



*Charter Township of Calumet*

# MASTER PLAN 2025

**DRAFT**

2/7/25

**We would like to thank the many citizens of Calumet Township  
who participated in the development of this Master Plan!**

*Funding for this project was provided through the Housing  
Readiness Incentive Grant Program of the Michigan State Housing  
Development Authority and the Calumet Township Board*



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# Acknowledgments

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## Appendix

# 1





# Introduction

Photo Source: <https://www.calumettownship.org/>

The Charter Township of Calumet, commonly known as Calumet Township, is located on the Keweenaw Peninsula in the northwestern Upper Peninsula of Michigan, in the northern part of Houghton County. It is one of fourteen (14) townships in Houghton County.

Included within the township are three villages; the Village of Calumet, the Village of Laurium, and the Village of Copper City. Villages are an intermediate level of government. They have most of the special powers of cities but not the duties the state demands.

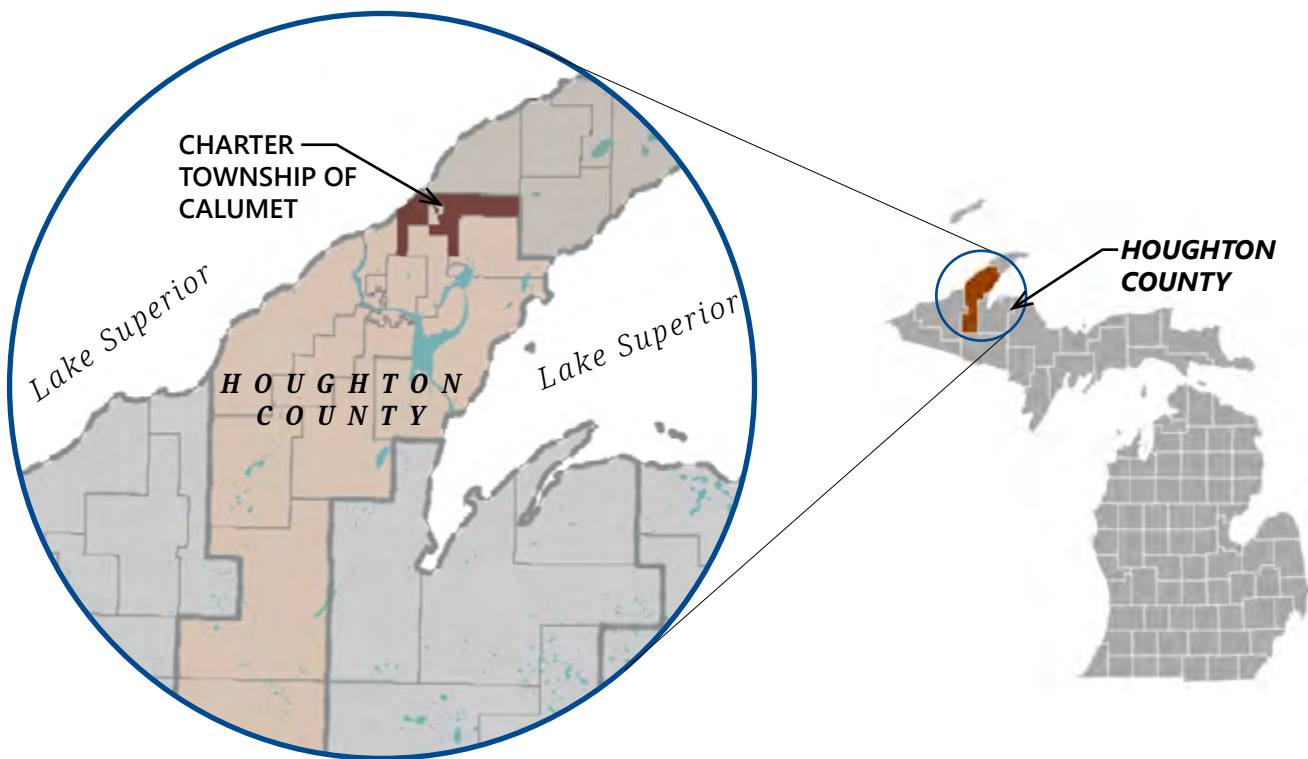
The west side of the township makes up approximately 3 miles of Lake Superior shoreline. The township is bordered by Keweenaw County on the north, Torch Lake Township and Schoolcraft Township on the east, Hancock Township on the west, and Osceola and Franklin Townships on the south.

Calumet Township once was the center of extensive copper mining activity and its population centers were developed in response to tremendous economic growth during the late 19th and early 20th centuries. The last copper mine closed in the township in 1968, and the

community lived through many years with a depressed economy. In 1992, the Keweenaw National Historical Park (KNHP) was established with its headquarters in Calumet Township. The KNHP commemorates the heritage of copper mining on the Keweenaw Peninsula – its mines, its machinery, and its people. Through the impact of the KNHP, along with some growth of local industrial facilities, expansion of regional tourism, and the on-going revitalization of the historic Calumet downtown district, Calumet Township has gained momentum towards a stabilized economy and increased property values.

Although Calumet Township has engaged in community planning and zoning for many years, this new Master Plan will provide policy guidance and help set priorities for continuing the upward trend. The Master Plan recognizes that this is accomplished through understanding the desires of the community, appropriate planning, and the implementation and enforcement of reasonable zoning and development regulations which are necessary to protect the unique human and natural resources of the community.

The challenge is to manage that change in a manner that



**FIGURE 1.0 VICINITY MAP**



protects and improves quality of life in the township. As the term implies, planning is intended to anticipate problems and develop solutions, as well as identify opportunity and take advantage of them.

## AUTHORITY AND PURPOSE

The purpose of the Master Plan is to guide the future of Calumet Township and help the community develop sustainably through a realistic and well thought out approach. The Master Plan has been prepared under authority of the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended. The Master Plan is an important tool for a number of reasons:

- The Master Plan provides the legal basis for zoning, subdivision of land, and other local land use regulations.

- The gathering and analysis of comprehensive community information and data enables community leaders to holistically understand unique challenges and opportunities.
- By involving citizens and stakeholders in the planning process, the Plan serves as the supported community vision, including goals and strategies for achieving the shared vision.
- The Master Plan can serve as a catalyst for desired changes by engaging community action.
- The Plan can help to generate regional collaboration with neighboring communities.

The purpose of the master plan is to guide future development towards the economic and efficient use



Photo Source: Keweenaw County Historical Society

**FIGURE 1.1 - COLUMBUS DAY PARADE, CALUMET, 1892**

of land; promote the public health, safety, and general welfare; help guide the preservation of historic resources and character of Calumet Township; provide for adequate transportation systems, public utilities, and recreation; and ensure efficient expenditure of public funds.

The Plan adoption is subject to a public hearing and approval by resolution of the Calumet Township Planning Commission and Township Board. (Township Board approval is optional but highly recommended.)

Implementation of the plan is an on-going process, requiring the monitoring of changes in the community as well as the progress towards achieving the plan's goals. The Master Plan should be reviewed every five years and a determination made whether it needs updating or a new plan adopted.

## COMMUNITY ENGAGEMENT

Involving Township residents in this Master Plan process was a priority! The Calumet Township Planning Commission provided several opportunities to participate in the Master Plan, including a community survey, a Community Open House Planning Workshop, and an official public hearing on the Master Plan. Chapter 3 describes the results of the community engagement efforts.

## GOALS & STRATEGIES

Throughout this document are listed Goals and Strategies that describe a course of action. These are a tool for future decision-making and help to define the character, values, and priorities of the Calumet Township community

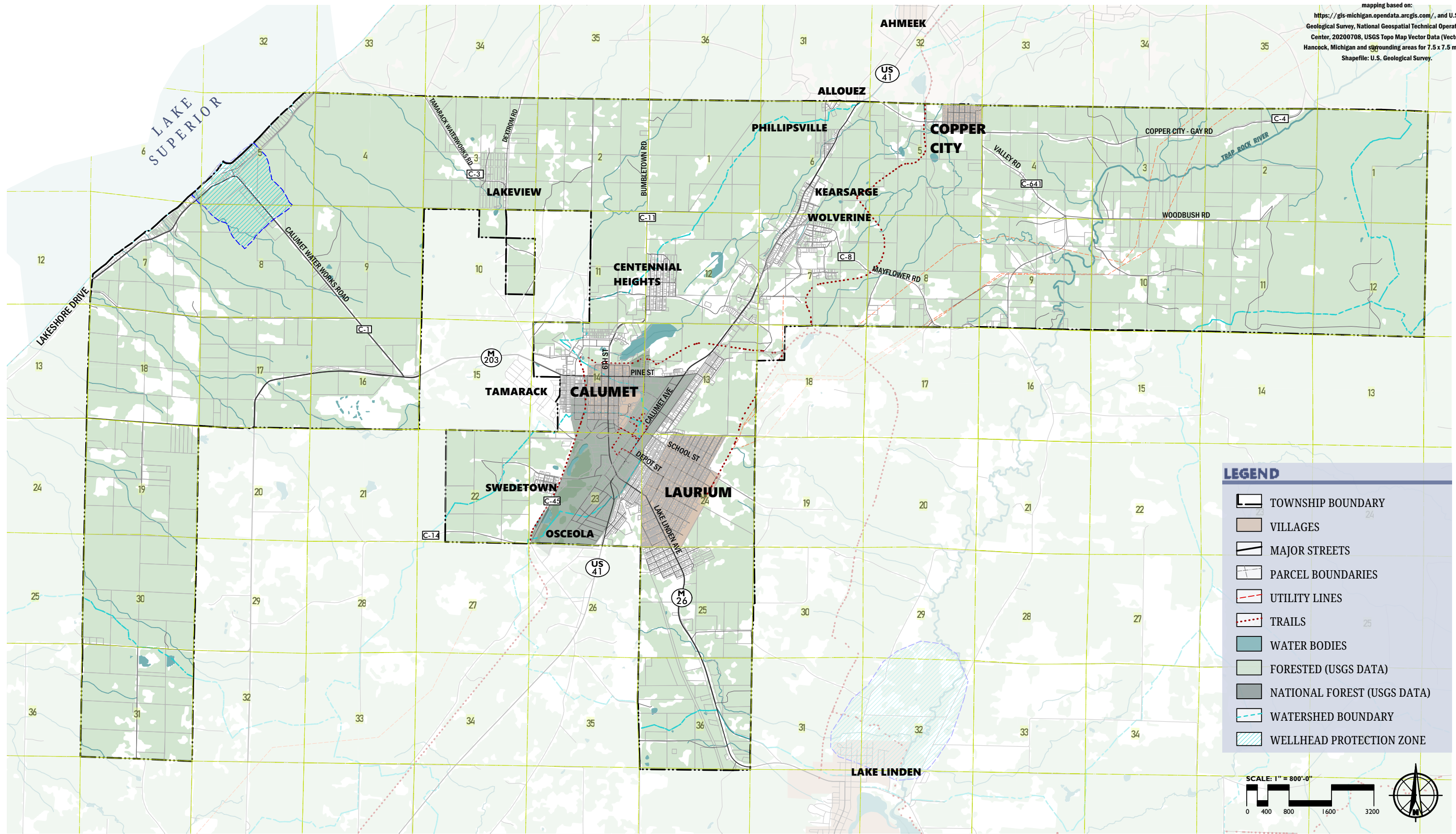
Goals are broad statements that describe a desired outcome, where we want to be. Goals are often long-term in scope.

Strategies are a program, action, or practice that supports one or more policy statements. Strategies address at a high level, the “who, what, when, where, and how” of reaching a goal. A strategy may include multiple sub-strategies.

## IMPLEMENTATION

The Plan concludes with a Chapter that provides strategic activities and initiatives to implement the Master Plan.





**LEGEND**

- TOWNSHIP BOUNDARY
- VILLAGES
- MAJOR STREETS
- PARCEL BOUNDARIES
- UTILITY LINES
- TRAILS
- WATER BODIES
- FORESTED (USGS DATA)
- NATIONAL FOREST (USGS DATA)
- WATERSHED BOUNDARY
- WELLHEAD PROTECTION ZONE

SCALE: 1" = 800'-0"

**FIGURE 1.2 EXISTING CONDITIONS MAP**

# 2







# Community Description & Profile

Photo Source: <https://www.calumettownship.org/>

The Charter Township of Calumet (Calumet Township) is located in northern Houghton County, on the Keweenaw Peninsula, part of Michigan's Upper Peninsula. It is the northern-most Township in the county and its western boundary is partially formed by Lake Superior. North of the Township is Keweenaw County and approximately eleven miles south are the cities of Houghton and Hancock.

Calumet Township was formed on November 27, 1866, when the Houghton County Board of Supervisors met to discuss the formation of a new township. The new township was to be taken from the northern part of Franklin Township.

Calumet Township covers 33.2 square miles. Within its borders are three villages; the Villages of Calumet, Laurium, and Copper City. It is the most populous township in Houghton County, boasting over 6,000 residents.

The headquarters for the Keweenaw National Historical Park (KNHP) is in Calumet Township. Established by an

Act of the United States Congress in 1992, the KNHP's main offices and archives occupy two buildings which date back to the Calumet and Hecla Mining Days. A state-of-the-art Visitors Center opened in November of 2012 in a historic building in the Village of Calumet, recognizing the significance of the Calumet area, its importance to the industrialization of the country, and over 100 years of mining history.

## HISTORICAL BACKGROUND

The historical context of Calumet Township results from the Township's copper mining heritage. As the center of the Calumet and Hecla Copper Mining Company (C&H) consolidated mining operations, the Township, and the Villages of Calumet, Copper City, and Laurium that are located within the Township, were the employment, cultural and commercial focus of the area. It is estimated that the 1920 population of this area exceeded 35,000 persons.

The national significance of the former Calumet & Hecla



Photo Source: Keweenaw County Historical Society

**FIGURE 2.0 - FOURTH STREET RAIL STATION, CALUMET, 1898**

Mining Company has resulted in establishment of the KNHP, which was founded in 1992. The importance and contributions of the development of the Township's copper resources to the history and development of Michigan and the United States presents a unique story. The KNHP interprets a variety of themes that appeal to various public interests.

Copper was being mined on the Keweenaw Peninsula 8,000 years ago by indigenous people from shallow pits using stones and fire to extract the metal from the host bedrock. The copper was used for bracelets, beads, tools, fishhooks, and other items for trade. Objects made of Keweenaw copper have been found in archaeological sites across the continent.

As early as 1659, early French voyageurs Pierre Radisson and Medart Sieur des Groseilliers reported finding native copper, as well as the Portage Lake waterway, a shortcut that made traversing Lake Superior easier. The word "Keweenaw" means the "crossing place".

Following early reports of copper, there were several attempts to locate the source of copper on the Keweenaw Peninsula, but the 1842 Treaty of La Pointe, by which the Ojibwe ceded their lands in the Upper Peninsula to the United States, was a key to further development. In 1840, Douglass Houghton, state geologist of Michigan, published a report on the geology of the Upper Peninsula and described the Keweenaw's copper deposits. Early mining attempts were made in Keweenaw County and near Houghton and Hancock.

In 1858, surveyor Edwin J. Hulbert found an ancient copper cache that leads him to the mineral-rich Calumet conglomerate lode. Industrialized mining followed this discovery. In 1871, the Calumet & Hecla Mining Company (C&H) forms after the Calumet and the Hecla mining companies merge. This merger greatly shaped the copper industry on the Keweenaw Peninsula, as well as the development of the Calumet area.

C&H provided mine employees and their families with a plethora of resources, including but not limited to, a public library, public school, bathhouse, and medical care. Company housing was provided for employees around the various mining "locations", neighborhoods which are still in existence today.

The wealth created by copper mining also can be seen today in the commercial architecture of the downtown business districts in the Villages of Calumet and Laurium.

The copper mining industry in Calumet peaked around the start of the Great Depression (1929) and began a slow decline. As a result, the area experienced population outmigration. In 1968, all Calumet and Hecla Company mining operations ceased operation.

Since then, there has been some growth of the community due to Michigan Technological University in nearby Houghton, and a number of small manufacturing and high-tech firms have also developed, providing jobs in the Calumet area. In recent decades tourism has become a major contributor to the area's economy and stimulated additional growth. The Keweenaw Peninsula is a well-known summer and winter destination known for the variety of outdoor recreation, historical and cultural attractions.

## SOILS AND GEOLOGY

A combination of geological and glacial forces formed the area's topographic features, ranging from steep, rocky ridges and dissected glacial deposits, to gently sloping lake plains and nearly level outwash plains. The surface geology of Calumet Township is a complex collection of ground moraines, end moraines, outwash deposits, and glacial lake shorelines. These relatively recent glacial features are superimposed on a copper-rich "spine", marking one edge of a syncline of the mid-continental rift associated with igneous rocks. The bedrock geology and glacial activity have played key roles in shaping the present. Soils vary greatly throughout the Township.

Soils can have a major impact on development. On-site wastewater systems are severely limited by shallow bedrock that is present in some areas. Wetlands and wet soils also limit development.

## LAKES AND STREAMS

Lake Superior forms a portion of the northwest boundary of Calumet Township. Calumet Lake is a small impoundment located north of the Village of Calumet. The Swedetown Ponds are located southwest of the Village





**FIGURE 2.1 - KNHP HEADQUARTERS**



**FIGURE 2.2 - COPPER COUNTRY DOG RACE**

of Calumet. The Trap Rock River is the only major river in Calumet Township. A number of small creeks flow into this watershed, as well as towards Lake Superior. Gardners Creek flows through the Calumet Waterworks Park at Lake Superior.

## WETLANDS

Wetlands provide a buffer between aquatic and upland areas and are wide spread throughout the township. Wetlands are generally not developable but are extremely important to provide groundwater recharge, filtration of surface water runoff, and habitat for wildlife.

## WATER QUALITY

The location and rich geology of the area affects groundwater quality. Areas in and around wetlands can contain a high amount of organic material along with iron. Other areas along the Lake Superior shoreline contain large deposits of salts and produce saline water. In upland areas, the water table can be located far below the surface and may be inaccessible.

## CLIMATE

Calumet Township lies within the Lake Superior Basin and has a typical continental climate characterized by cold dry winters and warm humid summers. However, Lake Superior exerts a strong micro-climate influence on the area, which results in cooler summers and milder winters than what is experienced several miles inland. This is due to the moderating effect of the Lake on the air temperatures and the prevailing westerly winds. The moderating effect of the lake is experienced in spring and summer months when the cool water tends to level out temperature extremes and reduces the likelihood of frost. The areas adjacent to Lake Superior with good air flow patterns are resistant to frost, and provide the area's longest growing season and a good potential for crops.

Lake Superior can create persistent "lake effect" snow fall when cold air passes over the relatively warm lake. The higher elevations of Calumet Township experience some of the greatest snowfall totals of North America, outside

of some areas of the Rocky Mountains and mountains of the Pacific Northwest. The snowfall record for Houghton County, measured at Spruce Street in Calumet Township, was 355 inches and was set in 1978-79. Average annual snowfall is around 225 inches. The ground is generally snow covered from mid-November to mid-April

Average temperatures in January show a low of 8 degrees and a high of 21 degrees. In July averages temps show a low of 56 degrees and a high of 75. Annual precipitation averages 31 inches.

## COMMUNITY DEMOGRAPHIC SUMMARY

Like many communities in Michigan’s Upper Peninsula, the Calumet Township population has been declining for decades. The reasons for this are complex, but mostly the result of a shifting natural resource economy, the lack of employment opportunity, minimal in-migration, and a declining household size, which is actually a national trend.

There are indications the declining population trend is reversing, or at least stabilized. A strong housing market, growth of employment and several industries, as well as remote work opportunities are driving a renaissance in Calumet Township.

This section of the Calumet Township Master Plan provides a summary of key demographic data.

### HISTORICAL POPULATION

Year	Population
2000	6,841
2010	6,489
2020	6,263
2022*	6,309

*US Census Data: American Community Survey*

### AGE DISTRIBUTION

Age	%
0-9	11
10-19	14
20-29	10
30-39	13
40-49	13
50-59	13
60-69	15
70-79	7
80+	4

*US Census Data: American Community Survey*

The gender of the population is 51% male. Race is 94% white.

There are 2,790 households in the Township. 47% are married.

### EDUCATIONAL ATTAINMENT

High School grad or higher 91.3%  
 Bachelor degree or higher 20.5%  
*(about 3/5 of the rate of Houghton County)*

### INCOME

Per capita: \$26,837  
*(About 90% of the amount of Houghton County. 2/3 of the amount of State of MI)*

Median Household Income: \$45,423  
*(About 90% of the amount of Houghton County. 2/3 of the amount of State of MI)*

### POVERTY

18.4 % persons below poverty line  
*(Houghton County: 17.3%, State of MI 13.1%)*

# 3





# Community Engagement & Participation

Photo Source: <https://www.calumettownship.org/>



The Calumet Township Master Plan was developed in a transparent and public planning process. This Chapter provides an overview of the planning process, community engagement, and participation.

## THE PLANNING PROCESS

Outlined below is a summary of the planning process:

### **DATA COLLECTION AND ANALYSIS**

The Plan contains a summary of important information about Calumet Township, current conditions, trends, issues and opportunities. This information was analyzed and summarized in order to provide an overview and gain understanding about the community.

### **PREVIOUS PLANNING DOCUMENT REVIEW**

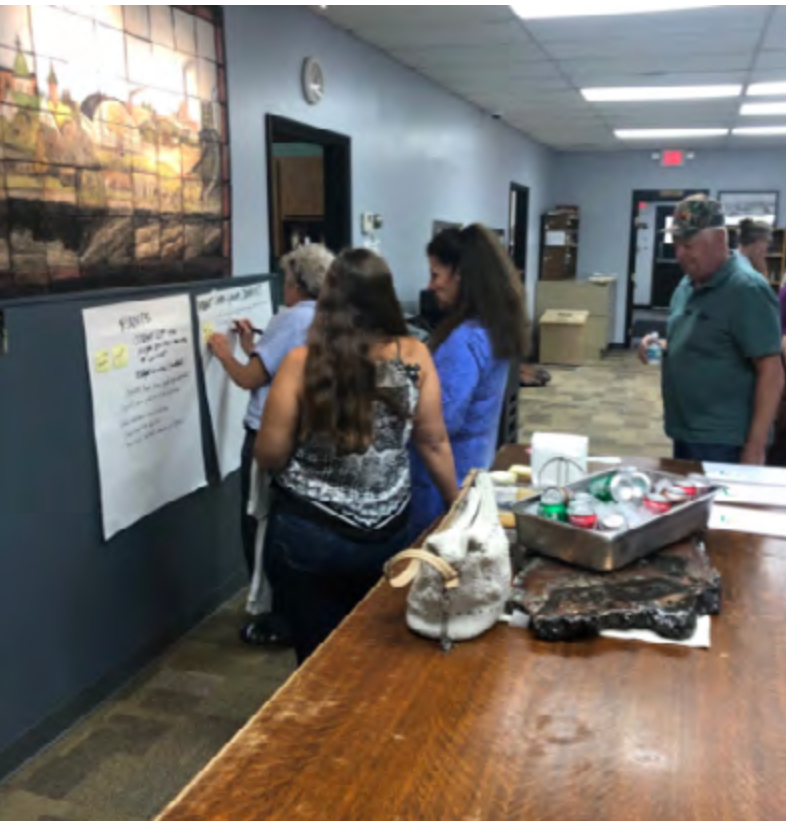
The following documents were reviewed and relevant

information incorporated into the Master Plan:

- Charter Township of Calumet Future Land Use Plan 2000
- Calumet Township Recreation Plan, 2024-2028
- Calumet Township Zoning Ordinance 2000
- Keweenaw National Historical Park General Management Plan, 1991

## PUBLIC INVOLVEMENT

It is important for a Master Plan to provide opportunities for community engagement, so that the Plan responds to community needs and desires. The Calumet Township Planning Commission offered several opportunities for people to become involved and express their ideas and opinions, including a Community Survey, Community Open House Workshop, and discussion and review of drafts at Planning Commission public meetings.



**FIGURE 3.0 PUBLIC OPEN HOUSE**



# THE COMMUNITY SURVEY

A Community Survey was created by the Planning Commission to gauge community attitudes about a variety of topics and issues. A total of 208 persons completed the survey. A number of the questions included opportunities to comment, which makes for very interesting reading and additional insight into community attitudes and ideas.

## **A COMPLETE COPY OF THE SURVEY RESULTS IS INCLUDED IN THE MASTER PLAN APPENDIX, AND IS SUMMARIZED AS FOLLOWS:**

The first part of the survey identified respondents age group and residency. Respondents are represented in most age groups except for the age group of under 25 years of age.

- 29% indicated they are 65+ years of age
- Nearly 74% % of survey responders are year-round residents
- 10% are seasonal residents
- 57% of respondents are property owners in the Township
- 22% of respondents visit or recreate in the Township

When asked where they live:

- 52% of survey respondents said they live in the Township outside of the 3 villages
- 13% of respondents live in the Village of Calumet
- 23% live in Laurium
- 1% live in Copper City.

When asked why they live in Calumet Township:

- 62% of respondents said it was the proximity to natural resources
- 42% were born here,
- and 51% indicated they have a personal connection to the community.

Employment locations are spread among Calumet Township:

- Calumet Area 50%
- Houghton-Hancock area 29%

Of those responding to this question (127 responses), 13+% are home office/remote workers.

## **Survey respondents were asked to identify their TOP 4 PRIORITIES FOR THE MASTER PLAN.**

The top 4 answers are:

- Redevelopment of vacant properties-58%
- Blight elimination-56%
- Partnering with the Villages of Calumet, Laurium, and Copper City-41%
- Historic Preservation-41%

Walkability/Connectivity and Trails was also a top choice at 37%.

In response to the question about more residential development in the Township:

- 72% agree,
- 18% neither agree or disagree,
- and 10% disagree.

For those who agree with more residential development, most selected the rehabilitation of existing housing, new single-family development, and new multi-family residential – small (duplex, triplex, townhomes, tiny home community) over other options.

Overall, people are split between being satisfied and not satisfied with current housing appearance.

When asked if improving housing is important:

- almost 18% neither agree or disagree
- 76% agree
- 7% disagree

When asked about supporting tax or other incentives to encourage housing development:

- 16% would disapprove
- 55% would approve
- 28% neither approved or disapproved

Survey respondents were asked about challenges facing the Township. The following were the top challenges:

- Blighted properties-75%
- Housing affordability-28%
- Housing availability-24%
- Noise-19%

Respondents were asked if they feel Short Term Rentals (STR) should be regulated. **70% SAID YES AND 30% SAID NO.** When asked what type of STR regulations were appropriate, respondents checked a number of options. The top four answers were:

- Requirement to post good neighbor rules
- Annual license and fee
- A limit or cap on STR
- An additional tax paid to the local government

Survey respondents were asked to identify Township recreation sites they have used in the previous year. The top sites are:

- Waterworks Lakeshore Park-93%
- Coliseum-69%
- Lions Club Park-66%
- Swedetown Trails-65%
- Recreation Park (on 6th Street)-38%

The survey asked what recreation improvements they would like, the following are the top four answers:

- Indoor community fitness and recreation facility-56%
- More trails and Trail Connections-49%
- Enhancing the Waterworks Lakeshore Park-39%
- Pickleball Courts-34%

The survey asked if winter was a positive or negative attribute:

- Positive-81%
- Negative-19%

## THERE WERE 128 COMMENTS ABOUT THE WINTER SEASON.

People who **love** the winter named snow, recreation, tourism economics, solitude, and beauty as their top reasons.

Some people listed things they **don't like** about winter including; the length of winter, cold, snow, hardship, darkness, walking conditions, driving, accessibility, and isolation.

The survey asked what **challenges they experience in winter.** While the Township cannot control the weather, understanding community challenges can help shape opportunities to improve the Township for year-round living. Challenges included:

- Lack of safe walking -58%
- Snow removal-57%
- Limited indoor recreation/fitness-55%
- Limited public transportation-30%

Survey respondents were asked for their **ideas to make winter better**, and there were 83 comments and ideas. Common themes of comments include:

- Street snow removal that doesn't bury driveways
- Outdoor ice rinks
- Clearing more sidewalks, better walking conditions
- Winter walking trail
- Community fitness center
- More social gathering events

Survey respondents were asked to rate the quality and their satisfaction with community and regional services. Generally, respondents are satisfied with most local and regional public services.

Services that were identified as poor include:

- Streets
- Sidewalks
- Trash and Recycling service

Survey respondents were asked if they would support additional millage for:

	YES	NO
<b>Roads and streets</b>	66%	20%
<b>Coliseum</b>	35%	43%
<b>Parks/Recreation</b>	64%	19%
<b>Sidewalk construction/maintenance</b>	62%	21%

The Master Plan Community Survey provides a snapshot of attitudes about why people live in the Township, their perception about a variety of topics, including housing, tourism, community and regional services, growth, and development.

## MASTER PLAN OPEN HOUSE

The Planning Commission hosted an Open House event on August 15, 2024, to provide another opportunity for public input on the Master Plan. Approximately 20 persons attended the event. Participants were able to meet the Planning Commissioners to discuss the Master Plan, their concerns and ideas.

Participants were also asked to identify their “Rants”, “Raves” and “Ideas” on posters. Participants could also write notes on Township maps. Public comments include:

### RAVES

- Great parks and green spaces
- Continue historic preservation efforts
- Love the diversity of museums, parks, art institutions, theaters, etc.
- Thank you for the parks!

### RANTS

- Clean up major entry points into Calumet
- Blight is out of control
- Rentals must have garbage removal
- Junk cars gotta go or be licensed
- Noise ordinance must be enforced
- Dogs must be leashed
- Rentals licensed, owners in the area
- Need to have roads plowed daily, not every 3 days
- Why are delinquent taxes allowed to have such a long period not to be paid and then if a little is paid they are given reprieve? Taxes should be paid on time especially for the rundown places.
- Airbnb pay hotel taxes

### IDEAS

- Collaboration between the Villages and Township
- More industry
- Can we get a grant for some police? (Dickenson County did)
- Agassiz Park back to original plans with flowers/trees/paths (yes please)
- Promote businesses that bring money into the community (not necessarily local business)
- Bigger pavilions in the park like Allouez
- Give survey to school kids/youth/library
- Transfer station in north Houghton County, possible collaboration with Keweenaw County (eliminate driving to Atlantic Mine)
- More apartments for seasonal staff and longer term. Maybe old school in Laurium to apts
- More community events. Promote outside of social media. Local paper, cover events more

# 4







# Vision & Guiding Principles

Photo Source: <https://www.calumettownship.org/>

Calumet Township values toward growth and development is reflected in their Vision Statement, Guiding Principles, Goals, and Strategies. Following is a summary of the Vision and Guiding Principles.

## GUIDING PRINCIPLES

### **THE FOLLOWING ARE OUR GUIDING PRINCIPLES:**

- Protect and preserve the community's historic resources, quality of life and abundant natural resources for the Township's residents and visitors.
- Encourage balanced community growth and development, so that the current and future needs of the Township's population will be met and infrastructure can keep pace.

## **VISION** STATEMENT

The people of Calumet Township are very proud of their community and heritage, with a vision to appropriately use the unique history and historic resources as the base on which to build a thriving, friendly and caring community, making our quality of life second to none.



**FIGURE 4.0 - GATEWAY TO CALUMET VILLAGE**

# 5





# Housing



Photo Source: <https://www.calumettownship.org/>

# HOUSING

## CHARACTERISTICS

### SUMMARY 2020

#### Housing Units:

Total Housing Units: 3,508

Single Family: 80%

Multi-Family: 18%

Mobile Homes: 3%

Occupied Housing Units: 80%

73% of occupied units are owner occupied

Lived in same housing unit before:

1990: 13%

2010-14: 39%

Since 2017: 2%

#### Housing Value:

Median Value: \$80,300 (3/5 of the County)

Under \$100,000: 25%

\$100k-200k: 35%

(Houghton County: 28%)

Value more than 200k: 40%

Value more than 500k: 1%

(Houghton County: 2%)

(State of MI: 4%)

Source: US Census, 2020

A shortage of affordable/attainable housing has become an important issue across the United States, and is true in Calumet Township as well. The reasons for this are complex, and there are no easy solutions to the problem. Calumet Township has very limited control over the local housing shortage, but this Chapter will describe the Township's housing characteristics and provide several strategies to address housing needs.

Single-family homes dominate the housing supply in Calumet Township. Only 18% of housing units are considered multi-family.

The urbanized corridor that parallels US 41 in the Township is characterized by mostly older, single-family homes on small platted lots which were developed during the copper mining era. Many of these homes were company housing provided to C&H employees at a low cost. Following the closing of the C&H mining operations, the land was platted and properties sold to the occupants.

Housing throughout the rest of the township would be characterized as rural single-family residential, with homes on lots and tracts generally more than 1 acre in size.

The number of unoccupied housing units may be due to ownership by seasonal residents. There are a number of vacant housing units in poor condition, although over the years many have been purchased at low cost and renovated.

The Township is looking at opportunities for new single-family subdivisions within the area served by the public water and sewer systems. Most vacant parcels are impacted by wetlands, or are encumbered by deed restrictions because they were acquired for recreational use.

Currently, there is a great need for apartments and rental housing in Calumet Township. There are a few multi-family apartment buildings in the Township. There are limited options for what is called "missing middle housing"; such as duplexes, fourplexes, cottage courts, and courtyard buildings. These housing formats have typically been illegal to build due to zoning restrictions, and "middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to

high-rise apartment buildings, in terms of form and scale.

There are a considerable number of multi-family housing units in mixed-use buildings in the downtowns of Calumet and Laurium Villages that have been renovated, with many more needing renovations.

There is a shortage of urban residential land available for new construction. However, there are some vacant residential lots in the Township and Villages that have potential for new residential construction. These lots are already served by water, sewer, electric and gas utilities. While these lots are generally narrow in width, appropriate design of a new residential units can overcome this. Blight code enforcement in residential neighborhoods can also make these vacant lots more appealing.

The Township should inventory and map available vacant residential lots. These lots could be cleaned up, made ready for development, and marketed to prospective buyers. Having concept house plans and elevations prepared as part of a marketing effort would help prospective buyers visualize how the property can be used for new construction.

Reducing blight in the Township was clearly an important

issue identified in the Community Survey and Open House workshop. Funding is available through the Western UP Planning and Development Region (WUPPDR) for housing rehabilitation. WUPPDR has been awarded one million dollars to implement and administer the Michigan Housing Opportunities Promoting Energy Efficiency (MI-HOPE) program of the Michigan State Housing Authority (MSHDA). MI-HOPE is a federally funded program using U.S. Department of Treasury American Rescue Plan Corona-virus State and Local Fiscal Recovery Funds for the following improvements:

- roof repairs or replacements
- windows
- insulation
- furnace repair or replacement
- water heater repair or replacements

In addition, the Township is considering ways to implement and enforce its blight ordinance.

In recent years, Houghton County and Calumet Township has experienced a dramatic increase in the number of short-term rentals (STR). The growth of this industry in the last few years is attributed to the on-line booking platforms, such as AirBnb and VRBO. The growth of the number of STRs in the area has been well-documented;

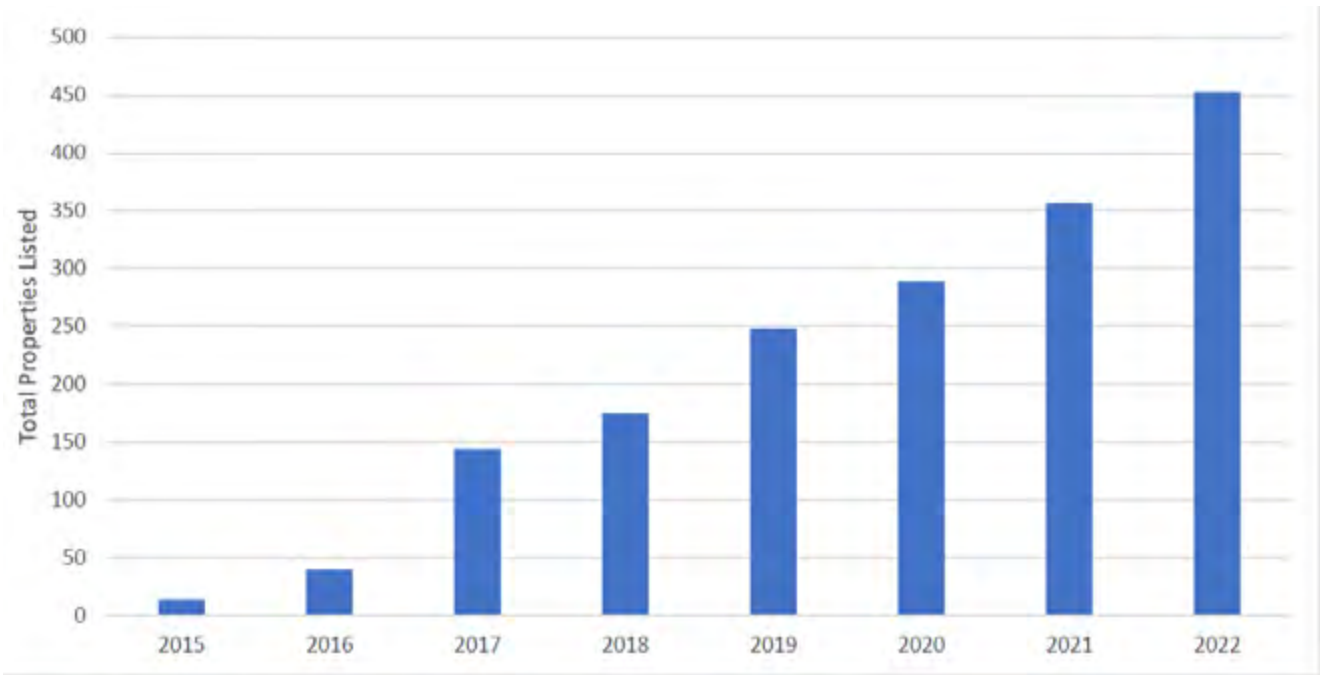


Figure 1: Short-Term Rental Properties Listed in Houghton & Keweenaw Counties (AirDNA)

## FIGURE 5.0 - SHORT TERM RENTALS LISTED IN HOUGHTON & KEWEENAW COUNTIES





**FIGURE 5.1 - FIFTH STREET, CALUMET**



**FIGURE 5.2 - COPPER CITY NEIGHBORHOOD**

between 2018 and 2020, Houghton County saw a 106% increase in the number of STR units.

While short-term rentals do increase a community's bed base for tourism, they also result in fewer homes for sale, fewer long-term rentals available for people who live and work in the community, and can create community conflicts over the intrusion of commercial lodging activity into residential neighborhoods.

Several major employers in Calumet Township have approached the Township Board about considering restrictions on STR units, as housing availability is affecting their ability to recruit employees. The Master Plan Community Survey results show that more than 70% of respondents favor enacting STR registration and restrictions.

Attracting remote workers (persons who are able to work from home via Internet) to Calumet Township, is an important strategy for the community to pursue. The region has a lot to offer people who want a more rural, recreation-oriented lifestyle, and many people have relocated to the area for those reasons. High-quality broadband availability is a key locational factor to bringing the remote workforce to Calumet Township. The Township should encourage broadband providers to expand service.

# HOUSING PROGRAMS

There are several housing assistance programs available to residents of Calumet Township, as described below:

## HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher (HCV) program is the federal government’s major program for assisting very low-income families, the elderly, and the disabled to

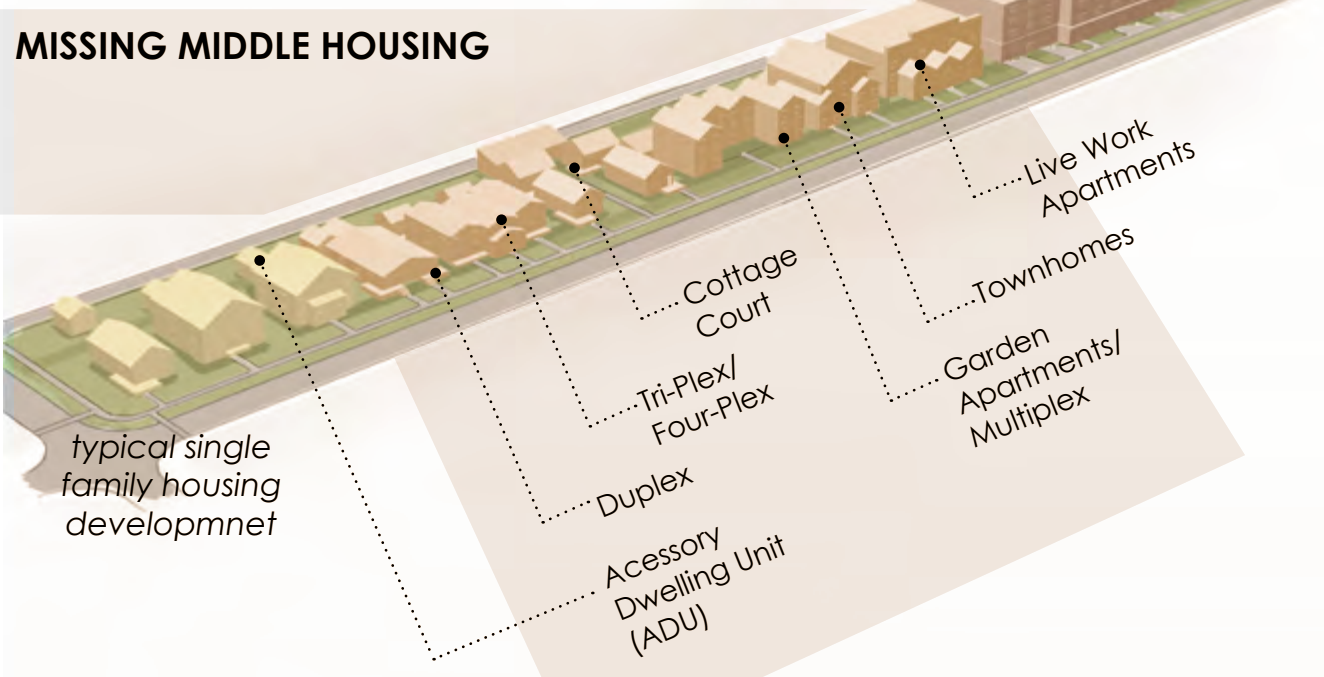
afford decent, safe, and sanitary housing in the private market. Housing Choice Vouchers are administered by the Michigan State Housing Development Authority (MSHDA). The local program contact is: Dickinson Housing Assistance LLC, 906-774-4325

## MICHIGAN HOUSING OPPORTUNITIES PROMOTING ENERGY EFFICIENCY (MI-HOPE) PROGRAM

The Michigan State Housing Authority (MSHDA). MI-HOPE

# HOUSING TYPES

This graphic illustrates a variety of housing types, several of which are present in Calumet Township, including what is called “missing middle housing”. Missing middle housing units were common in neighborhoods built before 1940, but were replaced by a more suburban housing development pattern after World War II. Typically, they have a walkable context, smaller foot print buildings, lower perceived density, a “sense of community” by design, and are more affordable to both consumers and builders. Several of the missing middle housing formats shown here may be suitable for infill and greenfield sites in the Township, providing more choices for current and prospective residents.



## MISSING MIDDLE HOUSING

**FIGURE 5.3 - MISSING MIDDLE HOUSING**



is a federally funded program using U.S. Department of Treasury American Rescue Plan Corona-virus State and Local Fiscal Recovery Funds. Funds may be available for single-family owner-occupied homes in Houghton County for roof repairs or replacements, windows, insulation, furnace repair or replacement, and water heater repair or replacements. For more information, contact WUPPDR at 906-482-7205 ext 117.

### **CALUMET HOUSING COMMISSION**

The Calumet Housing Commission owns and manages housing for low-income residents at affordable rents. The Public Housing (PH) program provides rental assistance to qualified low-income families, the elderly, persons with disabilities and is a federally funded program overseen by the U.S. Department of Housing and Urban Development (HUD).

### **LAURIUM HOUSING COMMISSION**

Laurium Senior Housing is a thriving independent living community located in Laurium. The development was built in 1968 as a part of a joint effort between the Village

of Laurium and the U.S. Department of Housing and Urban Development.

### **ADDITIONAL RESOURCES**

More housing and related assistance for lower-income families and individuals can be found at the link below:

[https://wuppdr-my.sharepoint.com/:b:/g/personal/jwuorenmaa\\_wuppdr\\_org/EX5WmErutUxPraq1tOS3aOABfOxgaehvbjVqbjUEH\\_SIIA?e=liPj3p](https://wuppdr-my.sharepoint.com/:b:/g/personal/jwuorenmaa_wuppdr_org/EX5WmErutUxPraq1tOS3aOABfOxgaehvbjVqbjUEH_SIIA?e=liPj3p)

## GOALS AND STRATEGIES

### **GOAL 1: ENCOURAGE A "PRIDE OF PLACE" ETHIC IN CALUMET TOWNSHIP**

#### **STRATEGY 1.1**

The Township should establish a Property Maintenance Code. The Property Maintenance Code is a great tool to



**FIGURE 5.4 - LAURIUM NEIGHBORHOOD**

get landowners to clean up their property and maintain it. Reducing the number of blighted and dilapidated structures will improve the aesthetics of the community and increase property values. Improving aesthetics makes the community more appealing to people looking to move to the area, visitors and developers.

### **STRATEGY 1.2**

Determine if a vacant property registry would be beneficial to the Township. A Vacant Building Registry requires all owners of vacant buildings to register their buildings and pay an annual fee. The registration includes local emergency contacts and other general information to make contacting the owner easier if there is an issue. Many towns have found these programs to be useful as a disincentive to retaining vacant buildings.

### **STRATEGY 1.3**

Work with local citizens interested in keeping empty lots clean and maintained with the Adopt-a-lot program. This is a grass roots program intended to utilize community volunteers to maintain empty lots. Keep a data base of all participating volunteers and publicly thank them for their contributions.

### **STRATEGY 1.4**

Inform residents about the MI-HOPE program through WUPPDR, designed to assist homeowners with repairs. This program can help homeowners get new roofs, siding, windows, etc. This is a very valuable program that the Township should share with residents especially while addressing blighted structures.

### **STRATEGY 1.5**

Inform property owners and potential property owners of opportunities to address blight through MEDC's Brownfields and Houghton County Land Bank programs. If a developer purchases a structure that is blighted or is in some way environmentally contaminated, the developer can utilize Brownfield tools for low interest loans which can be paid back through a Brownfields TIF, thereby saving the developer significantly.

### **STRATEGY 1.6**

Explore enacting a Township-wide clean-up day to encourage citizens to dispose of junk materials in their yard.

## **GOAL 2: ADDRESS HOUSING SUPPLY**

### **STRATEGY 2.1**

Actively recruit investors to build single family homes, renovate existing apartments, and encourage infill development to provide more housing. Infill development helps maintain walkable neighborhoods.

### **STRATEGY 2.2**

Encourage the rehabilitation of existing multi-family housing units, including stand-alone apartment and mixed-use buildings.

### **STRATEGY 2.3**

Continue to explore opportunities to expand housing subdivision opportunities on vacant lands where community sewer and water services are available.

### **STRATEGY 2.4**

Develop and implement Short Term Rental registration, standards, and restrictions.

### **STRATEGY 2.5**

Continue to work with and encourage broadband providers to expand the availability of quality broadband in the Township.

### **STRATEGY 2.6**

Create a program to encourage infill housing development in the Township and Villages. Start by establishing an Inventory of vacant residential lots in the Township, preparing lots for development, and marketing them to prospective buyers. Preparing concept house plans and elevations as part of a marketing effort will help prospective buyers visualize how the property can be used for new construction.

# 6







# Natural Features/ Parks & Rec Facilities/ Public Lands

Photo Source: <https://www.calumettownship.org/>

Calumet Township has a long history of providing and expanding recreation areas and natural resources. It has worked with County, State, and Federal agencies as well as public non-profit organizations to acquire and develop recreation facilities.

These efforts have not only provided recreational opportunities but also fulfilled the open space

objectives of the township while conserving valuable natural areas for recreational use. The Township's parks and recreation facilities has made a major contribution to the growth of tourism in the region.

This chapter identifies Township, local and regional recreational facilities available to the citizens of Calumet Township. Goals and strategies are outlined for future recreational development in the Township.

## TOWNSHIP OWNED RECREATIONAL FACILITIES

### **CALUMET TOWNSHIP WATERWORKS PARK**

The Township has been very active in the development of the Calumet Township Park on Lake Superior. This 16-acre park was acquired by the Township in 1979 with matching funding provided by the LAWCON grant program. Other LAWCON and Coastal Zone Management grants and local funds have provided for improvements such as toilets, picnic areas, pavilions, gazebos, playgrounds, a volleyball court, basketball court, baseball area and a handicapped ramp to access the beach. The Waterworks Park is popular for rock hounding, swimming, and enjoying the beauty of Lake Superior. It has become a popular destination for viewing the northern lights when conditions are favorable.

Part of this park is 43 acre wooded parcel adjacent to the lake frontage. This parcel contains a one mile nature trail, a primitive campsite used mostly by groups such as the boy scouts and girl scouts. It also has on site a drilled water well which is used for drinking water for the park.

The park has developed into one of the finest day-use parks on the Keweenaw. The Township provides regular maintenance such as garbage pickup, grass cutting, painting, cleaning of toilets, etc.

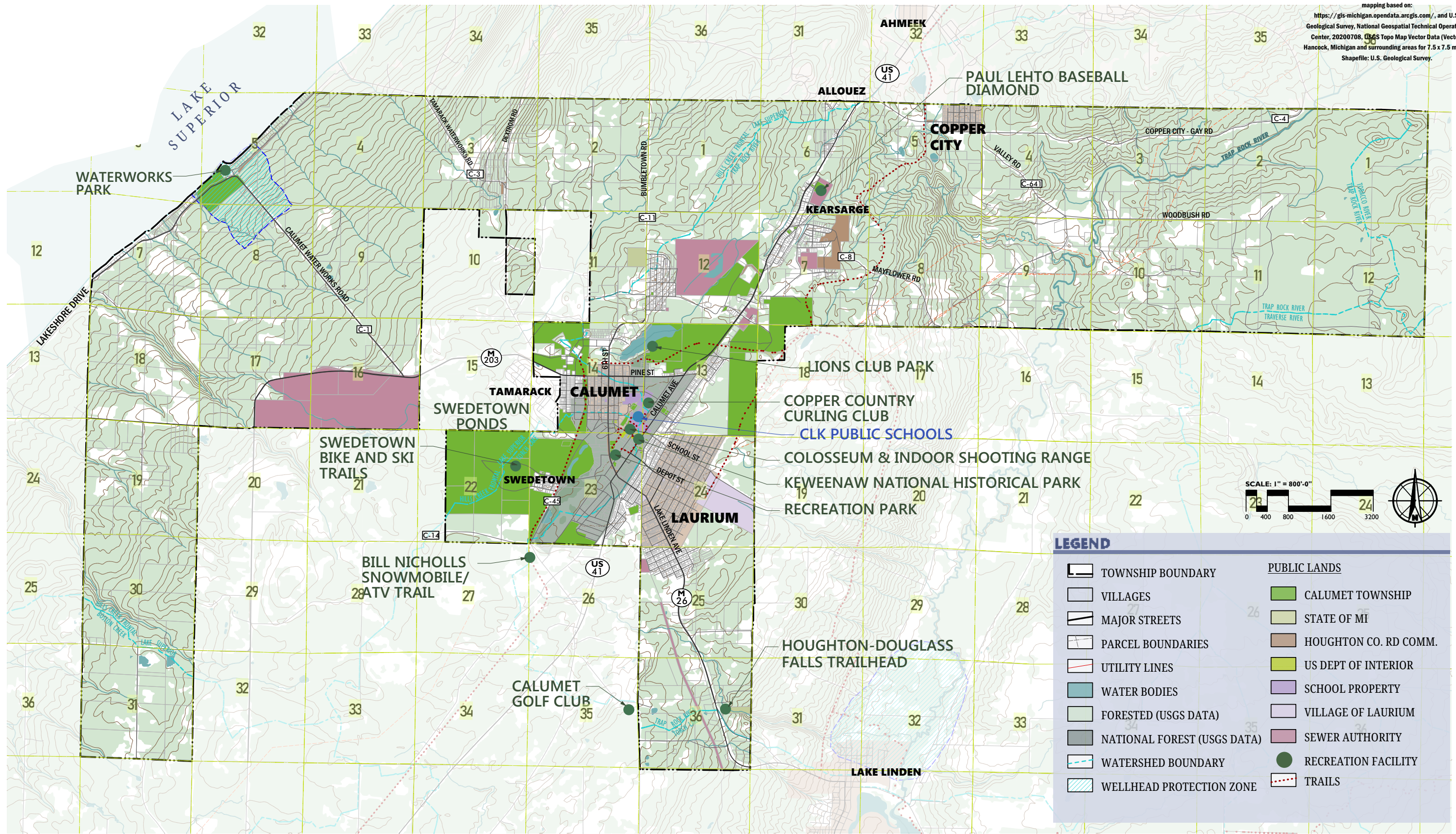
### **CALUMET BALLFIELDS**

Local civic and sports organizations assisted the Township in creating new baseball ball fields and an informal



**FIGURE 6.0 - WATERWORKS PARK**





**FIGURE 6.1 NATURAL RESOURCES/RECREATION MAP**





**FIGURE 6.2 - CALUMET BALLFIELDS**

soccer field on Township property on M-203. Volunteer efforts were critical in the creation of the field and all the improvements. The ball field still needs a number of improvements to fully serve the public. Currently it has no permanent restroom facility (portable toilets are being used); no drinking water; no parking lot; and some storm-water drainage issues that limit access and facility use. While the baseball field is well along in development, more improvements are needed and on the smaller areas that serve soccer enthusiasts.

## **LIONS CLUB PARK**

Lions Park is located on Calumet Lake, a small impoundment, in the Township. This property was once part of the holdings of C&H Mining Company and has been owned by the Township for more than 20 years. Until 2005 the park was on the Environmental Protection Agency's Super Fund list of environmentally contaminated properties.

After the EPA mitigated the contamination, the park was created by the Township in partnership with the Calumet Lions Club. In recent years the club has donated thousands of dollars and hundreds of hours of volunteer time. The park features a 27-hole disc golf course; picnic areas with tables, a barrier-free walking trail and parking lot, 3 vault toilet restrooms, horseshoe courts, drinking water and a large grassy area for informal games and special events. There is an area to launch canoes or kayaks. Winter use

includes trails for snowshoeing, walking and snow biking.

The park has received several grants from the Michigan Natural Resources Trust Fund for pathway development. A pathway that encircles the lake is the ultimate goal. The Lions Club volunteers have completed more than 60 percent of that goal, and in the coming years plan on finishing the trail. Lions Park is a testament of what can be done to recover contaminated lands when Federal, State, and Local units of government work together.

With growing local interest in developing pickleball courts, the Lions Park should be considered as a potential site.

## **COPPER COUNTRY CURLING CLUB**

The Copper Country Curling Club (CCCC) is proud to say that it has completed a major Historical Building Renovation for its curling facility. In cooperation with the Keweenaw Historical National Park and Calumet Township, the CCCC converted the former Calumet and Hecla Mining Company's Drill Shop into a permanent curling facility. The project represents the combined efforts of the Copper Country Curling Club, Calumet Township, and the National Park Service - Keweenaw National Historical Park.

The Calumet & Hecla Mining Company built the Drill Shop around 1885 to manufacture and maintain the drills used in their local copper mines. Keweenaw National Historical Park (KNHP) was interested in preserving and restoring the Drill Shop for its historical value.

Calumet Township finds curling to be a highly compatible use for the Drill Shop. The building is located just a few hundred feet from Calumet High School and is also close to other winter sport activity centers. There is potential for both a high school physical education and weekend youth curling program.

For the CCCC, the Drill Shop provides the opportunity for a distinctive home to base the growth of Curling in the





Copper Country. The current configuration offers room for 2 sheets of ice, locker rooms, concession, social area, raised viewing, Wi-Fi, storage and physical plant. The building has space for a cold weather farmers market, as a venue for weddings and receptions, and an indoor archery range. A portion of the building is currently reserved for future expansion. A second wing with two more ice sheets may be added in the future. There is also the possibility of having indoor pickleball courts in this facility.

## CALUMET COLOSSEUM

The Calumet Colosseum is the oldest still-in-use indoor ice arena in the world. But it isn't just about having a long legacy, it's about the fact that the building is still in great shape. The building is home to passionate home crowds, great hockey on a daily basis all winter and many of the modern amenities you'd expect from an ice arena in the 21st century.

The Calumet Colosseum is a one-sheet facility with 6 large locker rooms, elevator, and emergency generator. A concession stand is operated during both practice and game times. Recent improvements include new lighting, sound system, ice plant and dehumidifier.



**FIGURE 6.3 - COPPER COUNTRY CURLING CLUB**



In addition to skating, the building is used for receptions, community use, and as a public voting site.

The Colosseum was honored by being named recipient of the Kraft Hockeyville award and designation in 2019,

as the result of a tremendous community-driven effort. In addition to receiving funds for improvements, the Colosseum hosted a NHL exhibition game on September 26, 2019, between the Stanley Cup Champions St. Louis Blues and the local favorite Detroit Red Wings.

## SWEDETOWN RECREATION AREA

The Township and the North Houghton County Water and Sewer Authority own 1,900 acres which comprises the Swedetown Recreation Area. The area has over 35 kilometers of ski trails, 10 Km of snow bike trails, 10 Km of snowshoe trails, sledding and snowboarding hills. Some 5 Km of ski trails are lighted to allow evening skiing. Some multi-use trails allow dogs as well.

Swedetown is largely managed by a publically-formed community group known as the Swedetown Trails Club (STC). It collects modest user fees from those who can afford to pay (individuals and families who are low-income may request waiver of fee). To support families and to encourage engagement of youth in active outdoor recreation, no fees are charged to youth under 18. Club membership revenues pay the vast majority of expenses. STC pays for signs and maps, grooming equipment, fuel and operator costs for grooming the ski trails and sledding hill, maintenance and repair of the equipment, utilities and insurance for the groomer garage, utilities for the Chalet during ski season, liability insurance for STC board members and Chalet volunteers and mowing and preparation of the trails during off season. STC hosts the Great Bear Chase Ski race with over 700 participants per year, the vast majority of which are from out of the three-county region. In the last 5 years the club has invested heavily in the trails, chalet improvements and equipment necessary to operate a 12-month trail recreation facility.

During warm months, the Township is



**FIGURE 6.4 - CALUMET COLOSSEUM**



responsible for the expenses associated with operating the chalet. During those months Swedetown trails are used by hikers, trail runners, and mountain bikers as well as over 200 participants in the annual Great Deer Chase Mountain Bike Race. The Swedetown Trails Club has built and maintains 30 miles of single-track mountain bike trails at Swedetown.

In 1990, recreation bond grants and local donations enabled Calumet Township to construct a 2,200-square foot building (the Chalet) to serve as a warm-up facility for the ski trails and the adjacent lighted sledding and snowboarding hill. Trails club members volunteered many hours during the construction of the Chalet. The Chalet includes an access road, large plowed parking lot, trailhead signs and maps and a small grounds area.

After more than 33 years of service, the Chalet is in need of improvements and renovation. The Trails Club are currently developing plans to completely renovate the Chalet and parking facility to comply with the American's with Disabilities Act (ADA).

The Club is also working on an alternative trailhead on Spruce Street to include a stadium for viewing race events and additional parking.



**FIGURE 6.5 - SWEDETOWN TRAILS - WINTER**



**FIGURE 6.6 - SWEDETOWN TRAILS**

## **SWEDETOWN PONDS RECREATION AREA**

Near the access road to the Swedetown Trails is a recreation site that provides fishing, wildlife viewing and walking trails. The site was acquired as part of a DNR-funded land acquisition that includes a former rail yard corridor from Swedetown Road north to M-203.

The Township has developed a pavilion, pathways, vault toilet, and fishing decks. The recreation area hosts

an annual youth fishing derby, sponsored by the CLK Sportsman’s Club, which attracts about 180 kids. The CLK Sportsman’s Club plants fish in the ponds.

## **CALUMET TOWNSHIP INDOOR SHOOTING RANGE**

The Calumet Township Indoor Shooting Range is open for public shooting. The range has year-round shooting, a ventilation system, four shooting booths and five lanes, as well as target movers with a 50-foot maximum target distance. On-site supervision is provided by a team of volunteers with NRA Range Safety Officer certification.

## **PAUL LEHTO BASEBALL DIAMOND**

Formerly known as the Wolverine Ball Field, this ballfield was renamed in honor of Paul Lehto, who served as the Township Supervisor for many years, and a great supporter of youth sports.

## **RECREATION PARK**

In 2020 Calumet Township began development and planning for a parcel of land along 6th Street Extension and Mine Street, owned by the Township. The site was home to various mining related operations in the past and contains numerous industrial archaeological sites as well as some historic structures that are still standing. Redevelopment of the site requires special attention due to the size of the site, the historic assets found there and the high visibility of the site along well-traveled 6th Street Extension, which is also a gateway to the community and the Village of Calumet.

The Recreation Committee worked with Keweenaw National Historical Park (KNHP) staff and received technical assistance in



**FIGURE 6.7 - SWEDETOWN CHALET**



**FIGURE 6.8 - SWEDETOWN PONDS**



the form of a draft Concept Plan which was carefully developed to avoid disturbance of sensitive archaeological sites, provides opportunities for historical interpretation spaces and includes the top priorities for community members identified by surveys. The plan includes the following preferred amenities; covered pavilion, walking paths, ice rink and skating surface which could be converted to summer use as a mobile style skate park and/or basketball courts, a dog park, and an expanded adventure style playground. The plan also provides a concept for redeveloping the community entrance at Hwy 41 and 6th Street Extension to create an improved visitor experience.

Converting this concept plan into actionable components will take additional planning and engineering work as well as significant funding.

## OTHER LOCAL RECREATIONAL FACILITIES

The Township maintains other facilities such as the Wolverine and Centennial Heights playground and also a W.P.A. project stone boat that was renovated as a memorial for WWI, WWII, Korean, and Vietnam Veterans.

### GEORGE GIPP ICE ARENA

In addition to the Calumet Colosseum, the Township helps support another indoor ice arena, the George Gipp Arena, owned by the Village of Laurium. This facility provides ice related activities such as youth hockey and open skating.

### MULTI-USE TRAIL

A DNR multi-use trail, formerly a rail corridor, runs through the Township, connecting the Calumet area to Houghton-Hancock and the Keweenaw Peninsula. This trail is groomed for snowmobiling, and used by ATVs, bicycles and pedestrians.

A citizen-led group has initiated efforts to use this corridor as a key segment in creating a non-motorized trail circling the Villages of Calumet

and Laurium. With the assistance of the Keweenaw National Historical Park, a concept for this and other non-motorized transportation has been prepared. A more detailed Site Master Plan is needed for this trail corridor to guide future investment and decision-making.

## REGIONAL RECREATION FACILITIES

Citizens of the Charter Township of Calumet are truly blessed with ample recreational opportunities to enjoy in all seasons. Regional facilities include:

### HOUGHTON-DOUGLASS FALLS

Located in Calumet Township, the Houghton-Douglas Falls is the tallest waterfall in Michigan estimated at about 110 feet. The falls had been a very popular area for hiking and viewing, even though it was located on private property. The landowner had graciously permitted access, however, over time, increasing concerns about liability, littering, and site degradation, caused the landowner to close off public access.



**FIGURE 6.9 - INDOOR SHOOTING RANGE**



**FIGURE 6.10 - PAUL LEHTO BASEBALL DIAMOND**



**FIGURE 6.11 - RECREATION PARK**

At the urging of the Township and Houghton County, the State of Michigan acquired the site in 2018. The State of Michigan is currently constructing improvements to make the site safe and accessible for public use, including a new access road and parking lot. Work on the trail and overlook decks will be put out for bids early in 2025. An estimated opening date is not yet available. This new recreation area is named Houghton Douglass Falls and Veterans Memorial Scenic Site.

**NEARBY STATE PARKS**

- McClain State Park
- Fort Wilkins State Park
- Porcupine Mountains Wilderness State Park
- Twin Lakes State Park
- State Land, including the Keweenaw Point area.

**OTHER NEARBY RECREATION OPPORTUNITIES**

Land Conservancies have acquired numerous tracts of land in the Keweenaw Peninsula, most recently the Keweenaw Heartlands, a 32,600-acre tract in Keweenaw County acquired by the Nature Conservancy. Some of the Heartlands will be acquired by the Michigan DNR to add to their holdings on Keweenaw Point. It is intended the balance of the tract will be owned and managed by a local public body.

Downhill Skiing at Mount Bohemia, Mont Ripley, and the Porcupine Mountain Ski Area.

Nordic Skiing trails at Swedetown, MTU, Chassell, Boundary Road Trails, Porcupine Mountains, Eagle Harbor, and Copper Harbor.

Hunting and berry picking on substantial CFA private forest and State Forest lands throughout the Keweenaw.

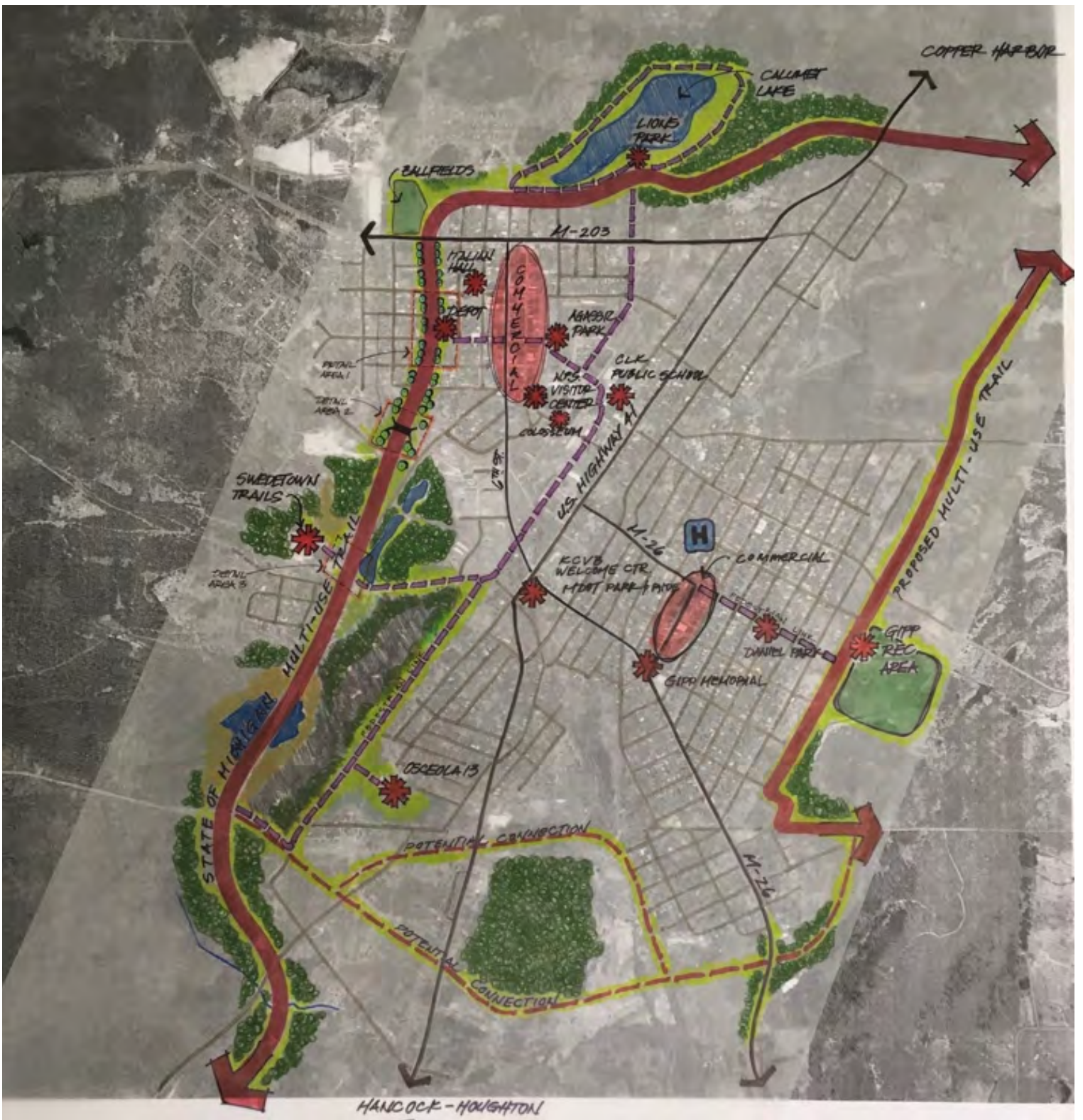
Fishing on Lake Superior, its tributaries, Portage and Torch Lakes, and numerous smaller lakes.

Numerous publicly-owned beaches and parks along the Lake Superior shoreline.

Indoor recreation and fitness opportunities at the Student Development Complex at MTU and private facilities.

Extensive motorized trails systems for snowmobiling and ATVs.





Source: KNHP

**FIGURE 6.12 - FUTURE TRAIL PLAN**

## GOALS AND STRATEGIES

**GOAL 1:** MAINTAIN TOWNSHIP PARKS AND RECREATION FACILITIES TO PROVIDE THE PUBLIC WITH SAFE, USEABLE, AND ATTRACTIVE RECREATIONAL OPPORTUNITIES.

**STRATEGY 1.1**

Replace/upgrade aging facilities and equipment.

**STRATEGY 1.2**

Remove barriers to universal access.

**STRATEGY 1.3**

Provide and maintain appropriate signage for each park or facility.

**GOAL 2:** ENGAGE THE COMMUNITY WHEN PLANNING FOR IMPROVING PARKS AND ADDING NEW PARK FACILITIES.

**STRATEGY 2.1** Promote citizen input when making decisions related to recreation facilities.

**STRATEGY 2.2** Continue to collaborate with the Township’s recreation partners, stakeholders and community groups who volunteer to assist the Township maintaining, creating, or improving recreation facilities and programs.

**STRATEGY 2.3** Continue to seek grants from the State of Michigan and continue to ask local groups and individuals to fund the local match requirements for those grants.

**GOAL 3:** IMPROVE EXISTING RECREATION FACILITIES TO INCREASE ADA ACCESSIBILITY WHERE APPROPRIATE.

**STRATEGY 3.1** Make accessibility improvements so that all facilities meet ADA requirements.

**GOAL 4:** PROMOTE RECREATIONAL PROGRAMMING AND RECREATION FACILITIES THAT HELP PEOPLE OVERCOME SOCIAL ISOLATION, ESPECIALLY IN THE WINTER SEASON, AS PEOPLE WHO ARE SOCIALLY ENGAGED ARE HEALTHIER, HAPPIER, AND LIVE LONGER.

**STRATEGY 4.1** Continue to work with community groups and individuals who promote activities that encourage social engagement.

**STRATEGY 4.2** Continue to sponsor and host community recreation and sporting events.



**GOAL 5:** COLLABORATE WITH OTHER LOCAL UNITS OF GOVERNMENT, STAKEHOLDERS AND SPECIAL INTEREST GROUPS TO OFFER IMPROVED RECREATIONAL OPPORTUNITIES.

**STRATEGY 5.1** Be open to any local government and organized group that seeks partners to jointly develop new recreation trails or facilities.



**FIGURE 6.13 - GREAT BEAR CHASE MARATHON**

# 7





# Township Infrastructure/ Public Facilities/ Safety & Emergency Services

Photo Source: <https://www.calumettownship.org/>



This Chapter provides an overview of Township and regional infrastructure and services.

# TOWNSHIP INFRASTRUCTURE

## WATER SYSTEM

The potable water used for drinking and fire protection in the area is supplied by Upper Michigan Water Company, a private for-profit company. The water system was originally installed in the area by C&H Mining Company and in 1962 the Mining Company sold the water system to a private corporation. There have been several owners over the last 60 years. In 2022 the private corporate owner became the Upper Michigan Water Company. While this company provides water service to customers, the Township has also invested in improvements over the

years, making the overall system a unique hybrid public/private water system.

The Calumet Township 500,000-gallon standpipe tank was constructed in 1989 as part of a US EDA grant project which cleaned and connected a separate fire water system to the potable water system. Two new wells at the Lake Superior shore well field and 6,600 LF of new water main were also included in that project.

The Calumet Township water standpipe supplies 2,194 residential customers and 217 other customers made up of commercial businesses, churches, government, institutional and multifamily.

Calumet Township owns a total of 18,835 LF of water main, 16 hydrants and 42 valves within the distribution system from projects installed between 1982 – 1997. The private water company uses the Calumet Township owned portions of the water distribution system to provide water service to customers in each area.

## SANITARY SEWER SYSTEM

The North Houghton County Water and Sewage Authority (NHCWSA) owns, operates and maintains the sanitary, storm and combined sewers in Calumet Township. NHCWSA acquired the sewers in Calumet Township from Michigan American Water Company (formerly known as Northern Michigan Water Company) who had previously acquired the sewers from the former Calumet & Hecla Mining Company, which built the majority of the systems in the late 1800's. The Village sewers have also been acquired and are owned by NHCWSA.



**FIGURE 7.0 - CENTENNIAL MINE SHAFTHOUSE**



The NHCWSA Wastewater Treatment Facility consists of twenty-three (23) rapid infiltration basins and two (2) equalization basins. The infiltration system utilizes natural biological processes and natural soil filtration to treat the wastewater flow. The communities and customers remotely located from the primary collection system are served by on site septic drainfields. There are twenty-two (22) drain fields located in these remote communities that are owned and operated by NHCWSA.

In 2017 the NHCWSA was the recipient of a Stormwater, Asset Management, and Wastewater (SAW) grant from Michigan EGLE to develop an Asset Management Plan (AMP) of the sewer system and this was completed in 2020. The SAW/AMP compiled an inventory of all sewer system assets and developed a Geographical Information System (GIS) by surveying all manholes that were able to be found. The AMP also included televising and rating sanitary main gravity pipes over 20 years old. The Capital Improvement Plan identified the additional Equalization Basin and improvements to critical sections of the collection system to be Phase 1 of a series of improvement projects over the next 20 years to address deficiencies in the sewer system.

The collection system and treatment systems incorporate a total of four (4) main lift stations, twenty-one (21) smaller lift stations, twenty-two (22) drain fields, two (2) combined sewer overflow facilities, twenty-three (23) rapid infiltration basins, two (2) rapid infiltration basins, and one (1) combined sewer detention basin. The treatment system for seven of the stations consists of localized on-site septic drain fields. The major lift stations pump into the interceptor sewer, which flows to the wastewater treatment facility. In 2019 a project updated all of the main lift stations and most of the localized grinder stations by installing new pumps and controls. This project also replaced the clarifier basins at the Florida CSO and installed new pumps and drain piping at the Laurium 1st Street CSO.

The NHCWSA system currently has 2,817 customers;

North Houghton County Water & Sewer Authority (NHCWSA) intends to make improvements to their wastewater collection system, treatment facility and environmental monitoring systems to address ongoing

issues and deficiencies. NHCWSA has identified a need to add an additional Equalization Basin at the Sewer Farm Facility site to increase storage and treatment capacity.

## **SOLID WASTE**

There are no public solid waste handling systems in Calumet Township. Customers contract for service through several private companies or haul their own trash. Solid waste is hauled to the Houghton County Solid Waste Transfer Facility at Atlantic Mine near Houghton, or to the Waste Management facility in Houghton, for transfer to the Waste Management Landfill near Greenland in Ontonagon County.

One idea expressed in the Community Engagement process suggested the need for a transfer facility in north Houghton County, possibly in partnership with Keweenaw County.

## **PUBLIC FACILITIES**

### **TOWNSHIP HALL AND OFFICE**

The Township Hall, is located on Red Jacket Road. The building is fully ADA compliant, contains the township offices, a large meeting space/public area with restrooms.

### **EDUCATION**

Calumet Township is served by the Calumet-Laurium-Keweenaw School District for K-12 students.

The closest colleges/universities are Michigan Technological University, located 12 miles away in Houghton, and Northern Michigan University in Marquette, about 112 miles away. Gogebic Community College does offer some classes in Houghton as well.

## **UTILITIES**

### **NATURAL GAS**

SEMCO Energy Gas Company serves parts of Calumet

Township with natural gas. Liquid propane is the primary gas in use in the rural areas of the Township.

## **ELECTRIC**

The Upper Peninsula Power Company (UPPCO) and Ontonagon REA provide electrical power for the Township.

## **RENEWABLE ENERGY RESOURCES**

Recent interest in Wind Energy Conversion Systems (WECS) and Solar Energy Systems has brought attention to these valuable resources and their impact on the community. There are no industrial wind or solar developments in Calumet Township. The Township Zoning Ordinance currently regulates individual and industrial wind projects.

## **TELEPHONE**

AT&T provides land lines for Calumet Township. Various cell phone service services provide wireless phone service for the residents.

## **CABLE TELEVISION**

Spectrum provides cable service for the more urbanized areas of Calumet Township. Satellite TV and Internet-based streaming providers are used by residents outside of the cable area.

## **INTERNET SERVICE**

Internet service is provided by Spectrum, Pasty. Net, AT&T, and satellite. The Starlink satellite service has become very popular in remote areas because of high speed and reliability.

## **SAFETY & EMERGENCY SERVICES**

### **FIRE PROTECTION**

The Calumet Township Volunteer Fire Department currently provides fire protection for the township. The

Villages of Calumet and Laurium also have volunteer fire departments. The three fire departments provide mutual aid and support.

The Calumet Township Volunteer Fire Department currently has the following major pieces of equipment:

1. 2009 GMC White 3000-gallon tanker.
2. 2003 Pierce Saber 1250 GPM Pumper.
3. 2004 Seagrave 1250 GPM Pumper.
4. 1994 Pierce Lance 105-foot Aerial Platform.
5. 2012 Chevrolet 3500HD Crew Cab Rescue Truck.
6. 2015 Chevrolet 3500HD Crew Cab Brush Truck.
7. Mudd-Ox 8-wheel rescue vehicle with tracks.
8. 16' Enclosed Trailer with rescue equipment.

## **HEALTH CARE**

Excellent health care, hospital, and clinic services for the Township are provided by Aspirus-Keweenaw in Laurium, and Portage Health Systems, located in Hancock. Both health care systems have clinics in Calumet and the Houghton area.

## **LAW ENFORCEMENT**

The Houghton County Sheriff provides law enforcement through the 911 emergency response system. The Michigan State Police also provide law and traffic enforcement to the Township through the State Police Post in Calumet.

## **TRANSPORTATION**

Calumet Township is served by three state trunk lines; US-41, M-26 and M-203. These highways are maintained by the Michigan Department of Transportation (MDOT). Local streets and County Roads are maintained by the Houghton County Road Commission.

Air service is available at the Houghton County Airport, located 7 miles south of Calumet Township. United Airlines provides daily flights to and from Chicago. The airport also serves the community with charter flights and private aircraft services.

# INTERGOVERNMENTAL COOPERATION

The Master Plan community survey identified cooperation between the Township and Villages as the 3rd of the 4 top priorities. The Township Volunteer Fire Department already cooperates with the Villages already through fire protection mutual aid. Could there be additional opportunities to work together to improve efficiency and expand services?

In the past, there has been speculation that if the Villages and the surrounding urbanized area in the Township were a city government, it would be one of the larger cities in the region. MDOT Act 51 funding alone would increase for the major street system. And having one central administration could also be more efficient. Certainly, there is considerable duplication and overlap with fire departments, administration, planning and zoning, code enforcement, and more.

However, there are considerable barriers to consolidation such as bond debt, tradition and history.

The Township should consider leading an effort to identify and study opportunities to cooperate. Hosting a regular regional meeting to include elected officials, Planning Commissions, other boards, and staff, to talk about their priorities and needs could result in improved communication and the identification of opportunities to work together. Intergovernmental cooperation could include things like blight and zoning code enforcement, and grant writing.

Another cooperative opportunity could be addressing the need for a solid waste transfer facility to serve northern Houghton and Keweenaw Counties.



**FIGURE 7.1 - TOWNSHIP FIRE HALL**



**FIGURE 7.2 - COPPER CITY COMMUNITY HALL**



# RESILIENCY

Resiliency is the ability to withstand, adapt to, and recover from changing conditions. Resilience is a term for the community planning needed to develop capacity to address new challenges, including climate change and natural disasters.

It is important for Calumet Township to anticipate what types of challenges may occur, and to prepare to address these challenges. To be successful, the Township needs to be proactive in understanding what is likely to come and carry out plans that meet the anticipated challenges.

## SOME OF THE MAIN CHALLENGES INCLUDE:

**1. CLIMATE:** Global temperatures are rising, snow and rainfall patterns are shifting and more extreme climate events, like heavy rainstorms and record high temperatures, are already happening. Although Lake Superior fortunately moderates temperature extremes, the Keweenaw Peninsula experienced unprecedented levels of flooding in June, 2018 when up to 7 inches of rain fell in a short period of time. Extensive flooding damage and road washouts were experienced in “downhill” areas east and south of Calumet Township.

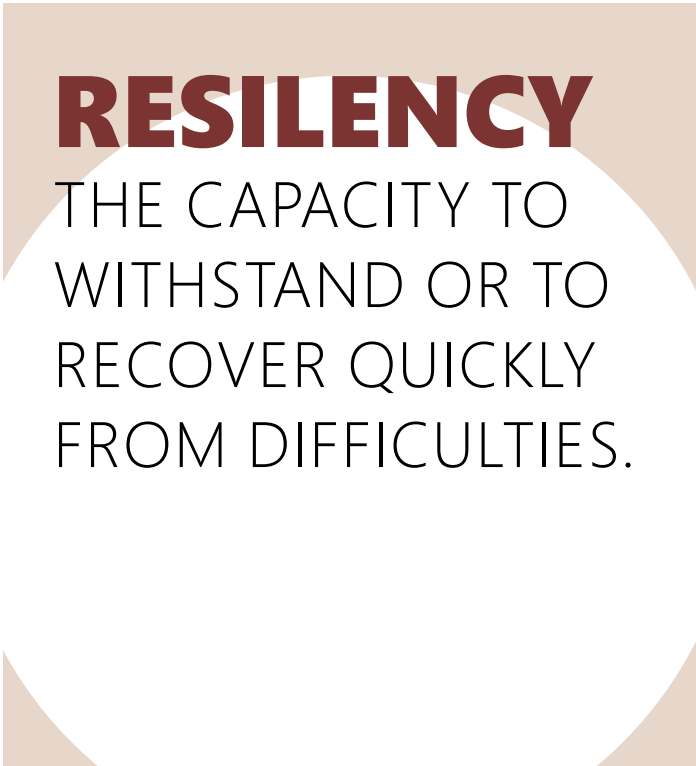
And while some people in the area welcome a mild winter, the unusually snowless and warm winter experienced in 2023-24 had a major economic impact on tourism associated businesses. Warmer temperatures are also slowly increasing the temperature of Lake Superior, which has the potential for creating more lake effect snowfall. It is possible the Calumet area may see more fluctuations in “normal” winter conditions.

**2. ECONOMICS:** Funding opportunities for local governments have become more limited and competitive. Meanwhile, some infrastructure systems in the Township have aged to the point of critically needing replacement. The Township has been successful with obtaining grants/funding for needed infrastructure, and needs to continue to seek funding and be competitive for grants.

**3. ACCESS, EMERGENCY SERVICES, AND FOOD SUPPLY:** The Portage Lake Lift Bridge is a critical piece of infrastructure in Houghton County. Township residents depend on the bridge for accessing services and employment. Township businesses depend on the bridge for supply. Fortunately, should something happen to the bridge, medical and emergency services are available north of the bridge. However, a disaster at the bridge has the potential to restrict the food supply for the 15,000+ persons who would be cut off from mainland Michigan if the bridge was shut down.

A recent test of a portable pontoon bridge, to be deployed by the US Army Corps of Engineers in such an emergency, was successful. While this bridge will not have the traffic-handling capacity of the Portage Lake Lift Bridge, it will allow for the movement of emergency and essential traffic across Portage Lake.

The Houghton County Office of Emergency Measures (OEM) is responsible for coordinating response and relief activities in the face of man-made or natural disasters, thereby protecting the lives of the people and their property. By using a cooperative system that includes private business, industry, volunteer organizations, governmental agencies and other public and private service groups, the most efficient response to disasters can be provided. The OEM works closely with local municipalities to identify and analyze potentially hazardous situations. Detailed contingency plans are formed, tested and regularly updated.



**RESILIENCY**  
THE CAPACITY TO  
WITHSTAND OR TO  
RECOVER QUICKLY  
FROM DIFFICULTIES.

# GOALS AND STRATEGIES

**GOAL 1:** CONTINUE TO WORK WITH THE NORTH HOUGHTON COUNTY WATER AND SEWAGE AUTHORITY (NHCWSA) AND THE UPPER MICHIGAN WATER COMPANY TO ACHIEVE A HIGH STANDARD OF STORMWATER, WASTEWATER COLLECTION AND TREATMENT, AND POTABLE WATER FOR TOWNSHIP AND VILLAGE USERS.

**STRATEGY 1.1** Implement the Asset Management Plan (AMP) to efficiently improve the community wastewater system.

**GOAL 2:** CONTINUE TO COOPERATE WITH THE HOUGHTON COUNTY SHERIFF'S DEPARTMENT AND THE MICHIGAN STATE POLICE. TO ENCOURAGE ADEQUATE POLICE PROTECTION, AND MAINTAIN/FUND LOCAL CAPACITY FOR FIRE PROTECTION AND FIRST RESPONDERS.

**STRATEGY 2.1** Continue to recruit and train Volunteer Firefighters and Medical First Responders.

**STRATEGY 2.2** Support the 911 Emergency System.

**STRATEGY 2.3** Continue an effective emergency response to all areas of the township by Emergency Medical Responders, Firefighters, Sheriff's Department, and State Police.

**STRATEGY 2.4** Require that all access roads to residences and businesses be accessible to emergency vehicles.

**STRATEGY 2.5** Promote rescue capabilities and continue to purchase equipment as needed for Fire Department and Emergency Medical Services.

**STRATEGY 2.6** Explore and pursue options for financing, including federal and state grants, foundations, and special assessments.

**STRATEGY 2.7** Continue to collaborate with regional jurisdictions for mutual aid services, such as fire and police protection.

**GOAL 3:** WORK TO IMPROVE COLLABORATION AND COOPERATION BETWEEN THE TOWNSHIP AND VILLAGES.

**STRATEGY 3.1** Lead an effort to identify and study opportunities to cooperate by hosting a regular regional meeting of Township and Village elected officials, Planning Commissions, other boards, and staff.

**GOAL 4:** RESILIENCY

**STRATEGY 4.1** Work with the Houghton County Office of Emergency Measures (OEM) to plan for and coordinate emergency response and relief activities in the face of man-made or natural disasters.



# 8



# Transportation

Photo Source: <https://www.calumettownship.org/>

Local roads and streets draw the most attention from residents and visitors. All residents use roads, either as drivers of vehicles, or as passengers, or depend on them for the transport of goods needed for daily life. People also use roads, sidewalks, and trails for active transportation and recreational activities such as walking, bicycling, rollerblading, etc. Unlike underground infrastructure such as water and sewer lines, which are equally vital to a community, roads are highly visible, and deteriorated roads and bridges are readily observed by all who travel them.

As a Michigan township, Calumet Township does not have responsibility for maintaining roads and streets. The Houghton County Road Commission levies a property tax and maintains all roads in the Township, however, the Township does levy additional millage to support improving roads in the Township.

Michigan Act 51 of 1951 requires that all counties, incorporated cities, and villages establish and maintain road systems under their jurisdiction, as distinct from state jurisdiction, as identified on the Houghton County Act 51 map.

## STATE TRUNKLINE HIGHWAYS

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. State and federal highways are designed by the prefixes “M” and “U.S.” respectively.

There is one US highway in Calumet Township. US 41 bisects the Township running northeast.

There are two State Highways in the Township. M-26 enters Calumet Township at the Torch Lake Township line, travels through downtown Laurium, and intersects US 41 west of Laurium, where it continues north into Keweenaw County.

M-203 enters the Township east of the Village of Calumet and terminates at the intersection with US 41.

These major highways are maintained by the Michigan Department of Transportation (MDOT), with the exception of the segment of US 41/M-26 from Pine Street north to Keweenaw County, which is maintained by the Keweenaw County Road Commission under contract to MDOT.

Act 51 requires that MDOT bear all maintenance costs consistent with department standards and specifications for all state highways including those within incorporated communities.

## LOCAL ROAD SYSTEMS

A system of primary and local county roads serves the Township, maintained by the Houghton County Road Commission, as described below:

### **PRIMARY ROAD SYSTEM:**

A system of primary roads in each incorporated Township is approved by the state highway commission pursuant to Michigan Public Act 51. Primary Roads are selected by the County Road Commission on the basis of greatest general importance to the County. County roads may be added or deleted from the system subject to approval of the state highway commissioner.

There are 26.25 miles of Primary Roads in Calumet Township.

### **LOCAL ROAD AND STREET SYSTEM:**

Other local roads, exclusive of state trunklines, major county roads and those included in the major road system, make up the local street system. The process of approval, additions and deletions is the same as with other road system designations.

There are 19.28 miles of Local Roads in Calumet Township.

There are also roads in the Township classified as Urban Primary and Urban Local Streets. There are 2.68 miles of Urban Primary Roads and 8.63 miles of Urban Local Roads in the Township.

# TRAFFIC VOLUMES

The Michigan Department of Transportation conducts annual vehicle counts on highways. The Average Daily Total (ADT) is used to identify traffic trends and needs for improvements. The 2024 ADT for highways running through the Calumet Township are as follows:

SEGMENT	ADT COUNT
US 41 south of M-26 intersection	5,679
US 41 south of M-203 intersection	5,202
M-203 at 11th St	2,343
M-203 west of US 41 intersection	2,783
M-26 east at Township boundary	2,817
M-26 at Laurium Village boundary	3,929
M-26 at downtown Laurium	1,847
M-26 at US 41 intersection	1,924

**FIGURE 8.0 - 2023 ADT (AVERAGE DAILY TRAFFIC)**



**FIGURE 8.1 - 6TH STREET, CALUMET**



# TRANSPORTATION PLANNING

Planning for transportation improvements takes place at both the state and local level. The Michigan Department of Transportation maintains a statewide long-range transportation plan, and holds hearings around the state to gather input regarding residents' needs and desires. In addition to the long-range plan, MOOT prepares a five-year program for road improvements statewide. The various phases, such as right-of-way acquisition, design, and construction, are scheduled over a multi-year period so as to keep large projects on track.

Local planning efforts consist of the County Road Commission's annual prioritizing of road improvement projects, as well as small urban area task force meetings to plan projects for Category F funding. Some local planning efforts address specific issues, and may receive support from MOOT, as in the case of corridor studies and access management plans. Calumet Township has an approved millage for road improvements within the Township.

Access management refers to long-term planning for access to highway corridors, in order to preserve the long-term capacity of the roadway, improve safety, and maintain accessibility. Access management examines the spacing and location of driveways, access roads and intersections, and access management plans can recommend such measures as driveway consolidations, front or rear access roads, turn lanes, intersection realignments, addition or removal of traffic control devices, and other measures. Implementation can involve use of zoning and subdivision control ordinances, private road ordinances, standards for subdivision design, and use of local review boards in granting driveway permits.

Access management plans are generally developed cooperatively by local units of government within a specific corridor area, with technical assistance from MDOT. Local committees enter into a Memorandum of Understanding to insure commitment to the planning process and implementation, and a consultant is usually retained to develop the actual plan by working closely with MDOT and the corridor group. At this time, these efforts are usually funded by MDOT. Currently there is

not an Access Management Plan for Calumet Township, however, the principles and standards for access management should be considered during site plan review and other zoning decisions in the Township.

## NON-MOTORIZED TRANSPORTATION FACILITIES

In recent years, the construction of non-motorized facilities has increased in many areas in response to public interest. Walking and bicycling are among the top five individual exercise activities according to a national survey (walking is number one). Alternate modes of transportation are encouraged and made safer by facilities such as sidewalks, bike lanes and walking paths. There are sidewalks in some areas of the Calumet townsite. Where sidewalks are not present, the residential streets generally have light traffic that allows for safe walking and bicycling. The recent Master Plan survey indicated 37% of respondents viewed walkability as a priority of the Master Plan. Nearly 50% desire more trails and trail connections as a recreation improvement.

Winter, with its snow and cold temperatures, creates challenges for walking. The Township does not provide winter maintenance/snow plowing on sidewalks. Winter maintenance of higher pedestrian traffic areas would encourage more walking.

## AIR SERVICE

The nearest airport providing commercial and charter passenger service is the Houghton County Airport, a distance of about 8 miles. United Airlines offers daily flights to and from Chicago (ORD).

## RAIL SERVICE AND PUBLIC TRANSPORTATION

Calumet Township no longer has rail service. There are no public transportation systems serving Calumet Township.



**FIGURE 8.2 - DOWNTOWN LARIUM**

## GOALS AND STRATEGIES

### **GOAL 1: MAINTAIN AND UPGRADE EXISTING ROADS**

**STRATEGY 1.1** Use the Township road millage to implement street paving in the Township.

### **GOAL 2: IMPROVE NON-MOTORIZED/PEDESTRIAN FACILITIES.**

**STRATEGY 2.1** Inventory the condition of existing sidewalks and prioritize replacement.

**STRATEGY 2.2** Work with MDOT to identify and implement appropriate crosswalk locations on Federal/State Highways in the Township.

**STRATEGY 2.3** Coordinate with the Villages of Calumet and Laurium to create bike paths, bike lanes, sidewalk construction/replacement, and winter maintenance of pedestrian facilities.

# 9





# Economic Development



Photo Source: <https://www.calumettownship.org/>

The Houghton County and Calumet Township economy was once based on copper mining. The region has transitioned to an economy based upon small manufacturers, services, Michigan Technological University, tourism, outdoor recreation, retirement homes, and remote workers.

Calumet Township has emerged from a depressed economy, resulting from the decline of copper mining, to a thriving community with growth of local, technology-based businesses, historic preservation, and outdoor recreation/adventure-based activities.

Calumet Township has great potential for sustainable growth and development. The Township offers a location with good highway access, in a region rich with historical significance, outdoor recreation attractions, and natural resources. The community is well positioned with good infrastructure, access to high speed broadband, walkable neighborhoods, and lower housing costs.

The COVID-19 global pandemic stimulated the movement of people to rural communities that offer quality of life assets like those found in Calumet. The locational preferences of the “millennials” and recent college graduates has shown a trend that young people are choosing where to live based on lifestyle and quality of life considerations, rather than job opportunities or pay. Businesses, particularly those within the knowledge economy, have fewer requirements that dictate location within a particular region. Instead, they are looking for places that will provide a high quality of life for their employees and an appealing work environment. These trends were accelerated as the result of the pandemic.

Increasingly, research into economic trends and economic development strategy suggests that the traditional models of business attraction may not be suitable, successful, and sustainable for many communities, particularly those places in geographically isolated regions. Instead, investment in public infrastructure and



**FIGURE 9.0 - CALUMET ELECTRONICS**

broadband improvements, recreation, placemaking, and amenities that will enhance the community's image and attractiveness to prospective businesses, entrepreneurs, and employees, is recognized as a viable strategy.

This chapter of the Master Plan provides ideas and guidance for both downtown development and overall economic development.

## SMALL SCALE ECONOMIC DEVELOPMENT FOCUSED ON LOCAL BUSINESS

Calumet Township is home to a growing number of advanced high-tech industries that manufacture and market products to national and international customers. These industries are growing and adding facilities and employees.

### HOUGHTON COUNTY DATA

Labor force: 16,150

Largest Employers:

- Michigan Tech University
- UP Health System Portage
- Aspirus Keweenaw Hospital
- Copper Country Mental Health Services
- BHK Child Development Board
- Calumet Electronics

As a small community with limited resources, the best thing Calumet Township can do to create economic development activity is to continue to improve the quality of life opportunities within the Township, making it a great place to live and do business. Strengthening neighborhoods, eliminating blight, improving recreation opportunities, fostering the development of new housing, and supporting downtown revitalization are all important elements to this strategy.

The Master Plan supports an “economic gardening” approach to growing jobs and businesses in Calumet Township. This proven approach grows the local economy from within by promoting local entrepreneurship and small and local business development. The primary idea of economic gardening is to work with what is already present in the community to build new opportunities.

Calumet Township should provide support for existing businesses and particularly home-based businesses, persons who work from home as freelancers, consultants, or remote employees, and other individuals making or selling products from home. Removing any local zoning barriers to home-based business, and supporting the redevelopment of the historic downtowns in Calumet and Laurium Villages are examples of supporting economic development.

In general, economic gardening strategies should seek to connect existing businesses and entrepreneurs to resources that will help them grow and thrive, while removing the barriers to starting and operating a business. One such resource organization is the Keweenaw Economic Development Alliance (KEDA), which was created to carry out economic development activities in the region. KEDA is a private, 501c3 non-profit local economic development organization serving the Baraga, Houghton, and Keweenaw County Region. KEDA is currently staffed by an executive director and a contracted membership and small business development coordinator. KEDA is supported by over 250 businesses, local governments (including Calumet Township), organizations and individuals. KEDA missions is to be the best at utilizing technology, education and business assets to build a diverse economic base that leverages and develops the unique strengths of each county and its people.





**FIGURE 9.1 - KNHP HEADQUARTERS**



**FIGURE 9.2 - NATIONAL PARK ARCHIVES**

## TOURISM

Calumet Township is the gateway to the Keweenaw, a well-known as a tourism destination. During the pandemic in 2020, the Keweenaw Peninsula experienced unprecedented growth in visitation. The growth trend has continued since then. The increase in visitation parallels what is being experienced across the Upper Peninsula (UP). People are discovering the Upper Peninsula because of a stronger interest in travel and vacationing closed to home, and increased interest in active lifestyles and outdoor activities. The Calumet area and the Keweenaw Peninsula offer some of the best opportunities for active and adventure tourism in all seasons.

Calumet is also the headquarters for the Keweenaw National Historical Park (KNHP), established by the US Congress in 1992, and administered by the National Park Service. The KNHP encompasses the former

Calumet and Hecla Mining Complex and the charming, historic Calumet Village downtown area. The KNHP is a major tourism destination. There are two museums; the KNHP interpretive center and the Coppertown Museum. There is also the Keweenaw Heritage Center located in the former St. Anne's Church, an impressive sandstone structure.

The historic downtown includes the Calumet Theatre, numerous gift shops, art galleries, restaurants, bars, and other retail establishments. Main Street Calumet is leading the renaissance of downtown Calumet. Main Street Calumet was founded in 2003 as part of Michigan Main Street program, as a result of community interest in historic preservation spurred by the presence of Keweenaw National Historical Park. In addition to leading the economic development of downtown Calumet, Main Street Calumet sponsors a number of special events and festivals.

In the past, tourism jobs were associated with restaurant, service, and motel staff, which typically have been minimum wage positions. Instead, tourism should be embraced for the opportunities it creates to own and manage small business. The Township can support growth of tourism in the community and the region by supporting Main Street Calumet, and encouraging entrepreneurs to start tourism-related businesses, such as outdoor equipment rentals, guided tour companies, lodging, food trucks, gift shops, and other small business that can benefit from the growth of tourism in the region.

## DOWNTOWN DEVELOPMENT AUTHORITY

Calumet Township created a Downtown Development Authority (DDA) in 1996 to provide infrastructure support to an emerging commercial district developing on vacant land formerly associated with copper mining and railroad industrial uses. The DDA administers a

Tax Increment Financing (TIF) Plan, whereby the increase in taxes collected in the DDA-TIF District are directed for infrastructure improvements within the district. The DDA will be updating and renewing the TIF Plan for the DDA District in 2025-26.

## REDEVELOPMENT TOOLS

### **BROWNFIELD REDEVELOPMENT AUTHORITY**

The Houghton County Brownfield Redevelopment Authority, established under the Brownfield Redevelopment Act PA 381 of 1996, as amended, can



**FIGURE 9.3 - DOWNTOWN LARIUM**



provide a developer with access to both MDEQ and MEDC related Tax Increment Financing as well as MDEQ grant and loan funding for appropriate projects. Eligible work includes environmental assessment, due care, lead and asbestos assessment and abatement, and demolition, public infrastructure and site work. A recent change to the Brownfield Redevelopment Act allows this tool to be used for housing redevelopment.

## **MICHIGAN ECONOMIC DEVELOPMENT CORPORATION COMMUNITY ASSISTANCE PROGRAM**

Calumet Township, working with Michigan Economic Development Corporation's (MEDC) Community Assistance Team can access Community Development Block Grant (CDBG) funding for qualified redevelopment projects.

## **REDEVELOPMENT READY COMMUNITIES**

Redevelopment Ready Communities is an initiative through the Michigan Economic Development Corporation (MEDC) to help communities promote their developable sites and buildings. It involves gathering and maintaining data on developable sites and buildings to advertise locally and with the state. The program requires communities to have updated their Master Plan, Zoning Ordinance, Downtown Plan and Capital Improvement Plan, as well as available incentives, tools and programs to assist with redevelopment. The Laurium and Calumet Villages are currently working to become certified participants in the Redevelopment Ready Communities program. Once certified, they can advertise the developable sites and land on a national basis with no cost.

## **MAJOR EMPLOYERS IN CALUMET TOWNSHIP**

- Aspirus-Keweenaw Hospital
- Calumet Electronics
- REL, Inc
- Loukus Technologies
- Williams Parts and Supply
- CLK School District



## GOALS AND STRATEGIES

### **GOAL 1: IDENTIFY HOUSING AND INDUSTRIAL SITES AND MARKET VACANT LAND FOR DEVELOPERS.**

**STRATEGY 1.1** Prioritize sites for redevelopment efforts and determine which types of housing and businesses are appropriate on these sites.

**STRATEGY 1.2** Create property information packages.

**STRATEGY 1.3** Create developers' packets and start actively recruiting businesses through directly mailing developers and by posting the information on the Township website and other websites.

**STRATEGY 1.4** Work with KEDA, Main Street Calumet, WUPPDR and various state agencies on these packets.

### **GOAL 2: PARTICIPATE IN AND SUPPORT AREA-WIDE ECONOMIC DEVELOPMENT ACTIVITIES.**

**STRATEGY 2.1** Continue to support and be an active member of KEDA.

### **GOAL 3: ENHANCE QUALITY OF LIFE OPPORTUNITIES WITHIN CALUMET TOWNSHIP.**

**STRATEGY 3.1** Continue work to strengthen neighborhoods, eliminate blight, improve recreation opportunities, foster the development of new housing, and support downtown revitalization.

### **GOAL 4: SUPPORT DOWNTOWN REVITALIZATION EFFORTS IN THE DOWNTOWN DISTRICTS IN CALUMET AND LAURIUM VILLAGES.**

**STRATEGY 4.1** Support the Main Street Calumet organization.

**STRATEGY 4.2** Update and renew the Calumet Township DDA/TIF Plan.

# 10



An aerial photograph of a coastline, showing a sandy beach on the left and the ocean extending to the horizon. The water has a textured, rippled appearance. The sky is a uniform light grey, suggesting an overcast day. The overall image is in a muted, monochromatic color palette.

# Future Land Use & Zoning Plan

Photo Source: <https://www.calumettownship.org/>



Natural resources, history and transportation/access have shaped the existing land use in Calumet Township. From its early beginnings related to copper mining, the Township has evolved to its current function as a community serving residents and the tourism economy of northern Houghton and Keweenaw Counties.

This chapter of the Master Plan describes the existing land uses, and provides a Future Land Use Plan, and Land Use Goals and Strategies. A Zoning Plan describes potential changes to the Township Zoning Ordinance needed to implement the Future Land Use Plan.

## EXISTING LAND USE

The existing land use in the Charter Township of Calumet has developed as the result of mining operations and more recent land use trends. This section of the land use plan identifies and discusses land use patterns in the township.

## U.S. 41 CORRIDOR

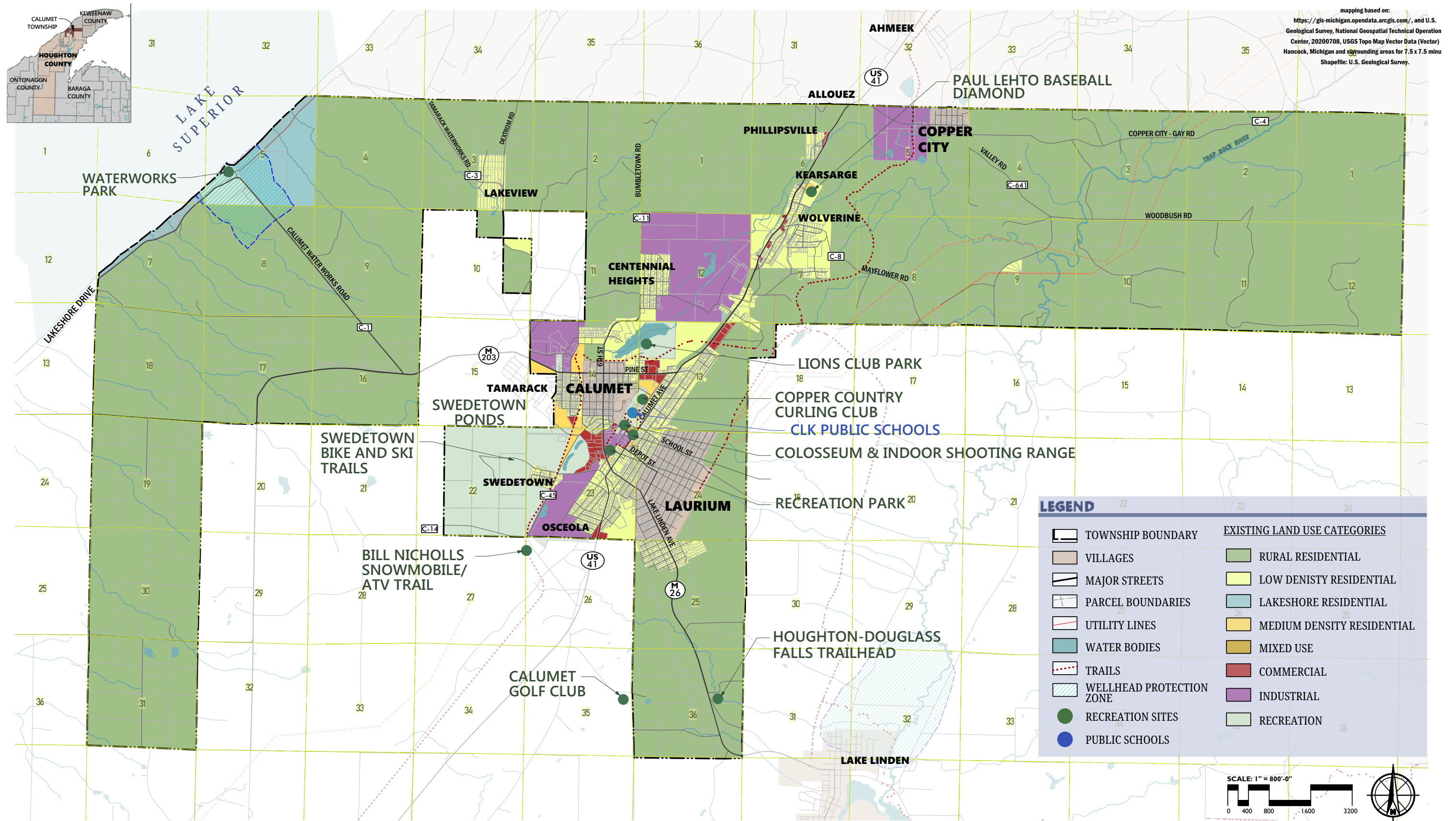
Intense copper mining activity established the dominant land use pattern of Calumet Township. Mining operations were located along the spine of the Keweenaw Peninsula through the township in a straight line oriented NE-SW, where the lodes of conglomerate copper were near to the surface. From these locations, mine facilities were developed including head frames, railroads, and related industrial structures to access and support the deep, underground mines. Company housing was developed for the miners and their families near the mine facilities.

The resulting development pattern is a linear urbanized corridor. U.S. Highway 41 is aligned through this corridor, from the south township border to the north boundary with Keweenaw County. The neighborhoods of company housing along the corridor continue to bear their original names, such as Osceola, Wolverine, Kearsarge, Centennial, etc.

The urbanized corridor is served with public water and sewer service provided by the North Houghton County



**FIGURE 10.0 - DOWNTOWN LAURIUM**



**FIGURE 10.1 EXISTING LAND USE MAP**





**FIGURE 10.2 - LAURIUM NEIGHBORHOOD**

Water and Sewer Authority and the Michigan American Water Company, a private company. Water and sewer infrastructure in the township has been greatly improved in recent years.

The U.S. Highway 41 corridor includes several nodes of commercial development. At the south boundary of the township, a commercial strip has been present for a number of years, including The Circle K convenience store, a large hardware store, and a beer distributor. This commercial strip extends south into Osceola Township. While much of this strip development is in Osceola Township, it serves as a gateway to the community of Calumet and the KNHP.

North of the commercial strip, the corridor becomes residential in character, with unique one and two-family company housing, before entering the Calumet Avenue corridor. Calumet Avenue is a broad, tree-lined street with sidewalks, which separates the villages of Calumet and Laurium. Land use includes several buildings re-used for office activity, a newer multi-story bank building, the Calumet Electronics complex, other office and medical facilities, and the historic buildings of the Calumet and

Hecla (C&H) mining operations, now serving as the Keweenaw National Historical Park (KNHP) Headquarters. Large, historic single-family homes remain the dominant land use along Calumet Avenue. These homes, combined with the former C&H buildings, present a very attractive and positive image of Calumet.

The US 41 Corridor/Calumet Avenue, from Rockland/Division Streets on the south, to the intersection of Pine Street (M-203) on the north, should be preserved as single-family residential, with office and medical buildings permitted as a special use subject to standards and site plan review only in a limited area at the south end of this district.

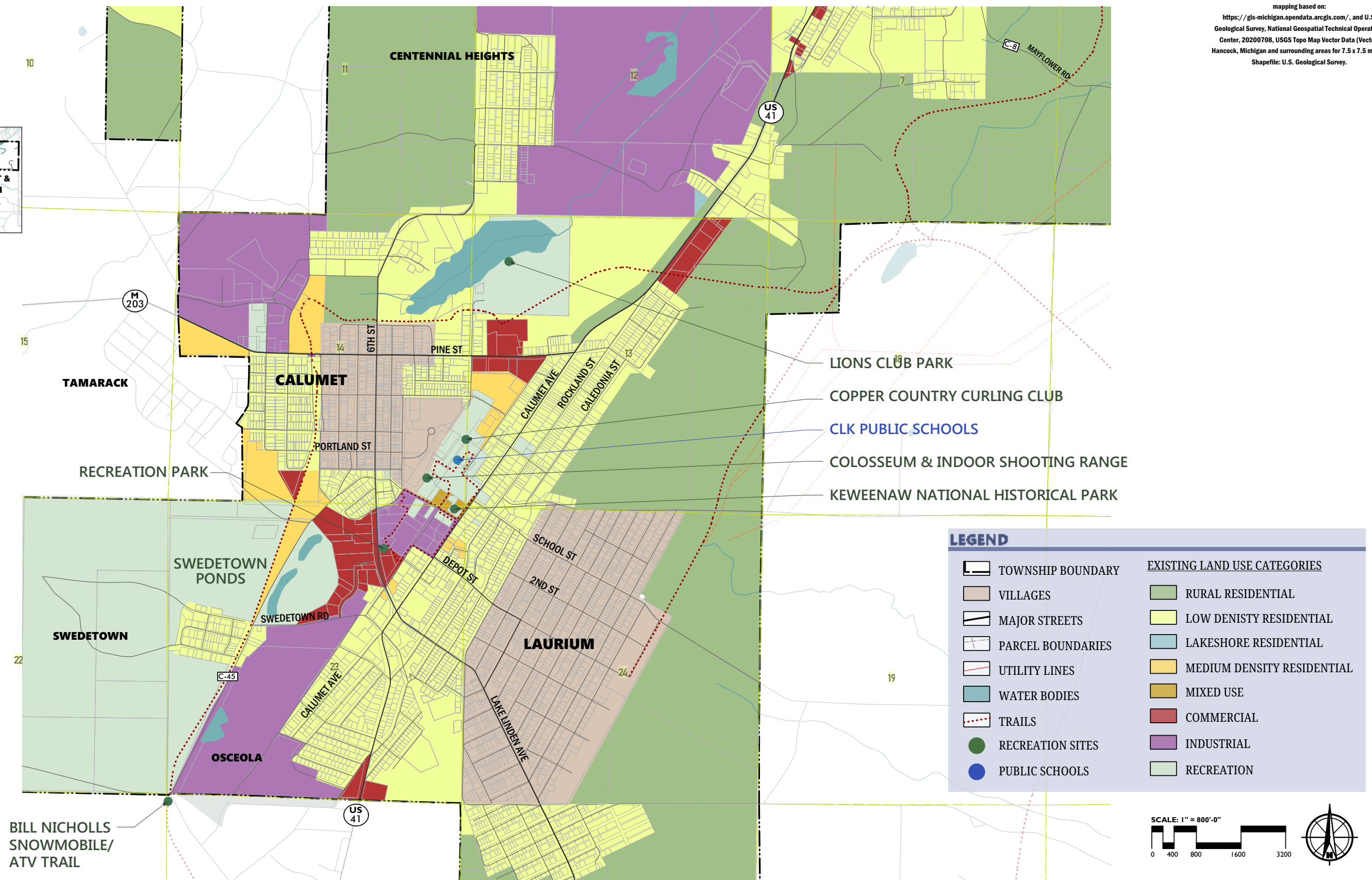
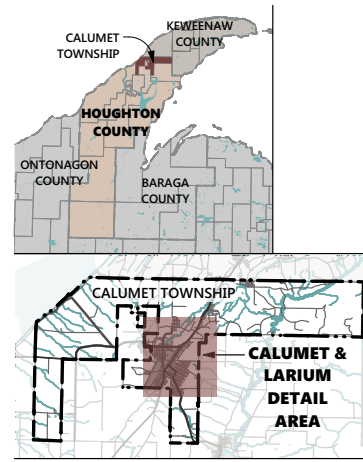
Immediately west of the U.S. 41 corridor along the Sixth Street Extension, a major commercial node has developed. The Mine Street Station includes a hotel, major grocery store, motel, banking, retail and service facilities. Another mixed-use node is present along Pine Street west of the US 41 Corridor extending into the Village of Calumet.

North of Calumet Avenue, the U.S. 41 corridor includes tracts of undeveloped land and residential neighborhoods. Several small nodes of commercial development are situated along the corridor at Wolverine/Kearsarge, consisting of scattered commercial land uses, such as the Wolverine Store.

## **FOREST RESOURCES/ AGRICULTURE/RURAL RESIDENTIAL**

To the east and west of the linear urbanized corridor, land use in the township is characterized as rural. Much of the land is forested. The Michigan Commercial Forest Act (CFA) program provides a property tax incentive to private landowners to retain and manage forestland for long-term timber production. It is a voluntary program; participating landowners may withdraw from the program at any time, although there is a tax penalty





**FIGURE 10.3 EXISTING LAND USE DETAIL**

for withdrawal from the program. The CFA program is administered by the Michigan Department of Natural Resources (DNR). CFA land must be open to the public for fishing, hunting, and trapping by foot access, motorized access is not a right granted to the public.

Small tract (less than 5 acres land splits are occurring in the Township. These sites are being developed as large-lot rural residential and hobby farms, especially in the area known as the Trap Rock River Valley.

There are also several large farms and agricultural operations present.

## LAKESHORE RESIDENTIAL

On the west side of the township, approximately 2 miles of Lake Superior shoreline has been developed. The lakeshore initially was used for summer camps and cottages, however, in more recent years, many of these have been converted for year-round residential use. Numerous new homes have also been constructed. A new lakeshore subdivision extends into Keweenaw County at the northwest corner of Calumet Township. Fortunately, the township has preserved a significant lakeshore site for public use through the acquisition and development of the Waterworks Lakeshore Park. This park also serves as the primary wellhead protection area for the township's water supply. A Wellhead Protection Plan is in effect for the township to provide further guidance for protection of the wells from contamination.

## FUTURE LAND USE PLAN

A future land use plan is the document local officials refer to when considering land use decisions. The plan provides the basis for official land use regulations found in the Township Zoning Ordinance. The plan is a guide for the township and represents the desired future development pattern for the Calumet Township.

The future land use of Calumet Township is expected to remain mostly unchanged. The Township Zoning Ordinance is the appropriate tool to ensure that any changes in land use are consistent and compatible with the existing land use pattern.

The future land use map is a generalized depiction of

the desired development pattern. Future land use is summarized as follows:

## URBAN RESIDENTIAL

The urbanized corridor known generally as the community of Calumet accommodates a number of land uses. The most predominant land use is medium to high density residential on small platted lots. The area is served by public utilities.

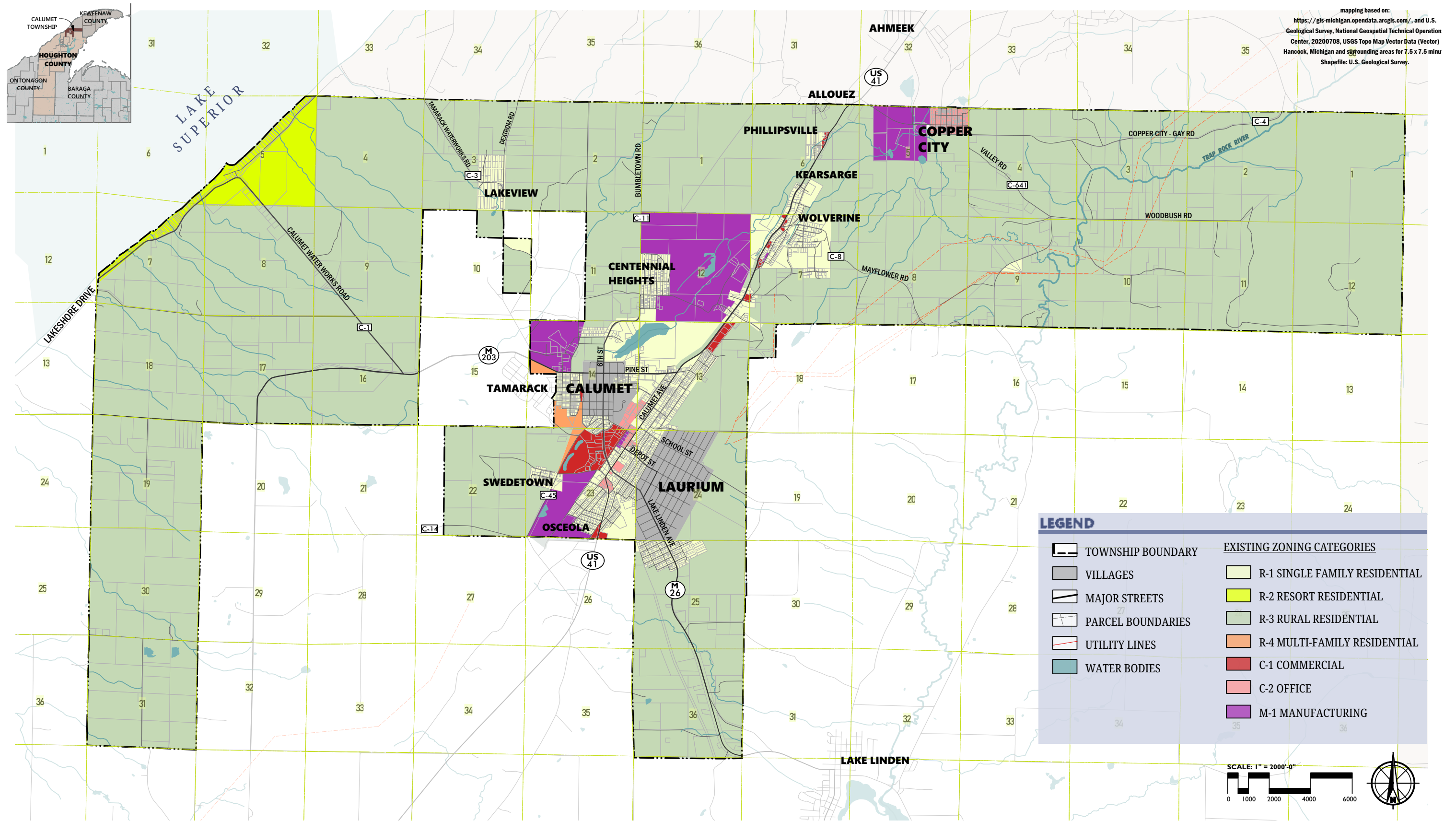
Within the neighborhoods or locations are vacant platted lots, some of which can be developed for residential use. The national real estate trend called Smart Growth/New Urbanism favors compact traditional neighborhoods in close proximity to schools, shopping and services, in contrast to the sprawling development patterns favored during the suburbanization of America.

In recent years, the residential areas in Calumet Township have seen significant improvement. The Township can continue to encourage this revitalization by encouraging housing rehabilitation and continuing investment in infrastructure. The Zoning Ordinance should be changed to allow a variety of housing types and formats, especially on existing vacant lots. Vacant buildable lots should be inventoried and a marketing program considered. The neighborhoods should also be protected from the encroachment of inappropriate development.

There is a great need for housing for current and future residents in the area, and it makes sense to locate that where municipal services can provide support for that housing.

Existing residential properties along U.S. 41 and Calumet Avenue should be protected from the encroachment of commercial development. The US 41 Corridor/Calumet Avenue, from Rockland/Division Streets on the south, to the intersection of Pine Street (M-203) on the north, is of national historical significance, and should be preserved as single-family residential, with office and medical buildings permitted in a limited area at the south end of this district, as a special use subject to standards and site plan review. This will preserve the character and cultural landscape within and adjoining the Keweenaw National Historic Park.





**FIGURE 10.4 EXISTING ZONING MAP**



With the great need for new workforce and multi-family housing, the Township is working to identify sites suitable for higher density housing served by the public water and sewer systems. One such area that may be suitable is located south of Swedetown Road and west of Mine Street, adjacent to the Osceola neighborhood.

## **FOREST RESOURCES/ AGRICULTURE/RURAL RESIDENTIAL**

Currently zoned for agriculture, the rural area of the of Calumet Township encompasses approximately 28 square miles of forested and open lands. This area has seen growth of residential land use on parcels of varying size, as some want to enjoy a rural lifestyle, yet be close to town. Growth has also occurred in the rural area because there are few other options for building.

## **LAKESHORE RESIDENTIAL**

Nearly all buildable lakeshore land has been platted, with the exception of the Township Lakeshore Waterworks Park. The land use plan reflects this existing development pattern.

## **COMMERCIAL**

Commercial land use is projected for existing developed commercial nodes along the south end of the U.S. 41 corridor, the Mine Street Station complex area, and the M-203/Pine Street Corridor. Infill commercial development can also be located along the US 41 Corridor north of Pine Street/M-203.

Retail and service business development should be guided to the historic downtown commercial districts found in Calumet and Laurium.

## **INDUSTRIAL**

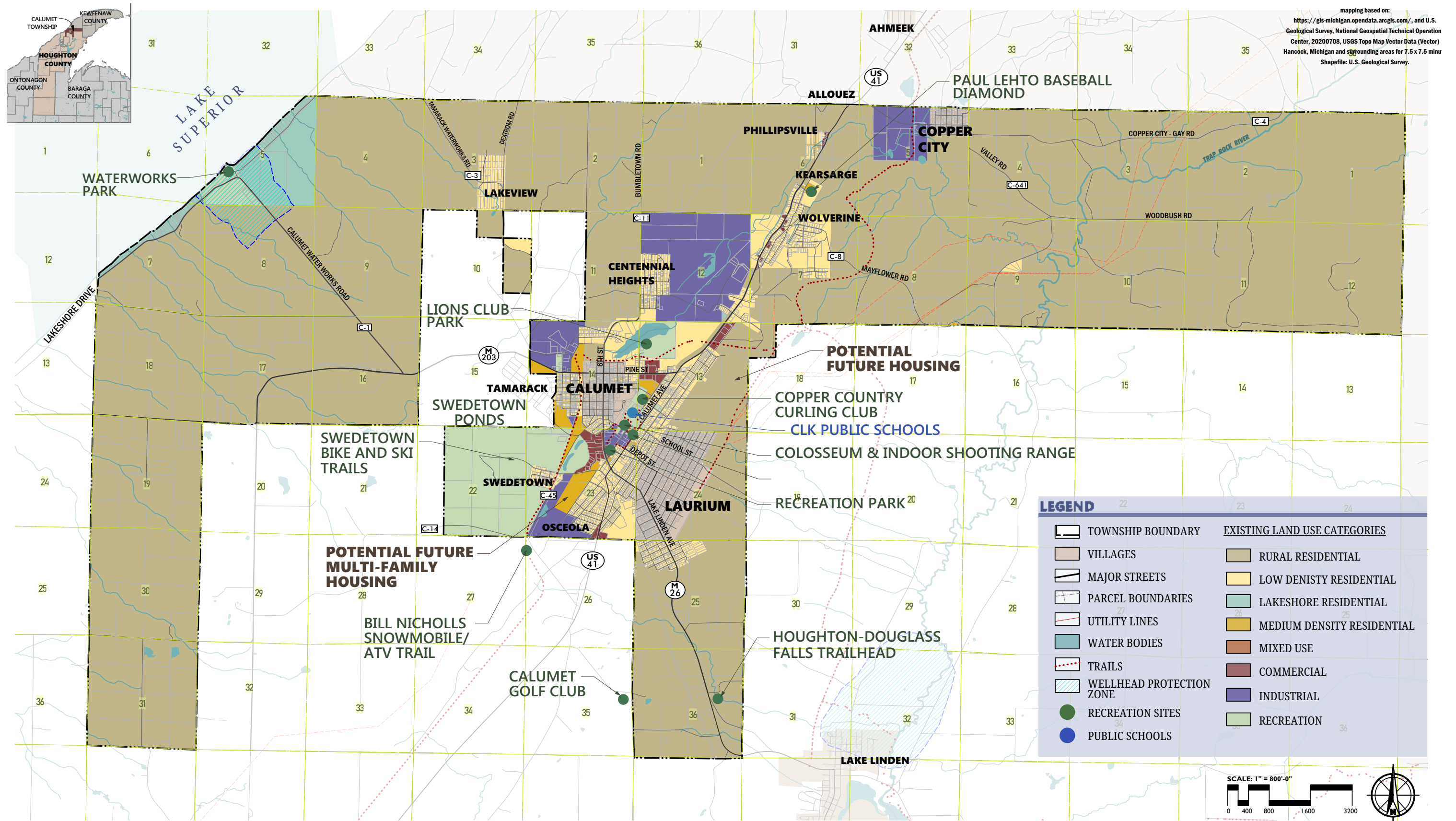
Industrial land use is directed to the new industrial park. The Centennial Mine property is another site served by utilities which could accommodate industrial land use. A strip of land south of Swedetown Road and east of Osceola Road also has potential for developing manufacturing/industrial land use.

## ZONING PLAN

This section of the Future Land Use Chapter describes needed changes and updates to the Calumet Township Zoning Ordinance in order to implement the Master Plan, as required by the Michigan Planning Enabling Act (PA 33 of 2008). The current Zoning Ordinance, adopted in the year 2000, is in need of an overall update. Much has changed in the area and Township in the last 25 years. Fortunately, Calumet Township has received funding to perform an overall update of the Township Zoning Ordinance, to be completed following the adoption of this Master Plan.

The Table below shows the relationship of Future Land Use categories to the existing Zoning Ordinance.

<b>Future Land Use Category</b>	<b>Current Zoning Category</b>
Residential Forest Resources/Agriculture/ Rural Residential	R-1 SF Residential R-2 Resort Residential R-3 Rural Residential R-4 Multi-Family Residential
Mixed use/Commercial	C-1 Commercial District C-2 Office District
Industrial	MI Manufacturing and Industrial District



**FIGURE 10.5 FUTURE LAND USE MAP**



# GOALS AND STRATEGIES

## **GOAL 1: PROVIDE OPPORTUNITIES FOR LIMITED AND CONTROLLED DEVELOPMENT THAT DOES NOT CHANGE THE ESSENTIAL CHARACTER OF THE LAND OR EXCEED THE CARRYING CAPACITY OF THE TOWNSHIP.**

**STRATEGY 1.1** Identify properties suitable around

the Calumet-Laurium area for future residential development, and explore opportunities for developing a variety of housing options in this area.

**STRATEGY 1.2** Locate new development in or near existing developed areas to promote an efficient and compact pattern of development, reduce the negative effects of sprawl, and reduce infrastructure and service costs.

**STRATEGY 1.3** Protect historic resources, such as the C&H Industrial Complex and the Calumet Avenue residential corridor from encroachment of inappropriate commercial development.

**STRATEGY 1.4** Vacant land and existing, non-



**FIGURE 10.5 - HISTORIC CHURCH DISTRICT**



residential historic buildings along the Calumet Avenue corridor should be used for office development that will not negatively impact historic resources and residential character of the area.

**STRATEGY 1.5** Future commercial development should be directed within the existing urbanized area as infill development in the Calumet and Laurium downtown districts, and the commercial district on Sixth Street Extension.

## **GOAL 2: FOSTER A DISTINCTIVE, ATTRACTIVE COMMUNITY WITH A STRONG SENSE OF PLACE.**

**STRATEGY 2.1** Ensure that new development or redevelopment is compatible with the scale and architecture of existing properties, especially in the traditional, historic neighborhoods, the existing downtown districts, and the Calumet Avenue corridor, while preserving existing natural features as much as possible throughout the Township.

**STRATEGY 2.2** Encourage infill development of existing platted residential areas through neighborhood improvements, housing rehabilitation and identification/marketing of properties where such development could occur.

**STRATEGY 2.3** Evaluate existing zoning regulations pertaining to lot size, required setbacks and other restrictions to enable infill development of existing smaller parcels.

## **GOAL 3: NEW DEVELOPMENT MUST BE CONSISTENT WITH THE VISION OF THE TOWNSHIP THAT UPHOLDS AN ETHIC OF STEWARDSHIP AND HISTORIC PRESERVATION.**

**STRATEGY 3.1** Commit to the protection and preservation of the Township natural resources such as clean air, open space, woodlands, water resources, and environmentally sensitive areas while maintaining a balance between economic opportunity, quality-of-life, natural biodiversity, and sustainability of life support systems.

**STRATEGY 3.2** Continue to enforce regulations to restrict and control inappropriate development in areas where there are steep slopes, soil erosion possibilities, shorelines, and wellhead protection areas.

**STRATEGY 3.3** Preserve the rural and scenic character of the Township by discouraging land splits and encouraging rural residential cluster/conservation development where possible.

**STRATEGY 3.4** Enforce existing zoning regulations to preserve and enhance riparian buffers along water bodies in the Township to protect water quality, aquatic and wildlife habitat, slow runoff, and allow a greater percentage of water to return to groundwater.

**STRATEGY 3.5** Use the zoning ordinance to ensure that incompatible commercial development does not encroach upon the historic Calumet Avenue corridor.

# 11





# Environmental Sustainability

Photo Source: <https://www.calumettownship.org/>



This chapter will focus on environmental sustainability, specifically areas that are important to consider for Calumet Township as it makes future planning decisions. When communities make small incremental changes towards improved environmental sustainability it can very well end up making a big impact for future generations. Some ways to do that are in regulatory improvements by the way of Ordinance or Policy changes.

Calumet Township has many natural features that residents and tourist value and enjoy. It will be important that these areas are provided regulations and protections in both the zoning ordinance and other Township policies moving forward. The current zoning ordinance does not specifically include any special districts that provide specific environmental protections. Some examples of special districts that are included in other zoning ordinance are:

- Floodplains and Flood Plain Areas
- Wellhead Protection Areas
- Natural Shoreline Districts. (providing special protections within a certain feet of a shoreline)
- Inland Lakes
- Historic Preservation District
- Steep Slopes
- Tree Protection Requirements

In the future there may be increased development pressures, changes in housing or other development patterns, new technologies, or other factors that may require Calumet Township to examine whether additional special districts need to be added to the zoning ordinance or other special policies created to help protect its natural resources.

The following are some resources that will help guide future growth and planning decisions to encourage and help maintain these natural areas and environmental protections for the community.

## SUSTAINABILITY GUIDE

The following is a general guide for sustainable considerations. These best practices should be referenced and/or required where applicable in any

future zoning ordinance revisions or in the creation of any future design standards or operating policies for the Township.

Regulations based on these general principles would seek to provide a strong foundation for future growth, conserve limited resources, and protect the natural environment for the long-term health of our planet and future generations.

### **PROTECT AND ENHANCE THE SITE**

- Protect ecologically sensitive sites
- Minimize the development footprint (refer to low impact development section)
- Integrate buildings with site topography
- Site homes and developments in a way that celebrates natural habitats

### **IMPROVE ENERGY EFFICIENCY**

- Incorporate passive solar design strategies (proper orientation of structures, placement of windows, etc.)
- Use proper insulating techniques for the building envelope
- Design for efficient use of space (i.e. bigger isn't always better)
- Install high-performance windows and place to take advantage of natural light and cross ventilation
- Consider active solar or wind systems for energy or water heating

### **USE ENVIRONMENTALLY RESPONSIBLE BUILDING MATERIALS**

- Select materials that are appropriate and durable for harsh winter climates
- Select products that support local manufacturers and local economies
- Select materials with recycled content or that are recyclable
- Avoid materials that unduly deplete natural resources
- Avoid materials that generate excess pollution during manufacturing

### **CREATE A SAFE INDOOR ENVIRONMENT**

- Avoid materials with high VOC (volatile organic

compounds) such as some carpets, adhesives, paints, etc.

- Provide for proper ventilation in all buildings
- Maximize the control of indoor environments with proper window placement, lighting, and temperature controls

### **PROVIDE EFFICIENT WATER USAGE**

- Use low-flow plumbing fixtures
- Incorporate efficient hot-water delivery systems
- Consider gray water usage, provide for water storage for landscape use
- Incorporate water efficient landscaping

### **REDUCE GENERATION OF SOLID WASTE**

- Provide for both construction and home waste recycling
- Purchase building materials so as to minimize waste
- Utilize recycled materials in new construction
- Continue to provide recycling areas for residents at transfer stations.

### **CREATE A HEALTHY LIVING ENVIRONMENT**

- Encourage home or community gardening
- Incorporate walking trails, especially nature trails with educational opportunities.
- Incorporate alternative forms of transportation as options (walking, biking, bus, etc.)

## LOW IMPACT DEVELOPMENT

In order to protect our vital and important natural water resources (including drinking water) in the region it should be required for all new developments to incorporate low impact development practices in the construction of any projects. These are also known as: Green Infrastructure or Stormwater Best Management Practices, (BMPs).

The Southeast Michigan Council of Governments created a “Low Impact Development Manual for Michigan” in 2008. This is still a tremendous resource for Michigan communities.

## BMPs

### NON-STRUCTURAL

- Cluster development
- Minimize soil compaction
- Minimize total disturbed area
- Protect natural flow pathways
- Protect sensitive areas
- Reduce impervious surfaces
- Stormwater disconnection.

## BMPs

### STRUCTURAL

- Bioretention (rain gardens)
- Planter boxes or Tree Wells.
- Depressed Tree/Planter Islands in parking lots
- Vegetated Swales
- Infiltration Trenches
- Pervious Pavements
- Green Roofs
- Rainwater Collection/Reuse
- Native Vegetation Requirements



Photo Credit: <https://sustainablesites.org/colby-college-athletic-fields>

### **FIGURE 11.0 - PROTECTING THE SITE - INTEGRATING FACILITIES INTO NATURAL TOPOGRAPHY**

The following are just some of the BMPs and techniques that would be suitable to incorporate into development projects in the Township, however creativity and ingenuity should be encouraged as the stormwater solutions can be incredibly varied across different sites. The photographs in this chapter are example images meant to inspire.

## SUSTAINABLE DESIGN RATING PROGRAMS

There are several well known and accepted sustainable design rating programs for the development of building and site plans. Developers should be encouraged to utilize these programs (or at least follow their criteria even if they don't become fully certified) for all new projects. An incentive program or reduced permitting fees or timelines for projects that use one of these metrics and become certified projects could also be considered. Projects that use these rating systems bring an additional level of recognition and marketing power to the community.



### **FIGURE 11.1 - BUS STOP IN MUNISING CONVERTED TO UTILIZE POROUS PAVEMENT WITH A RAIN GARDEN**

### **LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED):**

The U.S. Green Building Council (USGBC) administers the LEED program. It is the most widely used green building rating system in the world. The USGBC vision is that buildings and communities will regenerate and sustain the health and vitality of all life within a generation. With a mission to transform how buildings and communities are designed, built and operated, enabling an environmentally and socially



responsible, healthy, and prosperous environment that improves the quality of life. Developers can use this rating system when designing and constructing virtually all building, community and home project types. LEED provides a framework to create healthy, highly efficient and cost-saving green buildings.

Refer to [www.usgbc.org](http://www.usgbc.org) for more detail.

### **SUSTAINABLE SITES INITIATIVE (SITES):**

SITES certification is available for a wide range of development projects, with or without buildings. SITES is a rating system that guides, evaluates and certifies a project's sustainability in the planning, design, construction and management of landscapes and other outdoor spaces.

SITES supports landscape architects, planners, and others in implementing nature-based solutions. SITES projects enhance biodiversity and mitigate climate change, while conserving resources, improving public health and protecting critical ecosystems.

Refer to [www.sustainablesites.org](http://www.sustainablesites.org) for more detail.

### **THE NATIONAL GREEN BUILDING STANDARD™:**

The National Green Building Standard™ provides independent, third-party verification that a home, apartment building, or land development is designed and built to achieve high performance in six key areas: Site Design, Resource Efficiency, Water Efficiency, Energy Efficiency, Indoor Environmental Quality, and Building Operation & Maintenance.

Refer to [www.nahb.org](http://www.nahb.org) for more detail.

### **ENERGY STAR:**

Energy Star Certified homes are designed and constructed to be significantly more energy efficient than those built to code while lowering homeowner utility bills and providing superior comfort, quality, and durability.

Refer to [www.energystar.gov](http://www.energystar.gov) for more detail.

### **THE LIVING BUILDING CHALLENGE™:**

This is a building certification program, advocacy tool and philosophy that defines the most advanced measure of sustainability in the built environment possible today. This is just one program that is a part of the International Living Future Institute (ILFI). There are additional programs that may be of interest including The Living Community Challenge.

Refer to <https://living-future.org> for more detail.

### **MICHIGAN GREEN COMMUNITIES:**

Established in 2009, Michigan Green Communities (MGC) is a statewide sustainability benchmarking, networking, and technical assistance program. MGC is the product of the collaboration and partnership among the Michigan Economic Development Corporation (MEDC), the Michigan Department of Environment, Great Lakes, and Energy (EGLE), the Michigan Department of Health and Human Services (MDHHS), Michigan Department of Transportation (MDOT), the Michigan Department of Natural Resources (MDNR), the



Photo Credit: Brian Knight,

<https://www.greenbuildingadvisor.com/article/cost-effective-passive-solar-design>

## **FIGURE 11.2 - ENERGY EFFICIENCY - PASSIVE SOLAR DESIGN STRATEGIES**

Michigan Association of Counties (MAC), the Michigan Municipal League (MML), and the Michigan Townships Association (MTA).

The Michigan Green Communities Challenge is an annual program that serves as a guide to help communities measure their progress towards sustainability. The Challenge includes several categories and each is comprised of several action items. Communities earn points by completing these action items. Participation is free and open to any local government in Michigan

Recognition Awards: Track your sustainability progress, see how you compare to other Michigan communities, and earn certification as a bronze, silver, or gold community. Challenge participants earn a logo to display on your website and in print materials, are publicized at the annual awards conference and on the MGC website, and are included in a press release.

Refer to <https://migreencommunities.com/> for more detail.

## GOALS AND STRATEGIES

### GOAL 1: PROTECT AND ENHANCE THE EXISTING NATURAL RESOURCES.

**STRATEGY 1.1** Annually review any environmental provisions (floodplains, wellhead protection, shoreline buffers, steep slopes, wind power, etc.) in the existing ordinance and consider updates as needed to meet current needs and trends.

**STRATEGY 1.2** Review the existing ordinance and consider adding/improving tree protection and/or tree replacement requirements in the Zoning Ordinance.

**STRATEGY 1.3** Create a policy for annual street tree plantings to start replacing street trees every year, especially in the neighborhood areas. Consider neighborhood outreach to help residents properly maintain existing street trees.

### GOAL 2: PROMOTE SUSTAINABLE DESIGN AND MANAGEMENT EFFORTS.

**STRATEGY 2.1** Include a requirement for sustainable design and low-impact development (LID) practices in the zoning ordinance and/or design standards. Including but not limited to; innovative stormwater techniques, recyclable materials, green roofs, pervious pavements, energy-efficient lighting, native landscaping and preservation of existing trees.

**STRATEGY 2.2** Seek and promote funding opportunities for sustainable development practices.

### GOAL 3: UTILIZE PUBLIC PROJECTS TO IMPLEMENT AND PROMOTE SUSTAINABLE DESIGN AND RAISE AWARENESS WITHIN THE COMMUNITY.

**STRATEGY 3.1** Create a Request For Qualifications (RFQ) process for qualified architects and contractors in sustainable design.

**STRATEGY 3.2** Create baseline standards for building upgrades and new construction.

**STRATEGY 3.3** Create baseline standards for incorporating green infrastructure into improvement projects of public right-of-ways, alleys, and parking facilities.

**STRATEGY 3.4** Create promotional materials for residents and businesses describing the various sustainable practices that can be deployed in the Township.

## GOAL 4: INCREASE RECYCLING OPTIONS.

**STRATEGY 4.1** Add recycling to public trash receptacles at public facilities, public events, and in public parks.

**STRATEGY 4.2** Increase business recycling through code requirements and/or incentive programs.

**STRATEGY 4.3** Create drop-off programs for less-common recycling items.

## GOAL 5: CONSERVE ENERGY RESOURCES.

**STRATEGY 5.1** Continue to work so that all street lamps and other public lighting is converted to LED, where possible.

**STRATEGY 5.2** Utilize more robust architectural standards for new construction and renovations to include building features that save energy.

## GOAL 6: EXPAND THE USE OF GREEN STORMWATER INFRASTRUCTURE.

**STRATEGY 6.1** Develop zoning incentives for integrating green stormwater infrastructure into private development projects.

**STRATEGY 6.2** Integrate green stormwater infrastructure into parks or other public projects.

**STRATEGY 6.3** Promote the use of permeable pavement and other options for limiting the amount of stormwater runoff.



**FIGURE 11.3 - INCREASING STREET TREES PROVIDES A WEALTH OF ENVIRONMENTAL BENEFITS<sup>1</sup>**

<sup>1</sup> <https://www.reliance-foundry.com/blog/11-benefits-street-trees>





12



# Implementation

Photo Source: <https://www.calumettownship.org/>

The Master Plan is a guide for the Calumet Township elected and appointed officials to follow. The Master Plan presents many Goals and Strategies to implement. Some strategies require funding, others are policy related and low cost. Implementation will require time, patience and perseverance.

The Master Plan should be referred to for all Township decisions. The Michigan Planning Enabling Act, PA 33 of 2008, requires the Master Plan to be reviewed and updated as follows:

***At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission. Master Plan updates must follow the same procedures as preparing and adopting a Master Plan.***

The tables below list the Master Plan strategies, identify responsibility for implementation and suggest a timeframe for accomplishing the strategy.

## HOUSING

<b>GOAL 1: Encourage a “Pride of Place” ethic in Calumet Township</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED TIMEFRAME</b>
1.1 The Township should establish a Property Maintenance Code.	Planning Commission and Township Board	1-2 years
1.2 Determine if a vacant property registry would be beneficial to the Township. A Vacant Building Registry requires all owners of vacant buildings to register their buildings and pay an annual fee.	Township Board	On-going
1.3 Work with local citizens interested in keeping empty lots clean and maintained with the Adopt-a-lot program.	Planning Commission	On-going
1.4 Inform residents about the MI-HOPE program through WUPPDR, designed to assist homeowners with repairs.	Planning Commission	1-2 years
1.5 Inform property owners and potential property owners of opportunities to address blight through MEDC’s Brownfields and Houghton County Land Bank programs.	Planning Commission and Township Board	On-going
1.6 Explore enacting a Township-wide clean-up day to encourage citizens to dispose of junk materials in their yard.	Planning Commission and Township Board	1-2 years



<b>GOAL 2: Address Housing Supply</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED TIMEFRAME</b>
2.1 Actively recruit investors to build single family homes, renovate existing apartments, and encourage infill development to provide more housing. Infill development helps maintain walkable neighborhoods	Township Board	1-2 years
2.2 Encourage the rehabilitation of existing multi-family housing units, including in stand-alone apartment and mixed-use buildings.	Township Board	On-going
2.3 Continue to explore opportunities to expand housing subdivision opportunities on vacant lands where community sewer and water services are available.	Planning Commission	1-2 years
2.4 Develop and implement Short Term Rental registration and restrictions.	Planning Commission and Township Board	1-2 years
2.5 Continue to work with and encourage broadband providers to expand the availability of quality broadband in the Township.	Township Board	On-going
2.6 Create a program to encourage infill housing development in the Township and Villages. Start by establishing an Inventory of vacant residential lots in the Township, preparing lots for development, and marketing them to prospective buyers. Preparing concept house plans and elevations as part of a marketing effort will help prospective buyers visualize how the property can be used for new construction.	Planning Commission and Township Board	1-2 years

**TABLE 12.0 - HOUSING STRATEGIES**

NATURAL LANDS & FEATURES/PARK & RECREATION FACILITIES/PUBLIC LANDS

<b>GOAL 1: Maintain Township parks and recreation facilities to provide the public with safe, useable, and attractive recreational opportunities.</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED TIMEFRAME</b>
1.1 Replace/upgrade aging facilities and equipment.	Township Board	1-2 years
1.2 Remove barriers to universal access.	Township Board	On-going
1.3 Provide and maintain appropriate signage for each park or facility.	Township Board	On-going
<b>Goal 2: Engage the community when planning for improving parks and adding new park facilities.</b>		
2.1. Promote citizen input when making decisions related to recreation facilities.	Planning Commission and Township Board	On-going

2.2. Continue to collaborate with the Township’s recreation partners, stakeholders and community groups who volunteer to assist the Township maintaining, creating, or improving recreation facilities and programs.	Township Board	On-going
2.3. Continue to seek grants from the State of Michigan and continue to ask local groups and individuals to fund the local match requirements for those grants.	Township Board	On-going
<b>Goal 3: Improve existing recreation facilities to increase ADA accessibility where appropriate.</b>		
3.1 Make accessibility improvements so that all facilities meet ADA requirements.	Township Board	On-going
<b>Goal 4: Promote recreational programming and recreation facilities that help people overcome social isolation, especially in the winter season, as people who are socially engaged are healthier, happier, and live longer.</b>		
4.1 Continue to work with community groups and individuals who promote activities that encourage social engagement.	Township Board	On-going
4.2 Continue to sponsor and host community recreation and sporting events.	Township Board	On-going
<b>Goal 5: Collaborate with other local units of government, stakeholders and special interest groups to offer improved recreational opportunities.</b>		
5.1 Be open to any local government and organized group that seeks partners to jointly develop new recreation trails or facilities.	Township Board	On-going

## **TABLE 12.1 - NATURAL LANDS & FEATURES/PARK & RECREATION FACILITIES/PUBLIC LANDS**

### TOWNSHIP INFRASTRUCTURE/PUBLIC FACILITIES/ SAFETY & EMERGENCY SERVICES

<b>Goal 1: Continue to work with the North Houghton County Water and Sewage Authority (NHCWSA) and the Upper Michigan Water Company to achieve a high standard of stormwater, wastewater collection and treatment, and potable water for Township and Village users.</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED TIMEFRAME</b>
1.1 Implement the Asset Management Plan (AMP) to efficiently improve the community wastewater system.	Township Board	On-going

<b>Goal 2: Continue to cooperate with the Houghton County Sheriff's Department and the Michigan State Police. To encourage adequate police protection, and maintain/fund local capacity for fire protection and first responders.</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED TIMEFRAME</b>
2.1 Continue to recruit and train Volunteer Firefighters and Medical First Responders.	Township Board	On-going
2.2 Support the 911 Emergency System.	Township Board	On-going
2.3 Continue an effective emergency response to all areas of the township by Emergency Medical Responders, Firefighters, Sheriff's Department, and State Police.	Township Board	On-going
2.4 Require that all access roads to residences and businesses be accessible to emergency vehicles.	Township Board	On-going
2.5 Promote rescue capabilities and continue to purchase equipment as needed for Fire Department and Emergency Medical Services.	Township Board	On-going
2.6 Explore and pursue options for financing, including federal and state grants, foundations, and special assessments.	Township Board	On-going
2.7 Continue to collaborate with regional jurisdictions for mutual aid services, such as fire and police protection	Township Board	On-going
<b>Goal 3: Work to improve collaboration and cooperation between the Township and Villages.</b>		
3.1 Lead an effort to identify and study opportunities to cooperate by hosting a regular regional meeting of Township and Village elected officials, Planning Commissions, other boards, and staff.	Township Board	On-going
<b>Goal 4: Resiliency</b>		
4.1 Work with the Houghton County Office of Emergency Measures (OEM) to plan for and coordinate emergency response and relief activities in the face of man-made or natural disasters.	Township Board	On-going

**TABLE 12.2 - TOWNSHIP INFRASTRUCTURE/PUBLIC FACILITIES/SAFETY & EMERGENCY SERVICES STRATEGIES**



# TRANSPORTATION

<b>GOAL 1: Maintain and upgrade existing roads</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED</b>
1.1 Use the Township road millage to implement street paving in the Township.	Township Board	1-5 years
<b>GOAL 2: Improve non-motorized/pedestrian facilities.</b>		
2.1 Inventory the condition of existing sidewalks and prioritize replacement.	Planning Commission	1-5 years
2.2 Work with MDOT to identify and implement appropriate crosswalk locations on Federal/ State Highways in the Township.	Planning Commission and Township Board	1-3 years
2.3 Coordinate with the Villages of Calumet and Laurium to create bike paths, bike lanes, sidewalk construction/replacement, and winter maintenance of pedestrian facilities.	Planning Commission and Township Board	On-going

**TABLE 12.3 - TRANSPORTATION STRATEGIES**

# ECONOMIC DEVELOPMENT

<b>Goal 1: Identify housing and industrial sites and market vacant land for developers.</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED TIMEFRAME</b>
1.1 Prioritize sites for redevelopment efforts and determine which types of businesses and housing are appropriate on these sites.	Planning Commission	1-5 years
1.2 Create property information packages.	Planning Commission and Township Board	1-3 years
1.3 Create developers' packets for available sites and start actively recruiting businesses through directly mailing developers and by posting the information on the Township website.	Planning Commission and Township Board	1-2 years
1.4 Work with KEDA, Main Street Calumet, WUPPDR and various state agencies on these packets.	Planning Commission	1-2 years
<b>GOAL 2: Participate in and support area-wide economic development activities.</b>		
2.1 Continue to support and be an active member of KEDA.	Township Board	On-going
<b>GOAL 3: Enhance quality of life opportunities.</b>		
3.1 Continue work to strengthen neighborhoods, eliminate blight, improve recreation opportunities, foster the development of new housing, and support downtown revitalization.	Planning Commission and Township Board	On-going
<b>Goal 4: Support downtown revitalization efforts in the downtown districts in Calumet and Laurium Villages.</b>		
4.1 Support the Main Street Calumet organization.	Township Board	On-going
4.2 Update and renew the Calumet Township DDA/TIF Plan.	Township Board	On-going

**TABLE 12.4 - ECONOMIC DEVELOPMENT STRATEGIES**

# FUTURE LAND USE AND ZONING PLAN

<b>Goal 1 Provide opportunities for limited and controlled development that does not change the essential character of the land or exceed the carrying capacity of the Township.</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED TIMEFRAME</b>
1.1 Identify properties suitable around the Calumet-Laurium area for future residential development, and explore opportunities for developing a variety of housing options in this area.	Planning Commission	1-2 years
1.2 Locate new development in or near existing developed areas to promote an efficient and compact pattern of development, reduce the negative effects of sprawl, and reduce infrastructure and service costs.	Planning Commission	On-going
1.3 Protect historic resources, such as the C&H Industrial Complex and the Calumet Avenue residential corridor from encroachment of inappropriate commercial development.	Planning Commission and Township Board	On-going
1.4 Vacant land and existing, nonresidential historic buildings along the Calumet Avenue corridor should be used for office development that will not negatively impact historic resources and residential character of the area.	Planning Commission and Township Board	On-going
1.5 Future commercial development should be directed within the existing urbanized area as infill development in the Calumet and Laurium downtown districts, and the commercial district on Sixth Street Extension.	Planning Commission and Township Board	On-going
<b>GOAL 2: Foster a distinctive, attractive community with a strong sense of place.</b>		
<b>STRATEGY</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>SUGGESTED TIMEFRAME</b>
2.1 Ensure that new development or redevelopment is compatible with the scale and architecture of existing properties, especially in the traditional, historic neighborhoods, the existing downtown districts, and the Calumet Avenue corridor, while preserving existing natural features as much as possible throughout the Township.	Planning Commission and Township Board	On-going
2.2 Encourage infill development of existing platted residential areas through neighborhood improvements, housing rehabilitation and identification/marketing of properties where such development could occur.	Planning Commission and Township Board	On-going
2.3 Evaluate existing zoning regulations pertaining to lot size, required setbacks and other restrictions to enable infill development of existing smaller parcels.	Planning Commission	1-2 years



<b>GOAL 3: New development must be consistent with the vision of the Township that upholds an ethic of stewardship.</b>		
3.1 Commit to the protection and preservation of the Township natural resources such as clean air, open space, woodlands, water resources, and environmentally sensitive areas while maintaining a balance between economic opportunity, quality-of-life, natural biodiversity, and sustainability of life support systems.	Planning Commission and Township Board	On-going
3.2 Adopt and enforce regulations to restrict and control inappropriate development in areas where there are steep slopes, soil erosion possibilities, shorelines, and wellhead protection areas.	Planning Commission and Township Board	On-going
3.3 Preserve the rural and scenic character of the Township by discouraging land splits and encouraging rural residential cluster/conservation development where possible.	Planning Commission and Township Board	On-going
3.4 Enforce existing zoning regulations to preserve and enhance riparian buffers along water bodies in the Township to protect water quality, aquatic and wildlife habitat, slow runoff, and allow a greater percentage of water to return to groundwater.	Planning Commission and Township Board	On-going
3.5 Use the zoning ordinance to ensure that incompatible commercial development does not encroach upon the historic Calumet Avenue corridor.	Planning Commission and Township Board	On-going

**TABLE 12.5 - FUTURE LAND USE AND ZONING PLAN STRATEGIES**

# ENVIRONMENTAL SUSTAINABILITY

<b>GOAL 1 Protect and enhance the existing natural resources.</b>		
<b>STRATEGY</b>	<b>PRIMARY</b>	<b>SUGGESTED TIMEFRAME</b>
1.1 Annually review any environmental provisions (floodplains, wellhead protection, shoreline buffers, steep slopes, wind power, etc.) in the existing ordinance and consider updates as needed to meet current needs and trends.	Planning Commission	On-going
1.2 Review the existing ordinance and consider adding/improving tree protection and/or tree replacement requirements in the Zoning Ordinance.	Planning Commission	1-2 years
1.3 Create a policy for annual street tree plantings to start replacing street trees every year, especially in the neighborhood areas. Consider neighborhood outreach to help residents properly maintain existing street trees.	Planning Commission and Township Board	1-2 years
<b>GOAL 2: Promote sustainable design and management efforts.</b>		
2.1 Include a requirement for sustainable design and low-impact development (LID) practices in the zoning ordinance and/or design standards. Including but not limited to; innovative stormwater techniques, recyclable materials, green roofs, pervious pavements, energy-efficient lighting, native landscaping and preservation of existing trees.	Planning Commission	2-5 years
2.2 Seek and promote funding opportunities (grants) for sustainable development practices.	Planning Commission and Township Board	On-going
<b>GOAL 3: Utilize public projects to implement and promote sustainable design and raise awareness within the community.</b>		
3.1 Create a Request For Qualifications (RFQ) process for qualified architects and contractors in sustainable design.	Planning Commission and Township Board	2-5 years
3.2 Create baseline standards for building upgrades and new construction.	Planning Commission and Township Board	On-going
3.3 Create baseline standards for incorporating green infrastructure into improvement projects of public right-of-ways, alleys, and parking facilities.	Planning Commission and Township Board	2-5 years
3.4 Create promotional materials for residents and businesses describing the various sustainable practices that can be deployed in the Township.	Planning Commission and Township Board	2-5 years

<b>GOAL 4: Increase recycling options.</b>		
4.1 Add recycling to public trash receptacles, at public facilities, at public events, and in public parks.	Township Board	2-5 years
4.2 Increase business recycling through code requirements and/or incentive programs.	Planning Commission and Township Board	On-going
4.3 Create drop-off programs for less-common recycling items.	Township Board	On-going
<b>GOAL 5: Conserve energy resources.</b>		
5.1 Continue to work so that all street lamps and other public lighting is converted to LED, where possible.	Township Board	On-going
5.2 Utilize more robust architectural standards for new construction and renovations to include building features that save energy.	Township Board	On-going
<b>Goal 6: Expand the use of green stormwater infrastructure.</b>		
6.1 Develop zoning incentives for integrating green stormwater infrastructure into private development projects.	Township Board	3-5 years
6.2 Integrate green stormwater infrastructure into parks or other public projects.	Township Board	On-going
6.3 Promote the use of permeable pavement and other options for limiting the amount of stormwater runoff.	Township Board	On-going

**TABLE 12.6 - ENVIRONMENTAL SUSTAINABILITY STRATEGIES**



# 13



# Appendix

Photo Source: <https://www.calumettownship.org/>