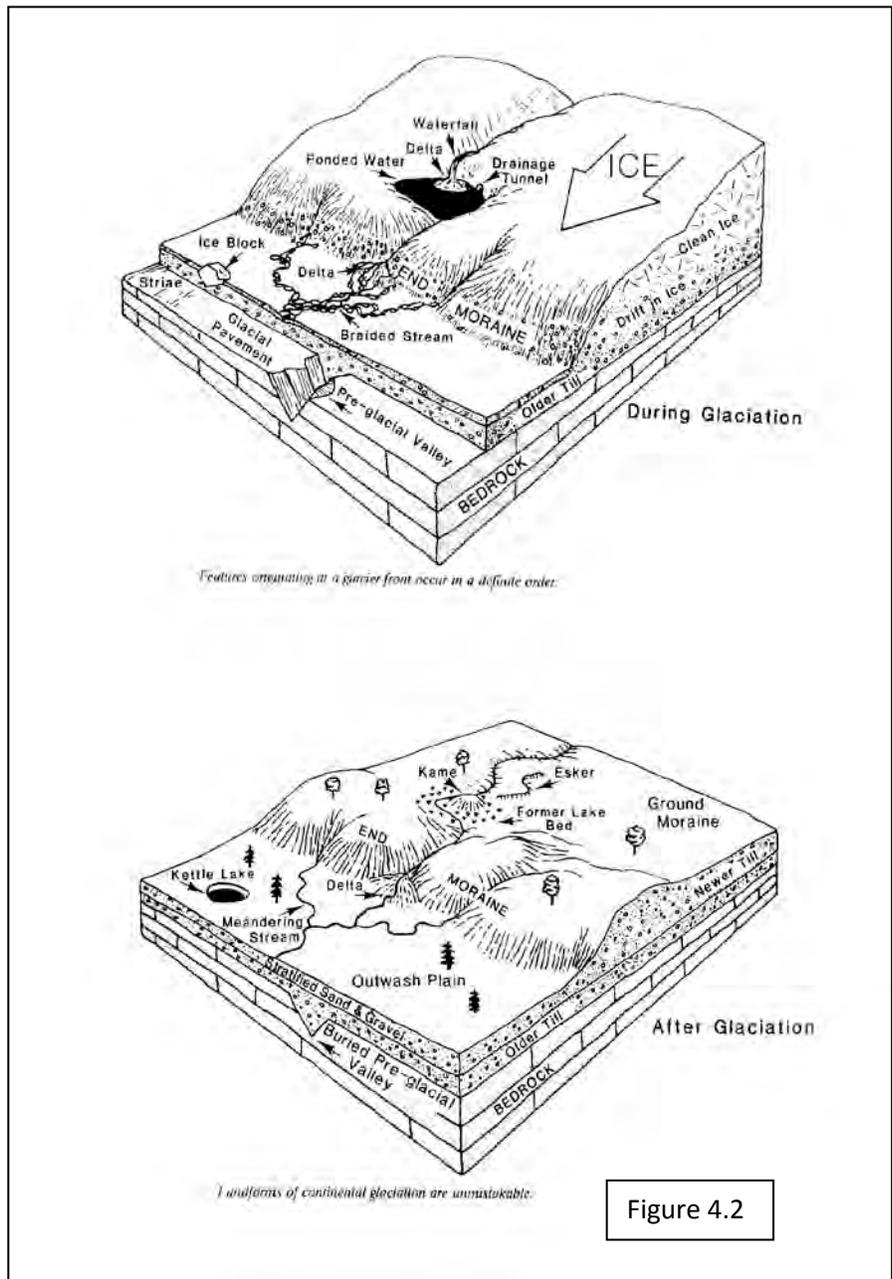
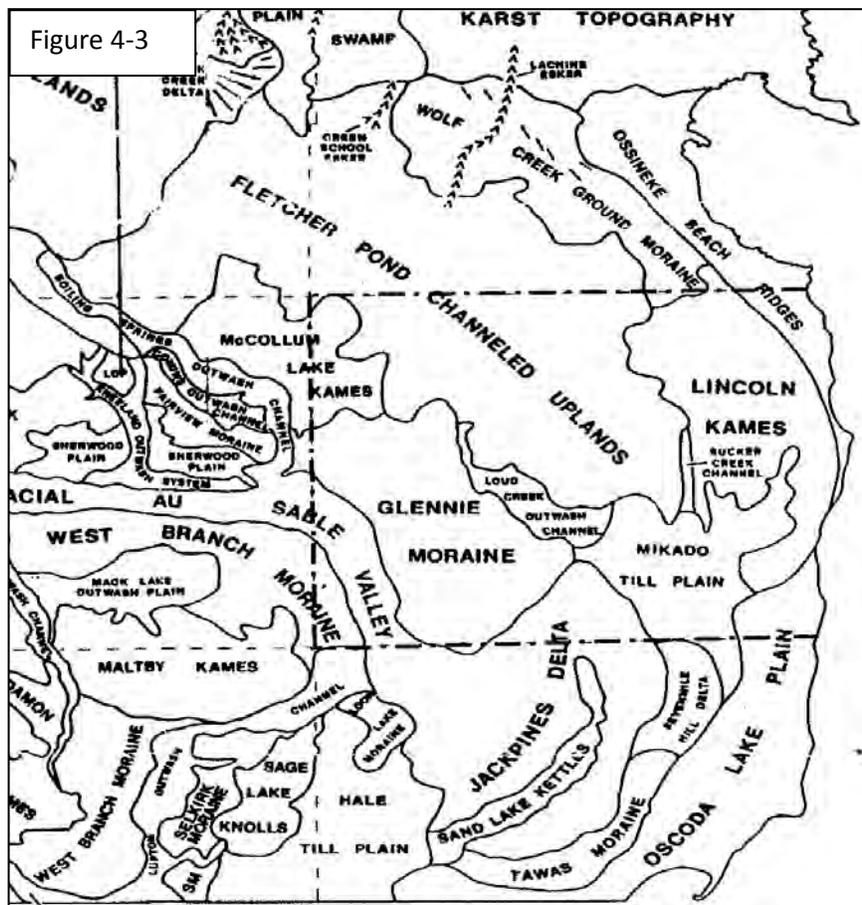
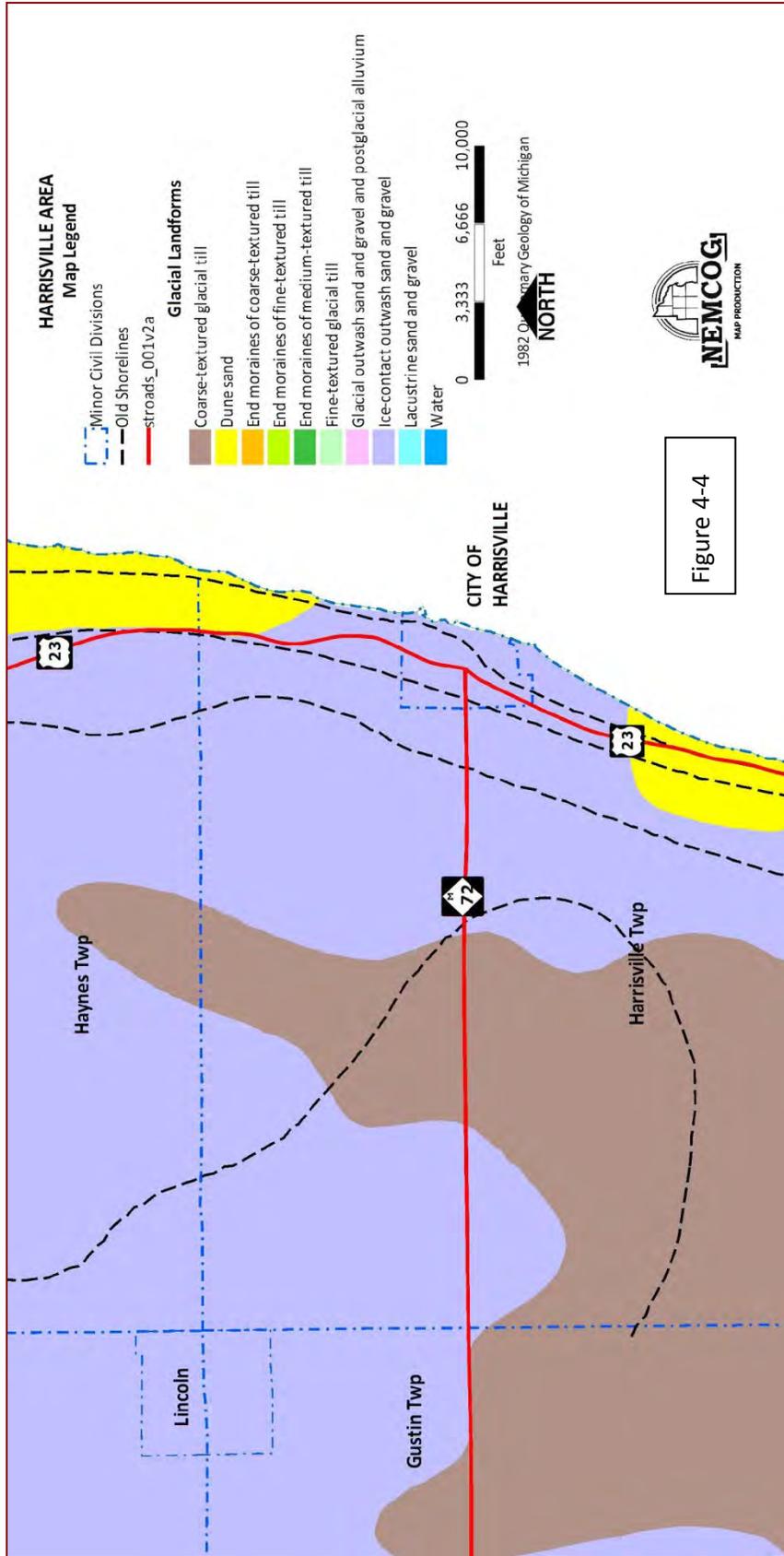


Figure 4.2

sand and gravel deposited by meltwater streams in front of the end moraine or the margins of an active glacier. The continental glaciers carved out the Great Lakes from the bedrock foundation of Michigan. As the ice sheet melted, water flowed across the landscape creating landforms and pooling into the expansive post glacial lakes. These emerging lake basins were the beginnings of the present Great Lakes. During different periods, the post- glacial Great Lakes were both much higher and lower than the lake levels we have grown accustomed to in recent times. **Figure 4-4** shows the location of old shorelines created as post glacial Great Lakes receded. The quaternary or glacial geology map of the Harrisville area source: W. R. Farrand, University of Michigan and the Michigan Department of Environmental Quality, Geological Survey Division.





Soils

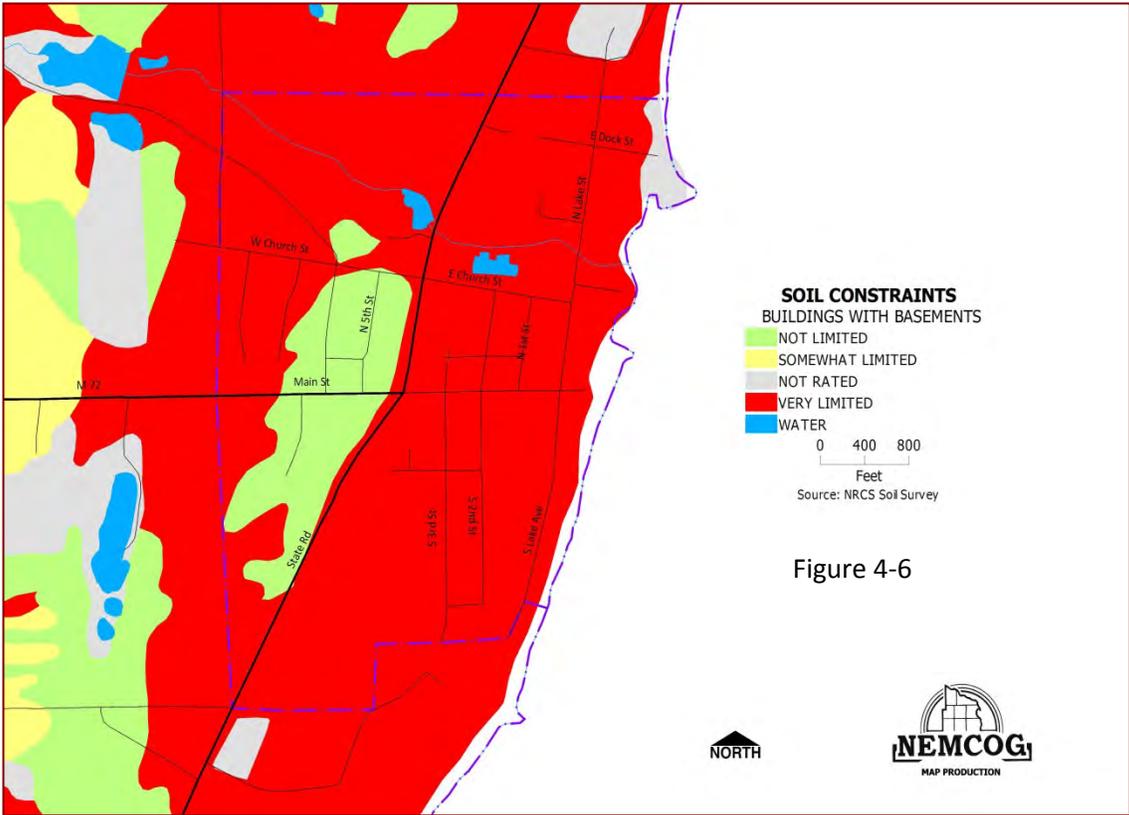
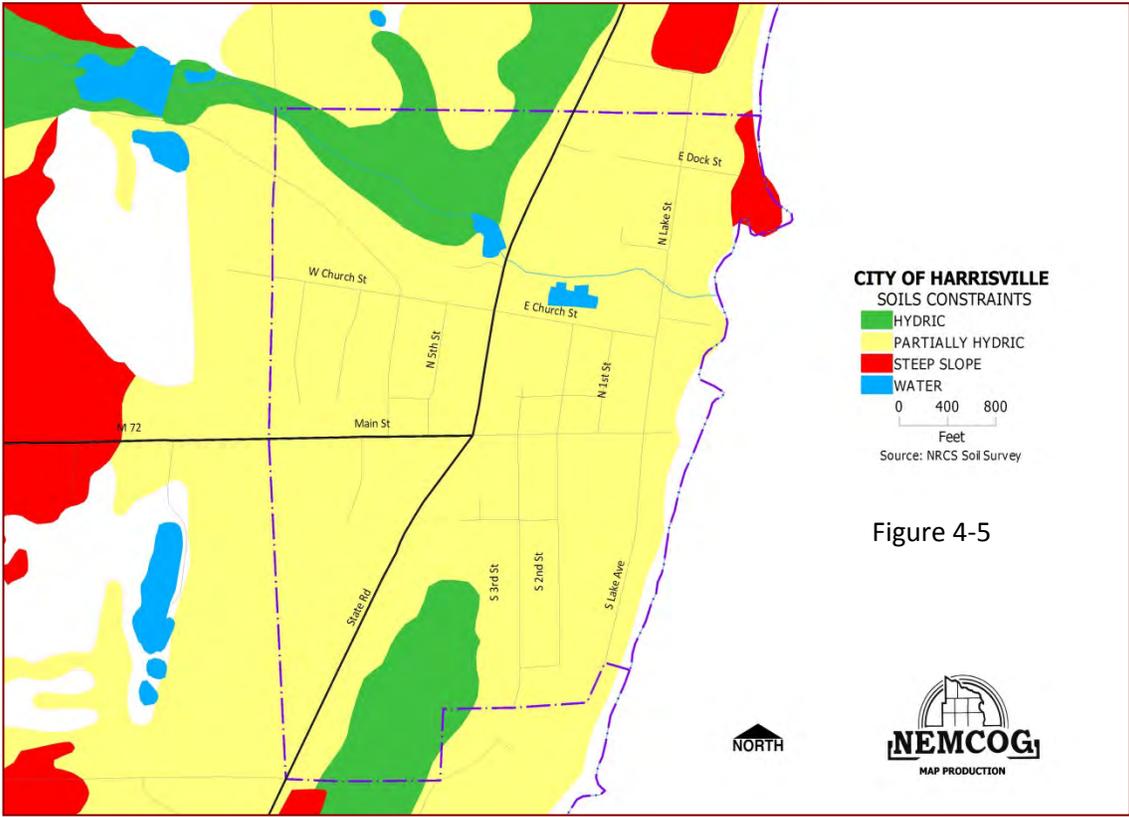
When planning for types and intensity of future land uses, soil types and slopes are two important factors that determine the carrying capacity of land. Soils most suitable for development purposes are well drained and are not subject to a high water table. Adequate drainage is important to minimizing stormwater impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems or other non-point source runoff. The construction of roads, buildings and septic systems on steeply sloped areas or areas with organic and hydric soils require special design considerations. In addition, costs for developing these sensitive areas are greater than in less constrained parts of the landscape. If developed improperly, the impacts to natural resources can be far-reaching.

The Natural Resource Conservation Service completed detailed soil surveys of Alcona County. Digital versions of the soil survey maps were acquired from the Michigan Center for Geographic Information's web site. Using information contained within the published soil survey book, a series of maps were developed that depict hydric soils, steep slopes and building constraints. While soil constraints discussed in this section can be used as general guidelines for the planning process, it should not be used for development of specific sites. Detailed, on-site investigations should be conducted prior to development.

Hydric Soils and Steeply Sloped Areas

Figure 4-5 is a color thematic map that classifies hydric soils and soils on steep slopes. Lower density and less intensive development should be directed to these areas with severe building constraints. Hydric soils are saturated, flooded or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Hydric soils have poor potential for building site development and sanitary facilities. Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required to develop these areas. The hydric soils are shown as green and soils with hydric inclusions are as yellow.

Hills and steeply rolling terrain may provide opportunities for spectacular views of the landscape. However, steeply sloped sites have severe building constraints and tend to be more difficult and costly to develop. Maintenance costs tend to be higher on steeply sloped terrain. Special design standards such as erosion control measures, limiting size of disturbed areas, retaining natural vegetation, slope stabilization and on-site retention of water run-off from impervious surfaces would all serve to minimize resource impacts. According to information presented in the Alcona County Soil Survey, areas with slopes 18 percent and greater are located in the northeast corner of the City.



Building Site Development

The USDA soil survey rates soils for various uses such as building site development and identifies the limiting factors such as steep slopes or high water table. The rating system classifies areas as not limited, somewhat limited and very limited. Using the rating system developed by USDA, soil limitations for buildings with basements have been mapped and are displayed in **Figure 4-6**. Areas with well drained soils and slopes less than 10 percent are not limited for building development. Areas depicted as green on the map would be considered well suited for building development. Areas with slopes greater than 18 percent, high water tables, and organic soils are very limited. The very limited classification simply means special considerations must be made during site development.

Water Resources

One of the most valuable natural resources of the City of Harrisville is water. The City is located within the Great Lakes watershed. With over 5,400 feet of shoreline, the major surface water resource connected to the City of Harrisville is Lake Huron. Mill Creek flows through the northern part of the City, emptying into Lake Huron near the Harbor. There is a small manmade pond on Mill Creek on the west side of US-23. It is extremely important that the quality of these surface waters be protected from the negative impacts of development such as pollution and loss of scenic views to open water.

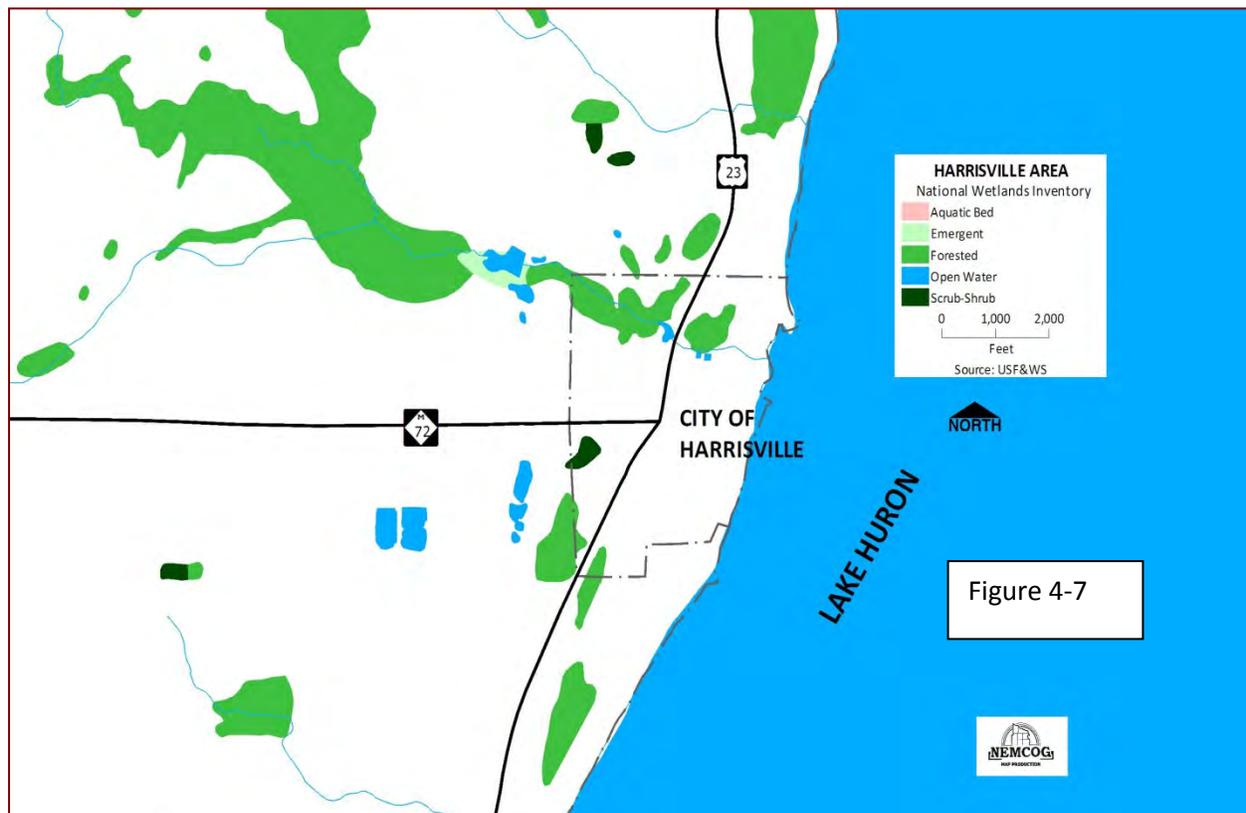
Groundwater is another vital resource within the City of Harrisville. The 'Aquifer Vulnerability to Surface Contamination in Michigan' map, prepared by the Center for Remote Sensing and Department of Geography at Michigan State University, reveals the City is located in an area where the vulnerability of drinking water aquifers to surface contamination is high due to highly permeable soils.

Protection of groundwater resources is paramount to supporting the long term investment of the City's water system and to protecting the health and safety of community's residents and visitors. The Michigan Department of Environmental Quality (MDEQ) administers a Wellhead Protection Program (WHPP) which could be beneficial to the City of Harrisville. The cooperative program enables communities served by public water systems to identify the sources of its public groundwater supply, to increase public awareness of the importance of this critical resource, and to implement management strategies for its long-term protection from contamination. The Wellhead Protection Program consists of eleven elements such as: delineation of the Wellhead Protection Area, identification of potential sources of contamination, protection of the public drinking water supply by preventing the pollution of surface and groundwater within the Wellhead Protection Area (WHPA), modification of existing zoning and planning regulations to prevent contamination of the public water supply system through appropriate land use planning and management mechanisms, and implementation of a public awareness program.

Wetlands

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Wetlands are referred to as marshes, swamps or bogs. People are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands protect water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Wetlands support wildlife, and wetlands vegetation protects shorelines from erosion. Furthermore, in Michigan, development of property determined to be a state-regulated wetland is severely restricted.

The U.S. Fish and Wildlife Service developed national wetlands inventory program in the 1980's. Through this effort a national wetlands inventory map was compiled for Alcona County. The digital data was acquired from the Center for Geographic Information, State of Michigan, and was used to compile **Figure 4-7**. The map depicts forested and non-forested wetlands. Wetlands associated with Mill Creek can be found in the northwest part of the community. Note this wetland is part of a much larger complex that extends westward beyond the municipal boundary. This situation exemplifies the responsibility of communities to protect water quality as their neighbors downstream are the benefactors of good stewardship.



Fish and Wildlife

Brown trout, steelhead, and various species of salmon are found in Lake Huron. The DNR Public Access site is a popular launching site for sport fishing. Habitat for populations of shorebirds, songbirds, waterfowl, muskrat, mink and raccoon are provided by the lakeshore and wetlands within the City. The Lake Huron shoreline is a migratory corridor for land and water birds. Predominant mammal species found in the City of Harrisville are squirrel, grouse, rabbit and deer.

Scenic Features

The most picturesque, scenic views in Harrisville are focused on Lake Huron. Protection of these lake views will be a major consideration of Harrisville decision makers in the future. Future development which may obstruct these views should be carefully reviewed. Creative site planning and view-related land use regulations are possible tools available to address view preservation and enhancement.

Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the Michigan Water Resources Commission upon recommendation by Michigan Department of Environmental Quality (DEQ), Surface Water Quality Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements along with facility management requirements. Currently the sewage treatment facility is the only point source discharge permit holder located in Harrisville.

Sites of Environmental Contamination

The Natural Resources and Environmental Protection Act (P.A. 451 of 1994), as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) of the DEQ is charged with administrative responsibility.

Part 201 of the Act 451 addresses sites of environmental contamination. "A Part 201 Listed site is a location that has been evaluated and scored by the MDEQ using the Part 201 scoring model. The location is or includes a "facility" as defined by Part 201, where there has been a release of a hazardous substance(s) in excess of the Part 201 residential criteria, and/or where corrective actions have not been completed under Part 201 to meet the applicable cleanup criteria for unrestricted residential use."

Below is a list of sites in or near the boundary of the City of Harrisville obtained from the DEQ web site on 4/21/15. Further information on Part 201 can be obtained from the web

address: <http://www.deq.state.mi.us/part201ss/>. Sites which are either in or near the boundary of the city limits have the potential to affect the Harrisville water system.

Site ID: 01000029

Site Name: Lakeshore Terminal and Pipeline

Site Address: U.S. Highway 23

City: Harrisville

Zip Code: 48740

County: Alcona

Source: Petroleum Bulk Stations & Term

Pollutant(s): 1,2,4 TMB; 1,3,5 TMB; Benzene; Ethylbenzene; Naphthalene; Xylenes

Score: 31 out of 48

Score Date: 2005-05-06

Township: 26N **Range:** 09E **Section:** 12

Quarter: N/A **Quarter/Quarter:** N/A

Status: Interim Response in progress

Site ID: 01000034

Site Name: Harrisville Sport Center

Site Address: 216 S Huron Rd

City: Harrisville

Zip Code: 48740

County: Alcona

Source: Auto Repair Services & Garage

Pollutant(s): 1,2,4 TMB; 1,3,5 TMB; Ethylbenzene; Naphthalene; Toluene; Xylenes

Score: 35 out of 48

Score Date: 2006-07-28

Township: 26N **Range:** 09E **Section:** 13

Quarter: N/A **Quarter/Quarter:** N/A

Status: See Leaking Underground Storage Tank Site Database

Site ID: 01000035

Site Name: Former Parts Manufacturing Company

Site Address: 609 South Second Street

City: Harrisville

Zip Code: 48740

County: Alcona

Source: Misc Manufacturing Industries

Pollutant(s): Acrylonitrile; Cr+6; Methylene chloride; Se; Ag; PCE

Score: 35 out of 48

Score Date: 2005-06-15

Township: 26N **Range:** 09E **Section:** 13

Quarter: N/A **Quarter/Quarter:** N/A

Status: Interim Response conducted

Under Part 213 of Act 451, the DEQ addresses leaking Underground Storage Tanks (LUST). An Open LUST site means a location where a release has occurred from an underground storage tank system, and where corrective actions have not been completed to meet the appropriate land use criteria. An open lust site may have more than one confirmed release. A closed LUST site means a location where a release has occurred from an underground storage tank system, and where corrective actions have been completed to meet the appropriate land use criteria. The MDEQ may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. **Table 4-1** is derived from the DEQ web site for Open Leaking Underground Storage Tanks (LUST) in or near the boundary of the City of Harrisville.

Table 4-1 Leaking Underground Storage Tanks (LUST), Part 213 of P.A. 451			
Site ID	Site Name	Site Address	Status
00003914	Alcona Oil Co Inc.	628 N State St	Tanks removed
00014160	Harrisville Sport Center	216 S Huron Rd	Tanks removed
00005845	State Park Grocery - Mary Kirby	302 S Huron Rd	Closed
00033439	Harrisville Harbor	#1 Harbor Drive	Closed
Source: Michigan Department of Environmental Quality			

Air Quality

Air Quality is monitored by the Air Quality Division of the DEQ. Standards have been established as acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the state. Monitoring in recent years has shown the level of pollutants in the region to be within the established acceptable standards. Air discharge permits are required for businesses discharging more than the acceptable level of any of the regulated air pollutants. Currently no air discharge permits are issued to businesses located in the City of Harrisville.

Summary

The review of the natural resources in the City of Harrisville indicates the natural features are currently unimpaired; however some resources are extremely vulnerable to change. Residents highly value the natural resources and scenic features. The environmental features of the City are an important asset to the community and need continued protection.

CHAPTER 5: EXISTING LAND USE

Prior to establishing goals and determining future land uses, a community must have an accurate assessment of existing land uses. This chapter presents information on both the types and location of existing land uses. The process identifies both urban built-up land uses such as residential and commercial, along with natural land cover types like forests and beaches. As a result the final map presented in this chapter is a hybrid that combines land cover and land use.

General Land Division Patterns

As development occurs, larger tracts of land are subdivided into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Typical of most cities, the residential portions of the community as well as the downtown area have smaller lots that are 20,000 square feet or less. Lots along US 23 tend to be larger in nature. The larger sized lots in Harrisville tend to be those classified as Institutional/Recreational, Industrial, Lowland and Upland Forests, and Multi-Family Residential.

Existing Land Use/Land Cover Characteristics

Parcels in the City of Harrisville have been classified into the following categories: Single-Family Residential, Multi-Family Residential, Commercial, Industrial, Institutional/Recreational, Lowland Forests, Upland Forests, Non-Forest Uplands, and Beaches. The land use map was generated utilizing 2005 aerial photography from the US Department of Agriculture, the National Wetlands Inventory (US Fish & Wildlife Service), Alcona County Soil Survey, and field checking. The city was classified on a parcel by parcel basis. In most cases, a land use classification was assigned based on the primary use of the lot. In a few cases, the lot and the secondary land use or land cover area was large enough that the classification was divided on a single lot. **Table 5-1** presents the existing land use breakdown for the City of Harrisville.

Table 5-1 City of Harrisville Existing Land Use/Land Cover Statistics		
Land Use Category	Number of Acres	Percent of City
Single-Family Residential	119	34.2
Lowland Forests	84.3	24.2
Institutional/Recreational	84.1	24.2
Commercial	21.1	6.1
Beaches	13.8	4.0
Upland Forests	9.7	2.8
Multi-Family Residential	8.5	2.4
Non-Forest Uplands	4	1.1
Industrial	3.6	1.0
TOTAL*	348.1	100%
Source: NEMCOG – 2009 Existing Land Use Map		
*Railroad and Street Rights-of-Way have been subtracted from the total acreage of the city (approximately 68.8 acres).		

Single-Family Residential

This category includes lots which are primarily being used for single-family purposes. Some lots which have been classified as residential also have minor areas of lowland or upland forest. Single-family residential is the largest land use category in the City of Harrisville encompassing more than one-third of the city. This land use is found throughout the city and occupies 34.2 percent or 119 acres.

Lowland Forests

The lowland forests classification is the second largest land use category in the City and more aptly falls under the heading “land cover”. Lowland forests are defined as those containing ash, elm and soft maple, along with cottonwood and balm-of-Gilead. Lowland conifers, such as cedar, tamarack, black and white spruce and balsam fir stands are also found in this environment. There are approximately 84.3 acres of lowland forest in the City. As shown in **Figure 5-1**, a large area of lowland forest is found in the northwestern and north central portion of the City. In addition, it can be found north of Harrisville State Park between the railroad and Lake Huron.

Institutional/Recreational

This classification consists of land uses which are considered public agencies (such as governmental buildings or lots), religious land uses, libraries, museums, and parks. Institutional/recreational is the third largest land use category in the City (approximately equal to lowland forests) making up nearly one-quarter of the City or 84.1 acres. A large portion of this land exists as Harrisville State Park and the Department of Natural Resources boat launch on Lake Street. Harrisville Harbor, Mill Pond Park, the Alcona County and City of Harrisville offices, and Harrisville Harbor also occupy a significant portion of this category. The primary

body of water inside Harrisville exists at Mill Pond Park; therefore this body of water fell into the Institutional/Recreational category.

Commercial

The commercial category includes retail sales of goods and services, lodging, and health care providers, and occupies over 21 acres of the community. Most of the commercial establishments in Harrisville occur along Main Street east of US 23. The second largest percentage of commercial establishments occurs along US 23 south of Main Street.

Beaches

Due to its location on Lake Huron, it is not surprising that there are approximately 13.8 acres of beaches in the City. As shown by **Figure 5-1**, a linear area of beach exists south of Harrisville Harbor and a triangular-shaped area of beach exists north of the harbor. Most of the beaches abut single-family residential with a small portion abutting public land.

Upland Forests

Species such as sugar and red maple, elm, beech, yellow birch, cherry, basswood, white ash, all aspen types, white, red, jack and scotch pines predominate areas classified as upland forests. Other upland conifers include white or black spruce, balsam, or Douglas fir, along with areas covered by larch and hemlock. These forest types are found growing on well-drained soils. Nearly 10 acres of the City is made up of upland forests; most occurring near Harrisville State Park.

Multi-Family Residential

Multi-family residential is characterized as a building or cluster of buildings containing three or more dwelling units. Multi-family residential units account for 8.5 acres of the City and can be found at the end of 8th Street, School Drive, and on Main Street between Huron Avenue and South 2nd Street.

Non-Forest Uplands

The Non-Forest Upland category consists of herbaceous and shrub lands. In the case of the City of Harrisville, empty residential lots were put in this category. There are only four acres of non-forest uplands in Harrisville. The largest area exists north of Harrisville State Park while other smaller areas are found in the central and northern portion of the City.

Industrial

The smallest land use category in the City is Industrial with only 3.9 acres of the City in this category. The land classified as industrial exists immediately north of Harrisville State Park.

EXISTING LAND USE CITY OF HARRISVILLE MASTER PLAN

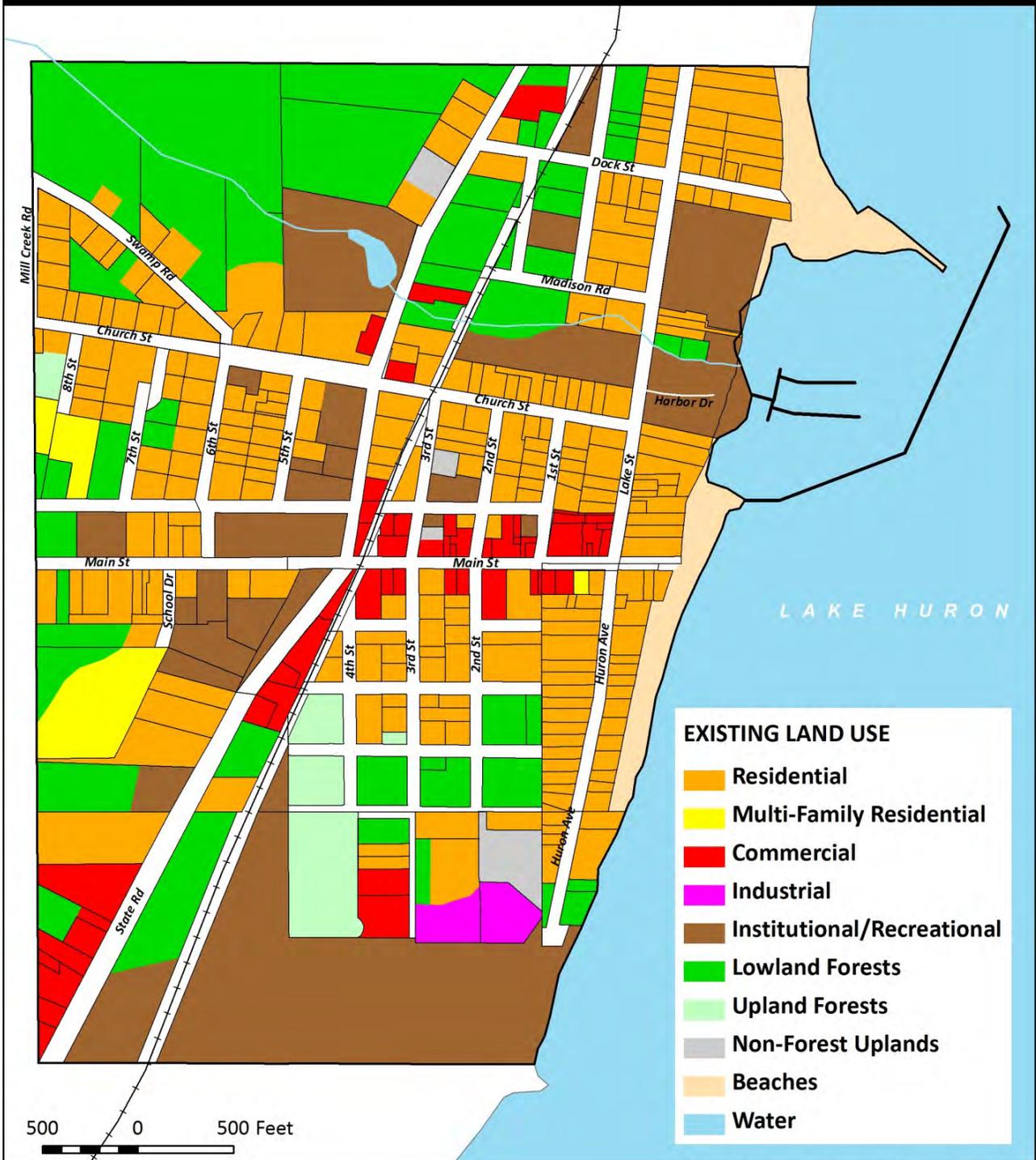


FIGURE 5-1

2009

Map created by the
NORTHWEST MICHIGAN
COUNCIL OF GOVERNMENTS



CHAPTER 6: GOALS & OBJECTIVES

Purpose

The purpose of this chapter is to establish the goals, objectives and strategies that will guide future growth and development in a manner that will reflect the community's unique character. In developing community goals and objectives, it is important to analyze demographics, housing, economic conditions, services and facilities, cultural and natural resources and existing land use. Preceding chapters of this master plan have documented the above characteristics.

An equally important step in developing goals is gathering community input. For the 2009 Master Plan, the Planning Commission sponsored a community-wide workshop held at the Harrisville Harbor that was attended by 30 people. Participants were first asked to identify assets in the City of Harrisville. Each participant was given multiple opportunities to state assets that the City of Harrisville should strive to protect or expand. Next, participants were asked to identify negative issues about the City. Each asset or issue was recorded on flip charts, and then participants were given three stickers to vote on their top three assets and top three issues. Lastly, participants were asked to state their vision of the City of Harrisville in 20 years. With guidance from the community input effort, the Planning Commission established the goals and objectives identified in this chapter.



Assets

The following four assets received the most votes by participants in the community input session:

- 1. Harrisville's quiet, safe, and friendly small town atmosphere**
- 2. Community events**
- 3. Harrisville Harbor**
- 4. Areas for walking and biking**

The people in the City of Harrisville value living in a small town that is quiet, safe, and friendly. The feeling of a sense of family and that the residents are part of a team that become involved in the community are part of the intangible assets that makes Harrisville a great place to live. Residents also highly value their Harbor and the feeling of being a "harbortown". Water resources play an important role in the history and present character of Harrisville. The recreational amenities in and around Harrisville are important assets to the residents. The availability of parks, a golf course, the walking/bike path, quilt trail, open spaces, and the lighthouse is important. In addition, community events are listed as one of the top assets of the City. Residents also value their historic buildings including the craftmaker's cabin and train depot. Community facilities, green spaces, family-owned businesses, and compact growth round out the reasons people live in Harrisville.

The following list includes all assets listed at the community input session. The number in parentheses indicates the number of votes the item received.

- Small town character: quiet, safe, friendly (16)
- Events (12)
- Harbor – great reputation (10)
- Walking/biking (8)
- Residents – teamwork (4)
- Library (4)
- Train Depot (4)
- History of ponds – protect (3)
- Mill pond (3)
- Opportunity to become involved (3)
- Newspaper (2)
- Lake (2)
- Local entrepreneurship (2)
- Family atmosphere/small town (1)
- Green strip on Main St. (1)
- Older citizens – expertise (1)
- Trees (1)
- Fireworks – July 4th (1)
- Train (1)
- Bike Path (1)
- Airport (1)
- Quaintness (1)
- 23/72 intersection – location (1)
- Water tower (1)
- Beautiful town
- Parks
- Compact growth
- Traffic Light
- Craftmaker’s cabin
- Open spaces
- Proximity to lighthouse
- Quilt Trail
- Sense of family
- Family owned businesses
- Low taxes
- Incubator
- Green space between buildings
- Churches
- County seat/sheriff
- Look of “Harbortown”
- No subdivision – “character”
- Historical buildings
- Open space around Court House
- Golf course proximity

Issues

Concerns about community infrastructure (such as sidewalks and water and sewer services) and intergovernmental planning are foremost in residents’ minds when asked what issues they feel need to be addressed in Harrisville. In fact, other community issues raised include the need of beautification on Main Street, improved fire protection, lack of public beach access in the City, harbor maintenance, playground improvement, lack of police presence, side street maintenance, lack of curb and gutter, lack of zoning standards, and the lack of public parking. The local economy is also foremost in the minds of residents. The lack of youth activities and the need for a community center are also issues in Harrisville.

The following four issues received the most votes by participants in the community input session:

- 1. Sidewalks in need of repair; nonexistent sidewalks**
- 2. Lack of County Planning/Intergovernmental Planning**
- 3. Water & sewer repairs needed**
- 4. Lack of youth activities**

The following list includes all issues listed at the community input session. The number in parentheses indicates the number of votes the item received.

- Sidewalks – repair and addition (15)
- Lack of county planning – need intergovernmental planning (9)
- Water lines – need repair/sewer repairs (7)
- Lack of youth activities (teens) (7)
- Lack of public beach access (free access) (6)
- Need to improve fire protection (4)
- No place for older citizens/youth to meet (need community center) (4)
- Drainage concerns (4)
- Need active DDA/recruit businesses/promotion (4)
- Ponds/fish hatchery (4)
- No jobs for younger people (3)
- Empty Buildings – Main St. (3)
- Poor industrial base (3)
- Lakefront owners – need to band together (neighborhood group) (2)
- Side Street maintenance (2)
- Money to pay (2)
- Harbor maintenance – DNR/Boat launch (trim growth) (1)
- Curb & gutter – lack of – throughout city (1)
- Zoning Standards – commercial (1)
- 24 hour medical clinic (1)
- Lack of public parking lots (1)
- Signage – wayfinding (1)
- Main St. – needs beautification
- Fear of change
- Economy based on tourism – need economic base
- Need to make hard decisions/compromises
- Geese in harbor
- Vandalism
- Lack of police presence
- Communication – Council/workers
- Cell Service
- Playground improvement
- Mosquitoes
- Building design (“look”) facade improvement
- Signage - standards

The City of Harrisville in the Year 2029

Visioning is a process to help community members imagine, describe and attain a preferred future for their community. Participants were asked to respond to the following visioning exercise. To encourage a free flow of ideas, answers were not constrained by present situations. Participants had opportunities to present their ideas in an open, informal setting.

“Imagine you have friends or relatives visiting in the year 2029. You decide to take them for a tour to show off the wonderful community in which you live. You take a drive through the City; admire the beauty of the landscape and marvel at the development; you stop at a park for a picnic. Much of what you see and hear pleases you, and some activities surprise you. Describe the 2029 future that you envision. Consider the physical environment (residential, commercial and industrial development); the natural resources (forests, water, open space and farmlands); and community facilities and services.”

Descriptive Summary of Participants Comments

“Harrisville has retained the same quaintness, uniqueness, and caring nature that it has had for many years. The town itself has become a year-round tourism destination. The upgraded parks system attracts family gatherings and picnickers and the harbor building has been expanded to accommodate the need due to the comeback of the fishing industry in the area. A Great Lakes cruise ship makes regular stops in Harrisville. Tour buses also regularly bring visitors to town. A new recreation center houses year-round activities for all ages. A new pavilion at the harbor and a new community center have allowed an expanded variety of community events and the establishment of a vibrant arts community. A public beach attracts summer tourist while the snowmobile trail through town attracts winter tourists which keep local businesses thriving all year long. The hotels

in town are always booked. In fact, there are no empty commercial buildings in the city. Main Street is vibrant and bustling with diverse shops and other businesses. The look itself has been revamped to be visually appealing due to new design standards that have been put in place. Historic buildings have been preserved including the Train Depot. The local economy has been diversified to include not only tourism-related businesses but small, clean industrial operations as well. The availability of high speed internet and Wi-Fi has allowed entrepreneurs to expand the knowledge economy base in Harrisville allowing more people to work at home. This diversification has all been obtained while being able to preserve the natural resources and environmental quality within the community. The City itself has invested in its community facilities. The streets, sidewalks, curbs are maintained making it a pedestrian-friendly community. Utilities have been relocated underground to make the town more visually appealing. Other community improvements include a public transportation system, better educational facilities, increased use of the updated airport, and an expanded and upgraded fire department. All of the changes have resulted in a town that has adjusted to modern development and the new economy to better the lives of its citizens, but has retained the same quality of life and core values that makes people want to live in Harrisville.”

The following list includes all vision items listed at the community input session:

- Empty buildings filled with year-round business
- Fishing industry comeback
- Capital improvements schedule
- Youth activities
- Better shops on Main St.
- People stay – work at home – new opportunities
- Community center (train depot example)
- Lots of tourists – year round tourism
- Quaintness, uniqueness, community that takes care of residents
- Streets, curbs, nice, maintained, clean
- Town is destination
- Vibrant downtown
- Hotel
- Snowmobile trail in town
- Winter tourism
- Age & Social diversity
- Better, newer fire department
- Recreation Center, swimming pool
- 3rd dock at harbor – filled
- Depot preserved – community building – next door to rec. center, fitness center, martial arts, walking
- Harbor – pavilion (sides & roof can be removed) (eliminate need for tent)
- Same town, but adjust to modern dev.
- Nat. resources, wildlife protection
- More educational experiences/better schools
- Public beach
- Upgrade parks system – picnic tables, family gatherings
- New harbor bldg. revamped and expansion due to need
- Vibrant arts community in community center
- High speed internet at reasonable cost
- Diversified economy
- Wi-fi
- Stay the way it is – keep character of town
- Radio tower
- Occupied buildings – uniform look
- Diverse business
- Underground utilities
- Great Lakes Cruise Ship
- Passenger Service
- Harbor view – not blocked by vegetation
- Public Transportation System
- Trees
- Sidewalks – good
- Good air quality
- Involved community – steer vision of county – more people involved in government, civic groups collaborating
- Use for factory – jobs (community center ex)
- Use of wood products – small industry
- Small industry on factory site
- Wetlands – land conservancy (protected)
- Tax incentive program
- Paved runway at airport; hangers; full time employee

Goals & Objectives

GENERAL CITY GOALS

PRESERVE THE UNIQUENESS OF HARRISVILLE-- by protecting the waterfront setting, small town character, and maintaining an overall clean, healthy and well maintained living environment.

PROTECT THE HEALTH, SAFETY AND WELFARE of City residents by coordinating land use, applying zoning standards, and providing efficient public services.

PROMOTE A DIVERSE BUSINESS ENVIRONMENT and provide opportunities for new commercial and light industrial businesses.

PROTECT AND PRESERVE HISTORIC areas, sites, buildings, structures, and features.

ENCOURAGE CULTURAL FACILITIES AND EVENTS that meet the diverse needs of the entire community.

ENCOURAGE RECREATIONAL FACILITIES that meet the needs of a diverse age group.

UPGRADE PUBLIC INFRASTRUCTURE to meet the needs of City residents.

PLANNING & COMMUNITY DEVELOPMENT

GOAL: Guide future development in a manner that will protect existing development; preserve community character; and conserve natural resources and environment, yet will meet the long-term needs of the community.

1. Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources.
2. Encourage planned land uses in coordination with public utility, facility, and service improvement programs.
3. Require planning review of the following types of public projects similar to:
 - a. The opening, closing, vacating, widening, or extension of roads.
 - b. The acquisition or enlargement of any park, playground or public open space.
 - c. The construction, acquisition, or authorization of public buildings or structures.
4. Site Plan Review:
 - a. Periodically, review and if necessary, revise site plan review process which takes into account the character of the City.
 - b. Incorporate standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.
 - c. Amend the site plan review process to assure consistent application of the zoning ordinance.
5. Require roadside and open space buffer strips of vegetation, both to enhance the visual image of the City and to protect the land uses adjacent to the roadway from traffic noise, dirt and glare.
6. Require buffers like the construction of berms or vegetative screening to shield residential

properties from adjacent non-residential development.

7. Research innovative development options to increase the tax base while maintaining the essential character of the community.
8. Revise Zoning Ordinance to be easily understandable, innovative, up-to-date and fit the City vision.
9. Encourage general public, civic organizations and all commissions to provide input for City decisions.
10. Control the location of new development by designating appropriate areas for new residential, commercial, light industrial and resort/recreational land uses.
11. Establish landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside landscaping.
12. Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.
13. Develop waterfront regulations in the zoning ordinance that will set forth special requirements and standards for development in these sensitive areas.
14. Enforce all City ordinances in a consistent and fair manner.
15. Through the zoning ordinance, encourage new commercial development to have a consistent appearance, use landscaping and buffers, and share parking with adjacent businesses, and limit access points onto state highways.
16. Develop signage standards in the Zoning Ordinance. Increase safety and reduce the visual impact of signs by controlling their size, number, illumination, and configuration.
17. Develop innovative zoning techniques that allow for a mix of residential and commercial uses as well as an expansion of home-based business and cottage industry.
18. Continue to work in coordination with Chamber of Commerce to achieve desirable growth and development in Harrisville.

COMMUNITY CHARACTER

GOAL: Maintain the quality of life and small town character of Harrisville while adapting to the modern needs of residents.

OBJECTIVES:

1. Encourage social, governmental, and economic practices which maintain the tranquil community character of Harrisville.
2. Diversify employment opportunities for all age groups.
3. Utilize the existing resources of Harrisville in a productive manner to maintain the community character and address problems.
4. Protect and preserve the historic character of Harrisville.

NATURAL ENVIRONMENT

GOAL: Protect and preserve natural resources.

OBJECTIVES

1. Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area. Evaluate type and density of proposed developments based on soil suitability; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.
2. Evaluate the environmental impact of all new development.
3. Protect land resources and water quality related to our lakes, streams and wetlands.
4. Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.
5. Protect shoreline areas from urban development impacts through conservation techniques like lakescaping, conservation easements and resource education programs.
6. Maintain greenbelt areas adjacent to the lake, pond, streams, and wetlands to protect water quality and critical wildlife habitat.
7. Establish regulations and standards necessary to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust and other pollutants.
8. Establish regulations and standards to protect the community against high noise levels and exterior lighting glare.
9. Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the city's existing character.

WATERFRONT

GOAL: Emphasize the City's waterfront assets by coordinating and complementing private development while improving recreational opportunities, tourism, and the overall economy.

OBJECTIVES:

1. Investigate the opportunities to develop a public beach access in the City limits.
2. Encourage the creation of a lakefront/lakeview property owners association.
3. Encourage and explore opportunities for recreational use of the waterfront such as kayaking, bird watching and walking.
4. Retain and improve public water access sites for residents, seasonal residents and visitors.

GOAL: Maintain the high quality of the Harrisville Harbor for public use.

OBJECTIVES:

1. Provide for public boat access, dockage, moorage, and parking.
2. Continue to recognize that the harbor is under the jurisdiction of both DNR and City rules and regulations.
3. Harbor development projects should consider the overall needs of the harbor vicinity and protection of the surrounding natural features.
4. Maintain the harbor building and expand as need increases.
5. Encourage appropriate vegetation maintenance to preserve scenic views.

GOVERNMENT

GOAL: Provide services in an efficient and caring manner to meet the needs of the residents, property owners, business people and visitors.

OBJECTIVES:

1. Promote intergovernmental and regional cooperation on issues of mutual concern.
2. Work cooperatively with Harrisville Township in providing guidance and input on zoning decisions that impact the City.
3. Ensure a responsible fiscal policy and budget process to finance the City government.
4. Promote the involvement of volunteers in the government process.
5. Engage in public input regularly to ensure government is responsible to the people.
6. Utilize the proactive master planning process as a check and balance on decision making.
7. Maintain communication with the Department of Natural Resources to provide input into the usage and management of the public lands in the City.
8. Maintain and update the City government website.
9. Work cooperatively with all community organizations within and around Harrisville to meet the goals and objectives defined in this Master Plan.

RECREATION, PUBLIC LANDS, OPEN SPACE, & BEAUTIFICATION

GOAL: Preserve open space, preserve and improve access to public lands and water, expand and improve recreational trails and public parks for the enjoyment of residents, visitors and future generations, and engage in community beautification.

OBJECTIVES:

1. Maintain an updated City Recreation Plan that identifies and prioritizes needed community recreational facilities.
2. Support cooperative recreational planning and development with Harrisville Township, Alcona County, and the Michigan DNR.
3. Preserve and maintain public recreation areas and access sites.
4. Update and maintain playground equipment.
5. Maintain a relationship with Harrisville State Park.
6. Encourage the preservation of open spaces at strategic locations within the City.
7. Identify and protect key scenic vistas.
8. Pursue outside funding sources, such as grants, for land acquisition and recreational development.
9. Work with local snowmobile groups and neighboring communities to establish designated route to enhance the winter recreational base in and around Harrisville.
10. Work cooperatively with agencies, organizations and neighboring communities to expand non-motorized facilities, which link attractions and communities to trail segments within and outside of the City.
11. Develop ordinance to address issues of ATVs, golf carts, and similar motorized vehicles.
12. Designate Harrisville as a walkable/bikeable community.
13. Coordinate with local service clubs to implement a community beautification program.
14. Preserve and protect all healthy trees growing on public property or public rights-of-way and replace or add to the stock when needed.
15. Support the continuance of the Alcona County Quilt Trail.
16. Market the recreational amenities in and around Harrisville to residents and visitors
17. Develop a signage/wayfinding program for recreational facilities.

INFRASTRUCTURE, COMMUNITY FACILITIES, & COMMUNITY SERVICES

GOAL: Improve and maintain the City's vehicular and pedestrian circulation routes, community facilities, programs and public utilities to accommodate the needs of residents and visitors.

OBJECTIVES:

1. Improvements to the water and sewer system will be completed, as necessary, to provide adequate water and sewer services to users at a reasonable rate. These improvements shall include, but are not limited to, improving the placement and operability of water, sewer, and drainage systems with health, safety, efficiency and economy in mind.
2. Encourage the efficient use of existing roadways and infrastructure.
3. Maintain existing roadways and monitor traffic counts, parking and use patterns on a continuing basis for transportation planning.
4. Plan for safe access and circulation of vehicles as well as pedestrians.
5. Support the development of bicycle paths and pedestrian walkways.
6. Engage in Main Street beautification.
7. Develop a sidewalk improvement/maintenance plan.
8. Develop a Capital Improvements Plan to address the long term needs of the City.
9. Expand the location of curb and gutter throughout the City.
10. Encourage the placement of utilities underground.
11. Plan utility improvements to coincide with development, where possible.
12. Support the expansion of public transportation.
13. Encourage development of corridor plans for all primary transportation routes.
14. Investigate possible locations for public parking areas.
15. Implement a wayfinding signage program.
16. Increase police presence when possible. Address issues of vandalism in the City.
17. Improve fire protection in the City.
10. Control nuisance animals around public buildings.
11. Investigate the feasibility of a Community Center.
12. Encourage the continuance of community events year round.
13. Protect important community facilities such the library, craftmaker's cabin, and train depot.
14. Encourage the development of youth and senior citizen activities.
15. Encourage and work toward the development of affordable telecommunications options and wireless internet for City residents.

RESIDENTIAL LAND USES/HOUSING

GOAL: Provide for suitable housing opportunities for all income levels and age groups and preserve and enhance existing neighborhood character.

OBJECTIVES:

1. Encourage the development of housing to meet the needs of all household types and income groups.
2. Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety.
3. Protect the residential neighborhoods from intrusion of incompatible uses.
4. Plan medium- and high-density residential development only in those areas that are suitable for such use.
5. Assist homeowners in preserving and maintaining older homes as owner-occupied, single family dwellings.

COMMERCIAL AREAS & ACTIVITIES

GOAL: Promote a varied business environment and foster growth and cooperation among area businesses to meet the needs of residents and tourists while preserving the natural environment and small town appeal.

OBJECTIVES:

1. Promote a varied business environment, which meets both seasonal and year round needs.
2. Concentrate commercial development in commercial areas.
3. Maintain an identifiable central business district.
4. Develop innovative planning and zoning techniques, such as design standards, to maintain the character of the City.
5. Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance.
6. Establish greenbelt buffer and landscape regulations.
7. Establish dimensional and construction standards for commercial development.
8. Make parking (either private or public) needs a consideration for all expansions and new developments.
9. Investigate a façade improvement program.
10. Implement streetscape projects to increase the attractiveness of the commercial areas.
11. Encourage entrepreneurial training programs to assist residents in starting and maintaining their own small businesses.

INDUSTRIAL LAND USES

GOAL: Encourage the retention of existing industries and establishment of new light industries to diversify the local economy.

OBJECTIVES:

1. Ensure that industrial developments take place in an environmentally sensitive manner and are harmonious with the existing community.
2. Encourage light factory industries and high tech industries that do not pollute the air, soil or water nor offend because of noise, odor, or visual impact, to locate in the designated industrial areas.
3. Require adequate buffering and screening through appropriate landscaping and site design to minimize land use conflicts.

ECONOMIC DEVELOPMENT

GOAL: Develop and promote the growth of a diverse economic base to serve the employment needs of the City and Region.

OBJECTIVES:

1. Seek out and encourage the establishment of businesses that serve to fill gaps in the services needed in the City.
2. Continue to improve recreational facilities within the City and make Harrisville a tourism destination.
3. Promote year-round sustained tourism, i.e. spring, summer, fall and winter festivals and other activities that will draw people to the Harrisville area.
4. Continue to be an active partner on the US-23 Heritage Route county committee and management council.
5. Form public-private partnerships to improve the local economy.
6. Strive to attract young people and young families to the Harrisville area and develop the goods, services, recreation and employment opportunities needed to retain them.
7. Encourage home-based businesses in Harrisville.
8. Encourage the expansion of the infrastructure (i.e. high speed internet) required to make Harrisville attractive to commercial, industrial, and home-based business.
9. Encourage increased use and expansion of the airport.
10. Investigate tax incentive programs.
11. Seek out programs (such as brownfield redevelopment programs) to encourage efficient and responsible land use in Harrisville.

CHAPTER 7: FUTURE LAND USE

Purpose

Good planning is critical to the future quality of life in the City of Harrisville. The final critical step in completing a Master Plan is to determine the types, location and intensities of development that will occur over the next twenty years. With the establishment of a Future Land Use Plan, the City of Harrisville intends to ensure that existing land uses can continue, natural resources will be protected, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. While future land uses are difficult to predict, a future land use plan provides a scenario which the City of Harrisville can use as a guide when considering land use and development decisions.

Future land use recommendations are based on social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, current zoning (found in **Figure 7-1**) and community goals and objectives. The future land use plan illustrates the proposed physical arrangements of land use within the City of Harrisville. It identifies and defines the major future land use categories as well as the approximate locations for each use. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. The plan is prepared to serve as a policy for the City regarding current issues, land use decisions, investments, public improvements and zoning decisions. The plan is also intended to be a working document which will provide for the orderly development of the City, assist the community in its efforts to maintain and enhance a pleasant living environment, protect important natural resources and foster economic development and redevelopment.

Land Use Planning Areas

The City of Harrisville has identified nine categories of land use intended to serve future development needs. These future land use categories are listed below and shown in **Figure 7-2**.

- *General Residential*
- *Conservation Residential*
- *Mixed High Density Residential*
- *Mixed Use*
- *Town Center*
- *General Business*
- *Light Industrial/Commercial*
- *Public/Institutional/Recreational*
- *Special Issue Planning Area: Waterfront*

The following sections describe the proposed future land use categories as well as incorporate the Zoning Plan.



Figure 7-1

Zoning Districts

- R-1: Residential District
- R-3: Mixed High Density District
- MU: Mixed Use District
- CBD: Central Business District
- C: Commercial District
- G: Governmental/Institutional District
- I: Industrial District

Zoning Map City of Harrisville

Alcona County, Michigan

Date Adopted: 10-14-13
Date Effective: 10-31-13

Prepared by:
Northeast Michigan Council of Governments
www.nemcog.org

FUTURE LAND USE CITY OF HARRISVILLE MASTER PLAN



FIGURE 7-2

2016 MAP CREATED BY THE
NORTHWEST MICHIGAN
COUNCIL OF GOVERNMENTS **NEMCOG**

General Residential

Harrisville has a diversity of lot sizes, housing styles, and has established residential neighborhoods throughout the City. These existing neighborhoods enjoy park-like settings with streets lined with mature trees. These neighborhoods have generally developed within walking distance to the core of commercial services in the City. The areas designated as “General Residential” are proposed to continue the traditional single-family detached small- and medium-sized lot development. The General Residential category exists in three main neighborhoods in Harrisville: (1) North of Main Street and west of US 23; (2) north of Main Street and east of US 23; and (3) south of Main Street and east of US 23. Most of Harrisville’s waterfront is included in this General Residential category, however the waterfront area has also been included in the “Special Issue Planning Area – Waterfront” category. Each of these neighborhoods has its own characteristics. As new zoning regulations are developed for infill development and redevelopment, the specific characteristics of these neighborhoods (such as existing setbacks, lot coverage, and minimum lot size) should be taken into consideration and incorporated into the Zoning Ordinance. Uses which are proposed to be allowed in these neighborhoods include single- and two-family detached dwellings, home-based business and cottage industries along with other facilities such as child care uses, parks, churches, schools, and other compatible institutional uses.

The General Residential future land use category encompasses the majority of the current R-1 district. Currently, zoning regulations for all of the residential districts in the City are addressed in the same section of the Zoning Ordinance and with the same regulations. This Master Plan proposes differing development regulations for areas denoted as General Residential, Conservation Residential, and Mixed High Density Residential. In the areas proposed for General Residential, minimum lot widths vary greatly. However, most of these lots have already been developed; therefore it is unlikely that there will be large number of lot divisions in the future. This document recommends maintaining a minimum lot width of at least 66 feet. Setbacks should be established which are more in line with the existing setbacks. Use of setbacks within the same block to establish existing setbacks (+ or – a given number of feet) is an effective way to ensure that redevelopment is consistent with existing structures.

Conservation Residential

Areas designated as Conservation Residential are planned for moderate to large lot residential development including Planned Unit Developments. The area proposed for this category is currently zoned Mixed Use (northwest portion of the City) and Industrial (north of Harrisville State Park). The goal of this future land use category is to maintain the rural character of the area by allowing single- and two-family residential development while at the same time protecting significant natural resources and features such as wetlands and forested areas. This document also recommends that Planned Unit Developments (PUD) be listed as an allowable use in this district. The PUD would also allow some very low intensity commercial uses to be incorporated which serve the residential portion of the PUD. Development in these areas should be designed around natural features utilizing techniques such as open space requirements, cluster development, and fewer access drives to achieve the preservation of natural features. Flexibility should be built into the PUD regulations to allow for flexible design standards and variation in lot sizes to

accommodate the need to design the development around natural features. Hydric soils are found in both of these areas, so any development that occurs in these areas should take the soil suitability into consideration and each site should be evaluated by a qualified professional before development occurs.

Mixed High Density Residential

The category Mixed High Density Residential is designed to accommodate a mix of higher density residential uses including single-family detached homes, two-family homes, and multi-family developments. Three areas in the City have been designated to accommodate these types of uses: an area west of 7th Street to the City limits (currently zoned R-3), an area off School Drive to the City limits (currently zoned Commercial), and the manufactured housing community on Church Street. Multi-family units currently exist in all three areas, but the inclusion of this category could allow for the expansion of these areas to diversify the housing opportunities in the Harrisville area. As the name implies, a higher density would be allowed in this area, therefore appropriate development regulations need to be put in place which address access drives, parking, landscaping, lighting, signage, and buffering.

Mixed Use

The Mixed Use designation exists to recognize the fact that there are portions of the City that are not divided into homogeneous land uses. In the past, various land uses developed out of necessity and prevailing development patterns at that time. While the trend since this development has occurred has been to try to separate land uses, the City of Harrisville recognizes the desirable quality of traditional neighborhood design which allows for a mix of compatible residential and business development. The four proposed Mixed Use areas occur (1) around the Town Center (currently zoned Commercial); (2) along US 23 (currently zoned Commercial); (3) along Main Street west of US 23 to the western city limit (currently zoned both Commercial and R-1); and (4) around the light industrial lots north of Harrisville State Park (currently zoned Industrial).

Commercial development within this designation should be consistent in design (building setback, building form, massing) with existing residential development. Permitted commercial land uses in this category should be low impact with standard business hours which are compatible with residential uses. Signage, lighting, and parking regulations should be incorporated to ensure that these elements will blend into the residential aspects of the neighborhood. Signage should be small and ground mounted with a low maximum height, lighting should be designed to direct downward and should not interfere with pedestrian or traffic visibility or encroach onto neighboring property, and parking should be located either in the rear or side yard. In addition, adequate buffers should be provided to screen commercial uses from residential uses. As the Zoning Ordinance is updated, development regulations will be incorporated which insure compatibility between uses.

Town Center

The Town Center is the focal point of Harrisville and provides for commercial development that is pedestrian oriented and offers a mix of retail and service uses within the central core of the City. Downtowns provide convenient access to shopping, restaurants, service establishments,

entertainment, cultural events, and recreation. The Town Center should have development regulations that ensure a pedestrian-friendly design allowing for street trees, outdoor furniture, and eye-level design elements. The Town Center already has one of the core elements recommended for a walkable community in that the terminating view on Main Street is a spectacular view of Lake Huron. The Town Center should also have development regulations which ensure consistency in building design and form (i.e. buildings close to the street line, similar but varied scale and design elements). Height regulations should allow for two-story buildings with retail and service uses occupying the ground floor with residential and services uses allowed above. Regulations should be developed which address the issues of sign size, signs overhanging the public right-of-way, message boards, and digital signs. Lighting regulations should be appropriate for a downtown area requiring lighting of a specific type, height and intensity. Parking should be located in the rear or side yard only. The area proposed for Town Center is currently zoned Commercial and falls under the same zoning regulations as more highway-related commercial uses that occur along US 23.

General Business

This category is intended for the widest and most intensive variety of retail and service businesses. The area proposed for General Business is currently zoned Commercial. Businesses that meet the commercial needs of the automobile dependent public are typically associated with roadways having high traffic volumes. Typical uses in this district include uses such as drive through restaurants, auto service establishments and other commercial uses serving a regional clientele. Signage regulations should be reviewed to determine appropriate area and height requirements. In addition, specific requirements for message boards and digital signage should be developed. Other development regulations that will be incorporated into this district include those related lighting, landscaping, and buffering. Also, safe pedestrian access is an issue that should be addressed. This category is located along US 23 south of Main Street.

Light Industrial/Commercial

The Light Industrial/Commercial district is designed primarily to accommodate commercial and wholesale activities, warehouses and industrial operations whose external and physical effects are restricted to the immediate area and have a minimal effect on surrounding districts. This designation allows uses such as manufacturing, compounding, processing, packaging and assembly of finished or semi-finished products from previously prepared materials. "Clean" industries (research and high-tech) are included in this designation. Support uses for industrial developments, such as training facilities, are also allowable. Only those commercial and industrial uses which generate fairly low volumes of traffic should be considered appropriate. In addition, the feasibility of establishing direct access to US 23 should be investigated.

The proposed commercial/light industrial area has been reduced in size from the current industrial area and is located in the southern part of the City and is surrounded by the proposed Mixed Use category with Harrisville State Park to the south. Currently, the Industrial Zoning District encompasses a large area of land north of Harrisville State Park to Adams Street (platted) as well as an area north of Madison Street and east of the railroad tracks to the northern City limits. Development regulations relating to performance standards, signage, lighting, landscaping,

outdoor storage, and parking should be addressed in the form of Zoning Ordinance revisions. Buffering is a particularly important issue in this district due to its close proximity to Harrisville State Park and the proposed Mixed Use neighborhoods surrounding it.

Public/Institutional/Recreational

Land in this category is widely dispersed throughout the City. The following land is included in this category: government buildings, Harrisville Harbor, Harrisville State Park, the DNR boat launch area, Mill Pond Park, churches, and other recreational and/or public land within the City. Land within this category is not anticipated to undergo significant changes in the future. In terms of the Zoning Map, the parcels of land in this category are zoned for the district in which they are located. Therefore, development regulations that are developed for those particular districts will govern the uses in this future land use category.

Special Issue Planning Area: Waterfront (including Beach Area)

The City of Harrisville encompasses approximately 1.25 miles of Lake Huron shoreline in its boundaries. The ecological and economic importance of this shoreline has led the City to place the shoreline in a Waterfront Special Issue Planning Area. This area includes all residential and public lots east of Lake Street and Huron Avenue (including Harrisville Harbor). These lots fall into the General Residential and Public/Institutional/Recreational future land use categories and are currently zoned R-1, Government, and Commercial. This plan recommends development regulations in a Shoreline Protection Overlay Zone in order to take proactive measures to protect coastal property values by maintaining the attractive natural character, to prevent water pollution and control shoreline erosion, and to maintain and manage native vegetation and wildlife habitat. The provisions of the Shoreline Protection Overlay Zone are intended to protect the unique and sensitive natural environment of the Lake Huron shoreline in Harrisville. Its purpose is based on the recognition that:

1. The economic and environmental well being and health, safety, and general welfare of Harrisville is dependent on, and connected with the preservation of its Lake Huron shoreline areas;
2. The shoreline zone has unique physical, biological, economic, and social attributes;
3. Future land development and redevelopment should not be conducted at the expense of these attributes;
4. Property values will be enhanced when the natural features of the shoreline zone are preserved;
5. Pollution, impairment or destruction of the shoreline area and the adjacent bottomlands and waters of Lake Huron should be prevented or minimized.

In order to achieve the goals set for this overlay zone, development regulations will be put in place which address issues of shoreline protection. Larger minimum lot widths should be required in the overlay zone and long, narrow lots should be discouraged. A waterfront setback from the ordinary high water mark should be established which applies to all structures except for pump houses, recreational docks, storm water and erosion control devices, recreational watercraft, yard

furniture, boardwalks and/or steps allowing access to the shore, and similar structures. Maintaining a natural strip of vegetation along the shoreline is also very important to maintaining the aesthetic character and ecological integrity of the shoreline. This coastal vegetative buffer zone should be a vegetative strip of native species with minimum width and depth requirements. These vegetative buffers should be encouraged or required to minimize erosion, protect water quality, keep nutrients out of the water, and provide wildlife habitat. In cases where native vegetative buffers do not exist, landowners should be encouraged to replant the vegetative buffer with native species. Lastly, obstruction of lake views from neighboring properties should be discouraged in order to preserve property values.

This plan recommends that development proposed in the Shoreline Protection Overlay Zone be required to meet specific site plan data submittal requirements as well as site plan review standards relating specifically to the shoreline area. All site plans in this zone should depict the shoreline, all structures proposed and existing, neighboring structures, planned changes in grade, any temporary or permanent soil erosion and sedimentation control measures, and vegetation to be cleared, to remain, and to be planted. Additional review items may be added as Zoning Ordinance provisions are amended. The site plan review standards should reflect: minimal impact to fish, birds, wildlife, and native vegetation; erosion and sedimentation prevention; the natural character and aesthetic value of the shoreline is maintained; site development is appropriate to the topography and soil; and structures are located to maintain an open and unobstructed view to the waterfront from adjacent properties to the maximum extent possible.

Other Zoning Considerations: General

Many zoning issues have already been addressed in the preceding paragraphs; however there are other zoning issues relating to land use in general but not to a specific future land use category.

SITE PLAN REVIEW: The site plan review process is one most useful and powerful tools in the ordinance. Good site plan review regulations allow the community to insure the requirements of the ordinance are being followed and to insure that adequate and necessary conditions or restrictions are placed on land uses to mitigate any possible negative impacts.

The site plan review chapter will adequately address the system for site plan review in Harrisville. The ordinance needs to be clear as to whether a sketch, plot plan, or site plan is required and which entity reviews and approves each type of plan (Zoning Administrator or Planning Commission). All commercial and industrial developments will be required to submit a professionally designed site plan. In addition, copies of the site plan will be provided to each member of the Planning Commission, the Zoning Administrator, and the City Clerk (by the applicant).

The process for site plan review should be detailed, and it is highly recommended that a pre-application provision be incorporated into the process. Many land uses often vary on the level of detail and amount of information needed to evaluate its impacts. A system to tailor the site plan requirements to the proposal should be included into the process. Pre-applications conferences are an easy, inexpensive and effective way for the developers and city representatives to discuss

land use proposals and requirements of the city ordinance in an informal atmosphere. The pre-application conference allows developers the opportunity to alter proposals to meet conditions of the City prior to the submission of an application.

Additionally, site plan review standards provide a basis upon which the Planning Commission will make fair and consistent decisions. A statement of findings and conclusions for each decision made should be drafted to show that the proposal was approved because it met all of the standards or was denied based on the fact that it failed to meet the approval standards. This will provide protection for the City in the event that a decision is challenged in court.

Finally, this chapter should contain provisions for amendments to an approved site plan, the expiration of a site plan, conditional approvals, performance guarantees, and cases in which the requirement of site plan is waived. A further recommendation is to have the Planning Commission Chairman and the applicant sign the final, approved site plan.

SUPPLEMENTAL REGULATIONS: Also, the Zoning Ordinance should contain specific Site Development Standards for more intense Special Land Uses (Supplemental Regulations). This section will contain specific criteria for unique or intense special land uses such as cellular towers, pits and quarries, car washes, outdoor commercial storage facilities, drive-through restaurants, wind turbines, site condominiums and sexually-oriented businesses.

CHAPTER 8: IMPLEMENTATION AND ADOPTION

Plan Coordination and Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the City of Harrisville Master Plan was sent on _____, to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the City of Harrisville Planning Commission with the assistance of NEMCOG, a draft was transmitted to the Harrisville City Council for approval to distribute the plan for review and comment. The draft plan was transmitted on _____, 201__ to entities notified at the initiation of the plan development. After the required comment period, a public hearing notice and notice of plan adoption of the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

Public Hearing

A public hearing on the proposed Master Plan for the City of Harrisville, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on _____, 201__. Section 43 of the Act requires that 15 days notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearings was published in a local newspaper within the community. Copies of the public hearing notice are reproduced at the end of this chapter.

Plan Adoption

The City of Harrisville Planning Commission formally adopted the Master Plan on _____, 201__. The Harrisville City Council passed a resolution of adoption of the Master Plan on _____, 201__.

Plan Implementation

The Master Plan was developed to provide a vision of the community's future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

On an annual basis, the City of Harrisville Planning Commission will review the goals and objectives

of the Master Plan and identify and prioritize three to four working objectives per year. These identified priority items will be the focus of the Planning Commission's activity throughout that particular year. This will allow the Planning Commission to work on a proactive basis in order to better accomplish the goals identified in the Comprehensive Plan.

The Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) recommends that all master plans be reviewed and updated, as necessary, every five years. The City of Harrisville Planning Commission will review the Master Plan on a five-year schedule and develop updates as necessary.

Zoning Plan

The Master Plan will serve as the foundation upon which the City Zoning Ordinance is based. Section 33 of P.A. 33 of 2008, as amended, requires the Master Plan to contain a Zoning Plan – an explanation of how the land use categories on the future land use map relate to the districts on the zoning map. This zoning plan requirement is addressed throughout **Chapter 7: Future Land Use**.

Many of the goals and objectives stated in the Master Plan can be addressed by implementing changes to the Zoning Ordinance. To accomplish many of these objectives, the City must consider new standards of design as new development and infill development of underutilized areas occurs. Plans for updated zoning regulations were discussed within each Future Land Use section in Chapter 7. In addition, general recommendations for zoning updates were discussed in Chapter 7. To summarize, current zoning standards and allowable uses in each district will be reviewed and evaluated to determine if changes are needed in order to facilitate the development of sustainability of traditional neighborhoods and more flexible and innovative non-residential areas that will allow Harrisville to maintain its existing character and provide for innovative approaches for new development and re-development.

Regulations will be reviewed to ensure that they are consistent with the existing character of traditional neighborhoods and do not create an abundance of nonconforming structures. Regulations will be considered which allow a mixed use within neighborhoods to encourage the development of shops and recreational opportunities. Allowing this range of uses and densities contributes to the sustainability of a community in a changing economy. Regulations will be researched and incorporated which offer a predictability of development by emphasizing building height and size, architecture and façade treatments, parking location, and the relationship of building to street. Information will be consolidated in a concise format using pictures instead of text. Chapter 6 addresses many general and specific goals and objectives that will be achieved through zoning updates.

Grants and Capital Improvement Plan

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many

communities prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks six years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Recreation Plan

The City of Harrisville actively updates its DNR-approved Recreation Plan every five years. The goals and objectives contained in the “Recreation, Public Lands, Open Space, and Beautification” and the “Economic Development” sections of Chapter 6 will guide future Recreation Plan updates and the implementation of recreation related capital improvement projects. In addition, the goals pertaining to recreation found in both the Master Plan and Recreation Plan will facilitate grant applications to fund identified projects.

Official Documentation

The following pages contain the official documentation of the master planning process.