

# City of Harrisville

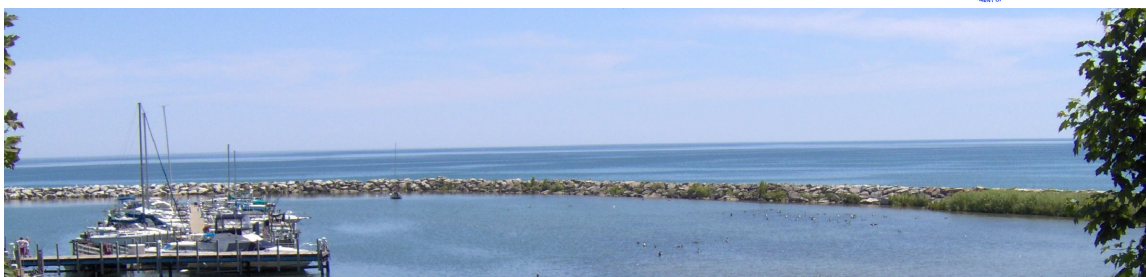
# MASTER PLAN 2010



# Master Plan

Adopted: April 12, 2010

This project was funded by the Office of Ocean & Coastal Resource Management, National Oceanic Administration, US Department of Commerce & the Michigan Coastal Management Program.



CITY OF HARRISVILLE 200 FIFTH STREET HARRISVILLE MI 48740 989-724-6666



# CITY OF HARRISVILLE MASTER PLAN

City of Harrisville  
Alcona County, Michigan

## City of Harrisville Planning Commission

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**Adopted: April 12, 2010**

## ACKNOWLEDGEMENTS

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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.*

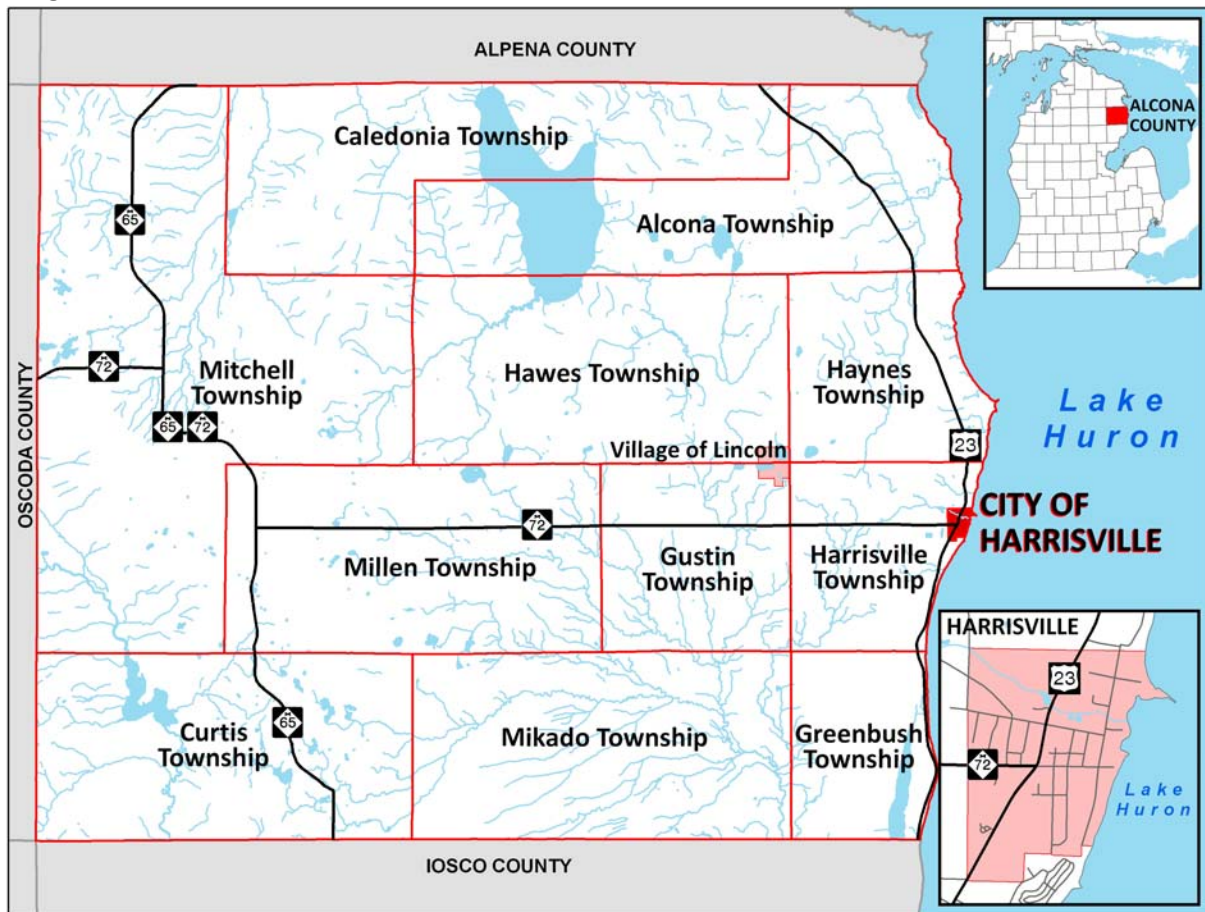
This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in the City of Harrisville. A special community workshop 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. A series of planning workshops were held over the two-year period. All workshops were open meetings with public welcomed and encouraged to comment on the plan.

## 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.<sup>1</sup> 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 #72-3 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 current zoning ordinance was adopted in 1980 by City Ordinance #80-3.

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.

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

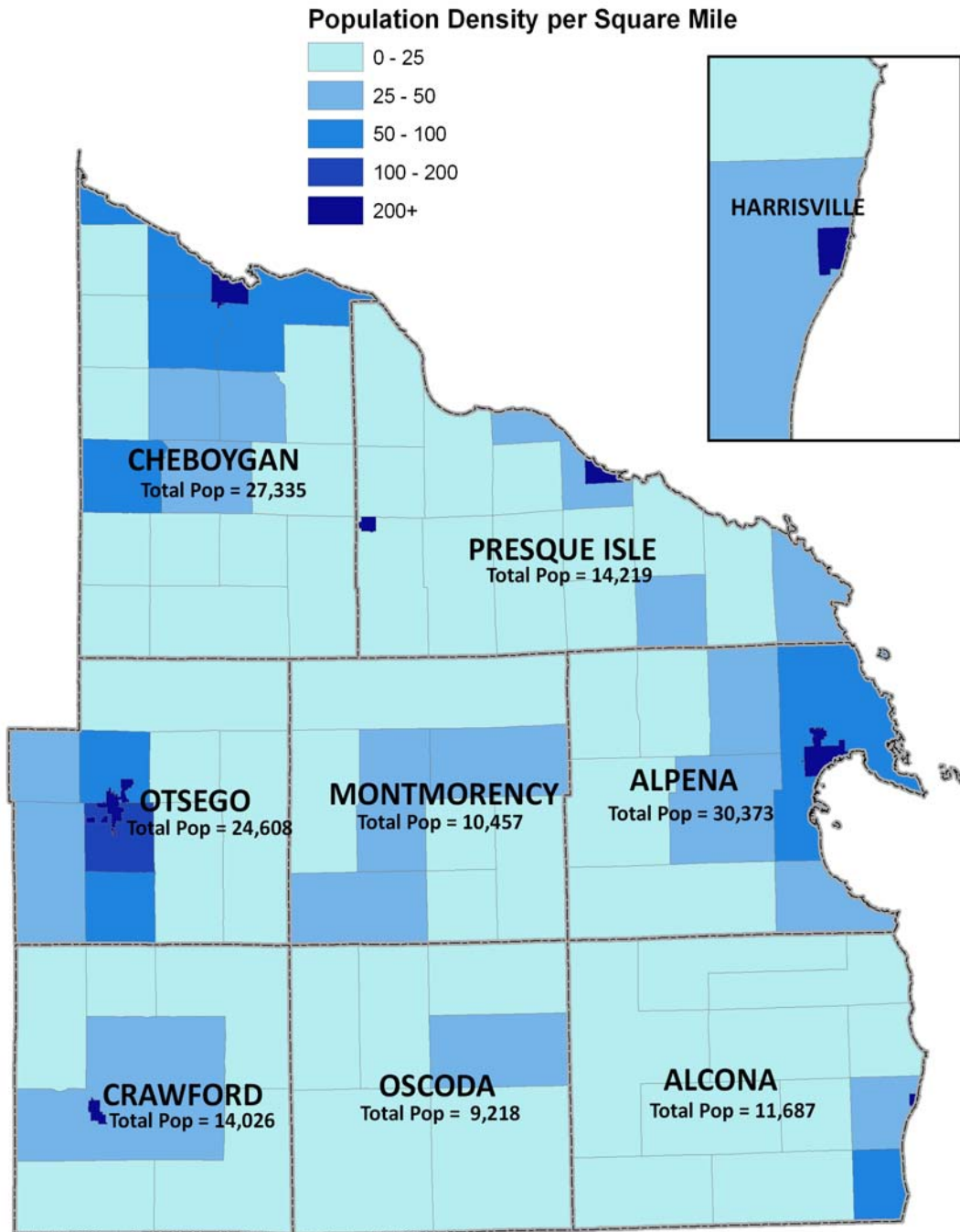
## CHAPTER 2: SOCIO-ECONOMIC CHARACTERISTICS

### Population Trends and Projections

The 2000 Census showed the City of Harrisville had a population of 514. With a land area of 0.6 square miles, the population density equated to 831.2 persons per square mile. By comparison, the county population density averaged 17.4 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 gained population between 1990 and 2000. Harrisville had one of the slower population growth rates at 9.4 percent by adding 44 persons to its year round population. The estimated population level of Harrisville in 2008 was 491 persons, showing 4.5 percent population loss from the year 2000 (**Table 2-2**). Males accounted for 49 percent and females 51 percent of the population.

<b>Municipality</b>	<b>1990 Population</b>	<b>2000 Population</b>	<b>Population Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>City of Harrisville</b>	<b>470</b>	<b>514</b>	<b>44</b>	<b>9.4%</b>
Alcona Township	906	1,089	183	20.2%
Caledonia Township	987	1,203	216	21.9%
Curtis Township	1,129	1,378	249	22.2%
Greenbush Township	1,373	1,499	126	9.2%
Gustin Township*	823	832	9	1.1%
Harrisville Township	1,315	1,411	96	7.3%
Hawes Township*	1,035	1,167	132	12.8%
Haynes Township	549	724	175	31.9%
Mikado Township	852	1043	191	22.4%
Millen Township	417	463	46	11.0%
Mitchell Township	290	396	106	36.6%
Village of Lincoln	337	364	27	8.0%
Lost Lake Woods CDP**		339		
Alcona County	10,145	11,719	1,573	15.5%
<b>Source: U.S. Bureau of the Census</b>				
<b>* Includes parts of Village of Lincoln</b>				
<b>** Count also included in Alcona Township</b>				

# Northeast Michigan Population Density by County Sub-Units - 2005



Source: U.S. Census Bureau, 2007

**Figure 2-1**

**Table 2-2  
Population Estimates for Alcona County and Municipalities, 2000-2008**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	Change
<b>Alcona County</b>	<b>11,719</b>	<b>11,692</b>	<b>11,508</b>	<b>11,516</b>	<b>11,474</b>	<b>11,521</b>	<b>11,558</b>	<b>11,538</b>	<b>11,556</b>	<b>-1.4%</b>
<b>City of Harrisville</b>	<b>514</b>	<b>508</b>	<b>498</b>	<b>495</b>	<b>492</b>	<b>492</b>	<b>493</b>	<b>492</b>	<b>491</b>	<b>-4.5%</b>
Alcona Township	1,089	1,081	1,061	1,060	1,055	1,059	1,063	1,062	1,064	-2.3%
Caledonia Township	1,203	1,199	1,179	1,180	1,176	1,181	1,185	1,184	1,187	-1.3%
Curtis Township	1,378	1,375	1,352	1,351	1,345	1,349	1,352	1,348	1,349	-2.1%
Greenbush Township	1,499	1,483	1,454	1,447	1,440	1,444	1,446	1,441	1,442	-3.8%
Gustin Township*	668	672	664	666	665	668	671	670	670	+0.3%
Harrisville Township	1,411	1,403	1,379	1,377	1,371	1,375	1,379	1,376	1,378	-2.3%
Hawes Township*	967	967	953	955	952	957	961	961	963	-0.4%
Haynes Township	724	726	717	723	720	723	726	725	726	+0.3%
Mikado Township	1043	1,048	1,036	1,041	1,039	1,045	1,050	1,049	1,051	+0.8%
Millen Township	463	467	462	465	465	468	470	470	472	+1.9%
Mitchell Township	396	403	401	406	407	411	414	415	417	+5.3%
Village of Lincoln	364	360	352	350	347	348	348	346	346	-4.9%

**Source: Michigan Department History, Arts, & Libraries, 2008; US Bureau of the Census**

**\*Does NOT include the population of the Village of Lincoln**

## 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 2000 was 48.5 years as compared to 35.5 years for the State as a whole. **Table 2-3** 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.

<b>Table 2-3</b>													
<b>Age Distribution by Municipality for Alcona County - 2000</b>													
MUNICIPALITY	< 5 Yrs.	%	5-19 Yrs.	%	20-24 Yrs.	%	25-44 Yrs.	%	45-64 Yrs.	%	65 Yrs. & >	%	Median Age
<b>City of Harrisville</b>	<b>25</b>	<b>4.9</b>	<b>71</b>	<b>13.8</b>	<b>24</b>	<b>4.7</b>	<b>111</b>	<b>21.6</b>	<b>133</b>	<b>25.8</b>	<b>150</b>	<b>29.2</b>	<b>48.5</b>
Alcona Twp.	28	2.6	148	13.6	20	1.8	180	16.6	337	31.0	376	34.5	57.6
Caledonia Twp.	39	3.2	184	15.3	43	3.6	251	20.8	388	32.2	298	24.8	50.5
Curtis Twp.	63	4.6	226	16.5	30	2.2	277	20.1	434	31.6	348	25.3	50.4
Greenbush Twp.	71	4.7	212	14.1	30	2.0	292	19.5	491	32.8	403	26.9	51.7
Gustin Twp.*	53	6.4	135	16.2	31	3.7	206	24.8	242	29.1	165	19.8	44.1
Harrisville Twp.	61	4.3	263	18.6	48	3.4	293	20.8	404	28.6	342	24.2	47.0
Hawes Twp.*	42	3.6	208	17.8	20	1.7	274	23.5	374	32.1	249	21.3	46.9
Haynes Twp.	31	4.3	127	17.5	27	3.7	140	19.3	252	34.8	147	20.3	49.0
Mikado Twp	64	6.1	222	21.2	34	3.3	271	26.0	285	27.3	167	16.0	40.5
Millen Twp.	17	3.7	78	16.9	17	3.7	88	19.0	148	32.0	115	24.8	50.3
Mitchell Twp	11	2.8	53	13.4	6	1.5	72	18.2	148	37.3	106	26.8	53.3
Village of Lincoln	20	5.5	62	17.0	10	2.7	89	24.4	95	26.1	88	24.2	45.3
Lost Lake Woods CDP**	3	0.9	13	3.9	2	0.6	28	8.2	107	31.6	186	54.9	67.1
Alcona County	505	4.3	1927	16.4	330	2.8	2455	20.9	3636	31.0	2866	24.5	49.0
State of Michigan		6.8		23.2		6.5		29.8		22.5		12.3	35.5
<b>Source: U.S. Bureau of the Census</b>													
<b>* Count includes parts of Lincoln</b>													
<b>** Count also included in Alcona Township figures</b>													



## Household Characteristics

**Table 2-4** presents information on household characteristics gathered in the 2000 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 2000 Census, of the 239 households in Harrisville, 99 were reported as householders living alone. Of the 99 households, there were 54 householders living alone and 65 years and older. The average household size was 1.92 as compared to Michigan where the average household size was 2.56.

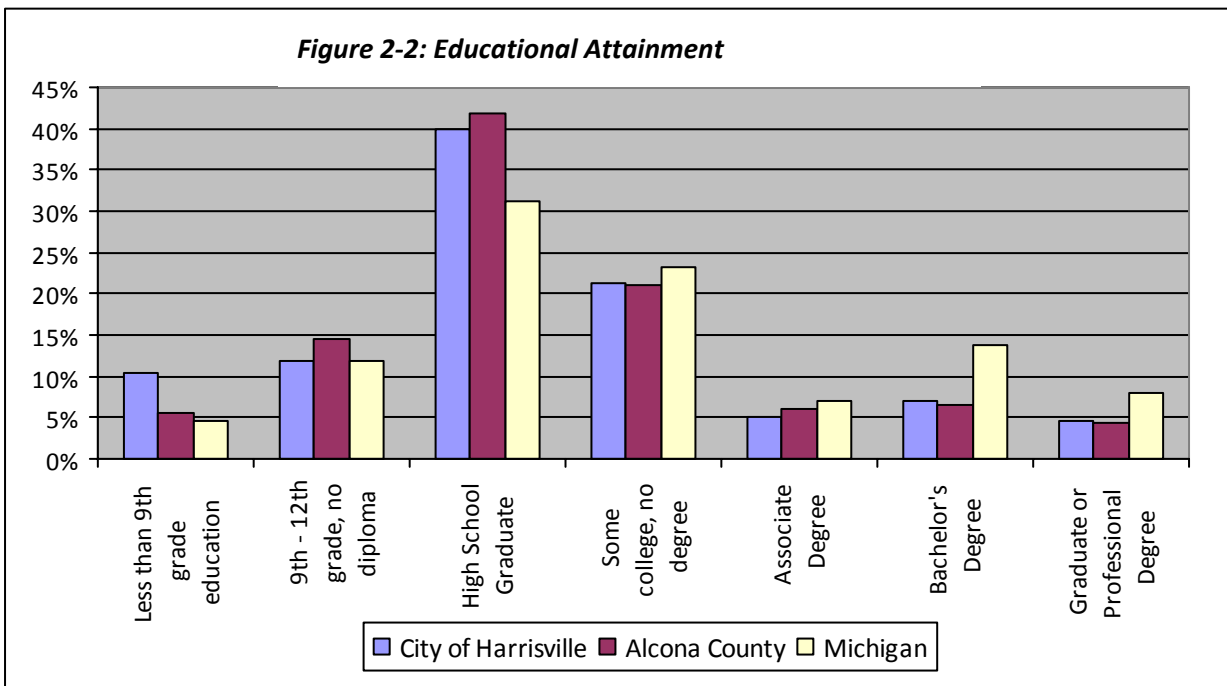
<b>Table 2-4</b>					
<b>Alcona County: Household Characteristics - 2000</b>					
<b>MUNICIPALITY</b>	<b>Total Households</b>	<b>Avg. Household Size</b>	<b>Householder Living Alone</b>	<b>Householder Alone 65 yrs. &amp; Older</b>	<b>Household w/ Individual 65 yrs. &amp; older</b>
<b>City of Harrisville</b>	<b>239</b>	<b>1.92</b>	<b>99</b>	<b>54</b>	<b>101</b>
Alcona Township	524	2.08	154	98	260
Caledonia Twp.	535	2.25	129	69	217
Curtis Township	608	2.25	151	66	235
Greenbush Twp.	685	2.19	187	112	283
Gustin Township*	358	2.29	99	49	115
Harrisville Twp.	555	2.37	125	63	180
Hawes Twp.*	528	2.20	156	82	183
Haynes Township.	308	2.35	70	38	107
Mikado Township	397	2.60	81	38	119
Millen Township	202	2.24	56	28	74
Mitchell Twp.	193	2.05	59	32	79
Village of Lincoln	179	2.03	71	45	73
Lost Lake Woods CDP**	189	1.79	59	45	126
Alcona County	5,132	2.24	1,366	729	1,953
Michigan	-----	2.56	-----	-----	-----
<b>Source: U.S. Bureau of the Census</b>					
<b>* Count includes parts of Lincoln</b>					
<b>** Count also included in Alcona Township figures</b>					

## School Enrollment and Educational Attainment

According to the 2000 US Census, 86 persons in Harrisville over the age of three years were enrolled in school, 69 in elementary or high school, and 17 in college. Of the 465 persons 25 years and older, 186 were high school graduates, while 55 had attended school into the 9<sup>th</sup>-12<sup>th</sup> grade with no diploma and 48 had completed less than the 9<sup>th</sup> grade. Ninety-eight had received some college with no degree, 24 had Associate's degrees, 33 had earned a Bachelor's degree, and 21 had earned a graduate or professional degree. Harrisville has a lower percentage of residents with a bachelors degree or higher than the State of Michigan as well as a higher percentage of residents with a high school diploma (Table 2-5 and Figure 2-2).

Table 2-5 Educational Attainment			
	City of Harrisville	Alcona County	Michigan
Less than 9 <sup>th</sup> grade education	10.3%	5.6%	4.6%
9 <sup>th</sup> – 12 <sup>th</sup> grade, no diploma	11.8%	14.6%	11.9%
High school graduate*	40.0%	41.9%	31.3%
Some college, no degree	21.1%	21.0%	23.3%
Associate degree	5.2%	6.0%	7.0%
Bachelor's degree	7.1%	6.6%	13.7%
Graduate or professional degree	4.5%	4.3%	8.1%

Source: U.S. Bureau of the Census, 2000  
\*includes equivalency



## Disability Status

Data shown on **Table 2-6**, gives an indication of how many disabled people reside in Harrisville and Alcona County. A person was classified as having a disability if they had a sensory disability, physical disability, mental disability, self-care disability, going outside the home disability or an employment disability. The 2000 Census showed there were 159 disabled persons in Harrisville. Over 44 percent of the 65 years and older population was identified as having a disability. Within the City 25.3 percent of the disabled population between 21-64 years was employed, whereas in the State of Michigan 54.8 percent of the population group was employed. The lower percentage is likely attributed to limited employment opportunities and limited public transportation. In comparison to surrounding counties and the state, Alcona County has a relatively higher percentage of disabled persons than the other counties in the region. The disabled population tends to have greater needs for health and community services, such as health clinics, public transportation, adult daycare facilities, and special work programs to maintain a reasonable quality of life.

<b>Table 2-6</b> <b>Alcona County</b> <b>Disability Status of Civilian Non-Institutionalized Persons - 2000</b>							
LOCAL UNIT	Disabled persons 5-20	% Disabled 5-20	Disabled persons 21-64	% Disabled 21-64	% of disabled persons 21-64 employed	Disabled persons 65+	% Disabled 65+
City of Harrisville	2	2.8%	75	30.7%	25.3%	82	44.6%
Alcona Co.	194	9.7%	1513	24.2%	36.5%	1137	40.1%
<b>Source: U.S. Bureau of the Census, 2000</b>							

## Housing Characteristics

Housing characteristics for Alcona County are found in **Table 2-7**. The US Census reports a wide variety of housing characteristics. In 2000, there were 327 housing units in the City of Harrisville. The total number of units includes single and multiple family housing types. Single family, detached housing accounted for 74.3 percent total. There were 20 mobile homes reported in the 2000 Census. According to the US Census, 35% of the housing in Harrisville was built prior to 1939, 51 percent was built prior to 1960, and 21 percent was built since 1980. Over half (57%) of the housing units in Harrisville were valued between \$50,000 and \$99,999 (in 1999 dollars).

Information reported 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.

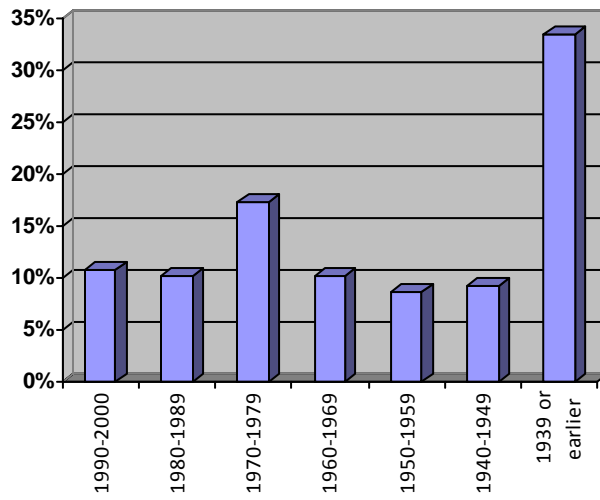
Certain characteristics contrast sharply with the State as a whole. For example, 48 percent of the housing in Alcona County was seasonal as compared to 20.2 percent in the City of

Harrisville and 5.5 percent in the state. Within the County the percent of seasonal housing units ranged from 16.3 percent in the Village of Lincoln to 72.0 percent in Mitchell Township. In the City, 64.9 percent (155 out of 239) of the total occupied housing units were owner occupied as compared to 73.8 percent in the State as a whole. Within some Townships, the percent of owner occupied housing was above 90 percent. The owner vacancy rates in the City were fairly low, with the vacancy rate of 3.1 percent. The renter vacancy rate was higher at 13.4 percent. According to city-data.com, in 2007 there were 334 housing units in the city of Harrisville with 245 being occupied. Of this 245, 159 were owner-occupied. The percentage of renters in Harrisville was approximately 35% (the State average was 26%).

Estimated data from 2007 indicates that the estimated median house value was \$118,844 in Harrisville as compared to \$153,100 for the entire State (city-data.com). However, recent events in the mortgage industry have likely lowered this value in 2008 and 2009.

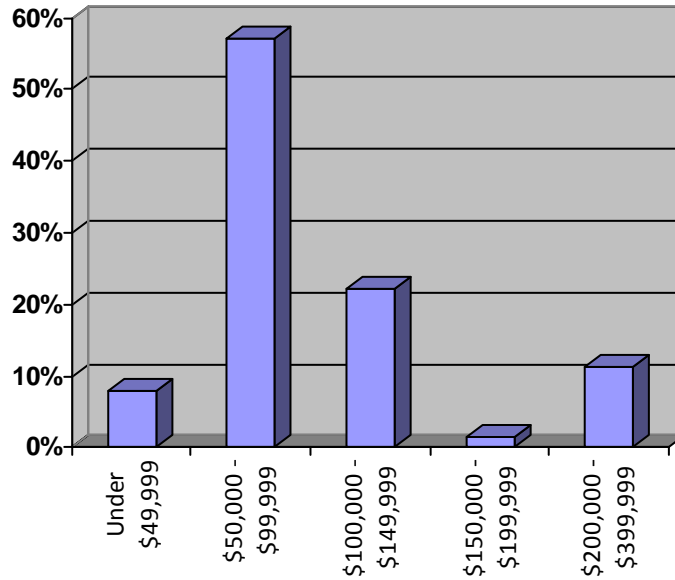
MUNICIPALITY	Total Housing Units	Total Occupied Housing Units	% Owner Occupied (of total occupied)	% Renter Occupied (of total occupied)	Total Seasonal Housing Units	% Seasonal *	Total Vacant % Owner	Total Vacant % Renter
<b>City of Harrisville</b>	<b>327</b>	<b>239</b>	<b>64.9%</b>	<b>35.1%</b>	<b>66</b>	<b>20.2%</b>	<b>3.1%</b>	<b>13.4%</b>
Alcona Township	1313	524	94.5%	5.5%	748	57.0%	3.3%	9.4%
Caledonia Twp.	1074	535	92.9%	7.1%	513	47.8%	2.0%	11.6%
Curtis Township	1605	608	91.9%	8.1%	924	57.6%	4.9%	9.3%
Greenbush Twp.	1453	685	90.2%	9.8%	733	50.4%	2.2%	10.7%
Gustin Township**	483	358	80.2%	19.8%	87	18.0%	2.0%	12.3%
Harrisville Twp.	790	555	90.8%	9.2%	205	25.9%	1.9%	12.1%
Hawes Twp.**	1003	528	91.5%	8.5%	433	43.2%	2.4%	18.2%
Haynes Township.	598	308	93.5%	6.5%	276	46.2%	0.7%	0.0%
Mikado Township	666	397	90.7%	9.3%	229	34.4%	3.2%	5.1%
Millen Township	541	202	91.1%	8.9%	327	60.4%	1.6%	0.0%
Mitchell Twp.	731	193	94.3%	5.7%	526	72.0%	2.2%	8.3%
Village of Lincoln	246	179	74.3%	25.7%	40	16.3%	4.3%	17.9%
Lost Lake Woods CDP***	511	189	98.9%	1.1%	306	59.9%	5.1%	50.0%
Alcona Co.	10584	5132	89.9%	10.1%	5067	47.9%	2.6%	11.0%
Michigan	-----	-----	73.8%	26.2%	-----	5.5%	1.6%	6.8%
<b>Source: U.S. Bureau of the Census</b>								
* Figure shows the seasonal housing units as a percentage of the unit's total housing units.								
** Count includes parts of Lincoln								
*** Count also included in Alcona Township figures								

**Figure 2-3 Year Housing Units Built - Harrisville**



Source: US Bureau of the Census. 2000

**Figure 2-4 Housing Value - Harrisville**



Source: US Bureau of the Census, 2000

## Income

According to the U.S. Census, between 1989 and 1999 Harrisville’s median household income increased by 38.5 percent, but lagged behind the County and State in both percent increase and income levels. (**Table 2-8**). This is likely attributed to the high percentage of households with persons receiving Social Security income, which amounted to 135 (52.7 percent) households. According to city-data.com, in 2007, the median household income for Harrisville was estimated to be approximately \$31,027.

Community	1989	1989 (In 1999 \$*)	1999	% Change
City of Harrisville	\$19,853	\$25,766	\$27,500	38.5%
Alcona Co.	\$18,013	\$23,378	\$31,362	74.1%
Michigan	\$31,020	\$40,260	\$44,667	44.0%

\* 1989 income converted into 1999 dollars.  
Source: U.S. Bureau of the Census

## Poverty

From 1990 to 2000, poverty rates in the City of Harrisville dropped for families and individuals (**Table 2-9**). However, families with female head of household and individuals 65 years and over both increased between 1990 and 2000, with female head of household showing a striking increase of over 200 percent. Given the current downturn in the economy, one can expect these numbers and percentages to increase in the later part of this decade. In fact, the City of Harrisville has recently qualified for low income rural development grant funding. **Table 2-9A** shows the national threshold for poverty in 2000 by family size.

Category	1990		2000	
	Number	Percent	Number	Percent
Families	16	11.4%	13	9.3%
Families with female head of household	3	18.8%	10	41.7%
Individuals	79	17.3%	70	13.6%
Individuals 65 years and over	7	4.5%	12	6.5%

Source: U.S. Bureau of the Census



**Table 2.9A**

<b>Poverty Thresholds in 2000 by Size of Family and Number of Related Children Under 18 Years</b>									
(Dollars)									
Size of family unit	Related children under 18 years								
	None	One	Two	Three	Four	Five	Six	Seven	Eight or more
One person (unrelated individual):									
Under 65 years.....	8,959								
65 years and over.....	8,259								
Two people:									
Householder under 65 years....	11,531	11,869							
Householder 65 years and over..	10,409	11,824							
Three people.....	13,470	13,861	13,874						
Four people.....	17,761	18,052	17,463	17,524					
Five people.....	21,419	21,731	21,065	20,550	20,236				
Six people.....	24,636	24,734	24,224	23,736	23,009	22,579			
Seven people.....	28,347	28,524	27,914	27,489	26,696	25,772	24,758		
Eight people.....	31,704	31,984	31,408	30,904	30,188	29,279	28,334	28,093	
Nine people or more.....	38,138	38,322	37,813	37,385	36,682	35,716	34,841	34,625	33,291

Source: U.S. Census Bureau.

## Labor Force

### Employment and Unemployment

The civilian labor force is defined as all civilian 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.

Based on information provided in the 2000 US Census, the population 16 years and over was 521 persons. The number of persons in the civilian labor force was 209 with 161 employed and 48 unemployed. Interestingly, the population 16 years and older in 1990 was 391 and the number in the civilian labor force was 189. Comparing the two decade census data, while there was an increase of 33.2 percent of the population 16 years and older between 1990 and 2000, the civilian labor force increased by only 10.6 percent. This clearly points to the trend of Harrisville becoming a retirement community.

**Table 2-10** presents information on labor force, employment and unemployment for Alcona County from 1990 to 2009. Unemployment rates were high in the early 1990’s reaching a rate of 16.4 percent in 1992. With the current economic down turn, rates are again climbing, and rates for 2009 had reached 18.2 percent in October. 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.

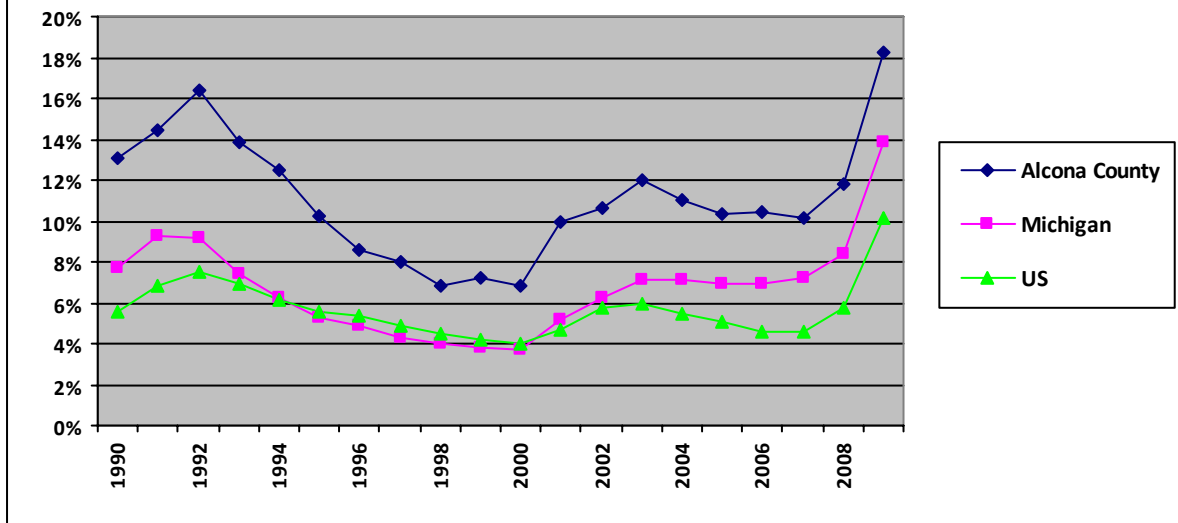
**Table 2-10  
Employment Information Alcona County 1990 - 2009**

Year	Labor Force	Employment	Unemployment	Jobless Rate
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%
2003	4,197	3,695	502	12.0%
2002	4,149	3,708	441	10.6%
2001	4,325	3,894	431	10.0%
2000	4,467	4,164	303	6.8%
1999	4,957	4,601	356	7.2%
1998	4,992	4,655	337	6.8%
1997	5,077	4,671	406	8.0%
1996	4,941	4,517	424	8.6%
1995	4,866	4,370	496	10.2%
1994	4,838	4,231	607	12.5%
1993	4,455	3,835	620	13.9%
1992	4,123	3,447	676	16.4%
1991	3,906	3,343	563	14.4%
1990	3,934	3,419	515	13.1%

**Source: Michigan Labor Market Information**

**\*2009 data includes January - October**

**Figure 2-5 Unemployment Rates 1990-2009**



## Wage and Salary Employment

Wage and salary employment in Alcona County has historically been concentrated in government jobs.<sup>1</sup> (Table 2-11). Employment in that sector, however, dropped substantially starting in 1992, due to the loss of over 600 government jobs when the Wurtsmith Air Force Base closed in Iosco County.

The largest employment sector found in Alcona and Iosco Counties is now retail employment (24.1% of the wage and salary employment in 2002). Service sector and government employment come in very close to one another at 23.2 percent and 22.3 percent, respectively. Manufacturing employment in 2002 was 16 percent of the wage and salary employment. Employment in "other" sectors ("other" includes transportation, communications & utilities, wholesale trade & finance, insurance and real estate) accounted for 8.4 percent of the wage and salary employment, while the mining and construction sector was last at 5.8 percent.

Alcona and Iosco Counties combined added 1,025 new jobs between 1993 and 2002 for an overall increase of 10.5 percent total wage and salary employment. Between 2001 and 2002, however, Alcona and Iosco Counties' total wage and salary employment decreased by 1.8 percent (-200 jobs). Most of the job losses were found in the manufacturing and other sectors. The majority of these job losses were in Iosco County, rather than Alcona County. The loss of manufacturing employment was largely due to the closure of the ITT facility, while the loss of jobs in the "other" sectors was mostly related to the closure of TimCo, a transportation firm. In

<sup>1</sup> Note: Data for Alcona County includes Iosco County. Iosco County numbers overshadow Alcona County because of population differences. However, the economy of the two areas are very closely linked because many people who live in Alcona County work in Iosco County.

spite of these job losses, however, the Alcona/Iosco County area still has the second largest number of jobs in the manufacturing sector of any area in Northeast Michigan.

**Table 2-12** shows that over 30 percent of the civilian labor force in Harrisville is employed in management or professional occupations followed closely by service (26.1 percent) and sales and office (23.6 percent). The industry class employing the higher percentage of people in the City is education, health, and social services (20.5 percent). A fairly high percentage (19.3) is employed in the retail trade class.

Table 2-11 Alcona-Iosco Counties Wage and Salary Employment by Sector 1993 - 2002							
	Mining & Const.	Mfg.	Retail	Service	Govt.	Other*	Total**
1993	475	1,950	2,100	1,825	2,500	875	9,750
% Dif***	0.0%	2.6%	-7.7%	1.4%	-19.4%	6.1%	-6.3%
1994	550	2,150	2,400	2,050	2,325	1,025	10,525
% Dif***	15.8%	10.3%	14.3%	12.3%	-7.0%	17.1%	7.9%
1995	550	2,375	2,550	2,175	2,250	1,300	11,125
% Dif***	0.0%	10.5%	6.3%	6.1%	-3.2%	26.8%	5.7%
1996	550	2,500	2,600	2,250	2,225	1,400	11,525
% Dif***	9.1%	5.3%	2.0%	3.4%	-1.1%	7.7%	3.6%
1997	600	2,400	2,625	2,325	2,250	1,600	11,775
% Dif**	9.1%	-4.0%	1.0%	3.3%	1.1%	14.3%	2.2%
1998	625	2,375	2,625	2,400	2,275	1,650	11,950
% Dif***	4.2%	-1.0%	0.0%	3.2%	1.1%	3.1%	1.5%
1999	700	2,400	2,575	2,475	2,325	1,275	11,750
% Dif***	12.0%	1.1%	-1.9%	3.1%	2.2%	-22.7%	-1.7%
2000	725	2,200	2,675	2,525	2,425	1,300	11,850
% Dif***	3.6%	-8.3%	3.9%	2.0%	4.3%	2.0%	0.9%
2001	650	1,875	2,575	2,450	2,425	1,000	10,975
% Dif***	-10.3%	-14.8%	-3.7%	-3.0%	0.0%	-23.1%	-7.4%
2002	625	1,725	2,600	2,500	2,400	900	10,775
% Dif***	-3.8%	-8.0%	1.0%	2.0%	-1.0%	-10.0%	-1.8%
* Other = Transportation, Communications & Utilities, Wholesale Trade & Finance, Insurance & Real Estate.							
** Total may not add due to rounding							
*** Percent difference from preceding year							
Source: Mich. Dept. of Career Dev., Employment Services Agency							

**Table 2-12  
City of Harrisville Labor Force by Occupation and Industry**

<b>Employed civilian population 16 years and over</b>	<b>161</b>	<b>%</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	49	30.4
Service occupations	42	26.1
Sales and office occupations	38	23.6
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	12	7.5
Production, transportation, and material moving occupations	20	12.4
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	4	2.5
Construction	3	1.9
Manufacturing	14	8.7
Wholesale trade	3	1.9
Retail trade	31	19.3
Transportation and warehousing, and utilities	7	4.3
Information	0	0.0
Finance, insurance, real estate, and rental and leasing	5	3.1
Professional, scientific, management, administrative, and waste management services	9	5.6
Educational, health and social services	33	20.5
Arts, entertainment, recreation, accommodation and food services	22	13.7
Other services (except public administration)	11	6.8
Public administration	19	11.8
<b>CLASS OF WORKER</b>		
Private wage and salary workers	108	67.1
Government workers	40	24.8
Self-employed workers in own not incorporated business	13	8.1
Unpaid family workers	0	0.0
<b>Source: US Bureau of the Census 2000</b>		

## Commuting to Work

The vast majority of residents of the City of Harrisville drive alone to work (**Table 2-13**). In 2000, only 3.8 percent of workers worked from home, but due in advancements in technology allowing greater flexibility in worker location in the past decade, that number will likely continue to increase.

<b>Table 2-13</b>		
<b>City of Harrisville Work Commute 2000</b>		
<b>Mode of Transportation</b>	<b>2000</b>	
	<b>#</b>	<b>%</b>
Drove Alone	134	83.8%
Carpooled	13	8.1%
Public Transportation (includes taxi)	0	0.0%
Walked	7	4.4%
Worked at home	6	3.8%
<b>Source: U.S. Bureau of the Census</b>		



## 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; DaNina Karsen, 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 2009 total assessed value for the City of Harrisville is calculated at \$21,344,300. Total taxable valuation is calculated to be \$17,384,082.

### **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 2009 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. Further improvements to the system were detailed in a 2007 water system study.

The 2007 water system study verified conclusions from prior system studies that the water system has sufficient well capability to meet current and future demands but that new control equipment is needed to improve supply regulation and water treatment. The City currently has a water storage capacity of 50,000 gallons. The 2007 study has recommended replacement of the existing 50,000 gallon tank with a new 125,000 gallon unit.

Much of the water distribution system is approximately 1940's-era and undersized. Uneven distribution capacity exists between the east-west sections of the City and numerous substandard water valves and storm sewer lines exist throughout the system. In addition to a number of substandard fire hydrants, some hydrants are served by undersized water lines, and some sections of the City are underserved by available hydrants resulting in an inadequate fire flow capability to portions of the City.

Funding is in place for the recommended upgrades to the water system in the form of a \$600,000 Rural Development grant from the USDA, \$600,000 in bonds, and a \$1.1 million millage assessment. The upgrades include replacing the water tower and upgrading existing mains. 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.

The City possesses minimal storm water infrastructure. Only areas along Main Street are served by storm water drains. Evaluation of this system indicates that the condition of the system is poor.

## **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, Grayling Mercy Hospital 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 thirteen 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 Alcona County Department of Human Services and 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. Verizon Phone provides local telephone service. Cellular phone is available from a number of providers. Cable television is available from Charter Communications.

## 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.

### Marine

There is a Great Lakes port facility located in the City of Harrisville. The Harrisville Harbor provides a total of 97 slips, with 48 for transient boaters, and 49 for seasonal boaters. 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, volleyball courts, 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
7. Tennis Courts on State Street
8. Dock Street Property
9. Scenic Overlook (east end of Main Street)
10. Craftmaker's Cabin
11. Outdoor basketball court across from Harbor

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

## Media

There are no locally operated radio and television stations in Alcona County. Residents are able to access local stations from 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  
Downtown Development Authority  
Lady Lions  
Ladies Auxiliary for Fire Department  
VFW Post 4644  
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. Over 500 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, Sidewalk Chalk Art Competition immediately following Children's Parade, craft show at the Craftmaker's Cabin, duck race.

***City Wide Garage Sale:*** Third Saturday in June

***Antique & Collectables Tent:*** Third weekend in July

***Wine & Food Fest:*** Fourth Saturday in July

***Christmas in the Village:*** First Saturday in December

***Harbor Nights Summer Concert Series:*** Wednesday nights starting July 1 through Labor Day Weekend

***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.

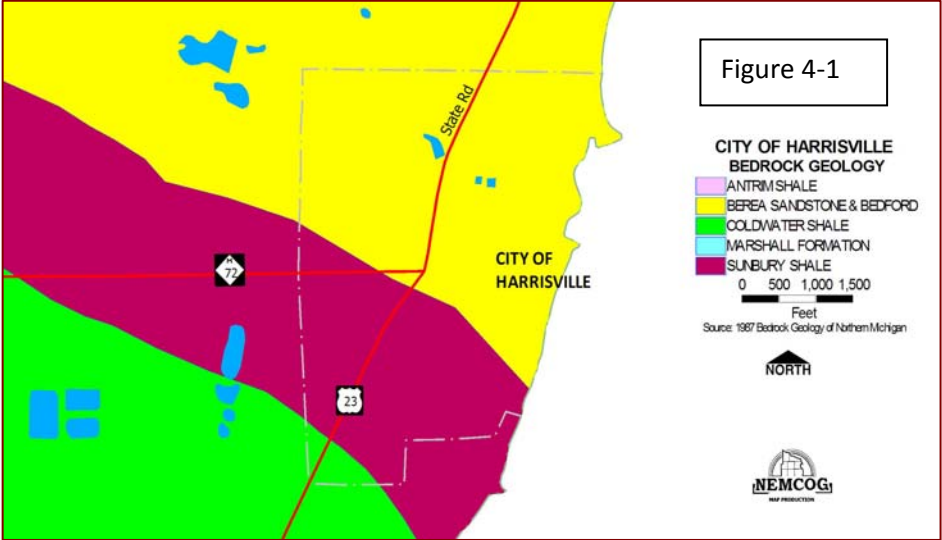
According to the USDA Soil Survey of Alcona County, the average annual precipitation is 29.46 inches (includes water equivalent of snowfall). Precipitation is heaviest during the summer months with 60 percent of the annual precipitation from April through September. The average annual snowfall is 49.5 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

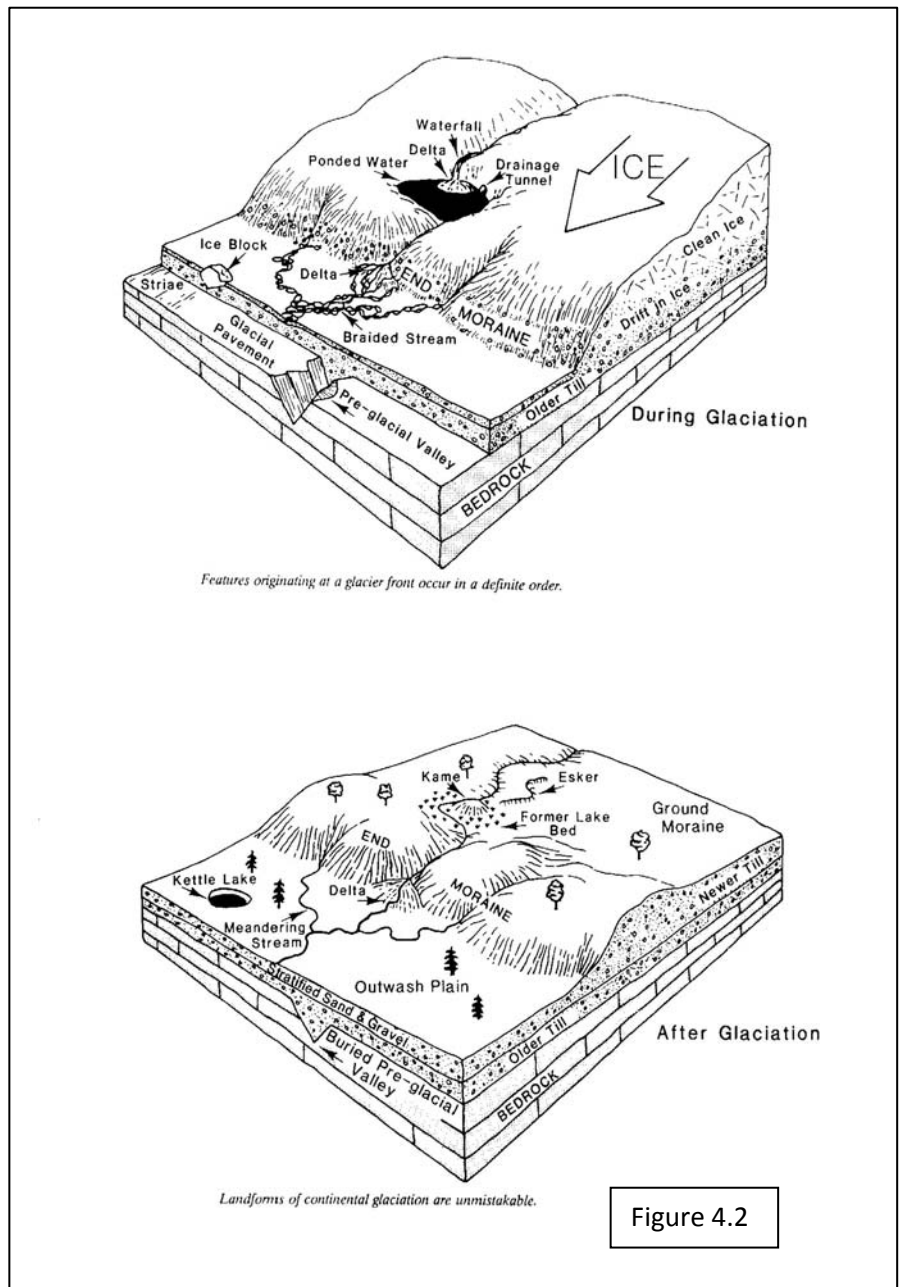


Hudson Bay area. Several times over this two million year period the massive sheets of ice built up and inched their way south across what is today Michigan. The massive ice sheets which were more than one mile thick advanced in a southerly direction bulldozing their way across the landscape. The glacier 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.

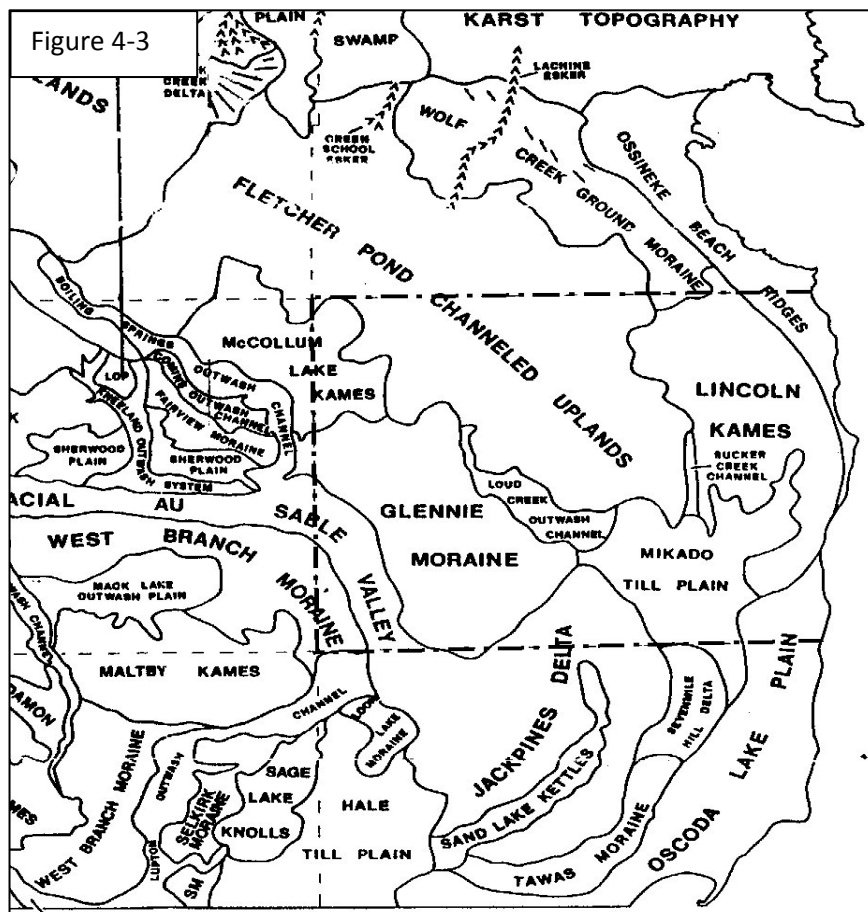
Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land; obliterating and then creating hills, valleys, rivers and lakes, swamps and marshes. The last glacial period, called the Wisconsin era, created the landscape we 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



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.



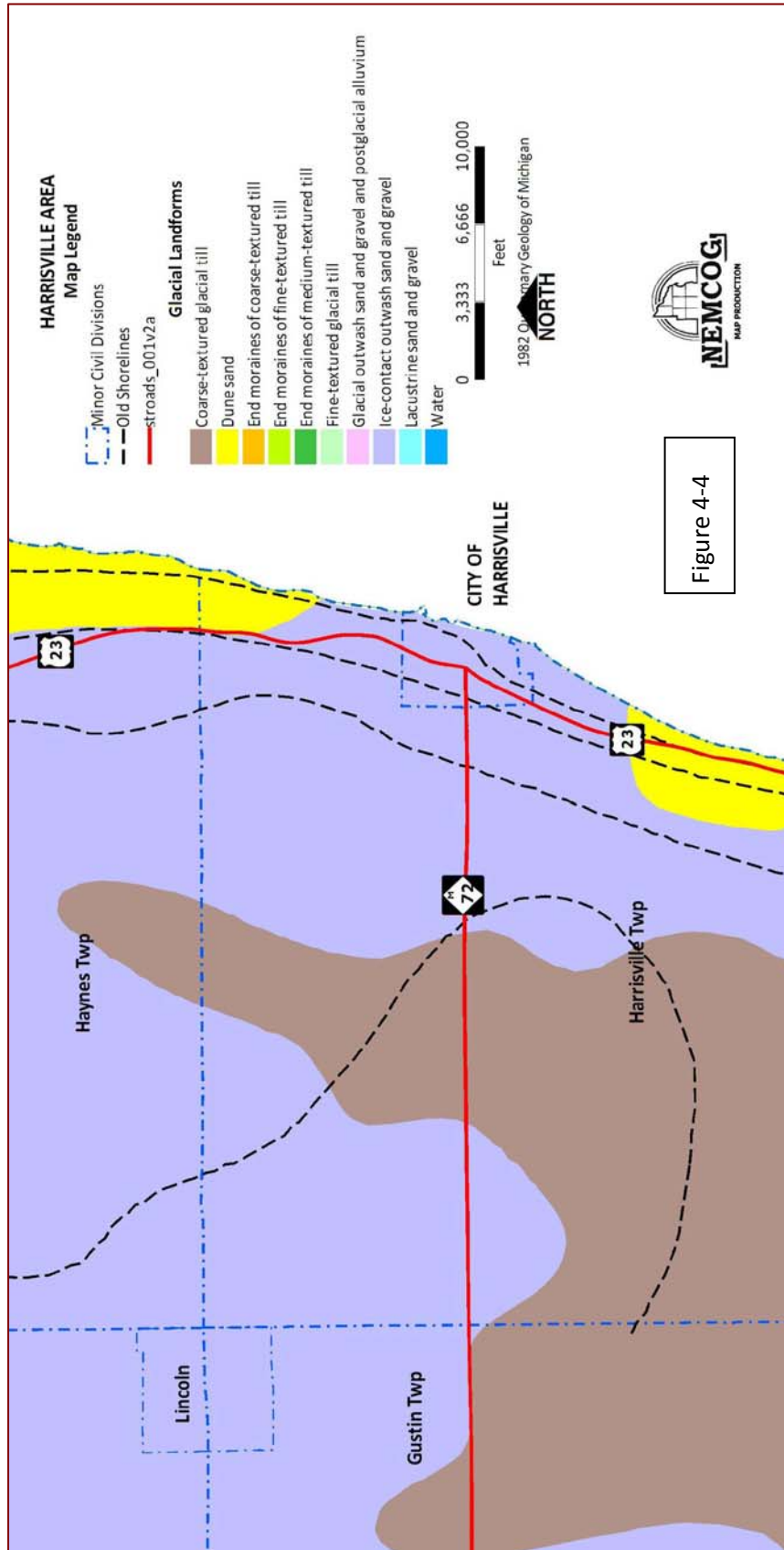


Figure 4-4

## Soils

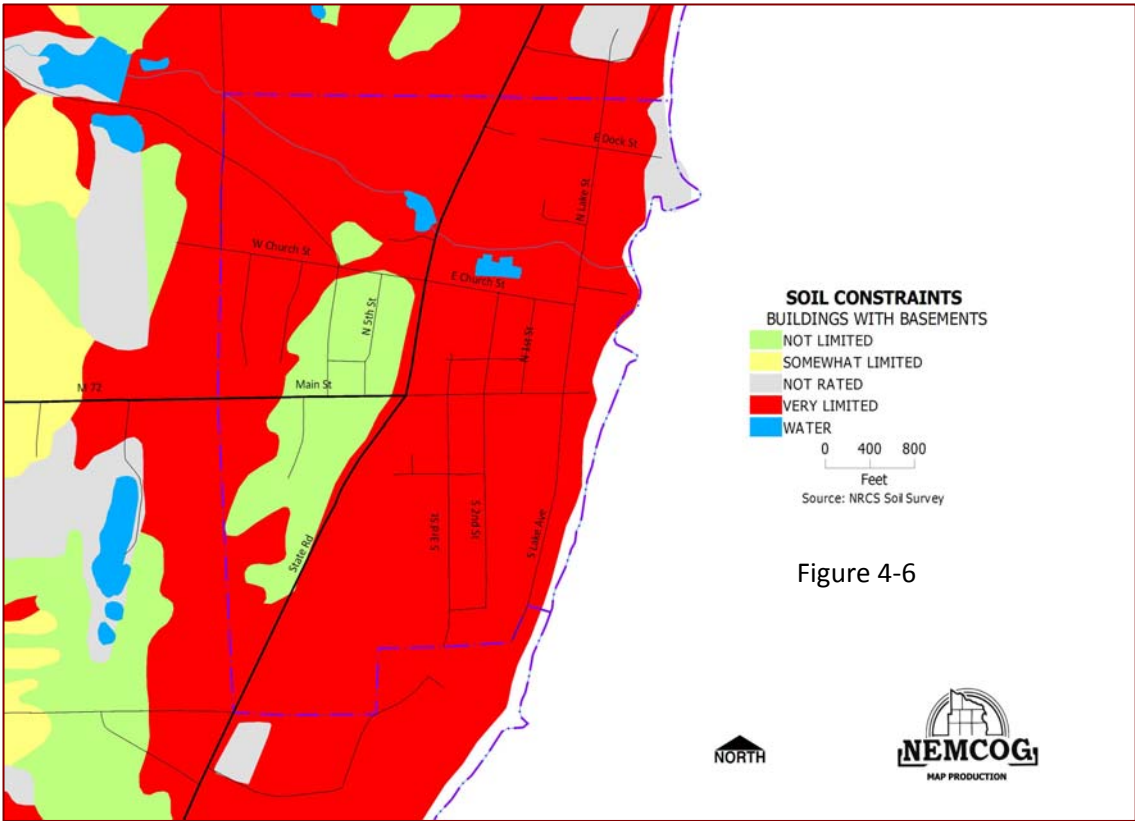
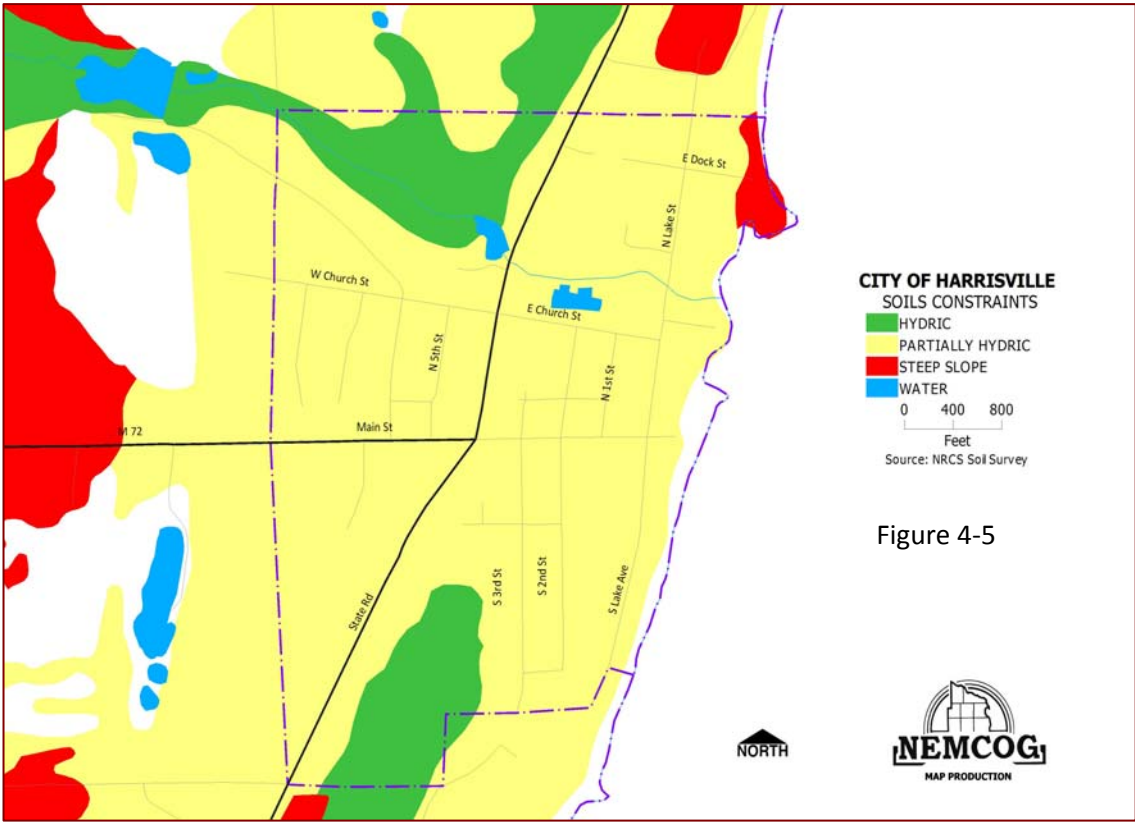
When planning for types and intensity of future land uses, soil types and slopes are two important factors that determine the carrying capacity of land. Soils most suitable for development purposes are well drained and are not subject to a high water table. Adequate drainage is important to minimizing 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.

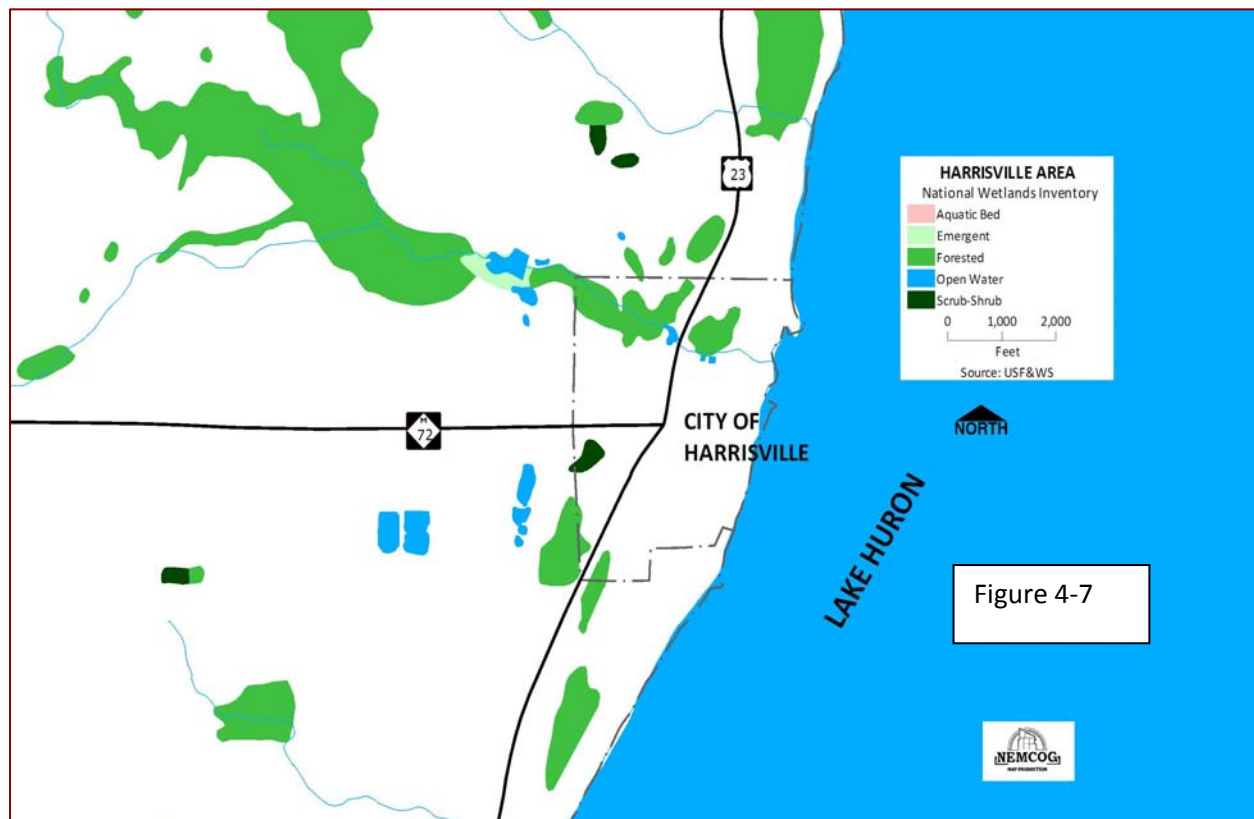
Protection of groundwater resources is paramount to supporting the long term investment of the City's water system and to protecting the health and safety of community's residents and visitors. The Michigan Department of Environmental Quality (MDEQ) administers a Wellhead Protection Program (WHPP) which 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 5/21/09. 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:** 01000030  
**Site Name:** State Park Grocery  
**Site Address:** 302 S Huron Rd (US-23 South) – outside city limits  
**City:** Harrisville  
**Zip Code:** 48740  
**County:** Alcona  
**Source:** Grocery Store  
**Pollutant(s):** 1,2,4 TMB; 1,3,5 TMB; 2-Methylnaphthalene; Benzene; Ethylbenzene; Naphthalene; Toluene; Xylenes  
**Score:** 29 out of 48  
**Score Date:** 2006-08-08  
**Township:** 26N **Range:** 09E **Section:** 13  
**Quarter:** N/A **Quarter/Quarter:** N/A  
**Status:** See Leaking Underground Storage Tank Site Database

**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.

<b>Table 4-1 Leaking Underground Storage Tanks (LUST), Part 213 of P.A. 451</b>			
<b>Site ID</b>	<b>Site Name</b>	<b>Site Address</b>	<b>Status</b>
00003914	Alcona Oil Co Inc	628 N State St	Tanks removed from ground
00014160	Harrisville Sport Center	216 S Huron Rd	Tanks removed from ground
00005845	State Park Grocery - Mary Kirby (outside city limits)	302 S Huron Rd	Tanks removed from ground
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.

<b>Table 5-1 City of Harrisville Existing Land Use/Land Cover Statistics</b>		
<b>Land Use Category</b>	<b>Number of Acres</b>	<b>Percent of City</b>
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
<b>TOTAL*</b>	<b>348.2</b>	<b>100%</b>
<b>Source: NEMCOG – 2009 Existing Land Use Map</b>		
*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 approximately 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. 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. Approximately 2.8% 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 make up 2.4% of the City and can be found at the end of 8<sup>th</sup> Street, School Drive, and on Main Street between Huron Avenue and South 2<sup>nd</sup> Street.

### ***Non-Forest Uplands***

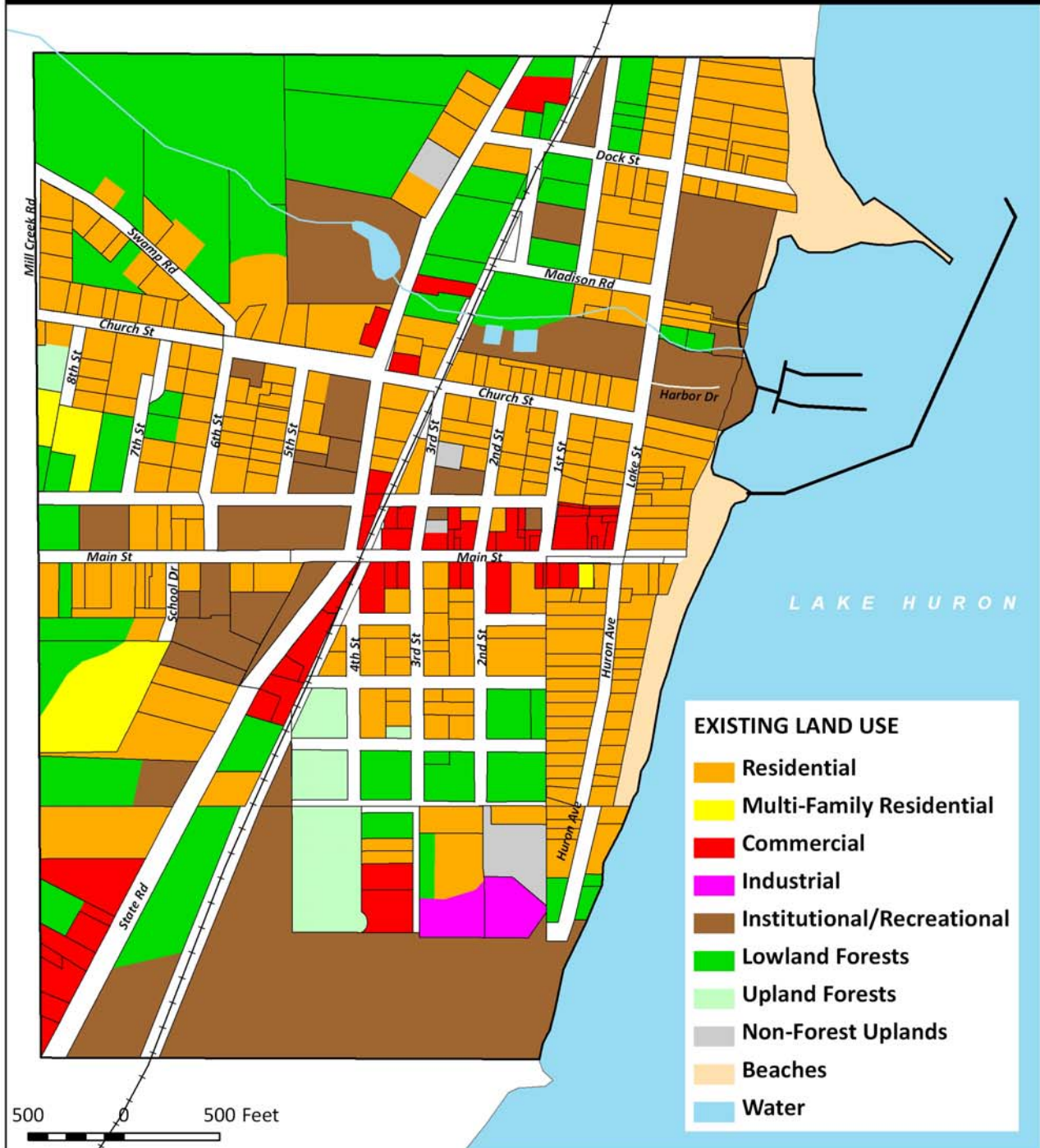
The Non-Forest Upland category consists of herbaceous and shrub lands. In the case of the City of Harrisville, empty residential lots were put in this category. There are only four acres of non-forest uplands in Harrisville. The largest area exists north of Harrisville State Park while other smaller 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 1.0% 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  
NORTHEAST MICHIGAN  
COUNCIL OF GOVERNMENTS **NEMCOG**



## 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 community input. 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 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
- 3<sup>rd</sup> 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

<b>GENERAL CITY GOALS</b>
<b>PRESERVE THE UNIQUENESS OF HARRISVILLE--</b> by protecting the waterfront setting, small town character, and maintaining an overall clean, healthy and well maintained living environment.
<b>PROTECT THE HEALTH, SAFETY AND WELFARE</b> of City residents by coordinating land use, applying zoning standards, and providing efficient public services.
<b>PROMOTE A DIVERSE BUSINESS ENVIRONMENT</b> and provide opportunities for new commercial and light industrial businesses.
<b>PROTECT AND PRESERVE HISTORIC</b> areas, sites, buildings, structures, and features.
<b>ENCOURAGE CULTURAL FACILITIES AND EVENTS</b> that meet the diverse needs of the entire community.
<b>ENCOURAGE RECREATIONAL FACILITIES</b> that meet the needs of a diverse age group.
<b>UPGRADE PUBLIC INFRASTRUCTURE</b> 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.*

- Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources.
- Encourage planned land uses in coordination with public utility, facility, and service improvement programs.
- 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.
- Site Plan Review:
  - a. 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.
- 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.
- Require buffers like the construction of berms or vegetative screening to shield residential properties from adjacent non-residential development.
- Research innovative development options to increase the tax base while maintaining the essential character of the community.
- Revise Zoning Ordinance to be easily understandable, innovative, up-to-date and fit the City vision.
- Encourage general public, civic organizations and all commissions to provide input for City decisions.
- Control the location of new development by designating appropriate areas for new residential, commercial, light industrial and resort/recreational land uses.

**OBJECTIVES CONTINUED:**

- 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.
- Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.
- Develop waterfront regulations in the zoning ordinance that will set forth special requirements and standards for development in these sensitive areas.
- Enforce all City ordinances in a consistent and fair manner.
- 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.
- Develop signage standards in the Zoning Ordinance. Increase safety and reduce the visual impact of signs by controlling their size, number, illumination, and configuration.
- 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.
- 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:**

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

## NATURAL ENVIRONMENT

GOAL: *Protect and preserve natural resources.*

### OBJECTIVES

- 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.
- Evaluate the environmental impact of all new development.
- Protect land resources and water quality related to our lakes, streams and wetlands.
- Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.
- Protect shoreline areas from urban development impacts through conservation techniques like lakescaping, conservation easements and resource education programs.
- Maintain greenbelt areas adjacent to the lake, pond, streams, and wetlands to protect water quality and critical wildlife habitat.
- 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.
- Establish regulations and standards to protect the community against high noise levels and exterior lighting glare.
- 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:**

- Investigate the opportunities to develop a public beach access in the City limits.
- Encourage the creation of a lakefront/lakeview property owners association.
- Encourage and explore opportunities for recreational use of the waterfront such as kayaking, bird watching and walking.
- 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:**

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

## 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:

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

## GOVERNMENT

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

### OBJECTIVES:

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

## 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:

- 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.
- Encourage the efficient use of existing roadways and infrastructure.
- Maintain existing roadways and monitor traffic counts, parking and use patterns on a continuing basis for transportation planning.
- Plan for safe access and circulation of vehicles as well as pedestrians.
- Support the development of bicycle paths and pedestrian walkways.
- Engage in Main Street beautification.
- Develop a sidewalk improvement/maintenance plan.
- Develop a Capital Improvements Plan to address the long term needs of the City.
- Expand the location of curb and gutter throughout the City.
- Encourage the placement of utilities underground.
- Plan utility improvements to coincide with development, where possible.
- Support the expansion of public transportation.
- Encourage development of corridor plans for all primary transportation routes.
- Investigate possible locations for public parking areas.
- Implement a wayfinding signage program.
- Increase police presence when possible. Address issues of vandalism in the City.
- Improve fire protection in the City.
- Control nuisance animals around public buildings.

OBJECTIVES CONTINUED:

- Investigate the feasibility of a Community Center.
- Encourage the continuance of community events year round.
- Protect important community facilities such the library, craftmaker's cabin, and train depot.
- Encourage the development of youth and senior citizen activities.
- Encourage and work toward the development of affordable telecommunications options and wireless internet for City residents.

## ECONOMIC DEVELOPMENT

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

### OBJECTIVES:

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

## **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:**

- Encourage the development of housing to meet the needs of all household types and income groups.
- Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety.
- Protect the residential neighborhoods from intrusion of incompatible uses.
- Plan medium- and high-density residential development only in those areas that are suitable for such use.
- 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:

- Promote a varied business environment, which meets both seasonal and year round needs.
- Concentrate commercial development in commercial areas.
- Maintain an identifiable central business district.
- Develop innovative planning and zoning techniques, such as design standards, to maintain the character of the City.
- Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance.
- Establish greenbelt buffer and landscape regulations.
- Establish dimensional and construction standards for commercial development.
- Make parking (either private or public) needs a consideration for all expansions and new developments.
- Investigate a façade improvement program.
- Implement streetscape projects to increase the attractiveness of the commercial areas.
- 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:**

- Ensure that industrial developments take place in an environmentally sensitive manner and are harmonious with the existing community.
- 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.
- Require adequate buffering and screening through appropriate landscaping and site design to minimize land use conflicts.



# 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.

# CURRENT ZONING CITY OF HARRISVILLE MASTER PLAN



# FUTURE LAND USE CITY OF HARRISVILLE MASTER PLAN



**FIGURE 7-2**

**2009**

MAP CREATED BY THE  
NORTHEAST MICHIGAN  
COUNCIL OF GOVERNMENTS



## ***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 and R-2 districts. 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 R-2 (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 7<sup>th</sup> 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 should be required to submit a professionally designed site plan. In addition, copies of the site plan should be provided to each member of the Planning Commission, the Zoning Administrator, and the City Clerk (by the applicant). The current requirements for a site plan are inadequate. There are many more items which should be included and these need to be spelled out in the ordinance.

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, better site plan review standards should be incorporated into the Zoning Ordinance. These standards will 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 February 10, 2009, 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 January 15, 2010 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 April 6, 2010. 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 April 6, 2010. The Harrisville City Council passed a resolution of adoption of the Master Plan on April 12, 2010.

## **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.

City of Harrisville

**AFFIDAVIT OF MAILING FORM**

State of Michigan  
County of Alcona

Date: February 10, 2009

Reference: **Notice of Intent to Develop a Master Plan**

On February 10, 2009 , I caused to be served the following:  
**Notice of Intent to Develop a Master Plan**, copies of which are hereto attached,  
upon the entities listed below (and/or on attached pages) by mailing to each of  
them copies of such instruments, with postage prepaid, addressed to their respective  
last know addresses by ordinary mail:

1. Township of Harrisville Roger Jamieson 1054 S Poor Farm Rd. Harrisville MI 48740
2. Alcona County Board of Commissioners P.O. Box 308 Harrisville MI 48740
3. Lake State Railway 750 N Washington Ave. Saginaw MI 48607
4. Verizon Attn. Mike Adams 103 N. Main St. Roscommon MI 48653
5. DTE One Energy Plaza Detroit MI 48226
6. Consumers Energy Attn: Paul Loodeen 1931 N Huron Rd-US 23 East Tawas MI 48730
7. Charter Communications 2074 M-32 Alpena MI 49707

The foregoing (and/or listed on attached pages) are all of the entities who should  
receive this notice of intent to develop a Master Plan as required by the Michigan  
Planning Enabling Act (P.A. 33 of 2008, as amended).

I declare that this proof of service has been examined by me and that the contents  
thereof are true to the best of my information, knowledge and belief.

Barbara Pierce  
Planning Commission Secretary

2.10.09  
Date

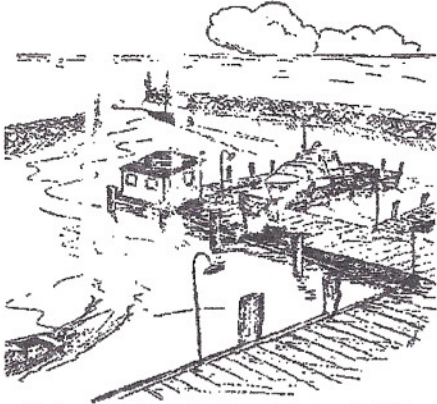
Subscribed to and sworn before me, a notary public, in and for the county aforesaid,  
on the 10th day of February, 2009.

6.15.12  
Commission expires

Stephany Eller  
Notary Public  
Stephany Eller

STEPHANY ELLER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF ALCONA  
MY COMMISSION EXPIRES Jun 15, 2012  
ACTING IN COUNTY OF Alcona





Harbor of Refuge - Dedicated August 6, 1961

**City of Harrisville**  
200 Fifth St.  
P.O. Box 278  
Harrisville, MI 48740  
(989) 724-6666

## NOTICE OF INTENT TO DEVELOP A MASTER PLAN

February 10, 2009

Township of Harrisville  
1054 S Poor Farm Rd.  
Harrisville, MI. 48740

Dear Sir/Madam,

The City of Harrisville has begun working with the Northeast Michigan Council of Governments in the creation of a new City of Harrisville Master Plan. As required by Public Act 33 of 2008, the Michigan Planning Enabling Act, notification is being sent to all adjacent governmental entities, utilities, and railroads to request cooperation and comment.

Prior to and after adoption of the Master Plan, draft and final copies of the plan will be sent to all adjacent governmental units, as defined in the Michigan Planning Enabling Act, for review and comment. Utilities and railroads must request copies and may be charged for photocopies and postage. Note: there will be no charge to utilities or railroads that choose to receive the plan on CD or via email.

Thank you for your cooperation and we look forward to your participation in this important project.

Sincerely,

Barbara Pierce, Secretary  
City of Harrisville Planning Commission

The City of Harrisville is an Equal Opportunity Provider, and Employer

**City of Harrisville**

**Planning Commission Meeting**

**January 5, 2010**

**7:00 P. M. – 8:30 P. M.**

**Council Room, City Hall**

**MINUTES**

- A. Call to order: By Chairperson Cecile Pizer at 6:55 p.m.
1. Roll call of members: Cecile Pizer, Chairperson, Barbara Pierce, Secretary, John Dobis, Mayor, Dave Cook, City Attorney, Jack Guy, Jim Kaiser, Lon Fairchild, Mike Crick.  
Absent: None.
  2. Determination of Quorum: Present
  3. Recognition of Visitors: Denise Cline, NEMCOG representative, Robert Barlow
  4. Approval of Minutes: Moved-J. Dobis. Second-J. Guy. Approved.
  5. Approval of Agenda: Moved-J. Guy Second- L. Fairchild. Approved.
- B. Scheduled Public Hearings
1. Advertised Public Hearings: None.
  2. Public comment: None.
  3. Other matters to be reviewed by the Planning Commission:
    - a. Department of Natural Resources (DNR) has notified Mayor Dobis that the Recreation Master Plan has expired and is up for review/revision this year. Denise Cline (NEMCOG) will review and revise this Plan with minor updates for review and input with advertised public hearings and meetings. This update is part of a mandatory 5 year review.
    - b. There are no Zoning Ordinance grant monies available at this time. Mayor Dobis proposes Denise Cline (NEMCOG) to pursue continuation of work for the city of Harrisville on a two year plan to begin development of the zoning ordinances. The city will apply for new Coastal Cities grant in 2011.
- C. Unfinished Business
1. Final review of Master Plan:
    - a. Discussion of corrections to Master Plan.
    - b. Discussion of additional topics to be included in final draft.
- D. New Business
1. Recommendation to City Council: Motion by C. Pizer for Mayor Dobis to have Denise Cline (NEMCOG) complete corrections and revisions of the Master Plan to be available to the City Council, for review, prior to Monday,

January 11, 2010 for the scheduled City Council meeting. Moved-L. Fairchild. Second-M. Crick. Approved.

2. Setting of Public Hearing Dates:

a. Public Hearing dates will be determined upon review of Master Plan by Harrisville Township and Greenbush Township. If no concerns or questions by these neighboring township which have 63 days notice to respond, public hearing dates will then be set.

3. C. Pizer asked for a motion for NEMCOG to review current the Recreation Master Plan and present a proposal for the cost for time used and any changes.

Moved- M. Crick. Second- J. Guy. Approved.

4. Discussion concerning training for commission members as mandated by new State Planning Commission By-laws for 2009 and 2010.

5. C. Pizer asked for a motion to get a cost proposal from Denise Cline (NEMCOG) to continue with the zoning ordinance process. Proposal would cover a two-year period and be at minimal cost to the city. Moved-J. Guy. Second- J. Kaiser. Approved.

6. Other New Business: None.

E. Public Participation: None.

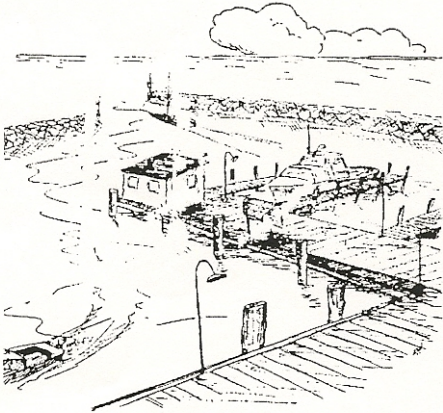
F. Next meeting date: April 6, 2010. A regularly scheduled, quarterly meeting.

G. Adjournment: 8:05 p.m. Moved- M. Crick. Second-J. Guy. Approved.

Respectfully Submitted:

Barbara Pierce, Secretary  
City of Harrisville Planning Commission  
January 5, 2010





Harbor of Refuge - Dedicated August 6, 1961

## City of Harrisville

200 Fifth St.

P.O. Box 278

Harrisville, MI 48740

(989) 724-6666

January 6, 2010

Harrisville City Council

The City of Harrisville Planning Commission hereby transmits to you, the Harrisville City Council, the draft City of Harrisville Master Plan for your review. This plan has been drafted with the assistance of the Northeast Michigan Council of Governments and reviewed by the City of Harrisville Planning Commission. The next step in the Master Plan process is to distribute the plan to adjacent communities and requesting agencies for their review and comment. All Planning Commission members concur that the draft Master Plan is ready to be sent to adjacent communities for review and comment. No other agencies have requested review of the Master Plan. Please see the attached minutes from the City of Harrisville Planning Commission meeting of January 5, 2010, where a motion was made and passed to send the draft plan to the City Council for approval of distribution. If the City Council concurs that the plan is ready to be distributed for review and comment, a motion should be made as follows:

**MOTION:**

*The Harrisville City Council, in accordance with section 41(2) of Public Act 33 of 2008, approves the draft City of Harrisville Master Plan for distribution to adjacent communities for review and comment.*

Sincerely,

Cecile Pizer, Chair

City of Harrisville Planning Commission



The meeting of the Harrisville City Council was held **January 11, 2010** at the City Office. The meeting was called to order at 7:00 **pin** and the Pledge of Allegiance was said

Present Mayor Dobis, Treasurer Tom Keerl, Council Members, Crick, Dwyer, Lemere, Pierce and Tartaglia, Clerk Karsen absent Clayton

Motion by Lemere, supported by Tartaglia to approve December 14, 2009 Minutes  
Motion Carried 5-0

Motion by Lemere, supported by Crick to pay bills in amount of \$76,696.93  
Carried 5-0

Motion by Tartaglia supported by Dwyer to confirm Dave Cook as City Attorney Motion  
Carried 5-0

Dave cook swore in Alderman Tartaglia Ward I, Crick Ward II and Lemere Ward III

Motion by Crick supported by Pierce to accept Robert Clayton's resignation Motion  
Carried 5-0  
Council would like to thank Clayton for his service as an Alderman

Motion by Lemere supported by Pierce to advertise for new Alderman for Ward II  
Motion Carried 5-0

Motion by Crick supported by Tartaglia to appoint Noel Lemere as Mayor Pro tem  
Motion Carried 5-0

Council would like to thank Marion Tartaglia for her years of service as Mayor pro tem

Motion by Tartaglia supported by Lemere to appoint Barbara Pierce as FEMA  
administrator Motion Carried 5-0

Motion by Tartaglia supported by Crick to appoint DaNina Karsen as City of Harrisville  
Census Administrator Motion Carried 5-0

Motion by Lemere supported by Tartaglia to appoint DaNina Karsen as Chamber of  
Commerce Representative Motion Carried 5-0

Motion by Crick supported by Dwyer to appoint DaNina Karsen as representative for the  
Local Chapter of the Michigan Township Association Motion Carried 5-0

Motion by Dwyer supported by Lemere to confirm investment policies Motion Carried  
5-0

Motion by Tartaglia supported by Lemere to appoint Kathy Baird as Deputy Clerk  
Motion Carried 5-0

Motion by Crick supported by Tartaglia to appoint Sharon O'Callaghan as Deputy Treasurer Motion Carried 5-0

Motion by Lemere supported by Crick to continue City of Harrisville Council meeting the 2<sup>nd</sup> Monday of every month at 7:00 p.m.

Resolution # 2010-01 by Lemere supported by Crick to approve Mayor Dobis, Treasurer Keerl and/or Clerk Karsen's signing of MDOT applications for 2010  
Dwyer Aye - Lemere Aye - Pierce Aye - Crick Aye - Tartaglia Aye

Motion by Lemere supported by Tartaglia to continue Tru Green application 2 times a year Motion Failed 2-3

Resolution # 2010-02 by Lemere supported by Pierce to authorize City Council as the final approval of the City of Harrisville Master Plan.

Motion by Crick supported by Dwyer to approve The Harrisville City Council, in accordance with section 41 (2) of Public Act 33 of 2008, approves the draft City of Harrisville Master Plan for distribution to adjacent communities for review and comment  
Motion Carried 5-0

Motion by Lemere supported by Dwyer to hire NEMCOG to redo the City of Harrisville Recreation Plan in the amount of \$2265.00 Motion Carried 4-1

Motion by Lemere supported by Pierce to hire NEMCOG to re write Zoning ordinance in the amount of \$11,000.00 with a payback time of 2 years Motion Carried 5-0

Motion by Lemere supported by Crick to re-appoint Tom Keerl to the Airport Commission with term ending December 31, 2012 Motion Carried 5-0

Motion by Crick supported by Lemere to re-appoint Dean Pierce to the Tree Board term ending December 31, 2012 Motion Carried 5-0

Motion by Lemere supported by Pierce to make first draw to McGuire Tank in the amount of \$136,791.00 Motion Carried 5-0

Motion by Lemere supported by Crick for the Harrisville United Methodist Church to use the Harbor Pavilion For a Easter Sunrise Service and wave the \$25.00 fee Motion Carried 5-0

Council would like the Thank Sal Toombs for his help making the ice rink.

Motion to adjourn 8:40

**Resolution 2 of 2010  
CITY OF HARRISVILLE MASTER PLAN**

**RESOLUTION FOR FINAL APPROVAL  
HARRISVILLE CITY COUNCIL**

**WHEREAS,** The City of Harrisville has undertaken development of a Master Plan to guide development; promote the public health, safety, and welfare of the City; to encourage the proper use of resources; to facilitate recreation and other public improvements; and to consider the character of the City and suitability of particular land uses, and

**WHEREAS,** Section 43(3) of Public Act 33 of 2008, commonly known as the Michigan Planning Enabling Act, gives the City Council the authority to assert the right to make final approval or rejection of said Master Plan, and

**WHEREAS,** The Harrisville City Council has a responsibility to the citizens of the City of Harrisville to provide for and promote the public health, safety and general welfare of the City, and

**NOW, THEREFORE BE IT RESOLVED,** that the Harrisville City Council hereby asserts the authority to make the final approval or rejection of the City of Harrisville Master Plan as a guideline for improving the overall quality of life for the residents of the City of Harrisville.

Yeas: 5

Nays: NONE

Absent: 1

**I HEREBY CERTIFY** that the forgoing Resolution was adopted at a regular meeting of the Harrisville City Council held on January 11, 2010.

Jan 11, 2010

Date

Deanna L. Karsen

Harrisville City Clerk



**GAYLORD OFFICE:**  
 Northeast Michigan Council of Governments  
 PO Box 457 115 East Mitchell Street  
 Gaylord, MI 49734  
 989-732-3551 (voice) 989-732-5578 (fax)  
 www.nemcog.org

**DENISE CLINE (HOME OFFICE):**  
 Northeast Michigan Council of Governments  
 786 N. Saint Joseph St, Unit 11  
 Suttons Bay, MI 49682  
 231-271-3011  
 dmcline@nemcog.org

**AFFIDAVIT OF MAILING FORM**

State of Michigan  
 County of Alcona

Date:

Reference: *Draft City of Harrisville Master Plan*

**AFFIDAVIT OF MAILING  
 DRAFT CITY OF HARRISVILLE MASTER PLAN**

*I, Patricia Papendick, certify that the communities and agencies on the attached list were mailed the draft City of Harrisville Master Plan for their review and comment. The notification was sent on January 15, 2010 by first class mail and in accordance with Public Act 33 of 2008, as amended.*

1. *Alcona County Board of Commissioners: Kevin Boyat, Chair PO Box 308 Harrisville MI 48740*
2. *Harrisville Township, 1054 S. Poor Farm Rd., Harrisville, MI 48740*

The foregoing are all of the entities who should receive this draft Master Plan as required by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended).

*Patricia Papendick*  
 Patricia Papendick

*1/15/10*  
 Date





**GAYLORD OFFICE:**  
Northeast Michigan Council of Governments  
PO Box 457 115 East Mitchell Street  
Gaylord, MI 49734  
989-732-3551 (voice) 989-732-5578 (fax)  
www.nemcog.org

**DENISE CLINE (HOME OFFICE):**  
Northeast Michigan Council of Governments  
786 N. Saint Joseph St. Unit 11  
Suttons Bay, MI 49682  
231-271-3011  
dmcline@nemcog.org

January 15, 2010

RE: CITY OF HARRISVILLE MASTER PLAN DRAFT REVIEW BY ADJACENT COMMUNITIES

Harrisville Township:

The City of Harrisville is submitting a copy of the draft City of Harrisville Master Plan for your review and comment. This draft is being submitted to you pursuant to Section 41 of Public Act 33 of 2008, as amended. Your township has a maximum of 63 days from the receipt of this draft plan to submit comments on the draft plan to the City of Harrisville.

Please submit comments to:

**Denise Cline**  
**Northeast Michigan Council of Governments**  
**786 N Saint Joseph Street**  
**Unit 11**  
**Suttons Bay, MI 49682**

Or via email:  
**dmcline@nemcog.org**

Thank you for your cooperation, and we look forward to your comments. If you have any questions, please contact me at my home office listed above.

Sincerely,

A handwritten signature in cursive script that reads "Denise Cline".

Denise Cline  
Northeast Michigan Council of Governments  
Community Planner/GIS Specialist



**GAYLORD OFFICE:**  
Northeast Michigan Council of Governments  
PO Box 457 115 East Mitchell Street  
Gaylord, MI 49734  
989-732-3551 (voice) 989-732-5578 (fax)  
www.nemcog.org

**DENISE CLINE (HOME OFFICE):**  
Northeast Michigan Council of Governments  
786 N. Saint Joseph St. Unit 11  
Suttons Bay, MI 49682  
231-271-3011  
dmcline@nemcog.org

January 15, 2010

RE: CITY OF HARRISVILLE MASTER PLAN DRAFT REVIEW BY ADJACENT COMMUNITIES

Kevin Boyat, Chair  
Alcona County Board of Commissioners  
PO Box 308  
Harrisville, MI 48740

The City of Harrisville is submitting a copy of the draft City of Harrisville Master Plan for your review and comment. This draft is being submitted to you pursuant to Section 41 of Public Act 33 of 2008, as amended. Alcona County has a maximum of 63 days from the receipt of this draft plan to submit comments on the draft plan to the City of Harrisville.

Please submit comments to:  
**Denise Cline**  
**Northeast Michigan Council of Governments**  
**786 N Saint Joseph Street**  
**Unit 11**  
**Suttons Bay, MI 49682**

Or via email:  
**dmcline@nemcog.org**

Following is a list of entities to which the draft City of Harrisville Master Plan was submitted on January 15, 2010:

1. Harrisville Township
2. Alcona County

Thank you for your cooperation, and we look forward to your comments. If you have any questions, please contact me at my home office listed above.

Sincerely,

A handwritten signature in blue ink that reads "Denise Cline".

Denise Cline  
Northeast Michigan Council of Governments  
Community Planner/GIS Specialist


# Affidavit of Publication

***In the Matter of*** Notice of Public Hearing Master Plan ~ City of Harrisville Planning Commission

STATE OF MICHIGAN, }  
COUNTY OF ALCONA } SS

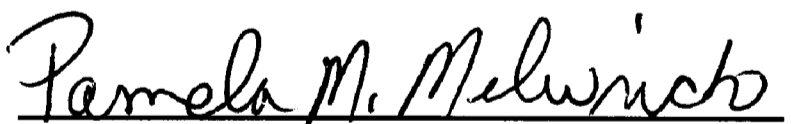
Cheryl L. Peterson being first duly sworn, says that she is the publisher of the Alcona County Review, a newspaper published in Alcona County, Michigan, in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified newspaper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published on:

March 17, 2010

  
Cheryl L. Peterson

Subscribed and sworn to before me this

17<sup>th</sup> day of March 2010

  
Pamela M. Milwrick  
Notary Public for Alcona County,  
Acting in Alcona County  
My Commission Expires 11-28-2010

## NOTICE

The City of Harrisville Planning Commission will hold a Public Hearing to adopt their proposed Master Plan on Tuesday, April 6, 2010, at 7 p.m. at the Harrisville City Offices at 200 Fifth Street, Harrisville. The Master Plan can be accessed via the Internet at [www.nemcog.org](http://www.nemcog.org) or can be viewed at the City Offices M-F 9 a.m.-noon. Written comments may be mailed to Cecile Pizer at P.O. Box 278, Harrisville, MI, 48740.



**GAYLORD OFFICE:**  
Northeast Michigan Council of Governments  
PO Box 457 115 East Mitchell Street  
Gaylord, MI 49734  
989-732-3551 (voice) 989-732-5578 (fax)  
www.nemcog.org

**DENISE CLINE (HOME OFFICE):**  
Northeast Michigan Council of Governments  
786 N. Saint Joseph St. Unit 11  
Suttons Bay, MI 49682  
231-271-3011  
dmcline@nemcog.org

## AFFIDAVIT OF MAILING FORM

State of Michigan  
County of Alcona

Date:

Reference: Harrisville Master Plan Public Hearing

### AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

*I, Patricia Papendick, certify that the communities and agencies on the attached list were mailed the City of Harrisville Master Plan Public Hearing Notice. The notification was sent on March 17, 2010 by first class mail and in accordance with Public Act 33 of 2008, as amended.*

1. *Alcona County Board of Commissioners: Kevin Boyat, Chair PO Box 308 Harrisville MI 48740*
2. *Harrisville Township*

The foregoing are all of the entities who should receive this draft Master Plan as required by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended).

  
Patricia Papendick

  
Date



**GAYLORD OFFICE:**  
Northeast Michigan Council of Governments  
PO Box 457 115 East Mitchell Street  
Gaylord, MI 49734  
989-732-3551 (voice) 989-732-5578 (fax)  
www.nemcog.org

**DENISE CLINE (HOME OFFICE):**  
Northeast Michigan Council of Governments  
786 N. Saint Joseph St. Unit 11  
Suttons Bay, MI 49682  
231-883-2628  
dmcline@nemcog.org

March 17, 2010

RE: PUBLIC HEARING NOTICE OF MASTER PLAN ADOPTION

Harrisville Township  
1054 S. Poor Farm Rd.  
Harrisville, MI 48740

The City of Harrisville Planning Commission will hold a Public Hearing to adopt their proposed Master Plan on Tuesday, April 6, 2010, at 7:00 PM at the Harrisville City Offices at 200 Fifth Street, Harrisville. The Master Plan can be accessed via the internet at [www.nemcog.org](http://www.nemcog.org) or can be viewed at the City Offices M-F 8:00-12:00. Written comments may be mailed to Cecile Pizer at PO Box 278, Harrisville, MI, 48740.

If you have any questions, please contact me at my home office listed above.

Sincerely,

A handwritten signature in cursive script that reads "Denise Cline".

Denise Cline  
Northeast Michigan Council of Governments  
Community Planner/GIS Specialist



**RESOLUTION OF ADOPTION  
BY THE CITY OF HARRISVILLE PLANNING COMMISSION  
City of Harrisville Master Plan**

WHEREAS: The City of Harrisville, Alcona County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The City of Harrisville Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the City, and;

WHEREAS: The City retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The City of Harrisville Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Alcona County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Alcona County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on April 6, 2010, before the Planning Commission, with notice of the hearing being published in the Alcona Review on MARCH 17, 2010 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the City of Harrisville Planning Commission as the City of Harrisville Master Plan on this 6th day of April, 2010.

Motion: MIKE CRICK Second: BARBARA PIERCE

Ayes: 4 - J. DOBIS, C. PIZER, M. CRICK, B. PIERCE

Nays: NONE.

Absent: 1 - J. GUY

**Certification**

I hereby certify that the above is a true and correct copy of the resolution adopted at the April 6, 2010, meeting of the City of Harrisville Planning Commission.

Cecile E. Pizer, Chair  
City of Harrisville Planning Commission

Barbara Pierce, Secretary  
City of Harrisville Planning Commission

**City of Harrisville**

**Planning Commission Meeting**

**April 6, 2010**

**7:00 P. M. – 8:30 P. M.**

**Council Room, City Hall**

**MINUTES**

- A. Call to order: Meeting was called to order at 7:00 pm by Chairperson C. Pizer.  
Roll call of members: C. Pizer, Chairperson, B. Pierce, Secretary, J. Dobis, Mayor, D. Cook, City Attorney, M. Crick  
Absent: J. Guy
1. Determination of Quorum: Present.
  2. Recognition of Visitors: J. Kruttlin, P. Reynolds
  3. Approval of Minutes: Moved: M. Crick    Second: J. Dobis    Approved.
  4. Approval of Agenda: Moved: J. Dobis    Second: M. Crick    Approved.

B. Scheduled Public Hearings

1. Advertised Public Hearings: Chairperson Pizer opened the Public Hearing on the final draft of the City of Harrisville's Master Plan at 7:04 pm.  
The Master Plan is complete and is the first legal step in supporting the zoning ordinances to be established within the city. The Master Plan is used to guide the vision of the city for growth within the city.

The Planning Commission has provided copies of the Master Plan to the abutting townships of Harrisville Township, Greenbush Township, and a copy to the Alcona County commissioners for review and response. No response was received from any of the named entities regarding the proposed Master Plan, within the time period required by law.

Public Meeting adjourned at 7: 17 pm.

2. Public comment:
  - a. None at this time.
3. Other matters to be reviewed by the Planning Commission:

Commission member Jim Kaiser was appointed to City Council to fill the vacancy left by the resignation of Alderman Bob Clayton in Ward II.  
Chairperson Pizer accepted the resignation of Commission member Lon Fairchild. Pizer called for a motion to forward resignation of L. Fairchild to City Council for approval.  
Moved: M. Crick    Second: J. Dobis    Approved.

Two vacancies created on Planning Commission.

C. Unfinished Business

1. None at this time.

D. New Business

1. Recommendation to City Council: Call for a resolution by C. Pizer for Planning Commission to recommend to City Council to adopt proposed Master Plan in accordance with attached Resolution.

Resolution by: M. Crick Support: B. Pierce

Ayes: 4—J. Dobis, C. Pizer, M. Crick, B. Pierce Nays: None Absent: J. Guy

Resolution passed unanimously.

2. Setting of Public Hearing Dates: None at this time.

3. Other New Business:

Appointment of vacant seats: Julie Kruttlin and Persephone Reynolds have agreed to fill the two vacant seats on the Planning Commission. Their nominations will go City Council for approval.

Chairperson Pizer will check the State of Michigan Planning Commission bylaws as to the time frame required for commission members to fulfill the requirements for extra training to maintain a seat on the Planning Commission. This requirement will also depend on availability of classes and budgetary constraints of the Planning Commission.

Pizer called for a motion to allow the MSU Extension classes titled “Global New Economy” being offered this Spring at various local venues, free of charge, to qualify as commissioner training.

Moved: J. Dobis Second: M. Crick Approved.

Next Meeting: Tuesday, May 4, 2010 at 7:00 pm. Special Meeting called.

Next Quarterly Meeting: Tuesday, July 6, 2010 at 7:00 pm. Dependent upon draft update of City of Harrisville's Recreation Plan availability.

E. Public Participation: None at this time.

F. Adjournment: Meeting adjourned at 8:00pm. Moved: M. Crick Second: J. Dobis  
Approved.

Respectfully Submitted:

Barbara Pierce, Secretary  
Planning Commission  
City of Harrisville  
April 23, 2010



RESOLUTION OF ADOPTION  
BY THE HARRISVILLE CITY COUNCIL  
City of Harrisville Master Plan

WHEREAS: The City of Harrisville, Alcona County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The City of Harrisville Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the City and;

WHEREAS: The City retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The City of Harrisville Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Alcona County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Alcona County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on April 6, 2010, before the Planning Commission, with notice of the hearing being published in the Alcona Review on March 17, 2010 in accordance with Section 43(1) of the Act, and;

WHEREAS: The City of Harrisville Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on April 6, 2010, and;

WHEREAS: The Harrisville City Council has by resolution asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Harrisville City Council as the City of Harrisville Master Plan on this 6 day of April, 2010.

Motion: NOEL LEMERE Second: Paul Dwyer

Ayes: 5 - Lemere, Kaiser, Pierce, Dwyer, Tartaglia

Nays: 0

Absent: 1 - Crick

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the April 13 2010, meeting of the Harrisville City Council.

The meeting of the Harrisville City Council was held April 12, 2010 at the City Office. The meeting was called to order at 7:00 pm and the Pledge of Allegiance was said.

Present: Mayor Dobis, Treasurer Tom Keerl, Clerk DaNina Karsen, Council members Dwyer, Lemere, Pierce, Kaiser and Tartaglia and Attorney Cook.

Absent: Crick

Motion by Tartaglia supported by Lemere to accept minutes.

Motion Carried 5-0

Motion by Lemere supported by Pierce to pay bills in the amount of \$91,092.42.

Motion Carried 5-0

Motion by Lemere supported by Kaiser to block off Main St. for Annual 4<sup>th</sup> July parade.

Motion Carried 5-0

Resolution to transfer ownership of Liquor License and Dance license from Captains Corner Inc. to Cat 3 Investments Inc.

Ayes: Lemere, Kaiser, Pierce, Dwyer, Tartaglia

Nays: None

Absent: Crick

Resolution Passed

Motion by Lemere supported by Dwyer to appoint Pierce and Crick to be on the Harrisville City/Township Advisory Committee.

Motion Carried 5-0

Motion by Lemere supported by Pierce to accept Change order #1 from McGuire Iron

Motion Carried 5-0

Motion by Tartaglia supported by Kaiser to pay \$23500.00 to engineers to do Dock St,

Motion Carried 5-0

Resolution to approve Master Plan for the City of Harrisville

Ayes: Lemere, Kaiser, Pierce, Dwyer, Tartaglia

Nays: None

Absent: Crick

Resolution Passed

Motion by Lemere supported by Kaiser to accept Lon Fairchild's letter of resignation from the Planning commission.

Motion Carried 5-0

Mayor Dobis would like to Thank Fairchild for his service on the Planning Commission.

Motion by Tartaglia supported by Pierce to appoint Julie Krutlin and Persephanie Reynolds to the Planning Commission.  
Motion Carried 5-0

City Clean up will be April 29, 2010 and May 28, 2010

Hydrant flushing will be April 19-23, 2010

Motion by Dwyer supported by Lemere to do Federal and State taxes electronically  
Motion Carried 5-0

Motion by Tartaglia supported by Kaiser to authorize Mayor Dobis to negotiated with Novak and City easement and a potential settlement for deed for Clark Rd.  
Motion Carried 5-0

Motion by Lemere supported by Kaiser to authorized the Ladies Aux. to do concessions at Harbor Concerts.  
Motion Carried 5-0

Motion by Lemere supported by Tartaglia to allow the Chamber to use the Harbor Pavilion 4<sup>th</sup> of July before fireworks for entertainment.  
Motion Carried 5-0

Motion by Tartaglia supported by Kaiser to allow Harrisville Lions to fix up Wheel at Mill Pond  
Motion Carried 5-0

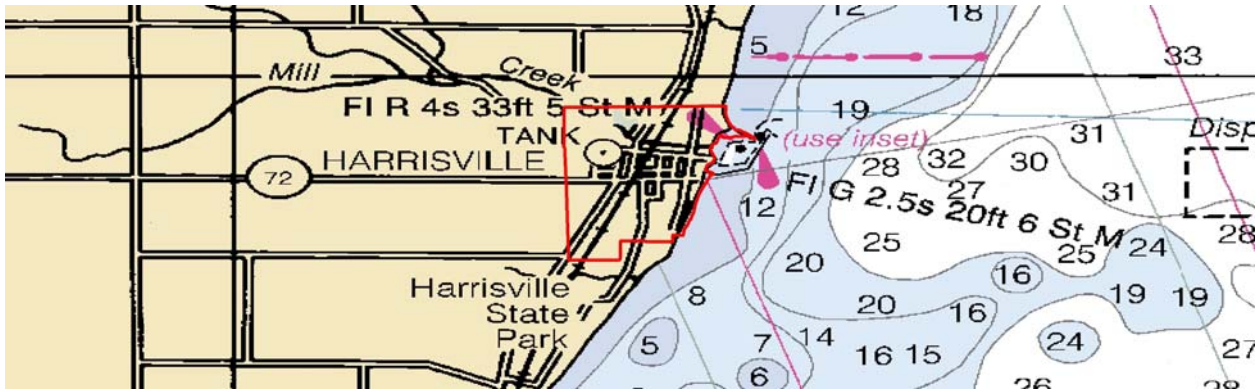
Motion by Lemere to adjourn @ 8:55 pm



A P P E N D I X :

PUBLIC INPUT SESSION MATERIALS





# Charting a Course for Harrisville

*"Our Community, Our Future"*

**What do you want Harrisville to be in the year 2030?  
You are invited to participate in planning for the  
future of Harrisville.**

## **Community Input Session**

### **Location and Time:**

Harrisville Harbor

Monday, July 13 at 7:00 PM

The City of Harrisville Planning Commission is updating the **City's Master Plan**. Background studies have been completed that profile the community (**Where are we now?**) and analyze the trends (**Where are we going?**) The **next critical step** is to create a vision of where the community wants to be in the future. To accomplish this important step, the Planning Commission, with the assistance of the Northeast Michigan Council of Governments, is holding a community input session to solicit ideas from residents and business owners.

**The public is invited** to take part in an evening planning session. **All** attendees will be encouraged to actively participate in the process and provide input to the Planning Commission. Participants will be asked to identify:

- ▶ **Community Assets to Protect**
- ▶ **Community Issues to Address**
- ▶ **What is your desired future vision for Harrisville in 2030?**

---

FOR FURTHER INFORMATION ON THE CITY'S MASTER PLAN AND THE COMMUNITY INPUT SESSION, PLEASE CONTACT:

JOHN DOBIS, MAYOR, CITY OF HARRISVILLE, 989-724-6666

DENISE CLINE, NEMCOG, 989-354-5970 or [dmcline@nemcog.org](mailto:dmcline@nemcog.org)

# Harrisville updating its master plan

The City of Harrisville, with the assistance of the Northeast Michigan Council of Governments (NEMCOG), is in the process of updating its Master Plan. The purpose of a Master Plan is to provide guidelines on how the community would like to grow and recommendations on the type, density and location of development; while protecting the natural resources, preserving the community character and maintaining the sense of community.

Background studies have been completed that profile community conditions and analyze the trends. The next critical step is to create a vision of where the community wants to be in the future.

To accomplish this important step, the planning commission, with the assistance of the NEMCOG, is holding a community input session to solicit ideas from residents and business owners.

The public is invited to take part in an evening planning session to be held at the Harrisville Harbor on July 13 at 7 p.m. All attendees will be encouraged to actively participate in the process and provide input to the planning

commission. Participants will be asked to identify:

- Community assets to protect
- Community issues to address
- What is the desired future vision for Harrisville in 2030?

Based on existing conditions and community input, the city planning commission will establish long and short term community goals along with implementation recommendations. After goals have been established, the planning commission will develop a future land use plan that represents the desired pattern of land uses in the community for the next 20 years.

The future land use plan shows where residential,

commercial, industrial, parklands, open spaces, and natural features should be retained and possibly expanded. Once the draft master plan has been completed, residents will have an opportunity to review and comment on the plan.

Draft sections of the master plan can be viewed on NEMCOG's Web site. [www.nemcog.org](http://www.nemcog.org).

This planning effort is funded in part by a grant from the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, U.S. Department of Commerce and the Michigan Coastal Management Program, Michigan Department of Environmental Quality.



## Harrisville will hear from residents

By **PATTY RAMUS**  
News Staff Writer

Harrisville residents will be able to provide input about where the city is headed over the next 20 years during an upcoming meeting about the city's new master plan.

The city, with the assistance of the Northeast Michigan Council of Governments, is in the process of updating its master plan. The city and NEMCOG will host a planning session 7 p.m. Monday at the Harrisville Harbor office.

"Basically we're inviting the public, both residents and non-residents, to have a look at where we are in the master plan," said Mayor John Dobis.

According to Denise Cline, NEMCOG GIS specialist and community planner, the purpose of a

master plan is provide guidelines on how the community would like to grow and recommendations on the type, density and location of development; while protecting the natural resources, preserving the community character and maintaining the sense of community.

Background studies have been completed that profile where the community is now and analyze trends on where the community is going. The next step is to create a vision of where the community wants to be in the future. The meeting is to solicit ideas from residents or business owners to accomplish this step, Cline said.

During the meeting participants will be asked to identify community assets to protect, community issues to address and what their desired fu-

ture vision for Harrisville is in 2030.

"Based on existing conditions and community input, the city planning commission will establish long and short term community goals along with interpretation recommendations. After goals have been established, the planning commission will develop a future land use plan that represents the desired pattern of land uses in the community for the next 20 years," Cline said. "The future land use plan shows where residential, commercial, industrial, park lands, open spaces and natural features should be retained and possibly expanded."

Cline said once the draft master plan has been completed, residents will have an an opportunity to review and comment on the docu-

ment. Draft sections of the master plan can be viewed by logging onto NEMCOG's Web site at [www.nemcog.org](http://www.nemcog.org).

The planning effort is being funded in part by a grant from the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, U.S. Department of Commerce and Michigan Department of Environmental Quality, Cline said.

*Patty Ramus can be reached via e-mail at [pramus@thealpenanews.com](mailto:pramus@thealpenanews.com) or by phone at 358-5687.*

**What: City of Harrisville master plan meeting**  
**When: 7 p.m. Monday**  
**Where: Harrisville Harbor office**



# City of Harrisville Master Plan



## SIGN IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
1.	Kim Gaines	115 N Lake St	352-5860892	
2.	Pierce Gaines	115 Lake St	898-820-1269	Misty8@TampaBay.RR.com
3.	Jackie Trimmer	1167 Lake	989 724 5702	trimmerhouse@aol.com
4.	Anna Shannon Fiske	314 Shannon	989 724 6789	shr2812@aol.com
5.	HON# SHANNON FISKI 220 N. 8th St.		724-5473	
6.	RON PETRE	2074 Manchester Dr Soperwood	989-781-6620	
7.	Loon Creek	Box 285 Harrisville	989-724-6546	mnjcrick@charter.net
8.	Cheryl Peterson	P.O. Box 548 Harrisville	724-6384	
9.	BARB-DEAN PIERCE	P.O. BOX 383 HARRISVILLE	984 821 7501	bspierce6@hotmail.com
10.	Rob Bodin	116 Huron Ave	250 714 0010	
11.	Sharon Deeb	400 Dock	724 5216	
12.	John Debiis	402 Dock St	724 9340	

Dave Cook 4985 M-72 HARRISVILLE 724-5127



# SIGN IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
25.	Terry and Dorothy Carnahan	Summer weekends 403 Huron Av, Hinkle (also Alpena)		
26.	Bob Wagg	2009 Lak Harrisville MI		
27.	Debbie Dzuris	100 W. LAKE ST HARRISVILLE MI	724-60062	ddzuris@charter.net
28.	Bob Dzelga	307 W Main Harrisville MI	724-6824	
29.	Mark Gnick	501 W. State - Hamsville P.O. BOX 785	724-6546	
30.	Frank Bullock	226 S. Huron	724-6433	
31.	Ronald Skiba	401 N. Pool Farm	724-5120	
32.	Ross Arsenau	208 S. State	724-5249	
33.	Erika Arsenau	208 S. State	724-5249	
34.	Bob Sanderson	400 E. CIVILIAN		
35.	KAREN / /	/ /		
36.	Jack Guy	315 Lake St. Hillville	724-5053	



# SIGN IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
37.	ROBERT CLAYTON	109 E. CHURCH ST	724-5222	ROBERT.CLAYTON@C3ABSCONTEX.COM
38.				
39.				
40.				
41.				
42.				
43.				
44.				
45.				
46.				
47.				
48.				

## “Identifying choices for our future”

#’s next to items refer to number of votes that item received

### Assets to Protect: (Harrisville’s Treasures)

*Please list what you feel are good qualities of your community; the assets, both natural and manmade, that you would like to protect within the City of Harrisville. Consider topic areas such as the residential, commercial and industrial development; community services and facilities; roadways; community character; zoning; land use; natural resources and aesthetics.*

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

## **“Identifying choices for our future”**

- Trees – 1
- Golf course proximity
- Fireworks – July 45h – 1

## “Identifying choices for our future”

### Issues to Address: (Harrisville’s Challenges)

*Please list what you feel are the issues to address or what you would like to change within the City of Harrisville. Consider topic areas such as the residential, commercial and industrial development; community services and facilities; roadways; community character; zoning; land use; natural resources and aesthetics.*

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

# City of Harrisville's Vision for 2030

**Visioning** is a process to help community members imagine, describe and attain a preferred future for their community. To encourage a free flow of ideas, answers should not be constrained by present situations. All participants will have opportunities to present their ideas in an open, informal setting. Remember, there are no wrong answers.

*Think about the changes that have occurred over the last 20 years or even the last 10 years. Now think what could happen over the next 20 years. “We are going to take a trip into future in the NEMCOG Time Machine. The dial is set for 2030. As we step out of the machine, we take a walk around the wonderful community in which you live. We admire the beauty of the landscape and marvel at the development; we could stop at a park for a picnic. Much of what you see and hear pleases you, and some activities surprise you. Describe the 2030 future that you envision. Consider the physical environment (residential, commercial and industrial development); the natural resources (forests, water, and open space); and community facilities and services.*

- 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 maint., clean
- Town is destination
- Vibrant downtown
- Hotel
- Snowmobile trail in town
- Winter tourism
- Age & Social diversity
- Better, newer fire department
- Recreation Center, swimming pool
- 3<sup>rd</sup> 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

## **“Identifying choices for our future”**

- 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 gov't, 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



# Harrisville residents help plan city's future

By Jenny Nagy

*Special to the Review*

What are the greater aspects of Harrisville? What are some of Harrisville's issues? And more importantly, what does Harrisville look like 20 years into the future?

These were the three questions that Monday's Community Input Session revolved around. Starting at 7 p.m., the Harrisville Harbor's meeting room opened its doors to any citizen of Harrisville who wanted to make their opinion known. The meeting was run by Rick Duall, senior planner and Denise Cline, community planner at Northeast Michigan Council of Governments (NEMCOG). There was a good turnout which resulted in the small meeting room to be filled with many voices of residents.

NEMCOG offers a variety of services that help northeast Michigan grow and sustain itself, including; community planning, grant writing assistance, economic development, data distribution, transportation, and regional planning. At the "Charting a Course for Harrisville" meeting they offered their community planning services to the people to help them focus on future ideas for the city so it could complete its master plan.

The meeting was broken up into three exercises. The first was for every attendee to say what they liked the most about Harrisville. Why did they move here? What would

they like to protect? The second exercise was for every attendee to say what they thought were some of the issues of Harrisville. What would they like to change? What were some negative aspects of their city? Each idea was written on poster paper and posted around the room. During the break, attendees were given three green stickers and three red stickers and were invited to narrow down their opinion of what was the best and what was the worst of Harrisville. After this, attendees were allowed to dream aloud about what their community would look like 20 years into the future.

Results showed that some of the more important issues were the condition of sidewalks, lack of youth activities, bad water lines and overgrowth of weeds around the harbor. More popular assets were the great reputation of the harbor, the city's small town character, opportunities for walking and biking, events and the amount of dedicated volunteers.

These opinions will be taken to the NEMCOG office where they will make an appendix of the people's opinions and compare this information with background studies and graph goals and objectives. In September they will go to the city planning commission where they will refine these ideas and set a guideline for the development and growth of Harrisville.