

Lake Township Planning Commission

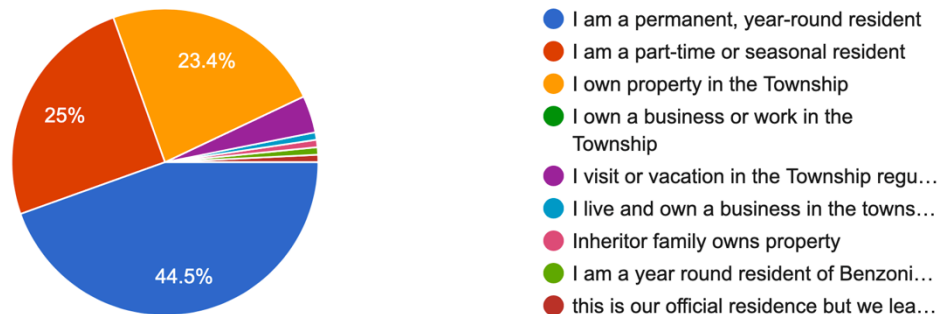
Public Survey Results – Master Plan Input – Summer 2022

Introduction – A survey on a range of topics regarding land use and planning in Lake Township was announced on the Township’s website and in the Township’s newsletter, which was sent to all property owners. People attending the Planning Commission’s June 16, meeting, which included a public input session on the Master Plan, were encouraged to complete the survey. The survey was available online, which was the overwhelming method most respondents used, but it was also available in a paper version. **A total of 129 responses were received.** This summarizes all responses.

Question # 1 -

1. What is your association with Lake Township?

128 responses

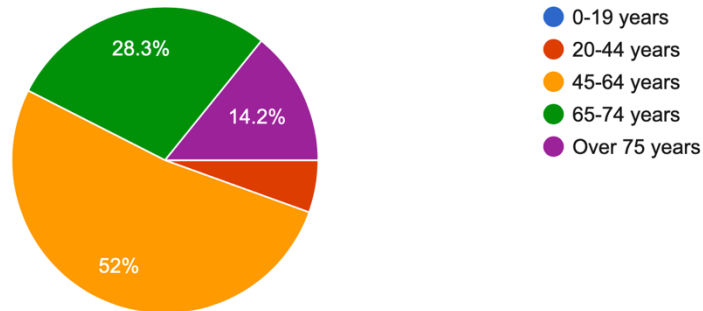


Options	Number of Responses
I am a permanent, year-round resident	57
I am a part-time or seasonal resident	32
I own property in the Township	30
I own a business or work in the Township	0
I visit or vacation in the Township regularly	5
Other	4
Blank – No response	1

Question # 2 -

2. Select your age group.

127 responses

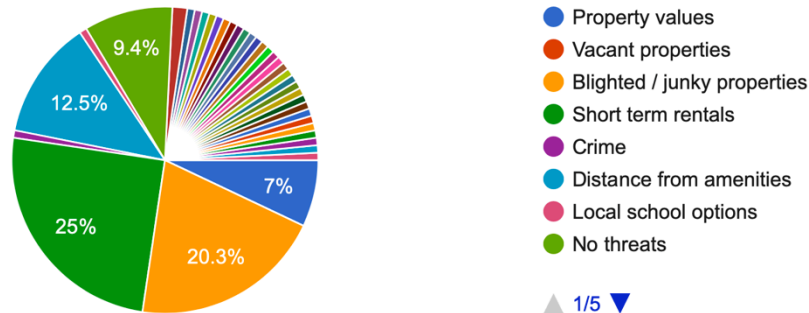


Options	Number of Responses
0-19 years	0
20-44 years	7
45-64 years	66
65-74 years	36
Over 75 years	18
Blank – no response	2

Question # 3 - Threats

What is the biggest threat to the viability of our township as a desirable place to live?

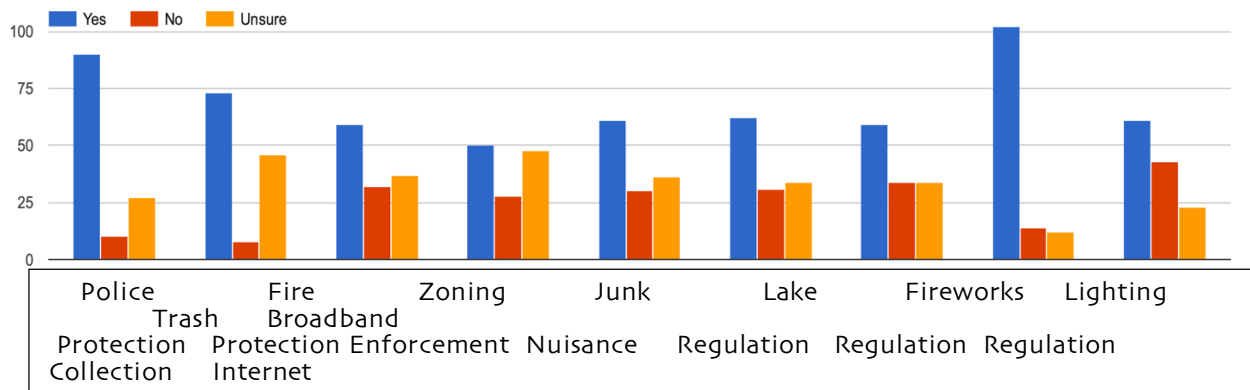
128 responses



Options	Number of Responses
Short term rentals	32
Blighted / junky properties	26
Distance from amenities	16
No threats	12
Property values	9
Taxes	2
Crime	1
Local school options	1
Blank – no response	1
Other (write in) Responses Mentioning:	
Overdevelopment/loss of natural environment/	9
Lack of or poor environmental controls	4
Weak enforcement of zoning requirements	4
Emphasis on short term rental concerns	2
One response for each of the following: Peak season overload Ironman Climate change Marijuana stores Lack of broadband internet Crystal Lake swimmers itch and e coli Taxes too high Access to healthcare Vulnerable electrical lines/service Lack of farmland and environmental threats	1 each

Question # 4 - Public Services

Are the following public services in our Township adequate?



Topic	Yes	No	Unsure
Police Protection Adequate?	90	10	27
Fire Protection Adequate?	73	8	46
Zoning Enforcement Adequate?	59	32	37
Junk/Nuisance Ordinance Enforcement Adequate?	50	28	48
Laws on Lakes Enforcement Adequate?	61	30	36
Fireworks Enforcement Adequate?	62	31	34
Lighting Ordinance Enforcement Adequate?	59	34	34
Trash Collection Service Adequate?	102	14	12
Broadband Internet Availability Adequate?	61	43	23

Question # 5 - Write-in comments related to public services are copied in full in the Appendix

Topics mentioned more than once included:

Number of Responses

- o Desire for more limits on short-term rentals
8
- o No issues or support for Township
5
- o Concerns about zoning enforcement
4
- o Support for Township trash clean-up days
3
- o Concerns about lake usage (powerboats too close to shore; dock violations)
3
- o More control of light pollution
2
- o Desire for curbside recycling
2

Question # 6 - Roads

Roads in the Township:

Options	Number of Responses	Percentage of Respondents
Are adequate as is	51	40%
Should be upgraded and improved	19	15%
Should, wherever possible, include paved shoulders for bike and pedestrian use	71	56%
Other	16	13%

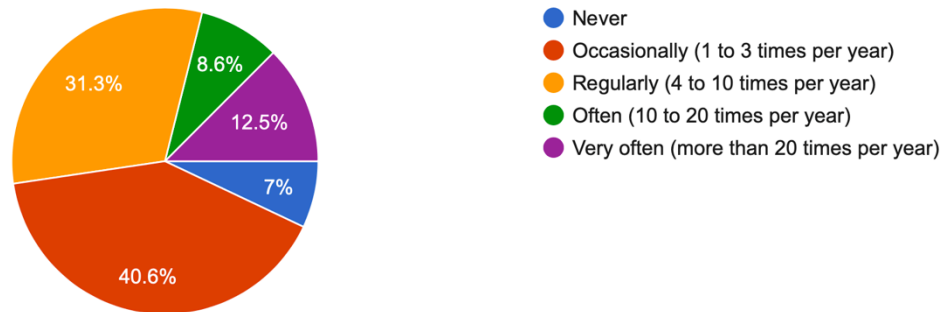
Write-in comments in the “Other” category were a range of items, many of which were single, individual concerns. Several commenters raised concern about lowering the speed of traffic on Deadstream Road and Crystal Drive. Two commenters raised concern about traffic issues around the Riverside Canoe livery and store. See the Appendix for other comments.

Township Park (Questions 7 – 10)

Question # 7 - Visitation

How often do you visit the Lake Township Park?

128 responses



Question # 8 – Amenities Used

Which of the following activities and amenities at the Park do you take advantage of?
Respondents could select all that apply.

Options	Number of Responses	Percentage of Responses
Access to Lake Michigan beach	102	84%
Canoe and Kayak Ramp	80	66%
Restrooms (at NP next door)	62	51%
Picnic Tables and Benches	54	44%
Power/fishing boat ramp	11	9%
Other	9	7%

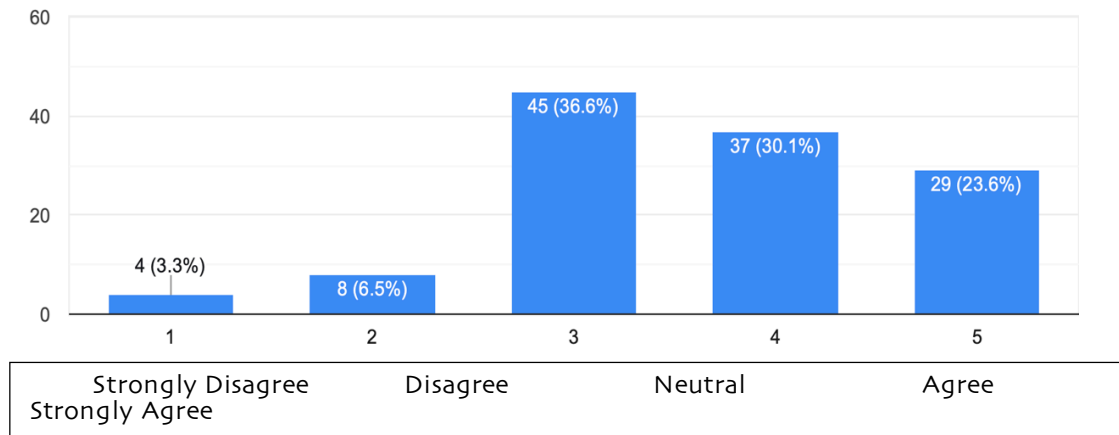
Activities mentioned more than once in the 'Other' responses included:
Enjoyment of the scenery/views, and
Walking/hiking.

All of the 'Other' responses are listed in the Appendix.

Question # 9 - Park Repairs

The Park should be repaired and brought back to its condition before the high water damage as soon as possible.

123 responses



Question # 10 - Additional Park Amenities

Are there any additional amenities or improvements you would like to see added to the Park?

Response	Number of Responses	Percentage of Respondents
Expanded canoe and Kayak loading area	31	39%
Gazebo or Covered Pavilion	22	27%
Playground	21	26%
Universally accessible canoe and kayak ramp	21	26%
Other	11	13%

Suggestions mentioned more than once in the "Other" category included:

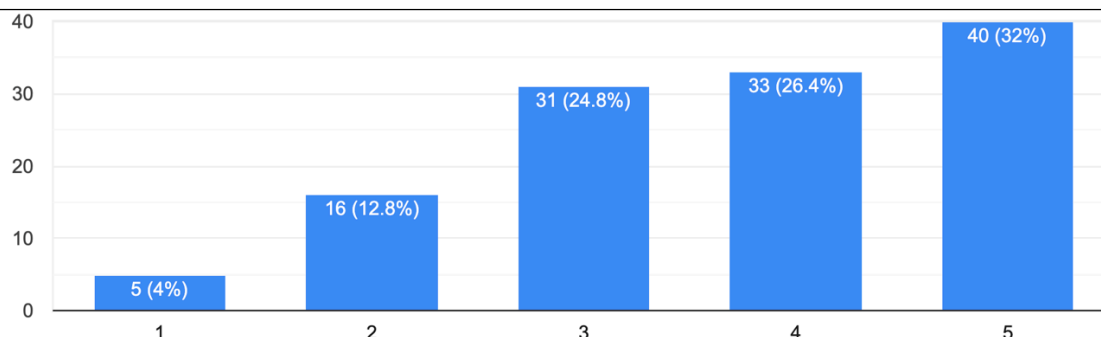
Keeping the Park simple, and
Making sure any improvements are thoughtfully designed with resiliency in mind.

All of the 'Other' responses are listed in the Appendix.

Land Use and Zoning (Questions 11 – 18)

Question # 11

Ten years ago our Master Plan stated: "Lake Township will consider this planning effort a success if there is very little change in the Township land use over the next 20 years." Do you agree or disagree with that statement for the next 20 years?

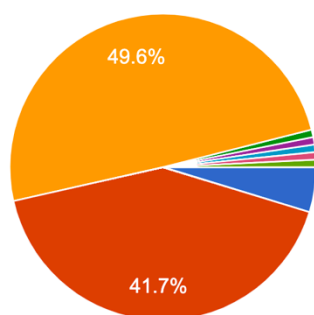


Strongly Disagree (Change is needed) Neutral Agree (Land use is what it should)

Question # 12

The current Lake Township Master Plan places high value on protection and preservation of the natural environment. What is your opinion about that emphasis?

127 responses



- I support more development in the Township even if that means less protection of the natural environment
- The current level of preservation and protection seems adequate
- I support stronger measures to preserve and protect the natural environment
- the current level of preservation seems adequate
- Clear-cut logging should be banned!
- No Dollar stores!!!
- riverside needs to make sure they pick up their trash
- I support strong measures to preserve and protect the natural environment

Option	Number of Responses
I support stronger measures to preserve and protect the natural environment	63
The current level of preservation and protection seems adequate	53
I support more development in the Township even if that means less protection of the natural environment	6
Other (all one-off comments; see Appendix for details)	5

Question #13

Is there anything more the Township can or should do to help protect the natural environment? (Respondents could check all that apply)

Options	Number of responses	Percentage of respondents
Work with land conservancies and private groups to preserve significant areas	86	69%
Preserve lakes, streams and wetlands	84	68%
Preserve natural areas	83	67%
Preserve more open, undeveloped spaces	60	48%
Current protection of the environment is adequate	23	18%
Other	16	13%

The following items were mentioned more than once in the write-in 'Other' category:
of responses

- Tighten regulation of short-term rentals/investor owned properties/large houses
4
- Preserve Deadstream Road wetland area
2
- Strengthen dark sky preservation
2
- Require more scrutiny of septic systems
2
- General protection of environment/watersheds
2

One respondent opposed the proposed Crystal Lake Watershed Overlay Ordinance amendments as bad policy, but a different respondent was strongly in favor of the type of requirements in the proposed amendments.

One off responses included: opposition to events like the ironman, support for renewable energy, support efforts to remove invasive species, impose noise restrictions.

Question # 14

Do you believe the lakes in our Township are being adequately preserved and protected?

125 responses



Options	Number of Responses	Percentage of Responses
The current ordinances seem adequate to protect our lakes	57	46%
The current ordinance should be changed to add more protections for the lakes, even if development is curtailed and expansion of current structures is precluded	41	33%
Any form of new development in the watersheds should be precluded or severely restricted	12	10%
The protections in our current ordinance seem overly strict and should be relaxed	0	0%
Other	15	12%

The following items were mentioned more than once in the write-in 'Other' category:
of responses

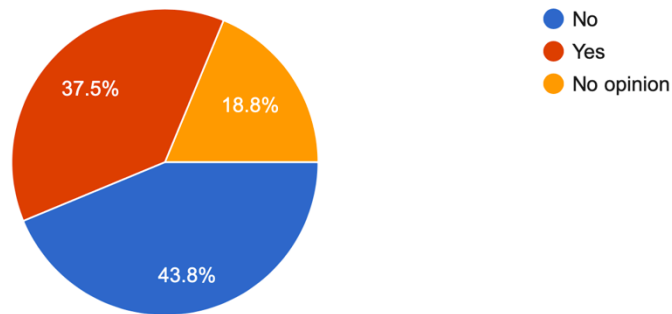
Need closer regulation of septic systems	4
Stop use of lawn fertilizer	3
Assure consistent and complete enforcement of existing ordinance	2

See the Appendix for the remaining one-off responses

Question # 16 - Businesses

Would you like to see more businesses brought to the Township?

128 responses



Options	Number of Responses
Yes	48
No	56
No opinion	24

Question # 17 - New Businesses

If you answered yes, what types of businesses should be added?

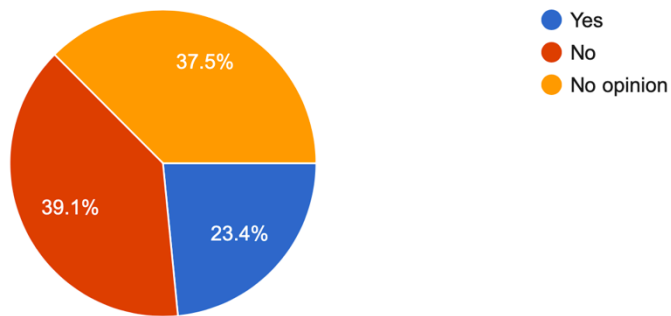
Responses:

More stores and offices to serve residents	34
Home based businesses	8
Light Industry	5
Commercial developments	2
Other - Write-in responses mentioning:	
Restaurants	4
Doubts that township is appropriate for commercial use	3
Medical services	2
Grocery	2
Other one-off responses; see Appendix for details	10

Question # 18 - Agriculture

Would you like to see more land utilized for agriculture in the Township?

128 responses



Options	Number of Responses
Yes	30
No	50
No Opinion	48

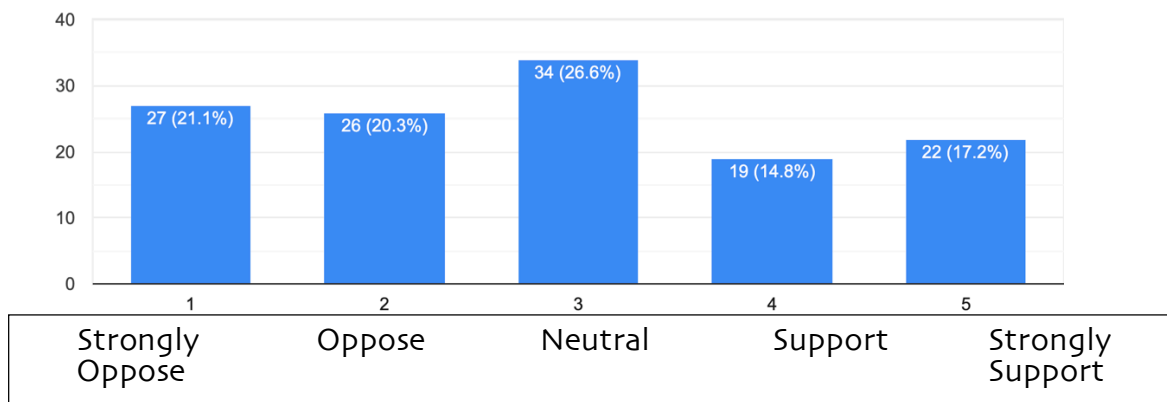
Short Term Rental Property

Short term rental property has been controversial in other areas of Northern Michigan and around the country. The Township zoning ordinance currently allows short term rentals and has basic requirements that must be met, including a requirement to register with the Township.

Question # 19 -

What is your general attitude toward short term rentals?

128 responses



Question # 20 -

The Township's ordinance and policy with respect to short term rentals should . . .

129 responses



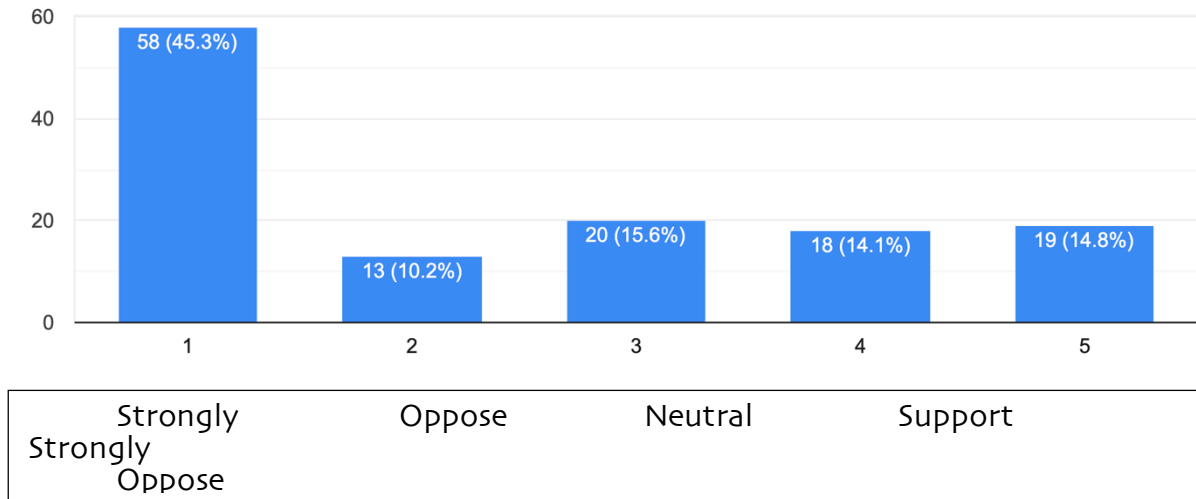
Option	Number	Percentage
Have no limits or restrictions	4	3%
Have minimal, basic requirements	47	36%
Have significant limits and restrictions	48	37%
Have extremely strict limits	21	16%
Other (most of these suggested specific limits or requirements)	9	8%

Sleeping Bear Dunes National Lakeshore Proposed Scenic Drive

Question # 21 -

What is your opinion about having the scenic drive for motor vehicles in our Township?

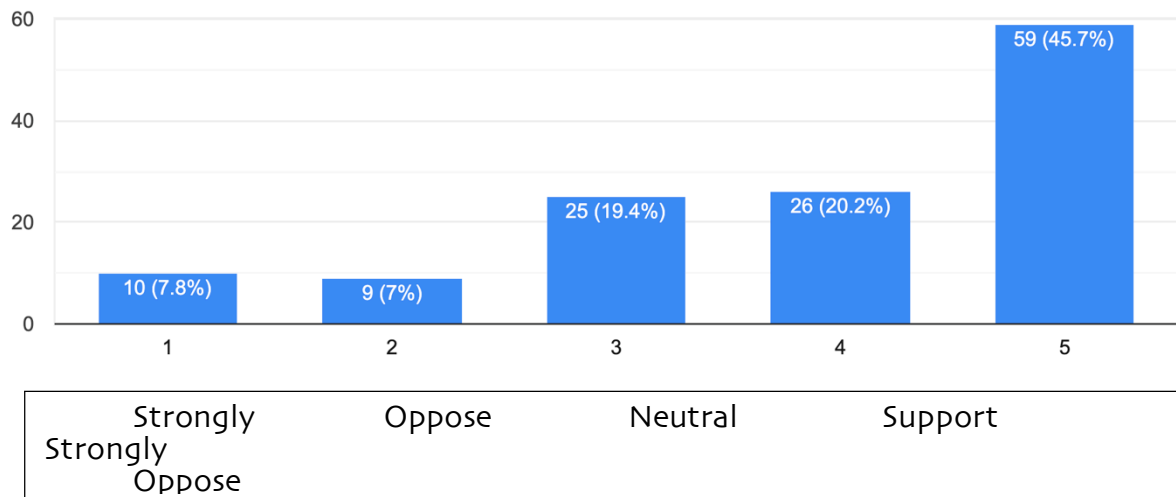
128 responses



Question # 22 -

If the corridor for the scenic drive was limited to a path for pedestrian and bicycle use, what is your opinion?

129 responses



Final Questions

Question # 23 –

What are the top three priorities the Master Plan should focus on improving or preserving? (Respondents could select up to 3 options)

Options	Number of Responses	Percentage of Respondents Selecting this Response
Quality of the natural environment, including water quality in lakes	105	83%
Parks and open space	83	65%
Historic Preservation	41	32%
Development or redevelopment of vacant or underutilized properties	36	28%
Taxes	28	22%
Development and growth potential	18	14%
Schools	18	14%
Commercial Areas	8	6%
Government Services	6	5%

Question # 25 – Please provide any additional comments or input:

There were 49 responses to this question. Topics mentioned more than once included:

Topic	Number of Responses
o Concerns regarding adequacy and consistency of zoning enforcement	10
o Thanks, and general positive comments	9
o Anti-short-term rental comments/more regulation	5
o Support for preserving beauty of natural environment	4
o Opposition to scenic drive	3

Other one-off comments are copied in the Appendix.