



HARRIS TOWNSHIP MASTER PLAN 2022

At a regular meeting of the **Harris Township Planning Commission** on March 20, 2023 at 7:00pm, the following motion was offered:

Moved by Cecile Veese and seconded by Leslie Heimann to adopt the following resolution:

Resolution # 2023-1
Harris Township Master Plan Adoption

WHEREAS, The Michigan Planning Enabling Act, PA 33 of 2008, provides that the Planning Commission may prepare a Master Plan and accompanying maps for the use, development and preservation of all lands in the township; and

WHEREAS, In June 2019, the Planning Commission notified each municipality contiguous to the township, the County Board, each public utility company and railroad company owning or operating a public utility or railroad within the township, and other agencies for purposes of notification, of its intent to draft and adopt a Master Plan and accompanying maps; and

WHEREAS, The Planning Commission encouraged public participation during the planning process via a survey that was sent to every household in Harris Township and regular and special Planning Commission meetings that are open to the public; and

WHEREAS, The proposed Master Plan and accompanying maps were submitted to Township Board, who authorized distribution of the proposed plan on October 12, 2022; and

WHEREAS, The proposed Master Plan and accompanying maps were distributed to each municipality contiguous to the township, the County Board, each public utility company and railroad company owning or operating a public utility or railroad within the township, and other agencies who responded to the notice of intent for purposes of notification, for review and comment; and

WHEREAS, On March 20, 2023, after proper public notice, the Planning Commission held a public hearing on the proposed Master Plan and accompanying maps, during which members of the public were given the opportunity to comment on the proposed Plan and comments received were discussed; and

WHEREAS, The Planning Commission has determined that the draft of the Master Plan and accompanying maps represent the long-range vision of the township.

THEREFORE BE IT RESOLVED, The Harris Township Planning Commission hereby approves and adopts the Master Plan and accompanying maps, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008 and recommends adoption of the Master Plan by the Harris Township Board.

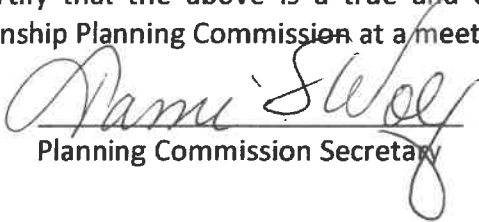
Roll call vote:

	YES	NO
Stan Lewinski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cecile Veese	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elenore Bloniarz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tami Wolf	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leslie Kleiman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Louis Kleiman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alex Joraza	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MOTION CARRIED.

I certify that the above is a true and complete copy of a resolution passed by the Harris Township Planning Commission at a meeting on March 20, 2023.

By:


Planning Commission Secretary

RESOLUTION OF AUTHORITY TO ADOPT
THE HARRIS TOWNSHIP MASTER PLAN
Resolution # 2023-1

WHEREAS, The Harris Township Planning Commission has prepared a Draft Harris Township Master Plan in accordance with the Michigan Planning and Enabling Act, PA 33 of 2008; and

WHEREAS, On October 12, 2022, The Harris Township legislative body reviewed the Draft Harris Township Master Plan and approved the distribution of the plan for the required 63-day public review period; and

WHEREAS, The Harris Township legislative body opted to act as the adopting body of the Harris Township Master plan after the Harris Township Planning Commission held a public hearing to take public comments on March 20, 2023; and

WHEREAS, The Harris Township Planning Commission conducted said public hearing on March 20, 2023 and has signed a resolution recommending adoption of the Master Plan by the Harris Township Board; and

THEREFORE BE IT RESOLVED, The Harris Township Board of Trustees has received a resolution from the Harris Township Planning Commission recommending adoption of the Harris Township Master Plan and executes their right to the final adoption of the plan.

	Yes	No	Absent
Peter Kleiman	X		
Tom Draze	X		
Doreen Bower	X		
Alex Jorasz	X		
Leslie Kleiman	X		
Jeff Yagodzinski			

MOTION CARRIED - motion by Jorasz + 2nd by Les Kleiman - m/c

I certify that the above is a true and complete copy of a resolution passed by the Harris Township Board of Trustees on 4-12-, 2023.

By: Tom Draze - Clerk
Tom Draze, Harris Township Clerk

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1.0 INTRODUCTION AND HISTORICAL BACKGROUND

1.1 What is a Master Plan?

The Master Plan is the township's primary planning policy document when considering land-use decisions. Future proposed land uses should be consistent with the Master Plan's goals, objectives, future land use map and zoning plan. The Township's Zoning Ordinance is a tool to implement the goals and objectives of the Master Plan. A Master Plan should be reviewed by the Planning Commission annually. The Planning Commission should provide an annual report to the Township Board describing planning activities undertaken that have furthered the goals and objectives of the Plan. Retaining the annual Planning Commission reports by the Planning Commission Secretary will be valuable for 5-year Master Plan updates.

The preparation of this Master Plan represents many months of study, analysis, and review by the Harris Township Planning Commission with technical assistance from the Central Upper Peninsula Planning and Development (CUPPAD) Regional Commission. The township derives its authority to prepare a Master Plan from the Michigan Planning Enabling Act, PA 33 of 2008, as amended whereby the Act states:

Sec. 31 (1) A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction.

Sec. 33. (1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matters and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.

Major topics discussed in this document include population, economic base, housing, transportation, natural features, land use, goals and recommendations and future land use and a zoning plan. Each topic ends with a list of issues and opportunities that present the most significant points to consider in future Township decision-making. As such, this master plan addresses the present conditions of each topic, the desired future conditions and provides the means to achieve future development goals and objectives.

1.2 Historical Background

Throughout the 1930s and 1940s, Joseph B. Gucky, Superintendent of Schools in Harris Township, compiled the following document of the oral recollections from earlier pioneers of the township titled *The Early History of Harris Township*. Individuals interviewed for their oral histories were: Florence Dault, W.J. St. Onge, Lillian Reynolds, Michael Harris, Jr., Clara Roberge, Cecil Charboneau, Christina Lange, Hans Hanson, Anna Pierson, Bridget Kane, Mary Flynn, Ethely Sclyler, Cyril Manter, James Keshick, Frank Olson, James Musson, and interviews by Miss Margaret Flynn with appreciation to Helen DeLoughary-Veeser for her historical resources. Additional information was gathered from Wikipedia.

Pioneer Life in Harris Township

White pioneers followed the Native Americans to harvest the white pine for private interests. There was little or no market for wood products other than white pine during the early pioneer days despite densely populated areas with stands of maple, cedar, hemlock, birch, spruce, basswood, balsam, and elm.

The early Harris Township pioneers carried all their provisions on their backs. There were no roads and horses were rare. During the winter months, hand sleds were used to carry heavier provisions. Horses were gradually introduced and served for transportation, first by horseback, later by express wagons and carriages over the rough corduroy roads made from tree trunks laid across the swamps. Road improvements in the decade of 1920-1930 encouraged the use of automobiles.

The Chicago and Northwestern Railroad through Township 38, running from Powers to Escanaba, was completed in January of 1873. Settlers flagged the train where the trail met the track and placed supply orders with the train crew pilot. Provisions were ordered from Escanaba or Spalding and delivered the day after the order was placed to the same point where the order was given, providing the person who made the order was there to receive the goods

Letters were mailed at any point along the railroad track by tying letters to a hoop caught by the engineer as the train was in motion. If passenger service was desired, the individual would flag the train and board the caboose for Spalding or Escanaba.

Mr. Harris had the first telephone in Harris Township. Michigan Bell Telephone Company installed it in Mr. Harris's general merchandise store in 1899. A year later, a phone was installed in Wilson. These phones were rarely used because they were reserved for essential calls to Escanaba or Menominee.

In 1903 a telephone line was constructed by Michigan Bell from Escanaba to Metropolitan (the current location of Felch). Two more phones were installed in Harris Township, one in Perronville and one in Whitney. All four phones in Harris Township were connected to the toll line, and a toll was charged on every call made.

In 1915 the Michigan Bell Telephone Company established an exchange at Bark River. In 1932 rural telephone service was extended to Wilson, Harris, Perronville and Whitney. The telephone operator was stationed in Bark River. In 1940, the rural service eliminated the phone operator in Bark River by the installation of the dial system. The Perronville and Wilson Schools now had phones. In 1939 Harris Township had seventeen phones.

Electrical service came to the township residents in Wilson and Harris's vicinity and those families residing adjacent to Highway 2 & 41 in 1922. The first electric line was constructed by the Powers-Spalding Light & Power Company. Wisconsin Michigan Power Company purchased the company in 1926. In 1929, the Wisconsin Michigan Power Company extended power lines to Perronville and Whitney. The Alger-Delta Electric Cooperative Association, in cooperation with the Rural Electrification Administration, constructed many miles of a new line in the southern half of Township 38 in 1941.

The social life of the pioneers consisted of Saturday night dancing parties. Self-made musicians furnished music. Some of the social life was evident in various types of community social gatherings or "bees." When a person wanted to build a home or barn, they requested the neighbors to attend his building bee. Neighbors responded quickly and assisted their neighbors with the project. Evenings of these bees were reserved for amusement such as fiddling, dancing, drinking, feasting, and fighting, sometimes until the morning hours. Bees were also held for spinning yarn and quilting.

The young folks from the villages of Bark River and Harris organized what was termed the "Bark River and Harris Pleasure Club." The organization's objective was to better serve the social interests of the two communities' young people. They traveled between communities in a three-seated express wagon drawn by two horses. They called this conveyance the "Tally-Ho."

Perronville had a large community hall, which was the scene of many weddings and festivals. The hall succumbed to fire in 1916.

The early pioneers' occupations were fur trading, fishing, spinning, weaving, lumbering, and charcoal and farming. The charcoal industry attracted significant numbers of people to Harris Township because of promising returns on their investments. Charcoal manufacturing was a skilled task. Most of the charcoal kilns in Harris Township were constructed of brick or flat stone in an igloo shape between the years 1880 to 1890. Four to six kilns would be built near a railroad and a hardwood forest. Each kiln was approximately 25 feet in diameter at its base, gradually tapering upward to a height of 20 feet to the dome-cap about 10 feet in diameter.

To fill the kiln, men cut green or dry hardwood trees into four-foot lengths. Maple was preferred, but some beech and ash were used. It took approximately 40 cords of wood to fill a kiln completely. The wood was ignited and burned until flames were visible through the large top opening. The kiln was then sealed and allowed to burn or 'char' for eight days. The Native Americans made the "scuttle baskets" where the coal was carried to the rail-boxcars nearby and shipped to the steel mills for the blast furnaces.

The charcoal industry boomed in Harris Township from 1885 to 1905. Today there are only a couple of dilapidated kilns left in Harris Township.



Farming developed gradually as the pioneers discovered the fertility of the soil. The land had to be cleared, which was an arduous task. Huge trees were felled, piled, and burned to clear the land for farming. Bees were held and neighbors came out to lend a helping hand. Beer and whiskey were in abundance and the bee became a social affair in the evening. By 1943, there were a total of 261 farms encompassing 35,866 acres.

Between 1912 to 1922, a Civil War Veteran, Mr. John C. Calhoun, walked to most of the schools in Harris Township, delivering inspirational and patriotic talks to the school children. He died in 1932.

In those early years, a well-known resident of the village of Harris was Mickey Haley. He was a witty Irishman and lived on a farm. He came to accept the American way of life. He was an

extremely religious man and made the "Sign of the Cross" at every railroad crossing. Mr. & Mrs. Haley traveled about in an express wagon drawn by a small black horse. They were well known for many miles around because of Mr. Haley's witty sayings. Mr. Michael Harris told of Mrs. Haley's religious powers. One day a fire was raging in a grain field near Harris. Over twenty men were working frantically to extinguish the blaze, but to no avail. Mrs. Haley simply walked around the fire, praying and sprinkling holy water as she moved about. Suddenly, the fire wheeled up in the center and went up in smoke. "I would never have believed this if I had not seen it with my own eyes," said Harris.

A cemetery near the church has the following inscription on a grave and is believed to be one of the first to be placed in the cemetery: *"Elizabeth, daughter of Peter and Juliana Marten, born November 1, 1885. Died August 5, 1890."*

The Potawatomi Tribe valued their chief as the respectful ruler and governor. One of the first chiefs was named Sah-pen-aiss. Chief Ne-suhwah-quot followed his reign. The Native Americans were talented in handicrafts and manufactured bows and arrows, moccasins, small canoes, baskets, and many other practical articles. In 1913, Congress acknowledged the Hannahville Potawatomi and purchased 3,400 acres of land in scattered parcels and added another 39 acres in 1942. Additional acreage has been added since then. The people of Hannahville have been federally recognized since 1936.

Township Division

The territory within the congressional Township 38, 39, 40, and 41 North in Range 25 West was part of Cedarville Township organized in 1863. The same area in 1877 was part of Spalding Township.

Petitions were presented to the Menominee County Board of Supervisors in 1902, requesting they consider creating a new township by dividing Spalding Township. The petitioners argued that Spalding Township was too large and that a supervisor couldn't execute the duties of his office effectively. The proposed division line was to extend North and South and divide Spalding Township into two equal areas. The new township, or eastern half of the former Spalding Township, consisted of four congressional Townships or a strip of land six miles wide and twenty-four miles long, 138.29 square miles. The petitioners also requested that the proposed township be named Harris Township in honor of Michael Harris, one of the new area's esteemed pioneers.

The Board of Supervisors approved the township division proposal on December 19, 1902 and agreed with the petitioners that the new township would prove beneficial to the northern part of Menominee County. Mr. Harris became the first supervisor of Harris Township in 1902. In 1905, the township was divided into three voting precincts known as Wilson #1, Harris #2, and Perronville #3. Other Township officers serving with Mr. Harris were Willard French, Frank Lefler, and Patrick DeLoughary.

Michael B. Harris



Michael Harris was of Irish descent. He was born at Bally Duff, Parish of Lismore Castle, in Waterford County, Ireland, on September 19, 1852. He received his elementary education in Ireland. He left Ireland with his parents and sailed to the United States and arrived at Hancock, Michigan in 1866 at the age of 14. He engaged in copper mining at Hancock for three years. In 1869, he moved to Marquette and was employed in the log sorting business for two years.

In 1872 he married Miss Margaret Barry of Cork, Ireland, and they had six children. Late in 1872, Mr. & Mrs. Harris moved to the northern part of Menominee County at the present site of the village of Harris.

He envisioned a great agricultural industry for Menominee County. Mr. Harris was elected as the Menominee County representative to the Michigan State Legislature, serving three terms with a

remarkable record, earning the name "Honest Mike Harris." Mr. Harris passed away in 1935 at the age of 83, and his wife died in 1938 at the age of 86.

Harris

The first white settler in Harris Township near the area known as the village of Harris, was Oliver Bezier. He settled on a tract of land near the Menominee/Delta County Line. Other pioneers in 1875 through 1881 were George DeLoughary, Patrick DeLoughary, John Keef, Joseph Jilbo, Michael B. Harris, Maurice Flynn, Frank Krutch, Michael Kane, and John Shanahan.

Many lumbering camps were constructed in the area known as Harris Township but was a part of Spalding Township before 1902. Lumberjacks, as they were known, cut the pine to supply sawmills, and later hardwood was cut for the charcoal kilns. As the forests were depleted, many woodsmen migrated to other logging camps. Still, some interested woodsmen purchased some of that land and endeavored to earn a livelihood by tilling the soil.

In 1880 the village of Harris was originally called DeLoughary, named in honor of one of the first white settlers, a jobber and farmer, and first Postmaster, George DeLoughary.

Michael B. Harris, a lumberman, built a shingle and lumber mill there in 1875. He later became a State Legislator. In 1900, after much controversy, the town was renamed for him. Later a store, hotel, blacksmith shop and cheese factory were constructed in Harris. The mill and hotel were destroyed by fire shortly after construction. The mill was rebuilt in 1910, and again, destroyed by fire a few years later.

Hannahville

Native Americans of the Potawatomi Tribe were the first documented settlers in Harris Township in 1870. Migrating from the Chicago area, they settled on land reserved for them by the Federal Government in the southeast quarter of the Congressional Township, 38 North, and Range 25 West, then part of Cedarville Township. In 1877 the settlement came under the jurisdiction of Spalding Township and then in 1902 under Harris Township. The word Potawatomi means "keepers of the fire."



The people of Hannahville are descendants of those who refused to leave Michigan in 1834 during the Indian Removal Act. They lived with the Menominee Indian Tribe in Northern Wisconsin and the Ojibway and Ottawa tribes in Canada. In 1853, some of these people began returning to Michigan, settling along the Big Cedar River.

Their settlement location was established in 1884 under the direction of Methodist Missionary Peter Marksman. Marksman was sent to the area as an assistant, rather than the presiding missionary. During that time, Peter Marksman was credited with finding a parcel of land and moving the Potawatomi people to the current location.

The Hannahville School and Church were constructed in 1911. Marksman's wife Hannah was the first schoolteacher and worked for \$35 per month. There was a mutual fondness among the Native Americans and Marksman's wife, Hannah; thus, the community was named after her. The school was closed from 1922 to 1930 and reopened in the fall of 1930, with Mrs. Florence Dault as the teacher.



The people of Hannahville constructed wigwams and dirt floor log cabins. They raised corn and earned a livelihood by hunting, trapping, and fishing. Fishing was done by a spear in the Forty-Seven Creek, the Cedar River and the Ten-Mile Creek. In the spring, the Indians sold or traded their winter catch of furs. Trading posts were located in Bark River and Spalding.



Wilson

The Village of Wilson, at the time known as Farriswitch, was named in honor of Mr. Wilson who was one of the first settlers in that area located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7 in T38N, R25W.

Mr. Wilson served as the first postmaster of the village which was in Spalding Township until the township division in 1902.

The Spalding Lumber Company and the Iron Cliffs Company of Negaunee carried on lumbering operations in the area. In 1898, Wilber and Kellogg established a pole yard. The demand for transportation of forest products became great enough so that the Chicago and Northwestern Railway officials constructed a depot and employed men to work all twenty-four hours of the day. Mr. Sparks was the first depot agent. Later, railway officials discontinued the depot for lack of business. The IXL Museum in Hermansville is the new home of the renovated depot.

In Wilson, Mr. William Bellefeuil owned a combination store, saloon, boarding house, and dance hall. Mrs. Bellefeuil served meals to the 40 boarders and packed 25 dinner pails.



The first Methodist church and first school were constructed in 1890. Mr. William Kell started a business dealing with horses.

In 1900, Miss Nell O'Keefe of Marinette, Wisconsin, taught at the Wilson School.

The first cheese factory was erected in 1910 by William Belfry. The first general store was destroyed by fire in 1935. Mr. William Roberge constructed a new fireproof store on the same location.

The area became known for its rich farming soil and fine dairy cattle. Lumbering operations were carried on by the farmers during the winter months. Farming and logging became the livelihood of the residents.

Perronville

The most progressive village in Harris Township had its beginning as a lumbering town and is located in the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 2 and the NW1/4 of the NE 1/4 in Section 11, all in T39N, R25W. It was named in honor of Mr. M.P. Perron who purchased land and constructed a mill there in about 1894. The post office was established in 1897.



Mr. Perron constructed a general merchandise store, a large boarding house, and a community ballroom. Other construction that followed included two blacksmith shops, a doctor's office and residence, and numerous log cabins. During 1900, Miss Genevieve Robinson of Menominee taught in the Perronville school. The first cheese factory was built in 1914 by Mr. Seerahn. A junction railway extended about 12 miles north of Perronville. The train service consisted of one passenger train and one express train. Several logging trains ran daily.

Missionaries came to Perronville and held devotions in the school and other buildings once a month. The first Catholic Church was built about 1918 and was destroyed by fire in 1922 when the present church was built. The early settlers in Perronville were of French descent but later immigrants of Polish nationality predominated.

State Highway M-69 was constructed in 1918. Previous to that time, the village was made accessible by horse and carriage over a rough road bedded with corduroy or by train.



In later years, several residents of Perronville started mink farms. The largest mink farm was owned and operated by Alfred Schoen with approximately 1,000 mink. Most residents of Perronville made their livelihood from farming or harvesting forest products.

Whitney

Mr. Gucky's interview with Mrs. Frank Charboneau provided information about the Whitney area. When she was a young girl, she was employed at the boarding house in Whitney. At that time, Whitney was the largest of the villages (before Mr. Perron started his mill in 1894). Whitney is located in SW1/4 of the NW1/4 of Section 34 in T40N and R25W. Whitney was first settled by people of French descent. In 1900, persons of Swedish nationality arrived, and many still live there today.

Whitney was named in honor of Charles Whitney, a land surveyor for the Pittsburgh and Lake Superior Iron Company. Lumber mills were essential to Whitney's local economic development as they offered employment to many people housed in log cabins, small company-owned homes, or the central boarding house. The post office was established in 1881. The local lumber companies ran the first stores in Whitney and Perronville. Lumber resources became depleted, and company officials moved on.

There was never a depot or a church in Whitney. Community meetings were held in the schoolhouse. Between the years 1912-1915, many people moved in and out of Whitney. People moving in began farming. Those moving out followed the lumber companies. The population

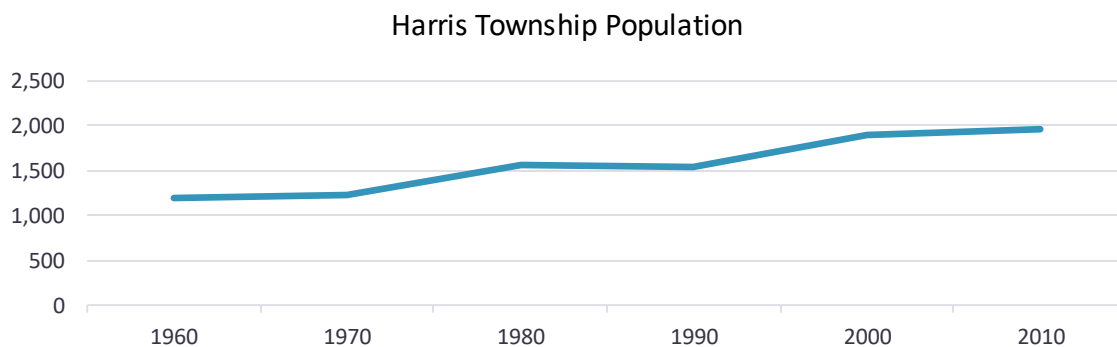
often increased and decreased overnight. One of the first farmers in Whitney was Mr. Martin Olson. He died in 1943.

2.0 POPULATION AND ECONOMIC BASE

2.1 Population Trends

Population growth is often the most important factor influencing land use decisions in a community. If a community's population grows, there will be a need for more housing, commerce, industry, parks and recreation, public facilities, and improved roads. On the other hand, a decreasing population indicates a smaller tax base which may require partnerships with surrounding communities to ensure that existing residents have access to necessary facilities and services.

The population of any community results from the combination of births, deaths, immigration, and out-migration. From 1990 to 1999, Harris Township's population only increased by 41 people. In 2000, the population suddenly increased from 1,576 to 1,903, increasing by 327 people in just one year. This rapid increase aligns with the Hannahville Indian Community's development and opening of the Chip in Casino. Subsequently, the population has increased by 60 people from 2000 to 2010.



Source: U.S. Census Bureau for years cited

2.2 Population Density

Harris Township (143.2 square miles) is more sparsely populated at 13.5 people per square mile; less than surrounding Menominee County with 22 people per square mile, adjacent Delta County with 32, and the State's 174.8 people per square mile. Lower population densities mean there are generally greater distances between neighbors and longer travel distances to employment,

community facilities, and amenities such as shopping and medical appointments. Additionally, public services and municipal infrastructure in sparsely populated areas are expensive and often not feasible due to the distance between residents. However, the quiet, rural lifestyle outweighs these factors for the residents of Harris Township.

2.3 Age Distribution

Age, income, gender, education, and occupation, among other related factors, are demographics within a population that shape a community's development and growth. Information on age distribution can help a community match public services to community characteristics and help determine certain age groups' special needs such as education for children and medical care for the elderly. Harris Township's age distribution is shown in the table below.

For analysis, we define retirees as ages 65 years +, working-class as 20-64 years, school-age 5-19, and preschool as under 5 years. Most of the population in Harris Township is of school or working age.

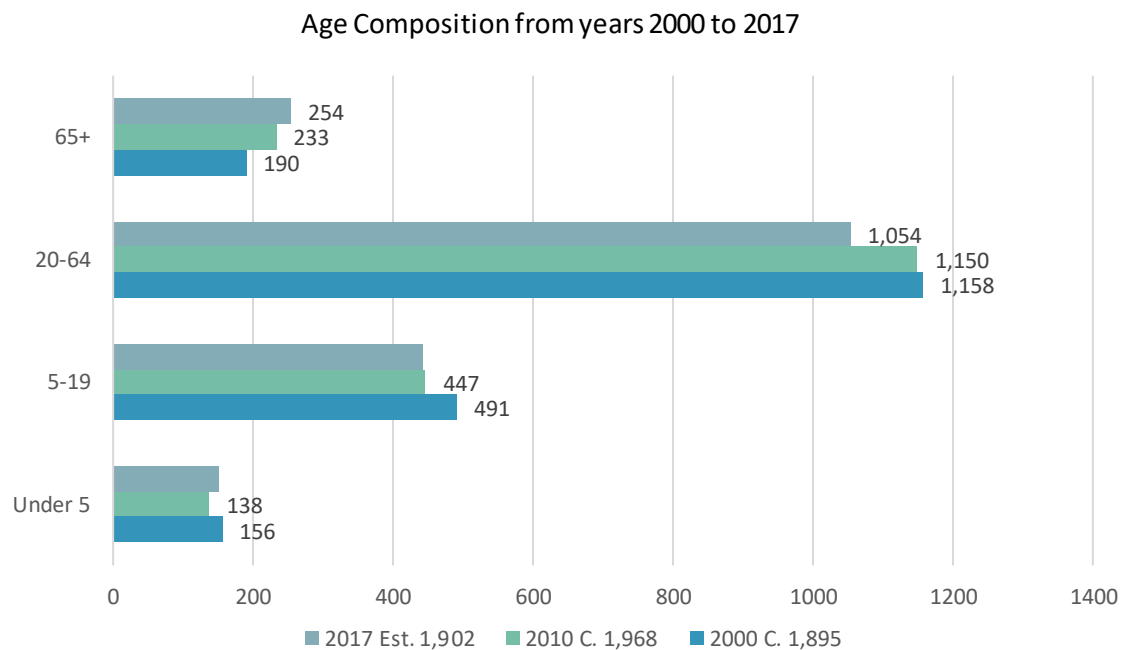
The smallest population group is age 5 and under, which is consistent with the national trend of families having fewer or no children. Smaller families also mean the township will see a steady decline in their population over time because fewer people will replace the working class as they move toward retirement. Unless there is a strong economic reason for a population increase in Harris Township, the population's median age will continue to rise.

AGE GROUP	2010			
	Male – 995 pop.		Female-973 pop.	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Under 5	66	3.1	72	3.7
Preschool Age	66	3.1	72	3.7
5 to 9	79	2.6	62	3.2
10 to 14	91	2.6	84	4.3
15 to 19	61	3.2	70	3.6
School Age	231	23.2	216	22.1
20 to 24	48	2.4	67	3.4
25 to 29	64	3.3	44	2.2
30 to 34	55	2.8	49	2.5
35 to 39	54	2.7	60	3.0
40 to 44	64	3.3	73	3.7

45 to 49	87	4.4	67	3.4
50 to 54	78	4.0	69	3.5
55 to 59	87	4.4	79	4.0
60 to 64	51	2.6	54	2.7
Working Age	588	59.09	562	57.7
65 to 69	36	1.8	36	1.8
70 to 74	24	1.2	26	1.3
75 to 79	22	1.1	21	1.1
80 to 84	16	0.8	18	0.9
85 years and over	12	0.6	22	1.1
Retirement Age	110	11.05	246	25.3

Source: U.S. Census 2010

The addition of American Community Survey estimates for 2017 below shows how the age distribution has shifted from 2000 to 2017. Most notable is the working class is shrinking and the number of retirees are growing.



Sources: U.S. Census for years cited; American Community Survey 2017 Estimates

2.4 Households

Information about households provides an insight into the family composition and living situations in a community. Since the 1970s household size has declined nationwide. Reasons for this trend include families having fewer children and increasing divorce rates.

HOUSEHOLD TYPE	HARRIS TOWNSHIP	PERCENT
Family Households (families)	547	75.6
With own children under 18 years	223	30.8
Married-Couple family	406	56.1
Male householder, no wife present	50	6.9
- With own children under 18 years	25	3.5
Female householder, no husband present	91	12.6
- With own children under 18 years	46	6.4
Nonfamily Households	177	24.4
Male householder living alone	81	11.2
- Householder 65 years and over	20	2.8
Female householder living alone	62	8.6
- Householder 65 years and over	39	5.4
Total Households (2010 Census)	724	X
Total Households (2000 Census)	656	X
Average Household Size (2010 Census)	2.71	X
Average Household Size (2000 Census)	2.89	X

Source: U.S. Census Bureau, American Community Survey 2017

2.5 Income and Poverty

Area incomes are measured in three ways: per capita (or the average income per person), median household income, and median family income. Table 2.3 compares these three income measures for Harris Township using data from the 2010 and 2019 American Community Survey.

INCOME TYPE	HARRIS TOWNSHIP	
	2010 ACS	2019 ACS
Per Capita Income	\$19,750	\$25,068
Median Household Income	\$34,349	\$52,600
Median Family Income	\$54,409	\$77,778

Source: U.S. Census Bureau, American Community Survey 5-year Estimates 2010, 2019

The Institute for Research on Poverty measures poverty in the United States by comparing a person or family's income to a set poverty threshold or minimum amount of income needed to cover basic needs. People whose income falls under their threshold are considered poor. The U.S. Census Bureau is the government agency in charge of measuring poverty. It uses two main measures, the Official Poverty Measure (OMP) and the Supplemental Poverty Measure (SPM). Poverty Thresholds, or the minimum income needed to avoid poverty, are updated annually for inflation using the Consumer Price Index and adjusted for family size, composition, and householder age. OMP thresholds do not vary geographically. In 2016, the OMP poverty threshold for a family of four was \$24,339.

Poverty Guidelines are set by the U.S Department of Health and Human Services. The guidelines are simpler versions of the thresholds set with the OMP and are used mainly through federal agencies to determine eligibility for public programs such as food assistance. Some examples of federal programs that use poverty guidelines in determining eligibility include the following:

- Department of Health and Human Services: Community Services Block Grant, Head Start, Low-Income Energy Assistance
- Department of Agriculture: Supplemental Nutrition Assistance Program (SNAP, formerly Food Stamp Program), National School Lunch Program, Child, and Adult Care Food Program
- Department of Energy: Weatherization Assistance for Low-Income Persons
- Department of Labor: Job Corps, National Farmworker Jobs Program, Workforce Investment Act Youth Activities

An example of poverty guidelines is used below for the Bark River-Harris School District to estimate the number of children in the school district that qualify for the National School Lunch Program, commonly referred to as the Free Lunch Program.

Poverty Estimates for School Districts			
District Name	Estimated Total Population	Estimated Population 5-17 years	Estimated number of relevant children 5-17 years old in poverty who are related to the householder
Bark River-Harris School District	3,048	508	67 or 13%

Source: U.S. Census Bureau, Small Area Income and Poverty Program (SAIPE) Release date: December 2020

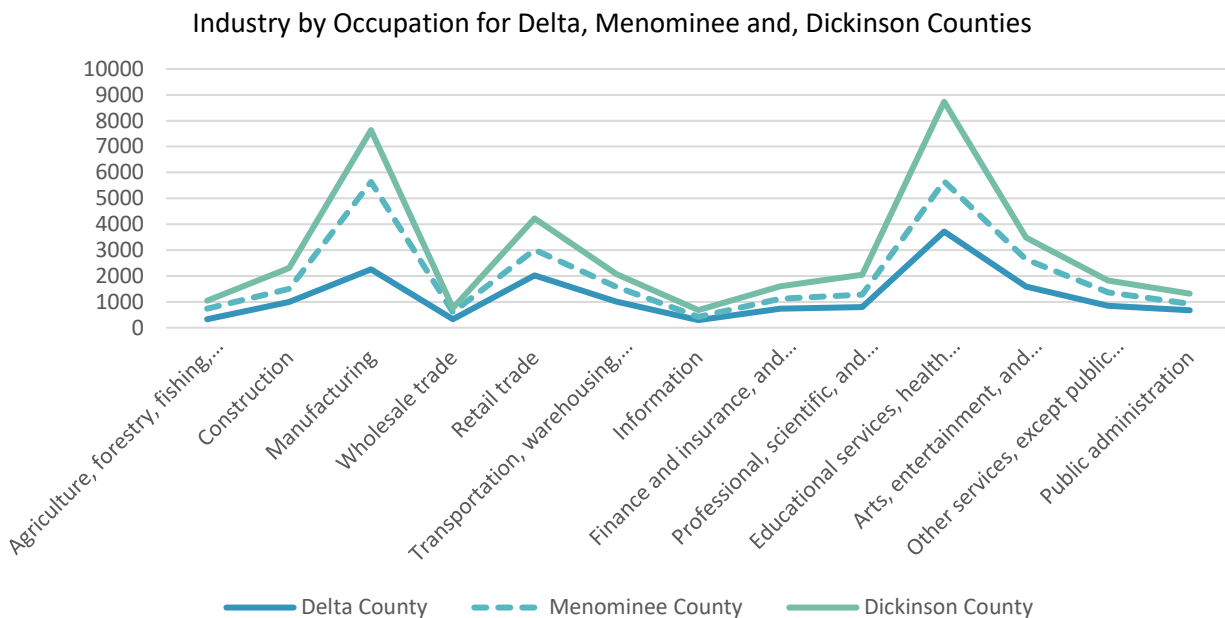
2.6 Employment

County-level unemployment and labor force data are collected and analyzed by the U.S. Bureau of Labor Statistics. Unemployment information is presented by County, State, and Nation, as data at the Township level is inaccurate. Table 2.6 shows the labor force, employment and unemployment rate for Menominee County, Delta County and Dickinson County. All three counties are important to Harris Township because there are very few employment opportunities, so most residents travel to surrounding communities for work. Infrastructure, such as water and wastewater, has not been extended to Harris Township beyond the Island Resort and Casino on Highway US-41, limiting commercial development within the township.

The civilian labor force is defined as all civilian individuals over the age of 16 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 workforce by going back to school, leaving the area searching for work elsewhere, or stopping their work search.

Year	Labor Force	Employment	Unemployment Rate
Menominee County			
2018	10,983	10,539	4.04%
2019	11,054	10,612	4.01%
2020	10,855	10,007	7.9%
Delta County			
2018	17,016	16,109	5.32%
2019	17,181	16,282	5.23%
2020	17,047	15,103	11.44%
Dickinson County			
2018	12,517	12,037	3.83%
2019	12,296	11,777	4.22%
2020	12,430	11,374	8.5%

Source: Bureau of Labor Statistics



Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2019

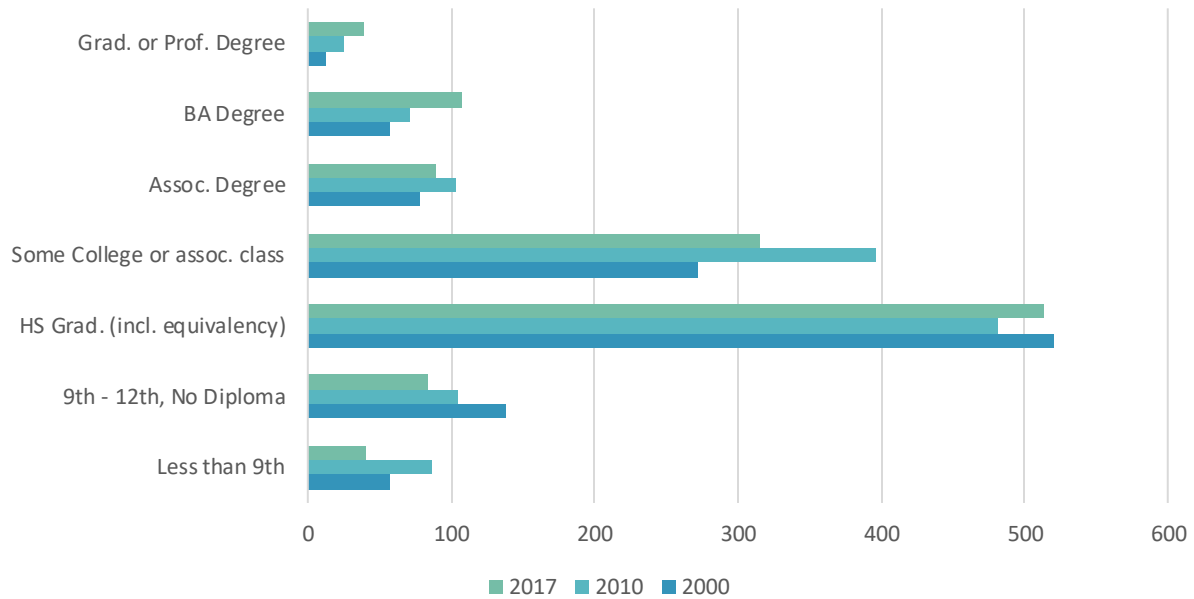
The chart above shows that Menominee and Dickinson County exceed Delta County in the number of people engaged in manufacturing occupations, but the chart also shows that each county has a higher work force that is occupied in manufacturing, retail trade, and educational services and healthcare.

2.7 Education

Educational attainment is measured by the percent of the high school graduate population or higher. It is considered a strong indicator of a viable workforce for employers, the local schools' quality, and the community's desirability to future residents. Higher educational attainment is often linked to higher incomes and a higher quality of life. Harris Township has a high school graduation level of educational attainment at 92%, compared to 87.7% in the United States.

Recent trends indicate that employers want individuals with higher educational levels because they will have higher technical competence and proficiency in communication, problem-solving, and critical thinking.

Educational Attainment in Harris Township from 2000-2017



Source: U.S. Census American Community Survey 5-Year Estimates for years cited

2.8 Issues and Opportunities

- Like many rural communities in Michigan's Upper Peninsula, Harris Township is sparsely populated. Lower population densities mean there are generally greater distances between neighbors and longer distances to travel to places of employment, community facilities, and goods and services. Additionally, the provision of public services and municipal infrastructure in sparsely populated areas are more expensive and often not feasible. However, the quiet, rural lifestyle outweighs these factors for many of the residents of Harris Township.
- Age groups among the population in Harris Township are not distributed equally. Similar to many rural communities across the nation, there is a disproportionate percentage of working age and retirement aged individuals compared to school and pre-school aged residents. Aging populations require special services that may not be available in Harris Township such as transportation to medical services and other goods and services, and housing designed or adapted to accommodate physical limitations. Neighbors, family members and friends are aware of the needs of their elderly and frequently volunteer their time to provide assistance to their elders. The residents of Harris Township foster a culture that provides assistance to their populations in need.

- The employment rate in Harris Township is strong even when there is temporary economic decline. That is likely due to the township's high number of individuals that are employed in agriculture, logging and construction.
- Employment in Harris Township is primarily concentrated in agriculture, logging and forestry, retail sales, manufacturing, construction, education, and healthcare. Agriculture, logging and forestry have historically been the primary employers in Harris Township, but since the development of the Island Resort and Casino by the Hannahville Indian Community, residents of Harris Township that want to work in the service industry are able to work closer to where they live.
- Harris Township residents exceed the national average of educational attainment for high school and there has been a significant increase in individuals seeking higher education since 2010. Maintaining a community value for higher education will support current and future employment opportunities as technology continues to impact and advance nearly every job position in future job markets.

3.0 COMMUNITY FACILITIES, SERVICES AND TRANSPORTATION

3.1 Introduction

Services and facilities provided by local governments are vital to the community's progress and wellbeing. Services may include police and fire protection, water supply, and solid waste and wastewater disposal. Community facilities include municipal buildings, libraries, schools, cemeteries, infrastructure, parks, and other recreational facilities. This chapter will focus on the facilities and services available in Harris Township and consider an expansion of the existing facilities as a guideline for future decision making.

3.2 Township Facilities and Services

Harris Township has two fire halls. One is located on US-2 and 41 and the corner of County Road 551, approximately 1 mile west of the Island Resort and Casino. The Fire Hall is also where the Township Board and the Township Planning Commission meet monthly. There is a full kitchen, restrooms, collapsible tables and stackable chairs making it a desirable venue for



showers and receptions. The other Fire Hall is in Perronville and is also used as a senior center and is available for rent as a venue for larger gatherings. Harris Township has hall rental contact information available on their website at <http://harristownship.com>.



Harris Township is served by volunteer firefighters. They receive additional firefighting support through mutual aid agreements with Gourley, Bark River and Spalding Townships. In rural communities, dry hydrants are often used where municipal water systems are not available. Dry hydrants are non-pressurized pipe systems permanently installed in a nearby water source such as lakes, ponds or streams that permit water withdrawal by pumping from a fire truck. Harris Township has one dry hydrant located on County Road 551, and they can fill their trucks at the Island Resort and Casino water tower.

Harris Township has three cemeteries: St. Michael's Catholic Cemetery is located on County Road 551 and maintained by Harris Township, the Presbyterian Cemetery, and the Old Perronville Cemetery on Old Cemetery Road off M-69.

Harris Township has three post offices. One is located on US-2&41 near the Island Resort and Casino, another is in Wilson, and the third is in Perronville.



Ambulance service: Harris Township receives ambulance service from OSF Healthcare St. Francis Hospital and Medical Group in Escanaba. OSF is a Critical Access Hospital which is a designation given to eligible rural hospitals by the Centers for Medicare and Medicaid Services (CMS). Congress created Critical Access Hospitals designation in 1997 in response to the closures of rural hospitals during the 1980s and early 1990s.

Water and Wastewater: The Island Resort and Casino has their own well and water treatment plant to meet the demands of resort facilities.

Private wells provide all other water in the township, and private septic systems handle all wastewater. There are no plans to provide public water and wastewater in the township; the development of public systems is cost-prohibitive currently due to the rural nature of the township.

Solid Waste Management: Solid waste management in Harris Township is either collected by Waste Management (WM) or handled by residents hauling their wastes and recyclables to the Delta County Landfill. The Delta County Landfill is closer to the residents of Harris Township than the nearest public transfer station in Menominee County, which is in the city of Menominee nearly one hour away.

Public Health: Personal, environmental and community health services are provided by Public Health Delta Menominee Counties (PHDM). They have two locations, one in Escanaba and the other in the city of Menominee. They offer comprehensive health services to all income levels for the purpose of enhancing the quality of life for the Delta-Menominee area by preventing disease, encouraging healthy lifestyles, and protecting the environment. More specific services can be found on their website www.phdm.org.

Public Transit: Public transit is largely not available unless it is provided as a service to a particular population that is served by the Menominee-Delta-Schoolcraft Community Action Agency. The Delta Area Transit Authority will also provide some transportation services to Harris Township if their service is requested at least one day in advance.

Electricity: Electricity to homes and businesses in Harris Township is provided by the Upper Peninsula Power Company (UPPCO), WE Energies, and Alger Delta Cooperative Electric

Association. UPPCO provides residential, commercial, and industrial electricity to about ten counties in the Upper Peninsula of Michigan. UPPCO, WE Energies, and Alger Delta Cooperative offer net metering choices to their customers. Net metering makes it easier for people to install solar and other electricity generating options as they can sell unused electricity back to the grid.

Broadband and High-Speed Internet: Currently, Harris Township is underserved by broadband internet, defined by at least 25 megabytes per second download and 3MB per second upload speeds. Many residents access the internet through DSL connections, satellite, or set up their own towers so they can capture the Education Access Network (EAN) provided by Northern Michigan University. True high speed internet service provided through a fiber optic cable network is not part of the township's infrastructure at the time of this plan's development. Since the COVID 19 pandemic closed businesses, schools and children were forced to learn online even though many students' households do not have access to internet. Disparities in internet access to rural residents has generated new legislation that promotes access to high-speed internet in rural locations with robust funding behind it.

American Transmission Company Lines and Substations: The American Transmission Company was founded in 2001 and is the first multistate, transmission-only utility service in the United States. Their transmission system allows energy producers to transport electric power from where it is generated to where it is needed. ATC lines and substations are essential for the distribution of electricity generated from utility solar and wind installations. The ATC line runs through Harris Township along an abandoned railroad grade that is now part of the State of Michigan's Off-Road Vehicle (ORV) and snowmobile trail system.

3.3 Transportation

Roads facilitate the safe and efficient movement of vehicles. Communities depend on the safe and effective movement of people and goods to sustain a functioning economy. Transportation efficiency is a key factor in decisions affecting land use and development.

Physical barriers such as rivers, lakes, swamps, and rugged terrain have largely influenced where roads and other transportation systems were developed. As such, transportation routes were generally established where physical features offered the least resistance.

The federal and state government have a primary role in how funds are allocated to various transportation systems. In the State of Michigan, Article IX, Section 9, of the Michigan Constitution of 1963, as amended, states that "All specific taxes imposed directly or indirectly on fuels sold or used to propel motor vehicles upon highways ... or on registered vehicles ... shall, after payment of necessary collection expenses, be used exclusively for transportation ...". Michigan Public Act 51 of 1951, as amended, governs the distribution of this revenue. Act 51 provides how these revenues are to be distributed and determines how they can be spent.

Act 51 creates the Michigan Transportation Fund (MTF). Revenues collected through highway user taxes, vehicle registration fees, and other miscellaneous automobile-related taxes are deposited in MTF. In accordance with the state Transportation Department's appropriation, significant payments are made to several state agencies such as the Treasury, State Police, Natural Resources, Civil Services, and the Office of the Auditor-General for the services they provide.

After these distributions, the remainder of MTF is divided between road systems under three government levels: the State Trunkline Fund, county road commissions, and cities and villages.

County Road Commissions are the recipients of these allocations at the local government level. They operate road maintenance and allocate funds to county road repairs and work with the local units of government in their County to improve the local roads through an agreed-upon division in the cost of road improvements between the County Road Commission and the local unit of government.

The Menominee County Road Commission was established in 1894, about ten years before the Michigan State Highway Department was established. According to Public Act 283 of 1909, county road commissions are to provide continuity through road construction and maintenance across the state and to provide cost-efficient and high-quality road services for county roads.

The McNitt Act of 1931 further defined the role of county road commissions by stating they must assume jurisdiction of twenty percent of the township roads in the county each year for a 5-year period. The county road system consists of both primary and local roads which includes seasonal roads.

Michigan Public Act 51 of 1951 requires that all counties and incorporated cities and villages establish and maintain road systems under their jurisdiction, distinct from state jurisdiction. Counties, cities, townships, and villages receive approximately 61 percent of the funding allocated through Act 51 for local roads. State highways under the Michigan Department of Transportation (MDOT) jurisdiction receive the remaining 39 percent. The roadways in Harris Township fall into three general classifications: state trunklines, county roads defined as County local or County primary, or undefined.

The State Trunkline System includes state and federal highways that connect communities to other areas within the same County, State, and other states. These roadways provide the highest level of traffic mobility for the traveling public. While the highway system carries more than half the total statewide traffic, it represents only 9 percent of the Michigan roadway length. State and federal highways are designated by the prefixes "M," "U.S.," and "I." Act 51 requires that the State Transportation Department accept all maintenance costs consistent with department standards and specifications for all state highways, including those within incorporated communities.

There are approximately 14.25 miles of state trunkline highway in Harris Township. U.S. 2 and 41 come together at Rapid River, Delta County, and divide in Powers, Menominee County. M-69 is an east-west state trunkline highway that crosses through Harris Township. M-69 connects with U.S. 2 in Crystal Falls, Iron County, and near Bark River, Delta County.

County Road System (Primary and Local)

County roads are classified as either primary or local. Road funding is based on the mileage of each road system. Primary roads facilitate traffic movement from areas of smaller populations to larger population centers within a county. The primary road system serves as an essential supportive road network for the state trunkline system. There are approximately 39.57 miles of county primary roads and 84.90 miles of local roads in Harris Township.

3.4 Road Conditions Evaluation

Roads under the Michigan Department of Transportation's jurisdiction are evaluated based on pavement condition, ride quality, friction, and rutting. Surface conditions are determined by the amount of deterioration such as cracking, faulting, wheel tracking, patching, etc.. Determining ride quality is subjective but is based on the degree of comfort experienced by drivers and passengers.

Future state trunkline system conditions are forecasted using the Pavement Management System data in conjunction with the Road Quality Forecasting System. It is anticipated that the percentage of pavement in poor condition will decrease over the next ten years. Bridge rehabilitation and replacement are scheduled on a "worst-first" basis, assuming funding is available for construction.

Roads within Harris Township have been evaluated using the PASER (**PA**vement **S**urface and **E**valuation and **R**ating) system. To evaluate road conditions, survey teams drove the roads to inventory surface types: such as concrete, asphalt, gravel, and unimproved earth; and physical condition. The survey utilizes such characteristics as surface distress, pavement strength, and deflection. Roadways are rated on a scale from one to ten. A rating of "10" indicates the pavement surface is in excellent condition, displaying no visible signs of distress, and having a quality rating of "new construction". A roadway given the rating of "1" represents the poorest roadway condition with visible signs of distress and extensive surface integrity loss. The road conditions are presented in three levels of asset management:

1. Routine maintenance (ratings of 8-10): Routine maintenance includes actions to be performed regularly. Work activities would not significantly change the road's surface rating. Some maintenance activities are placing new aggregate on the existing gravel to replace the original material that has been worn off or the reconditioning of bituminous surfaces with less than 3/4 inch.

2. Capital preventive maintenance (ratings of 5-7) Capital preventive maintenance will preserve the roadway by extending the life of the roadway without changing the original design, function, or purpose. Roads would need repair because of weather, age and use. Some capital maintenance activities are crack sealing, chip sealing, concrete patch, and bituminous overlay.

3. Structural improvements (ratings of 1-4) Structural improvements include activities taken to preserve the structural integrity of an existing roadway or where the safety or structural elements are improved to satisfy current design requirements. Structural improvement activities include reconstruction, resurfacing, gravel surfacing or limited rebuilding to improve grades or improve sight distances.

3.5 Transportation Funding

Federal Assistance

Federal assistance is supported mainly through motor fuel taxes. Construction and repair costs associated with state trunk line systems are generated from these taxes. The Intermodal Surface Transportation Efficiency Act of 1991, and its reauthorization as the Transportation Equity Act for the 21st Century (TEA-21), has resulted in allocation changes that have benefited Michigan. Transportation planning is intended to encourage capital investments that include integrated modes of transportation that improve the reliability, safety, usability, and attractiveness of the regional public transportation system, including walking paths and bicycle lanes.

Michigan Transportation Fund (MTF)

Revenues collected from fuel taxes and motor vehicle registration fees are distributed to county road commissions, cities, and villages by formula through the Michigan Transportation Fund, established under Public Act 51 of 1951. The formula uses factors such as road classification, road mileage, and population to distribute funds accordingly. A percentage of the funding received by each road commission is also set aside for engineering, snow removal, and urban roads.

Michigan Transportation Economic Development Fund (TEDF)

This program was established in 1987 by the Michigan Legislature. The program's purpose is to assist with road improvements that attract industry and create and retain Michigan jobs. The program provides funding to allow the State, local agencies, and businesses to work together to meet the often-extensive urgent demands placed upon the transportation system by economic development. There are five separate funding categories, four of which apply to Menominee County. Two programs are competitive, and two are a formula allocation to the road commission.

Category A: Economic development road projects: Road projects related to target industry development and redevelopment opportunities. Eligible projects are those that address a transportation need that is critical to an economic development project

in one of the following target industries: manufacturing, high technology research, agriculture/food research, forestry, mining, tourism and office centers. This is a statewide competitive grant program.

Category D: Secondary all-season road system: Road improvements in rural counties to create an all-season road network. These funds can only be used for construction; right-of-way acquisition and engineering are not eligible costs. This is a formula-based program that benefits the Menominee County Road Commission.

Category E: Forest roads: Construction or reconstruction of roads essential to the development of commercial forests in Michigan. Eligible recipients are county road commission in each County in which a national lakeshore or national park is located or in which 34 percent or more of the land is commercial forestland. This program is a formula-based program that benefits the Menominee County Road Commission.

Category F: Cities in rural counties: Road and street improvements within Small Urban Areas designed to create continuity with the established all-season road network. The road improvement project must be a federal-aid road (arterial or a major or minor collector). This program is a statewide competitive grant program.

Local Funding

Each year, the Menominee County Road Commission allocates a certain amount of funds towards improvements to the local road system in each community, primarily using monies from the Michigan Transportation Fund (MTF). The percentage of local road improvement funding allocated to each community varies yearly depending on the Road Commission's financial condition. For each local road project, the community is required to pay for 50 percent of the road construction cost with the Menominee County Road Commission paying for the other 50 percent. The township is responsible for 100 percent of the cost for paving.

Harris Township does not currently levy a millage for maintenance and repair to county roads in the township. Funding from the township's general fund is used to generate the 50 percent match required for local construction projects and the 100 percent local contribution required for paving.

3.6 Issues and Opportunities

- Harris Township's proximity to the city of Escanaba allows their residents to easily access many of the services they need including emergency services, healthcare, public transit, waste management and recycling, access to groceries, pharmacy and household amenities.

- Most of the economic growth occurring in Harris Township is being generated by the Hannahville Indian Community. The Island Resort and Casino has undergone several expansions since the year 2000. Each expansion brings growth in jobs and high level of entertainment that is supported by the residents of Harris Township.
- Harris Township owns and maintains two fire halls located where there are the greatest areas of population density. Like many rural townships, the township relies on volunteer firefighters and receives additional firefighting support through mutual aid agreements with Gourley, Bark River, and Spalding Townships.
- Harris Township has three post offices that serve the entire Township. This remains an important service to the Township's residents as mail is still one of the most reliable forms of communication in rural communities.
- Road conditions were identified as the primary concern by residents of Harris Township in a survey provided by the Harris Township Planning Commission during preparation of the Harris Township Master Plan. Harris Township has a high number of uncertified roads. Uncertified roads are not subject to Act 51 funds. All improvements to uncertified roads are the responsibility of the Menominee County Road Commission and Harris Township. Many of these uncertified roads are only small portions of certified roads or other roads that are part of the Hannahville Indian Community. The Menominee County Road Commission will be looking closer at this situation as they clean it up.
- Harris Township has numerous roads that are not paved. Many residents living on gravel roads want the Township to pave them and frequently express their expectations.

4.0 HOUSING

4.1 Housing Units

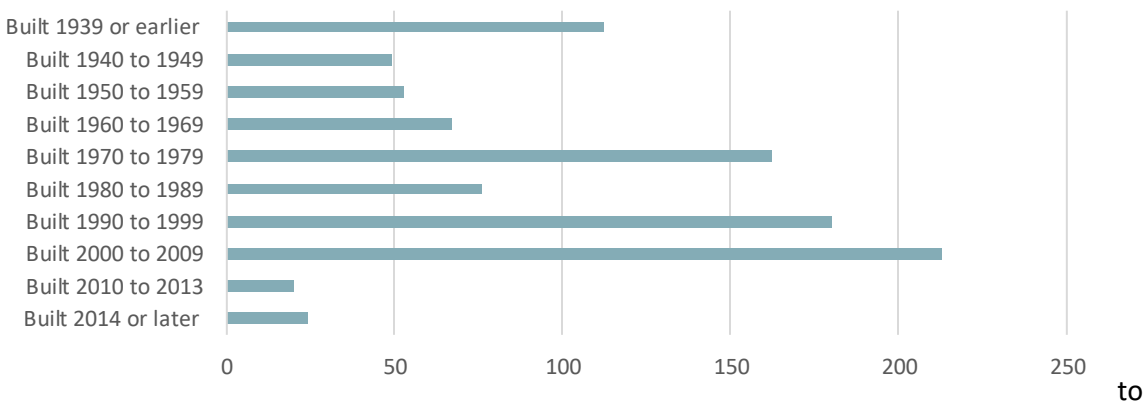
Residents of a community have different housing needs and preferences depending on their age, income, family size, interests, and a host of other factors. Consequently, communities with a wide range of housing options appeal to a diverse population and help to attract and retain residents. Data regarding the occupancy, age, and value of Harris Township's housing are presented below.

Status	Harris Township		Menominee County	
	Number	Percent	Number	Percent
Total Housing Unit	956	100	14,342	100
Occupied Housing Units	696	72.8	10,627	74.1
Owner Occupied	519	74.6	8,259	77.7
Renter Occupied	177	24.4	2,368	22.3
Vacant Housing Unit	260	27.2	3,715	25.9

Source: ACS 5-Year Estimates, 2019

The table above shows us that most of the housing in Harris Township is owner-occupied and according to the American Community Survey, 2019, over 82% are single-family detached homes. Many of the homes are heated with liquid propane or firewood and most of the houses are situated on large lots creating a significant distance between other houses. The long distance between houses is what makes it cost-prohibitive for the township's households to become connected to natural gas lines, cable television, broadband, municipal water and wastewater systems, or curbside solid waste pickup services. However, the rural lifestyle of Harris Township is valued by its citizens and is why they choose to live there.

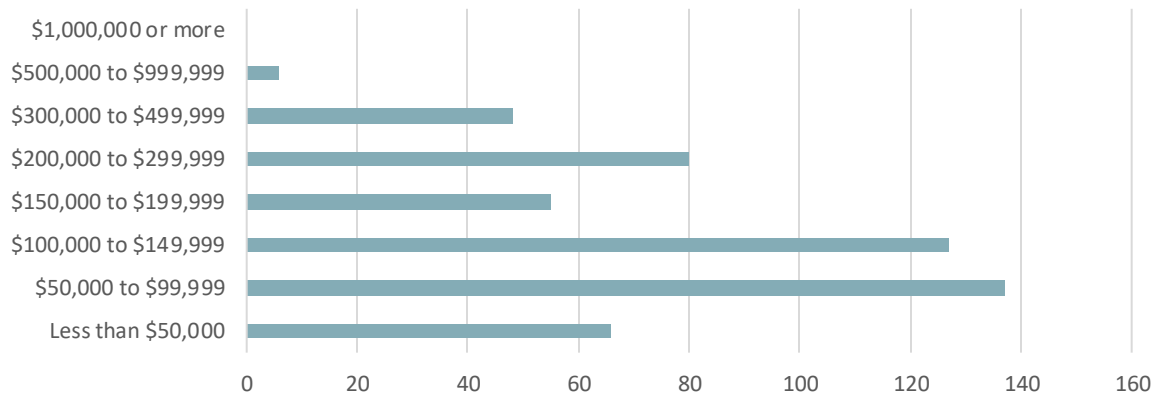
Years Housing was Built



Source: ACS 5-Year Estimates, 2019

Harris Township shows a variation in old and newer housing. The chart above shows an increase in housing development between 1990 and 2009. That increase is because of concentrated housing development in the Hannahville Indian Community and correlates with the original growth and expansion of the Island Resort and Casino. The remaining housing throughout Harris Township is considered older but is consistent with the housing stock throughout the Upper Peninsula of Michigan. The age of the housing stock is often related to its value. Unless well maintained, houses older than 20 years are typically in need of major repairs such as roofs, windows, and doors. Homes older than 20 years may need plumbing and heating renovations which can be very expensive for most homeowners. Houses built before 1970 were built before construction codes were required to be adopted and enforced at the local level. Houses built around the 1880s to 1930s were frequently built with balloon framing making them more susceptible to catastrophic fires. As such, older houses that are in need of repair typically cost less than newer houses.

Housing Values in Harris Township



Source: ACS 5-Year Estimates, 2019

The median housing value in Menominee County is \$101,600. According to michigan.hometownlocator.com, the median home value in Harris Township is \$133,974, and the Housing Affordability Index is 205. The Housing Affordability Index base is 100 and represents a balance point where a median income resident can usually qualify to purchase a median price home. Values above 100 indicate increased affordability, and values below 100 indicate decreased affordability.

The chart above shows the amount of housing in Harris Township by housing value. The value of a home is estimated at price-per-square-foot. Additional factors include livable space such as the size of bedrooms and bathrooms, the house's age and condition, upgrades and updates, the local market, and economic indicators. Economic indicators are conditions that impact a person's ability to buy or sell a home. Considering that most of the newer housing in Harris Township is

specifically for the members of the Hannahville Indian Community, the remaining housing in Harris Township is about the same median value as Menominee County. Slightly lower home values create a rise in the affordability index. Housing affordability can be an advantage for townships. Rural township residents can enjoy lower housing costs while still living close enough to a city that provides amenities.

4.2 Issues and Opportunities

- The majority of Harris Township relies on private wells and septic systems for water and wastewater. Because the Hannahville Indian Community has its own water and wastewater system, the exceptions are the Island Resort and Casino, the Bark River-Harris School, some Hannahville Indian Community housing, Hannahville Health Department, and the Hannahville Administrative building.
- Harris Township does not provide residential trash and garbage pickup services or recycling. Residents manage their trash through delivery to the closest transfer station in Delta County or they hire Waste Management to collect it. In time, Harris Township may want to offer that service to the township in areas where there is greater population density such as the Perronville and Wilson areas.
- Harris Township supports single-family residential development but should be cautious about allowing residential development to occur on roads not intended for all-season use. Allowing residential development to occur on roads not intended for all-season use could place pressure on the Menominee County Road Commission to maintain roads that were not previously engineered to sustain year-round traffic.
- Housing in Harris Township is consistent with the housing stock throughout Menominee County. Harris Township housing has been holding its value despite various economic conditions over the past decade. Harris Township has the rural qualities of a desirable place to live, including housing affordability.

5.0 NATURAL FEATURES

5.1 Introduction

An area's natural features are related to how a community has developed. Often communities gain or lose population based on one or more natural features and resources. In Harris Township, logging, sawmills, and farming have always been the primary land uses. In other areas of Menominee County water travel across lakes and rivers provided fishing and fur trading activities.



Upland and low wetland forests are abundant in Harris Township and provide the habitat needed to support the diversity of wildlife throughout the Township.

Abundant farm fields of corn, hay and grains on beautiful rolling hills fill the landscape.

5.2 Geology and Bedrock Geology

Bedrock is the solid material that forms the earth's crust. Bedrock geology consists of rock formations found below the soil formed during the early periods of the earth's development that form the earth's crust. These formations have undergone extensive folding, uplifting, eroding and weathering during the millions of years that have since passed and are now overlain by surface geology and soil.

Among the primary factors that makes geology important to development is its ability to supply groundwater. Bedrock types, and the layers through which moisture passes, influence the quality and quantity of groundwater. Certain types of bedrock increase the potential for groundwater contamination, particularly when such bedrock is close to the surface. When bedrock is close to the surface, the opportunity to filter out contaminants is diminished. In such instances, the potential for polluted runoff to enter the groundwater table is increased.

Groundwater supplies are adequate throughout Menominee County and are drawn from varying depths and formations. Most wells are less than 100 feet deep. Deeper wells are necessary to meet the supply demands of municipal and industrial users. Hardness or high iron content is common in many areas of the Menominee County and foul-smelling "sulfur" water is more common in the southern part of Menominee County.

The map of Bedrock Geology on the following page shows that Harris Township's four types of bedrock, Black River Group, Prairie Du Chien Group, Trempealeau Formation and Trento Group are the rock formations that make up the upper layer of bedrock within the township. The water capacity of these rock formations is generally low.

Wells that are drilled within these formations are adequate for domestic or farm use; however, in most areas it would not be sufficient for supplying water to large industrial users or irrigators. The water from these upper bedrock layers contains high concentrations of hydrogen sulfide gas, which may give it a sulfur odor. To lower the concentrations of hydrogen sulfide gas, wells for residential purposes are often dug to be as shallow as possible, since shallower beds of limestone tend to be free from this gas.

Harris Township

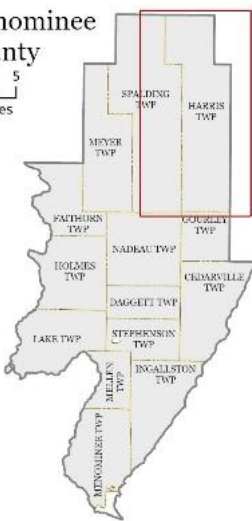
Bedrock Geology



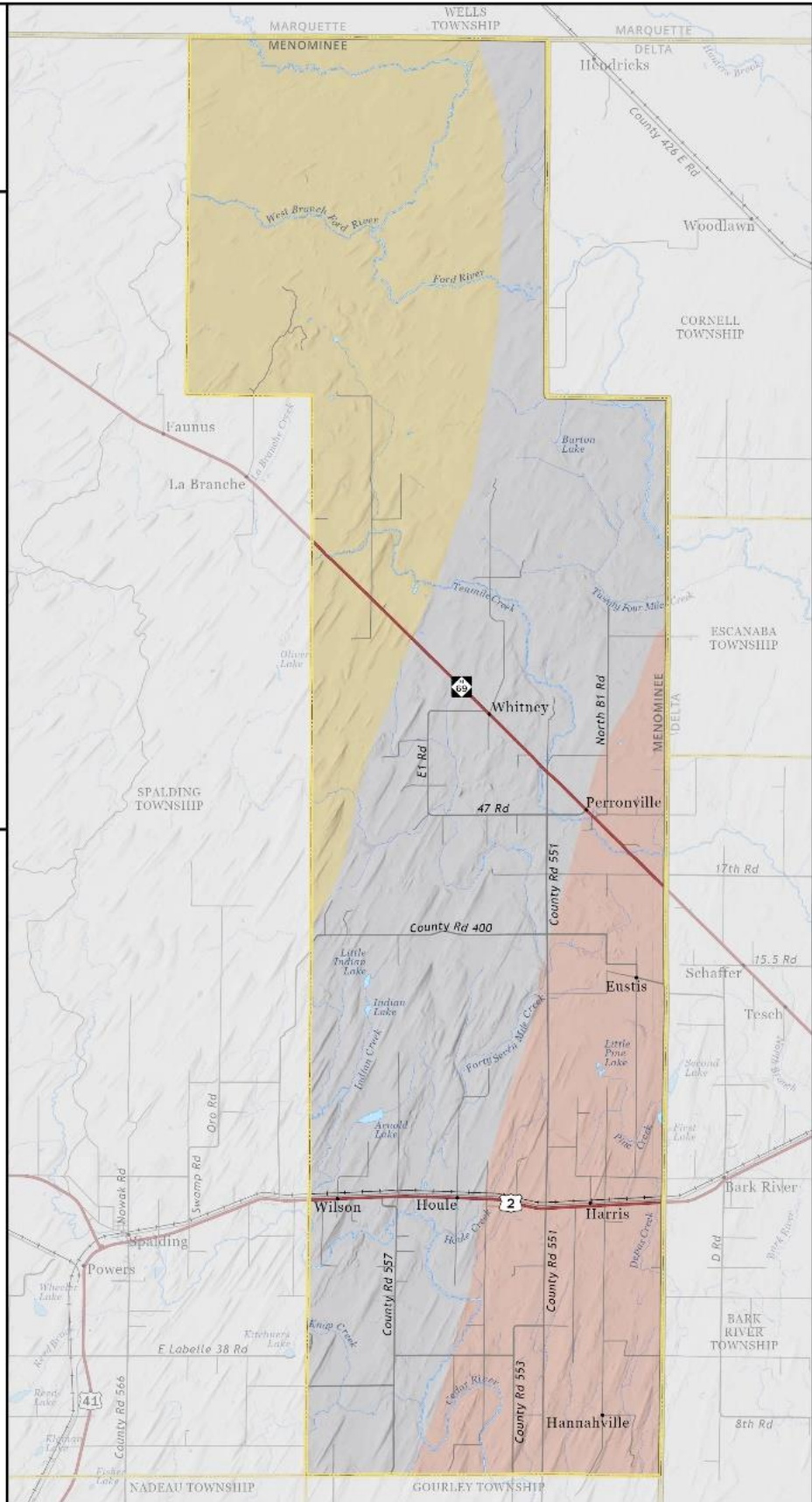
- Black River Group
- Prairie Du Chien Group
- Trenton Group

- Populated Place
- State Trunkline
- Major Road
- Local Road
- Railroad
- Township Boundary
- River
- Lake
- County Boundary

Menominee County

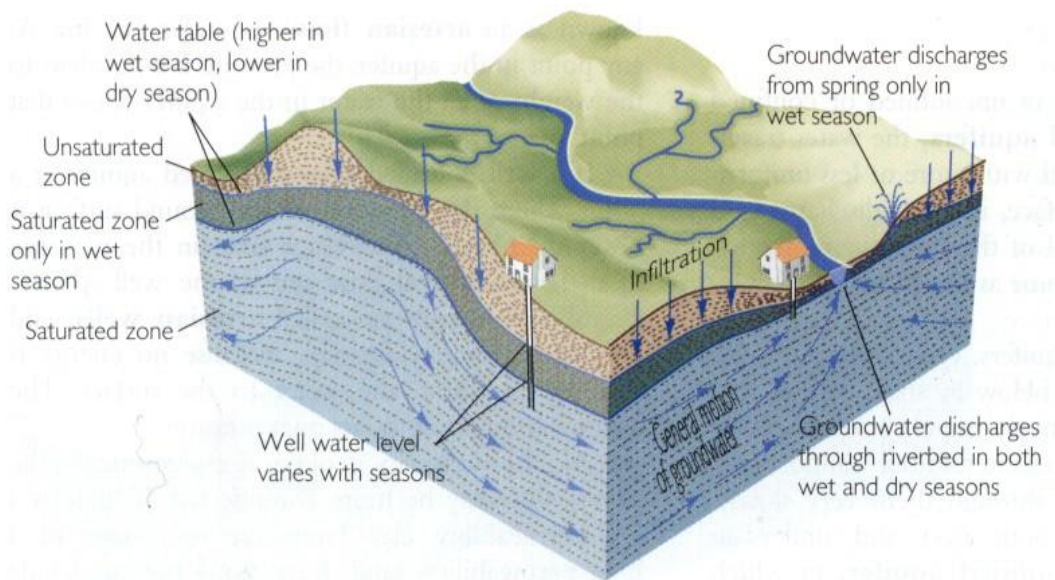


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For future development to occur safely in Harris Township, it is important to understand the depth to water table and what that means. The water table is the depth at which the ground is saturated with water and the ground underneath is completely saturated also known as groundwater. In order for a well to extract water, the well must be dug so that it reaches below the water table. That way, the groundwater will release water into the well to be taken up. Two primary uses for groundwater are wells for drinking water and agricultural irrigation.

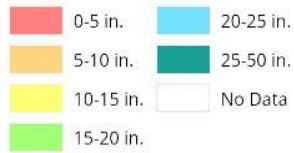
Fluctuations in the water table are typically seasonal and the water table generally remains within a set range unless there are extreme weather condition such as floods or drought. The depth to water table can be measured in examining wells to determine the effects of season, climate or human impact on ground water.



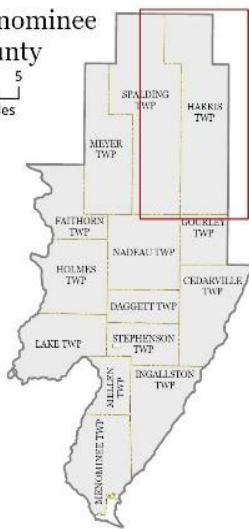
Depth to water table data for Harris Township is shown on the Depth to Water Table map on the following page.

Harris Township

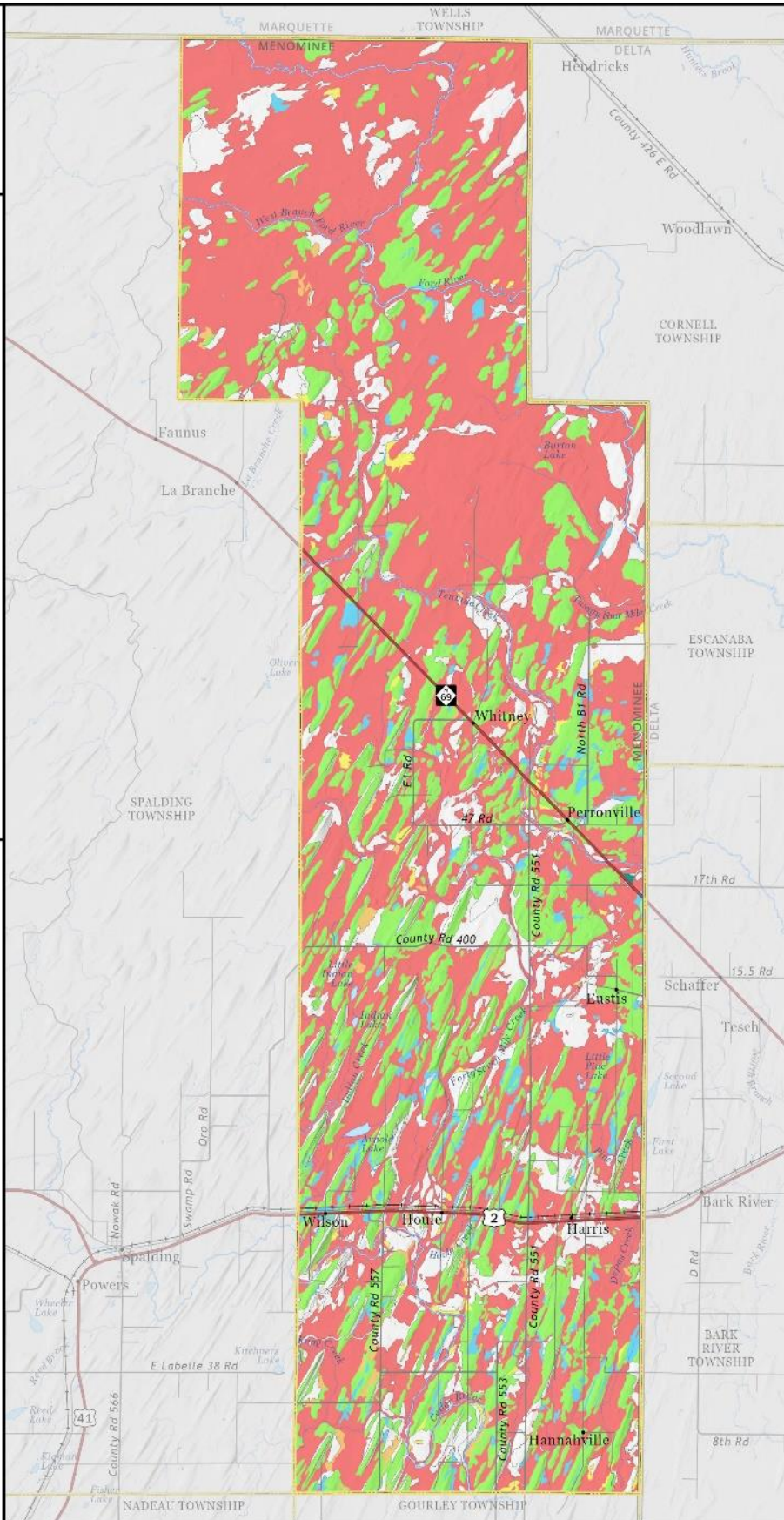
Depth to Water Table



Menominee County



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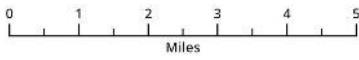
Bedrock is the deposit of solid rock that is typically buried beneath soil and other broken or unconsolidated material. Bedrock is made up of igneous, sedimentary or metamorphic rock and often serves as the parent material for soil. Bedrock is also the source of nitrogen in Earth's nitrogen cycle.

Construction activities of all types are affected by the depth to bedrock. In most instances where bedrock is at or near the surface, buildings will be constructed without basements. Site preparation, utility installation and street construction will all be more costly in areas where bedrock is exposed or covered by only a thin layer of soil. Septic systems will not be permitted in areas where bedrock is encountered within twenty-four inches of the ground surface.

Limitations for Buildings with Basements on the following page show that Harris Township has plenty of areas that are not limited by a low depth to bedrock.

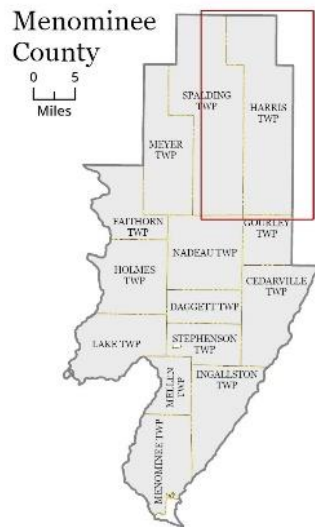
Harris Township

Limitations for Dwellings with Basements

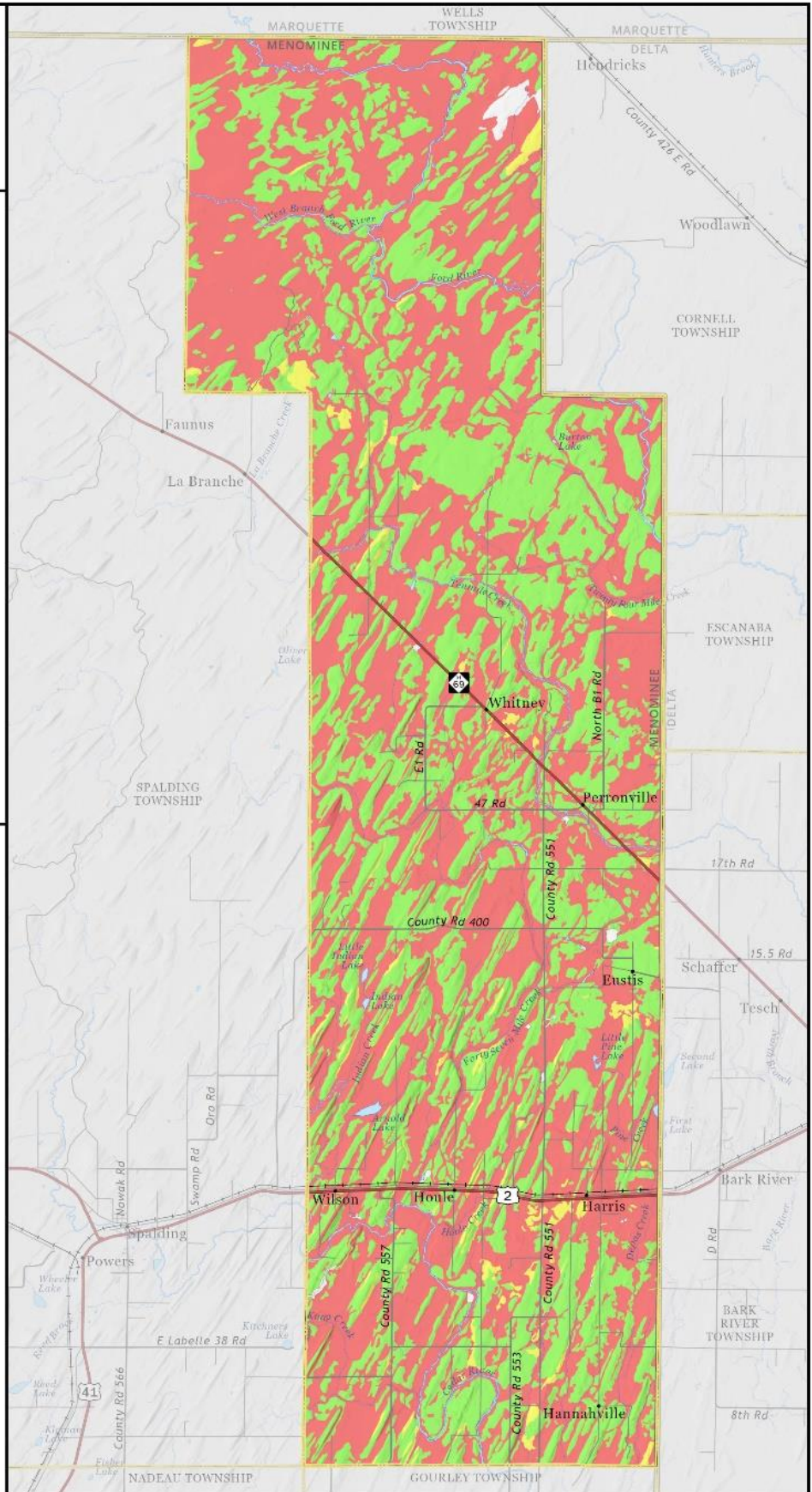


- Very Limited
- Somewhat Limited
- Not Limited
- Not Rated

- Populated Place
- State Trunkline
- Major Road
- Local Road
- Railroad
- Township Boundary
- River
- Lake
- County Boundary



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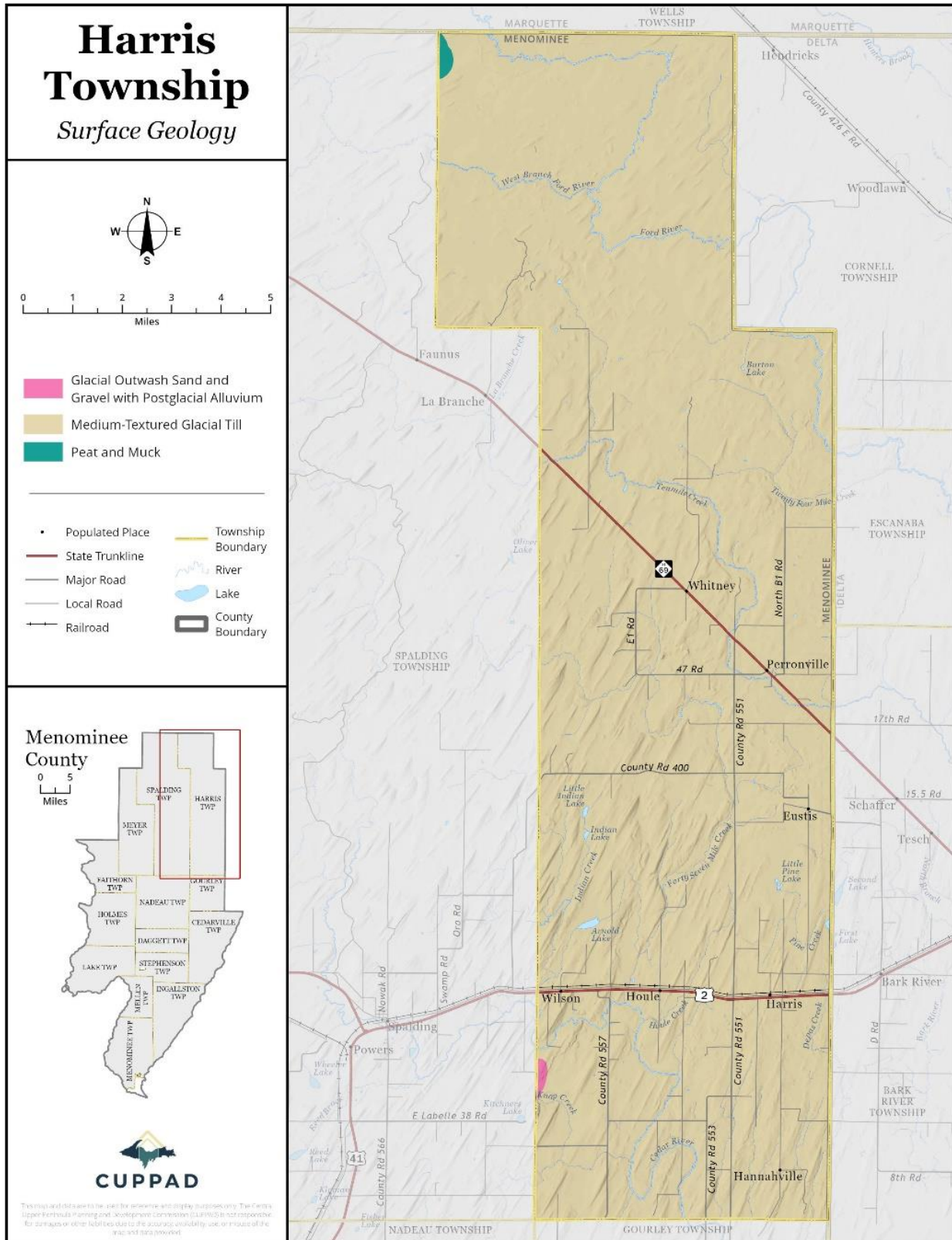


5.3 Surface Geology

Surface geology is an important factor in terms of the ability to filter contaminants, the ability of the soil to support structures, roads, etc. and the suitability of a site for various uses. Immense masses of ice passed through the region during the Ice Age, removing soft surface materials. Melting glaciers left stony materials behind. The glacial deposits occurred in one of three ways: materials (till) deposited directly by glaciers, with little or further movement because of surface water; materials deposited by moving streams, or outwash; and materials deposited by glacial lakes, known as lake deposits. End or recessional moraines are a type of till, deposited at the edge of a glacier, or left as the glacier melts and recedes.

The surface geology in the southern end of Menominee County consists primarily of lake plains created by shallow glacial lakes that were the ancestors of Lake Michigan. These deposits consist mainly of sand, although clay may be mixed with the sand in some areas. The amount of clay determines permeability and water yield. Concentrations of more than 25 percent clay impede drainage, and often result in swampy or marshy areas. If clay is not present in high concentration, glacial lake plain deposits are usually moderately or highly permeable.

Surface geology deposits in the township are primarily the result of glacial action of the Wisconsin Period. The categories of surface geology are based on the material content and formation of the various deposits. Surface geology for Harris Township is shown on the Surface Geology map on the following page.



5.4 Soils

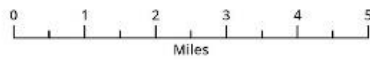
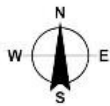
Knowledge about soil types, soil suitability and soil permeability within Harris Township is useful when considering future land use development. For example, some soil types limit infiltration of fluids, presenting limitations to the use of onsite wastewater treatment systems. These limitations are important to developers when most of the township relies upon onsite septic systems for the management of their wastewater systems.

Soil is the surface layer of the land that was formed through the interaction of many factors. Physical, chemical, and mineral composition of the parent material combined with climate, plant and animal life on and in the soil are major factors. Other factors include time and relief or lay of the land.

Development planning should include a thorough assessment of soil suitability for the type of land use being considered. For example, residential subdivisions should avoid areas where soils are shallow and/or poorly drained, or where a high-water table is present. Such conditions are not suitable for onsite septic systems and are problematic for road construction. Road construction techniques can overcome most limitations; however, the additional effort may be costly and environmentally unsound. Moreover, more frequent maintenance may be necessary to sustain good road conditions. Soil limitations for building site development include areas where the soil depth over bedrock is shallow, where wetness is persistent, and where steep slopes are found. Limitations for septic tank absorption fields are shown on the map on the following page.

Harris Township

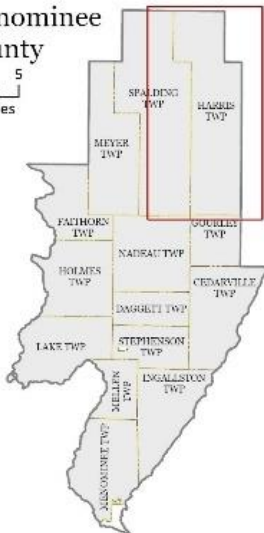
Limitations for Septic Tank Absorption Fields



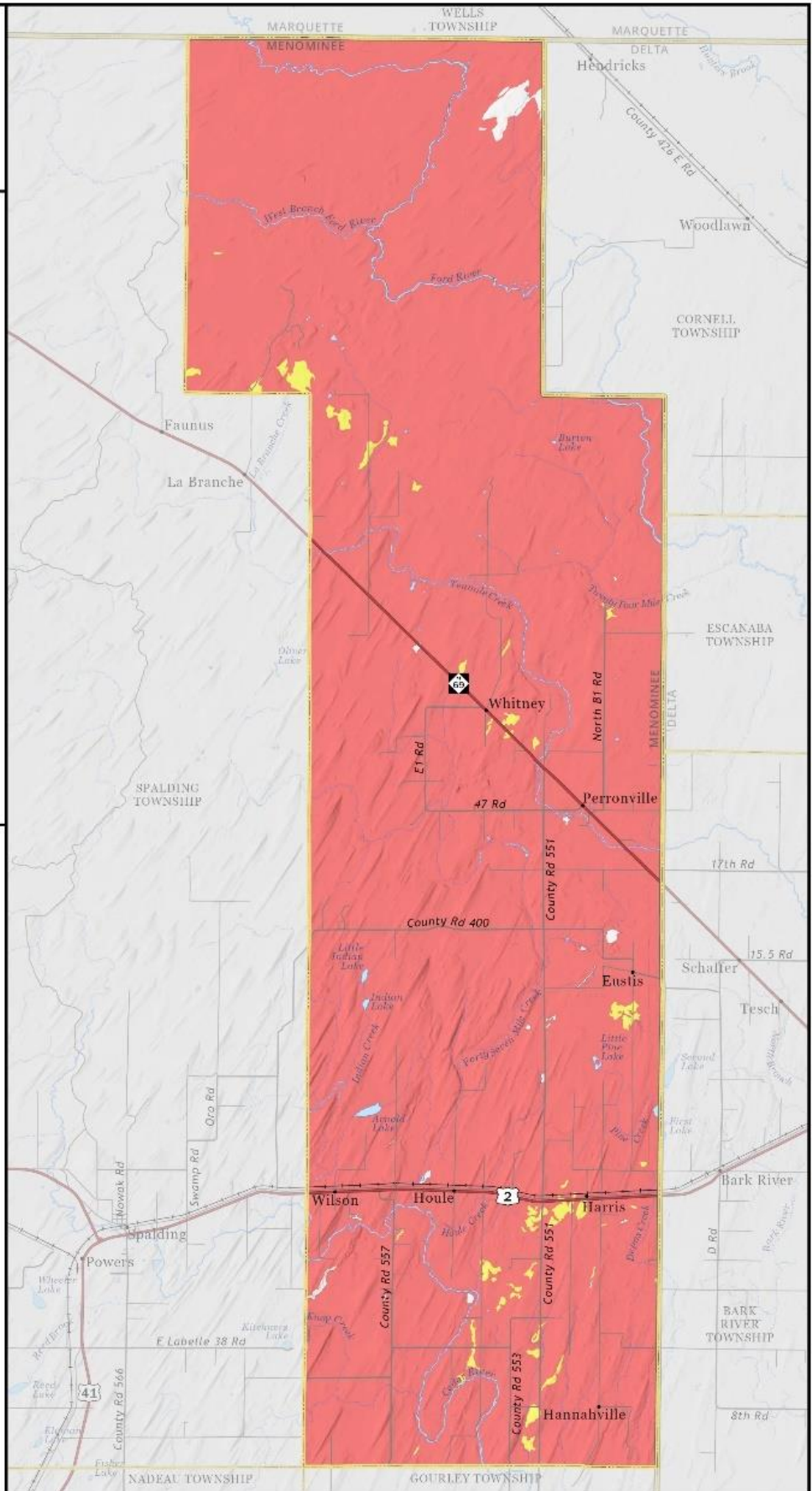
- Very Limited
- Somewhat Limited
- Not Rated

- Populated Place
- State Trunkline
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- County Boundary

Menominee County



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5.5 Climate

Weather data for Menominee County is collected at Stephenson and Spalding. Average annual precipitation at Stephenson for the 30-year period ending in 1980 was 32.63 inches; at Spalding it was 29.99 inches. More than two-thirds of the annual precipitation is received in the April through October period. August is the wettest month, February the driest. Mean snowfall during this period was 65 inches with the highest monthly average occurring in December. Temperatures vary substantially from the Green Bay coastline to interior locations.

The proximity to Lake Michigan influences both precipitation and temperature (lake effect). Tornado activity is infrequent due to the township's location at the northern fringe of the Midwest tornado belt and the cooling effect of Lake Michigan. Storms with damaging winds and heavy precipitation can occur during any month but are more likely in the summer.

5.6 Fish and Wildlife

An abundance of habitat provides for large wildlife and fish populations. Hunting is popular throughout Harris Township with white-tail deer, black bear, and wild turkeys the leading game. Other game animals include ruffed grouse, woodcock, squirrel, rabbit, and waterfowl. Other species include red fox, coyote, gray wolf, beaver, otter, muskrat, raccoon, weasel, skunk, porcupine, and opossum. Area streams and inland lakes offer good sport fishing of many species.



5.7 Forest Resources

About 53 percent of Harris Township's land area is forested. Approximately a third of Harris Township forestland is found within wetland areas where northern white cedar and spruce dominate. Northern hardwoods dominate upland soils and include sugar maple and basswood. Among major species groups, the leading growing stocks are soft hardwoods (red maple, basswood, aspen) and other softwoods (conifers).



5.8 Issues and Opportunities

- The bedrock in Harris Township is not suitable for large industrial users or irrigation systems. The water from the upper bedrock layer contains high concentrations of hydrogen sulfide gas giving it a sulfur odor.
- Shallow wells tend to be less susceptible to hydrogen sulfide gas but shallow wells in general lack the ability to filter other potential contaminants such as crop fertilizers and rodent pesticides that could seep through to the water table and cause serious health problems.
- Harris Township supports a large hunting population. White tailed deer are prevalent in Harris Township due to the availability of agricultural crops such as small grains, corn, alfalfa, and the abundance of lowland cedar swamps where they overwinter while browsing on cedar trees. Cedar trees also provide good shelter for white tailed deer during severe winter storms.
- Considering the extreme climate conditions in the western states of the nation, Harris Township's climate conditions are stable, predictable, and consistent with the rest of the Upper Peninsula of Michigan. Four seasons are expected, and they continue to be present. To date, no extreme weather-related events have been recorded for Harris Township.

6.0 FUTURE LAND USE MAP

One of the major goals of the Future Land Use Map is to protect the rural character of Harris Township and to preserve its land for agricultural, forestry, natural resources, residential use, and orderly development as the township looks to the future by working to attract businesses that will complement their foundational roots in agriculture and forestry.

As such, the Future Land Use Map reflects the assumption that land-use patterns in Harris Township will continue to be heavily influenced by agriculture and forestry. Other significant considerations of the future land use map are establishing appropriate uses and densities throughout the township and providing adequate commercial and residential development areas. The Planning Commission will continue to identify policies it wishes to implement and begin to work on the corresponding zoning changes at the same time.

A future land use map represents the "preferred future" of how the community would like to grow. It is based on environmental opportunities and constraints, existing trends and conditions, and projected future land use needs.

It is important to consider several factors when locating future land uses on the Future Land Use Map. The future land use map should guide the future development pattern of the township into logical arrangement which maintains the character of the community, protects the environment and ensures adequate services and land for all types of land uses. These factors include:

- Consistency with existing land use patterns.
- Preservation of natural features and consideration for the effects of development on the environment.
- Maintenance of aesthetic qualities that contribute to the community's character and quality of life.
- Positive incorporation of natural amenities.
- Existing planning policies and zoning regulations.
- Availability of infrastructure, including utilities, roads, and community facilities as the Township grows.
- Market conditions for various land use.
- The goals and objectives of the plan express the community character desired by the residents.

6.1 Existing Zoning Classification

R-1 Residential One District

The R-1 Residential One District is designed primarily for one-family residential use with accessory structures and other uses that generally are found within a residential setting. The uses in the district are intended to keep the neighborhoods relatively quiet and free of unrelated traffic influences. It is reasonable to require spacious lots to insure safe potable water supply and treatment of wastewater on the same lot.

R-2 Residential Two District

The R-2 Residential Two District is established to preserve neighborhoods for medium-density residential uses, free from other uses except those which are compatible with residents in the district.

RR Rural Residential District

The RR Rural Residential District is established to maintain a residential environment in accessible rural areas at moderately low densities. Locations in this district are considered to be suitable for predominately rural, scattered site development.

TD Town Development District

The TD Development District is designed to provide an area for residential, compatible retail, and commercial use. This district is designed for small unincorporated areas where a mix of residential and retail commercial is in accord with established patterns of use.

RP Resource Production District

The RP Resource Production District is established and maintained for low-intensity use. Because of this district's location, accessibility and natural characteristics, its land use is suitable for a wide range of agricultural, forestry, and recreational uses.

AP Agriculture Production District

The AP- Agriculture Production District is intended to maintain those lands that, because of their soil characteristics and other factors, are especially well suited for agricultural uses.

TP Timber Production District







The TP- Timber Production District is intended to maintain lands for timber production and the use of wooded and rural areas of the township to retain the fundamental attractiveness of

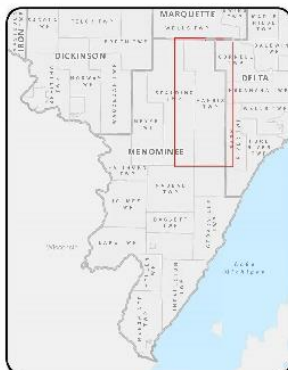
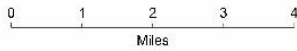
natural resources and provide enjoyment for both visitors and the community at large. Municipal services, including but not limited to snow plowing, school bus pick-up, and garbage removal, may be provided on a limited basis or not at all within this district, depending upon the exact location.

Industrial District (reserved for future use)

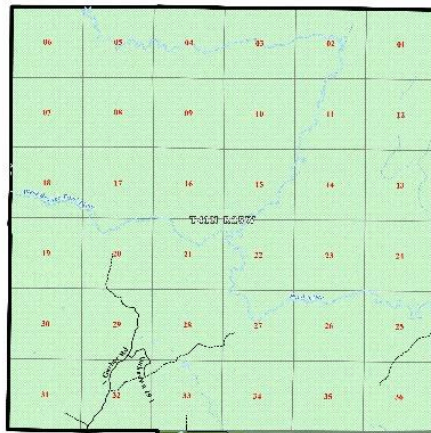
The I- Industrial District is designed to accommodate wholesale activities, warehouses, major repair operations, manufacturing operations, and other industrial uses whose external and physical effects require them to be separated from residential uses. Industrial uses may be located on individual lots or as part of an industrial park. Currently, Harris Township does not have land explicitly dedicated for industrial use. The current Harris Township Zoning Map is shown on the following page.

HARRIS TOWNSHIP ZONING MAP

ZONING DISTRICTS	
	AP - AGRICULTURAL PRODUCTION
	RP - RESOURCE PRODUCTION
	RR - RURAL RESIDENTIAL
	LD - LOW DENSITY DEVELOPMENT
	TP - TIMBER PRODUCTION
	Hannahville Indian Community Tribal Property (Generalized)



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6.1 The Relationship Between Zoning and The Future Land Use Map

The Future Land Use Map is not the same as the Zoning Map, either in the legal sense or in its purpose. A land-use map is a graphic representation of how land is physically being used. The future land use map is general in nature and is an official description of where and to what level future zoning should be permitted. The zoning map is a graphic representation of the boundaries for which Harris Township has adopted zoning regulations.

The Future Land Use Map and its corresponding descriptions of future land use classifications make up the Future Land Use Plan. The Future Land Use Map should serve as a guide for making decisions in the rezoning of land. The Planning Commission and the Township should consider the map one of many tools available to help them make land-use recommendations and decisions. The information contained on the map should be site-specific information on the ground.

6.2 Future Land Use Classifications

The Future Land Use Map is described as having distinctive classifications that, when viewed together, form an overall vision for Harris Township over the next 20 years.

Rural Residential District

The Residential District is established and maintained for more residential density and related residential uses. The district generally includes single and multifamily homes on lots large enough to accommodate water wells and septic systems. Development standards for this district should include increased setbacks and larger lots. Uses should be restricted to residential uses that will not negatively affect the quality of natural resources or burden the township's responsibility to provide services. Considerations for access to all-season road systems, school bus routes, access to waste management, postal services, and emergency services are important factors that support well-planned residential development.

Mixed-Use District

The Mixed-Use District is established and maintained to provide single-family residential and commercial uses along US-41 and M-69 that have access to state and federal highways and municipal services. This district encompasses the Perronville, Harris, Wilson, and areas compatible with a small-town setting.

Development standards for this district should allow for a mix of residential and less intensive commercial uses that support residential lifestyles, such as group childcare facilities, greenhouses, nursing homes, funeral homes, churches, and retail food establishments. Smaller

lot sizes would accommodate density but would be large enough to support individual wells and septic systems.

Farm Production District

The Farm Production District is established and maintained for low-density rural development and areas for agricultural and forestry and natural resource development that supports agriculture. This district currently encompasses the third largest district in the township and consists of larger parcels of 20 acres or more. The preservation of agricultural land into the future is becoming more relevant as other agricultural states continue to experience drought, increased population in agricultural areas, and wildfires. The district should be retained as a separate district to grow food.

Currently, the Agriculture Production District in the Harris Township Zoning Ordinance allows for some permitted and conditional uses that could impact the township's desire to retain their agricultural land to grow food. Usages that allow for the development of permanent structures should be discouraged when possible. The Mixed-Use District would be a more compatible choice.

Resource Production District

The Resource Production District is established and maintained to produce natural resources. This district will support timber production, aggregate mining, the retention of natural resources, or the protection of naturally sensitive areas such as wetlands, lowlands, rivers, and streams. Areas of higher elevation may be favorable for wind or solar installations and cell towers. Below are the Future Land Use Map Classifications that align with the current zoning districts.

Future Land Use Map Classifications and the Associated Zoning Districts	
Future Land Use Map Classification	Current Zoning Districts
Rural Residential District	R-1, Residential 1; R-2, Residential 2; RR, Rural Residential
Mixed Use District	TD, Town Development
Farm Production District	AP, Agriculture Production
Resource Production District	TP, Timber Production; RP, Resource Production

The Schedule of Regulations below shows the regulations for each future land use map classification and is color coded to align with the land use classifications on the Future Land Use Map for quick reference.

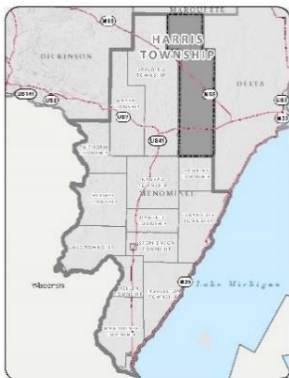
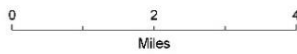
Schedule of Regulations							
Future Land Use Map Classifications	District	Minimum Lot Size (Square Feet or Acreage)	Minimum Lot Width (Feet)	Set Back (Feet) for building on lot			Maximum Height of Buildings (Feet)
				Front	Side	Rear	
Residential District	R-1	1 acre	120	25	15	25	30
	R-2	1 acre	120	25	15	25	30
	RR	1 acre	120	25	15	25	30
Mixed Use District	TD	20,000 sq. feet	100	25	15	25	30
Resource Production District	RP	20 acres	-	25	10	25	30
	TP	20 acres	-	25	15	25	30
Farm Production District	AP	20 acres	-	25	15	25	30

Harris Township Draft Future Land Use Map

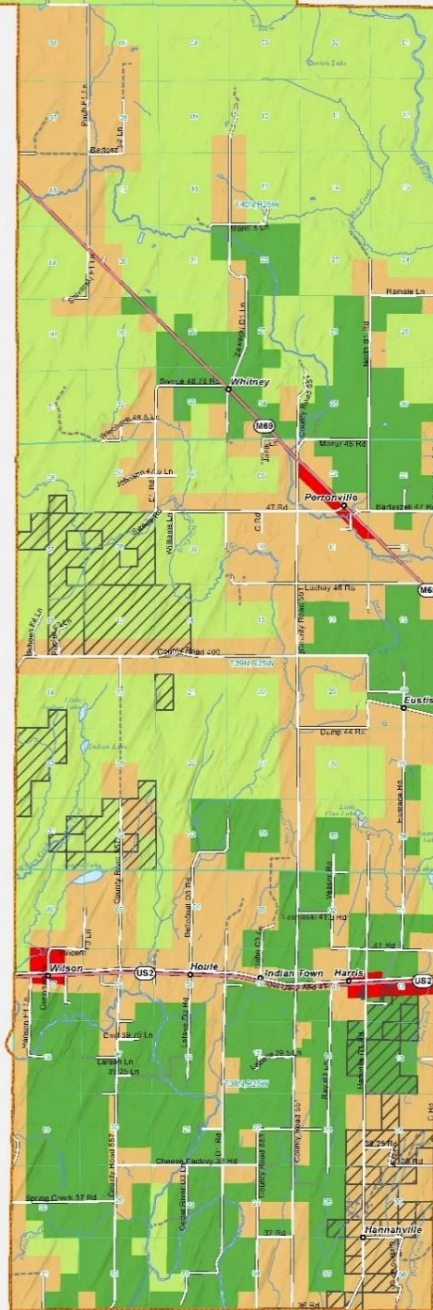
Legend

ZONING DISTRICTS

- AP-AGRICULTURAL PRODUCTION
- RP-RESOURCE PRODUCTION
- RR-RESIDENTIAL
- TD-TOWN DEVELOPMENT
- Hannahville Indian Community
- State Trunklines
- Roads
- Undefined Roads



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7.0 ZONING PLAN

The Harris Township Planning Commission is tasked with implementing the Master Plan's policies. In rural communities such as Harris Township, one of the most effective ways for the Planning Commission to accomplish their task is to review each proposed zoning ordinance text and map amendment for consistency with their Master Plan's goals and strategies, Future Land Use Map, and Zoning Plan before making a zoning amendment decision.

Below is the number of acres for each district in 2002 compared to the number of acres for each district in 2022. An increase in the percentage of acres means more land is being dedicated for land uses associated with that district. A negative percent means there is now less land available for uses in the corresponding district. Zero percent means there has been no increase or decrease to the land uses for that district.

ZONING DISTRICT CHANGES	2002 Acres	2022 Acres	PERCENT OF CHANGE
AP Agriculture Production	18,363	18,323	-1
RP Resource Production	1,135	1,135	0
RR Rural Residential	22,472	22,643	+1
TD Town Development	520	520	0
TP Timber Production	49,106	48,975	-1

It should be noted that Harris Township has been very fair and consistent in the implementation of their zoning ordinance as originally written. In fact, only a small percentage of land-use change has occurred since 2002, showing only a 1% decrease in the Timber Production District and the Agriculture District over nearly 20 years.

Presently, Harris Township is not experiencing a population increase or pressure for commercial development. Any large development that has occurred over the past ten or more years has been through the development and multiple expansions at the Island Resort and Casino. The most recent expansion completed in 2020 included a substantial indoor water park. With their nationally recognized golf courses, fine dining, quality entertainment and now major indoor water park, the Island Resort and Casino is becoming a family vacation destination in the Central Upper Peninsula that can easily compete with other prominent resorts throughout the Midwest.

Access to high-speed internet service will also make an impression on the future of Harris Township. Harris Township, like so many rural townships in the Upper Peninsula, has been losing

their youth to urban locations where there are thriving economies and a variety of higher paying jobs. When high speed internet becomes broadly available across the township, there will be more opportunity for the youth to stay or return to the township because they can work remotely with greater efficiency. Also, workers that work remotely for large companies in urban areas are often paid wages that are much higher than what they would be paid from local employers. In time, that could lead to more development in the township that supports the demands from consumers with higher incomes.

7.1 Proposed Future Zoning Ordinance Amendments

RESIDENTIAL DISTRICT

The Harris Township Planning Commission may want to consider combining the R-1, R-2 and RR Districts into one Residential District. The purpose for having multiple residential districts is to allow for different housing types and housing densities but the current Schedule of Regulations found in Article IV, Section 401, page 38 of the Harris Township Zoning Ordinance shows equal minimum lot sizes and setbacks with no maximum lot sizes stated.

Also, the township may want to restrict residential development to only roads that are open year-round and already maintained by the Menominee County Road Commission. This would alleviate access concerns for emergency service providers, school buses and road maintenance costs for the township and the Menominee County Road Commission.

AGRICULTURE PRODUCTION

Harris Township recognizes the importance of agricultural lands as an economic base, heritage, and a way of life so they desire to retain the Agricultural Production District as land dedicated for the purposes of agricultural production. Currently Harris Township has several permitted principals uses in the Agricultural Production District that would allow long-term development to be in the Agricultural Production District. The Township's Planning Commission is already reviewing their zoning ordinance to eliminate long term development from occurring on land dedicated for agricultural use.

RENEWABLE ENERGY PRODUCTION SYSTEMS

All renewable energy systems that exceed on-site site wind under 80 feet and solar systems that exceed roof mounted and ground mounted systems should require a conditional use permit and site plan review by the Harris Township Zoning Administrator and Planning Commission. Additional site plan considerations specific to the type, size and location of the various renewable energy systems should be included in detail in the Harris Township Zoning Ordinance.

Large Solar Energy Systems and Utility Grid Wind Energy Systems require significant acreage and may even cover hundreds of acres of land. It is not unusual for local elected officials and planning commission members’ properties to be included in a project. The Harris Township Planning Commission Ordinance, adopted on March 9, 2011, and the Harris Township Planning Commission bylaws also adopted in 2011, carry specific language that addresses conflicts of interest and the limitations of voting members within the bylaw’s description of a what constitutes a conflict of interest.

Wind Energy System

Harris Township allows for on-site wind energy systems under 80 feet high as a use by right in all Residential Districts (R1, R2, RR), the Town Development District (TD), the Agricultural Production District (AP), the Resource Production District (RP) and the Timber Production District (TP). On-site wind energy systems between 80 and 175 feet with a minimum lot size of 40 acres are a use by right on lots of 40 acres or more in the RP District, the AP District, and the TP District. On-site wind energy systems over 80 feet high on lots under 40 acres are a conditional use authorized by permit in the RP District, the AP District, and the TP District. Utility grid wind energy systems are a conditional use authorized by permit in the RR District, the RP District, the AP District and the TP District.

WIND ENERGY SYSTEM ZONING REGULATIONS

Zoning Districts	Under 80 ft.	80 to 175 ft. high w/ min. lot size 40 acres	Over 80 ft. high on lots under 40 acres - only conditional use permit	Utility grid - only conditional use permit
R1, R2, RR	x			x
TD	x			
AP	x	x	x	x
RP	x	x	x	x
TP	x	x	x	x

Harris Township is fortunate to have a significant amount of land dedicated to resource and timber production where both utility scale wind or solar could be located unless it is a threat to wetlands, residential development, and agricultural production. To remain consistent with the Township’s desire to leave the Agriculture Production District primarily for agriculture production purposes, the Harris Township Planning Commission should create additional standards in Section 806 of the Harris Township Zoning Ordinance that require an on-site wind energy developer to determine the projected cost for removal and soil stabilization and provide a method of ensuring that funds will be available in the form of a surety bond, irrevocable letter of

credit, or cash deposit. The developer should also provide a decommissioning plan and repowering plan signed by the responsible party and the landowner prior to site plan approval.

Solar Energy Systems

Solar energy systems (SES) are frequently preferred as a renewable energy system over wind energy systems for several reasons: the cost of solar technology is declining, Michigan is considered to have plenty of sun for solar energy use, and utility companies are required to plan for and commit to a certain percentage of their energy as coming from renewable sources by given dates. Solar, similar to wind energy systems, are available at various scales and configurations. It is important for Harris Township to understand the differences in land use impacts and plan for locations where solar is best suited within the township and require a land use permit prior to installation. As stated for wind energy systems, the Harris Township Planning Commission should require a decommissioning plan and repowering plan in Section 806 Standards for Site Plan Approval of all solar energy systems in the current Harris Township Zoning Ordinance. The solar energy system developer should also be required to determine the projected cost for removal and soil stabilization and provide a method of ensuring that funds will be available in the form of a surety bond, irrevocable letter of credit, or cash deposit.

Scales

Solar Energy Systems vary greatly in size, covering as little as an acre to thousands of acres. Because of this variation in the size and impact on a site, many communities may choose to distinguish between small and large principal-use SES in their ordinances as there is no established definition of “small” or “large,” and for other industry or taxation purposes, large- and small-scale distinctions may differ. In assisting a community in making a distinction between scales of SES based on size. The table below illustrates common SES outputs measured in megawatts (MW) of direct current (DC) and the average acreage of land required to host an SES of that output. Larger projects have a higher variability in land required per megawatt (5-10 acres per MW DC), depending on how many parcels are involved and the layout of solar panels within them.

COMPARISON OF MEGAWATT OUTPUTS TO ACREAGE NEEDED

Megawatts (DC)	Acres
1 MW	5-10
2 MW	10-20
20 MW	100-200
100 MW	500-1,000
200 MW	1,000-2,000

Roof-Mounted- is not an expansion of a non-conformity. As such roof mounted solar energy systems can be included in all zoning districts where a structure of any sort is allowed. The Harris Township Planning Commission may want to allow roof mounted solar energy systems as a permitted use in all districts. This would provide greater energy savings for the residents and an overall benefit to the environment.

Ground-Mounted –are similar to roof mounted systems but are mounted next to the building rather than located on the roof. These are smaller installations that can be regulated by height and setback requirements as an accessory structure located in the side or rear yard. Given the rural nature of Harris Township, a ground mounted solar energy system should not infringe on neighboring properties when regulated by height and setback requirements as an accessory structure. A ground mounted solar energy system could also be a permitted use in all zoning districts in Harris Township.

Large Solar Energy Systems - should be regulated by setbacks, fencing, screening, sound, and ground cover by additional language in Section 806 Standards for Site Plan Approval that address specific siting requirements in the Harris Township Zoning Ordinance. Section 806 Standards for Site Plan Approval should include the requirement of a decommissioning plan and repowering plan for Large Solar Energy systems by the solar developer upon application of a conditional land use permit. New standards specific to Large Solar Energy Systems should be included in the Harris Township Zoning Ordinance along with specific site plan requirements regardless of the zoning district when Large Solar Energy Systems are being proposed. The Large Solar Energy System developer should be required to determine the projected cost for removal and soil stabilization and provide a method of ensuring that funds will be available in the form of a surety bond, irrevocable letter of credit, or cash deposit to Harris Township before site plan approval will be considered.

PROPOSED SOLAR ENERGY ZONING DISTRICTS

Zoning Districts	Roof Mounted	Ground Mounted	Large Solar Energy Systems
R1, R2, RR	x	x	
TD	x	x	
AP	x	x	x
RP	x	x	x
TP	x	x	x

7.2 Other Zoning Related Consideration

- Restrict blight, debris, and junk cars in all residential zoning districts.
- Continue to rely on the Harris Township Master Plan and Future Land Use Map and Zoning Plan for all land use change considerations.
- Regularly update the Harris Township Zoning Ordinance to reflect the goals and policies and recommendations of the Harris Township Master Plan.
- Update the Harris Township Zoning Map after every zoning map amendment is made and have the date of the amendments listed on the zoning map.
- Seek opportunities for all Harris Township Planning Commissions to receive training in planning and zoning procedures.
- Seek methods to engage Township residents when land use issues arise. Listen to all concerns and find mutual solutions that will benefit the Township into the future.

8.0 GOALS, OBJECTIVES, AND STRATEGIES

Goal: Goals are broad-based statements of intent and establish the direction for Harris Township. Goals could generally be thought of as the desired "ends" of successful implementation of the Township Master Plan.

Objective: Objectives are the stated "means" of achieving each goal, or the tasks to be carried out in the process of realizing the goal.

Strategies: Strategies are action statements that accomplish the goal and objective.

8.1 Historical Background and Community Character

A community's character is an intangible item which identifies the attributes which make a community unique. Often a community's character is a result of their history and defines how the community was first settled. Maintaining the cultural heritage and traditions make each community a unique place to live.

GOAL: Maintain the quality of life and rural township character of Harris Township while adapting to the modern needs of the residents.

OBJECTIVE: Encourage social, governmental, and economic practices that maintain the tranquil and rural character of Harris Township while balancing future growth and development.

- 1. Strategy** - Implement the goals and objectives of the Harris Township Master Plan
- 2. Strategy** - Coordinate with the Township Board and appropriate departments, agencies, and organizations. Encourage public feedback on local issues.
- 3. Strategy** - Create opportunities for community interaction such as events that celebrate community culture and assets

8.2 Population and Economic Base

The composition of a community's population should act as a guide to future planning decisions. Ideally, Harris Township is a well-organized community that is accessible to people of all ages and abilities. Encouraging young families to stay in or join the community will make Harris Township a desirable place to live for all residents.

GOAL: Provide conditions for population and economic growth that create a diversified economic base that enhances employment opportunities for residences and the profitability of businesses while maintaining the community character and the environment.

OBJECTIVE: Make Harris Township a desirable place to live and work.

- 1. Strategy** – Enact reasonable land use and development regulations necessary to support economic development in a planned and managed way.
- 2. Strategy** – Continue to investigate, support, and implement methods to develop high speed internet services in Harris Township.
- 3. Strategy**- Encourage home-based business and streamline their establishment through zoning regulations.
- 4. Strategy** – Support and encourage services that aid elderly residents.
- 5. Strategy** – Encourage the development of youth and senior citizen activities.

8.3 Community Facilities, Services and Transportation

Community facilities, services and transportation infrastructure greatly add to the livability of a community. The continued maintenance of these facilities is essential and requires constant oversight.

GOAL: Provide the necessary transportation routes, utilities, community facilities and community services to meet the needs of the residents and visitors.

OBJECTIVE 1. Maintain the Township’s community facilities

- 1. Strategy** – Include planned improvements to community facilities and public safety equipment in an adopted Township Capital Improvement Plan.
- 2. Strategy** – Seek opportunities for the Township to support future growth through services that may not be offered at this time but may be needed in the future such as recycling services, broadband and public transit.

OBJECTIVE 2. Plan for safe and effective transportation routes throughout the township.

- 1. Strategy** – Work with the Township Board, the County Road Commission, property owners, residents, and other entities to ensure road maintenance priorities are established and implemented.
- 2. Strategy** – Work with the Township Board and the County Road Commission to implement more frequent maintenance activities such as dust control, road grading and road striping.
- 3. Strategy** - Enact zoning that prohibits housing units from being built or located on seasonal roads.

- 4. Strategy** – Continue implementation of zoning regulations that require sufficient private road access for emergency vehicles.

8.4 Housing

GOAL: Support the development of housing that meets the housing needs for residents of all incomes and abilities.

OBJECTIVE 1. Support the development of safe, affordable housing that is located on well-traveled year-round roads.

- 1. Strategy** – review site plans to make sure new housing development is located where public or special transportation services are available if needed.
- 2. Strategy** - make sure building plans are reviewed by building code officials in accordance with structural, plumbing, mechanical and electrical code requirements.
- 3. Strategy** - buildings shall be sited where the soils are compatible with septic systems and wells and are a safe distance from wetlands and open water systems such as rivers, lakes, and streams.

8.5 Natural Features

GOAL: Always consider natural limitations when siting future development projects.

OBJECTIVE 1: Limit future development in areas where there are natural limitations

- 1. Strategy** – Review site plans for compatibility with zoning districts.
- 2. Strategy** – Review site plans for compatibility with soils, depth to water table and depth to bedrock.
- 3. Strategy** – Apply caution when reviewing site plans that include systems designed to overcome natural limitations.
- 4. Strategy** – The Planning Commission and Zoning Administrator will coordinate the Site Plan Review, and compliance inspections with the Health Department.

8.6 Land Use

GOAL: Recognize the importance of agricultural lands as an economic base, heritage and a way of life in Harris Township.

OBJECTIVES: Promote agricultural growth and recognize the importance of small family farms in Harris Township.

1. **Strategy** – Recognize farmland as a part of the Township’s active economic base and potential source for jobs for Township residents.
2. **Strategy** – Discourage the conversion of farmland into other more intensive uses unless thoroughly reviewed by the planning commission.
3. **Strategy** – Support the retention of the forestry and agricultural land base as a viable resource and insure they are a component of the economic diversity of the Township.

9.0 ADOPTION AND IMPLEMENTATION

PLAN COORDINATION AND REVIEW

As required by the Michigan Planning and Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the Harris Township Master Plan was sent on September 3, 2019, to all adjacent communities and other relevant entities to request cooperation and comment.

After the draft plan was completed by the Harris Township Planning Commission with assistance from CUPPAD, the draft plan was transmitted to the Harris Township Board of Trustees for approval and distribution of the draft plan for the required 63-day public review period on October 12, 2022, and transmitted to all to entities notified at the initiation of 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.

PUBLIC HEARING

A public hearing on the proposed Master Plan for Harris Township, as required by the Michigan Planning and Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on March 20, 2023. Section 43 of the Act requires that a 15-day notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearing was published in the Menominee County Journal on February 9, 2023. The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public.

PLAN IMPLEMENTATION

The Master Plan was developed to provide a vision of the community's future and to guide future zoning decisions. The plan will also act as a guide for future public investment and service decisions.

On an annual basis, the Harris Township Planning Commission will review the goals and strategies of the Master Plan and identify and prioritize one or more objectives per year. These identified priorities will become the focus of the Harris Township Planning Commission activities for that particular year.

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 Harris Township Planning Commission will review the Master Plan on a five-year schedule and develop updates as necessary.