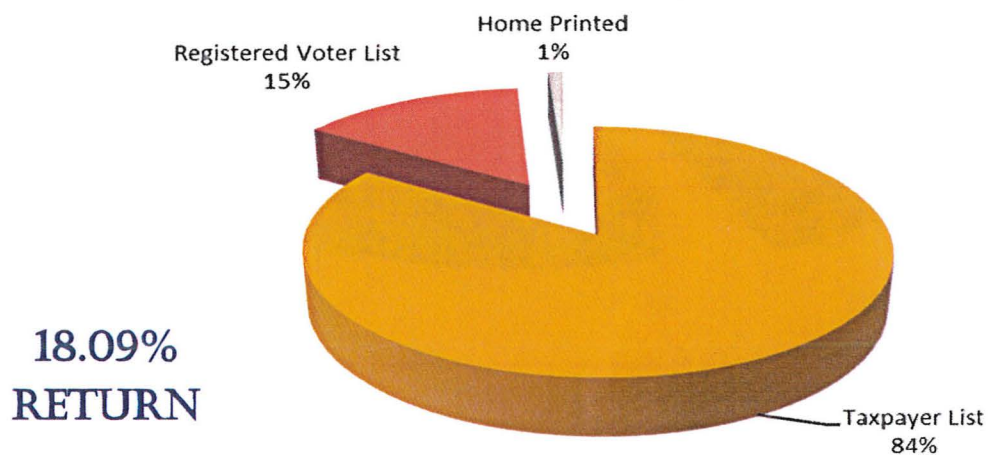


## EVENT BARN SURVEY RESULTS

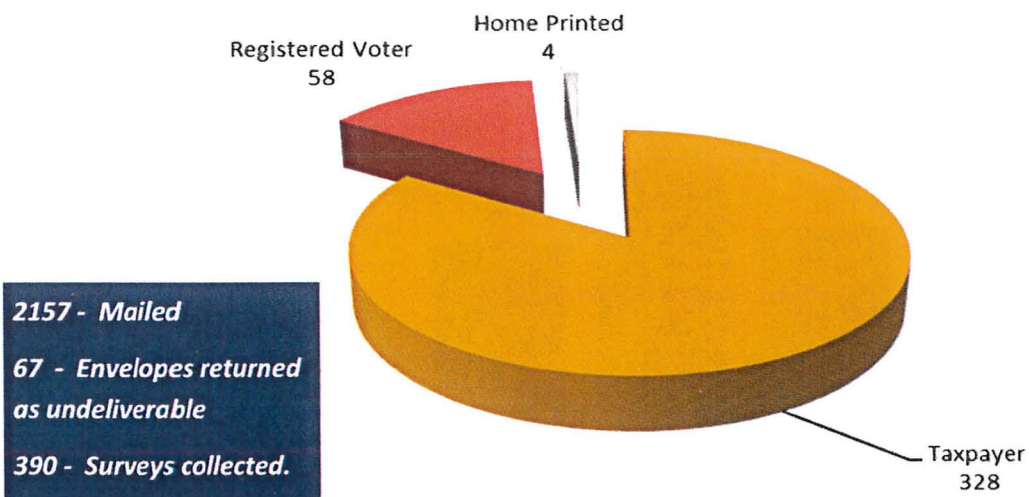
Over the past months there has been much discussion on the topic of event barns. Event barns agricultural bars/structures which are transformed to provide a new venue for weddings, parties or similar events. Townships need to be aware of how these facilities may impact their communities. We are interested to know what township residents and property owners think regarding these types of facilities. Whitewater Township is attempting to find a balance between the rights of barn owners and the interest of the community.



### Survey's Returned By Percentages

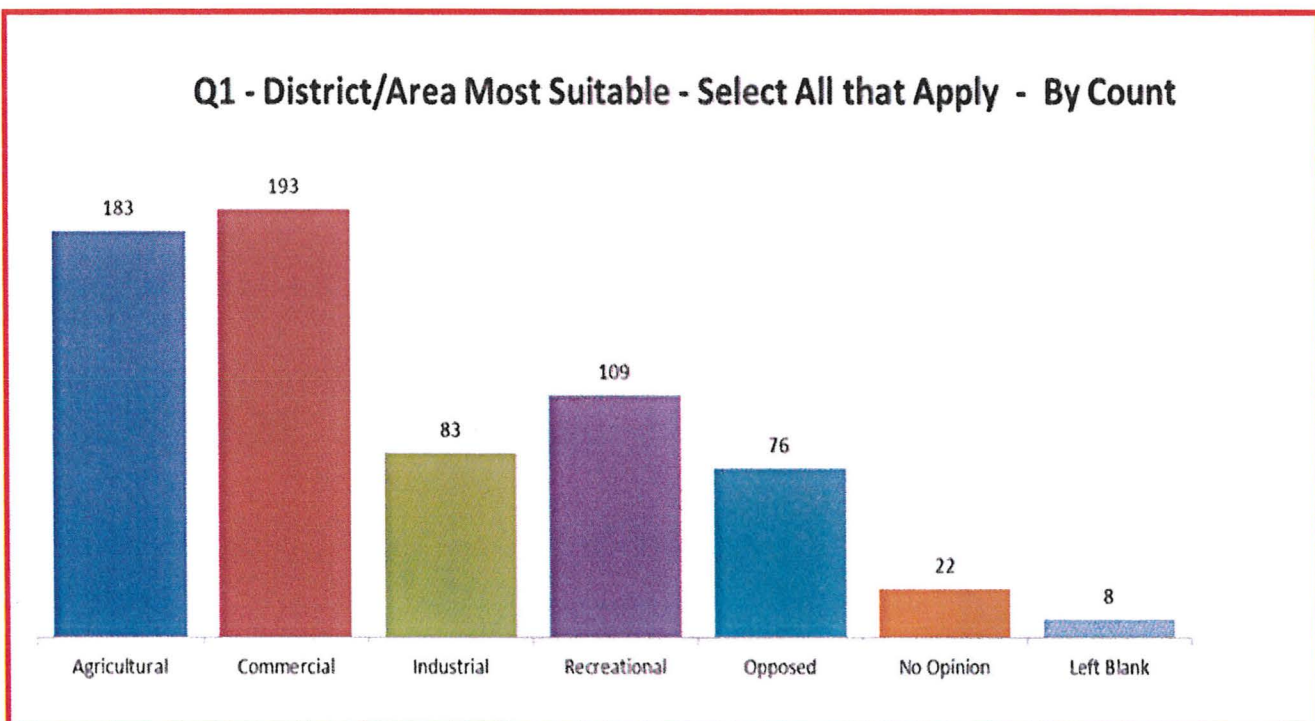
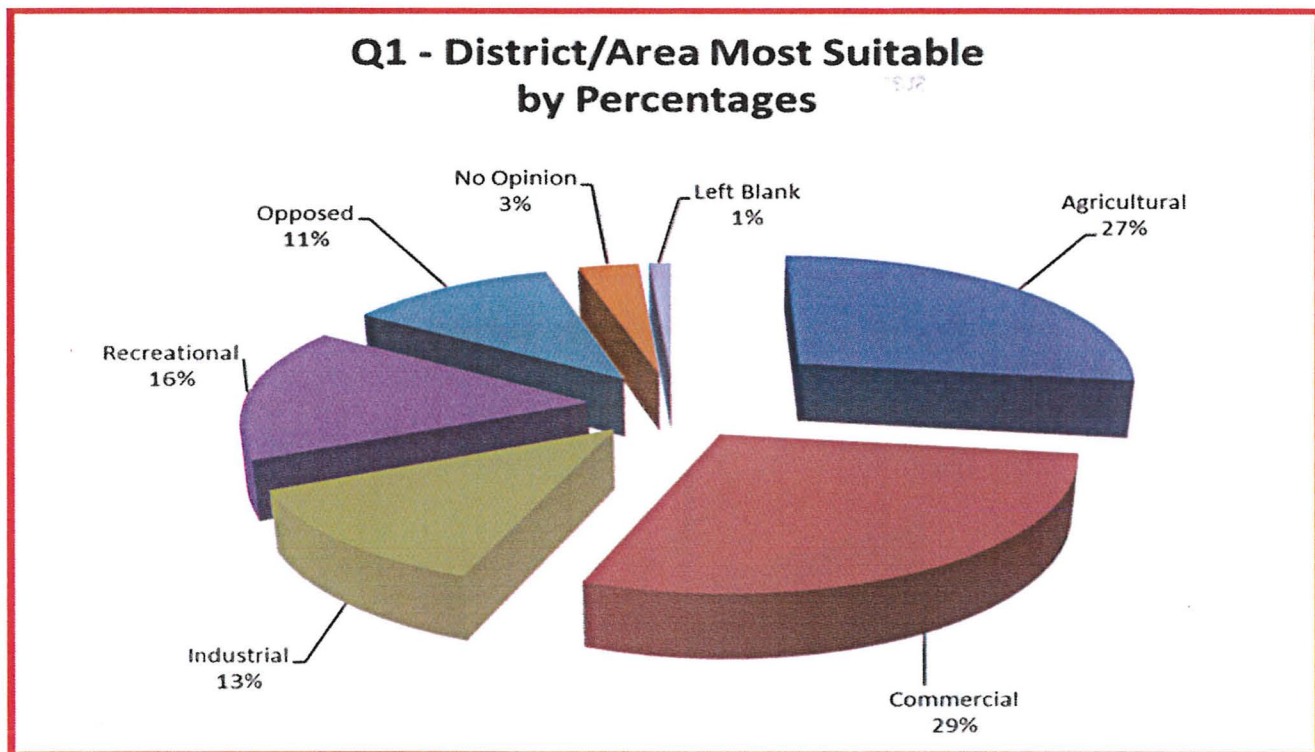


### 390 Total Survey's Collected



*The numbers above each bar represents the total number selected per category out of the 390 survey's returned.*

**Q1 - In what district/area of the Township would an event barn be most suitable? Select all that apply.**



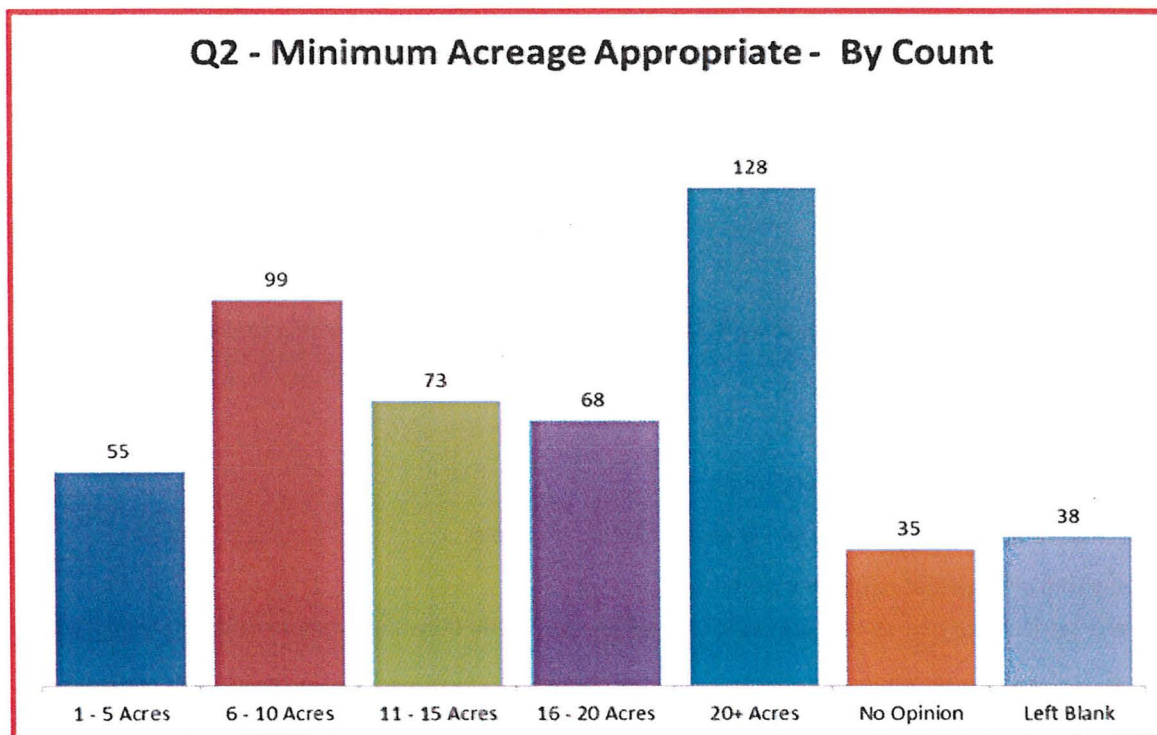
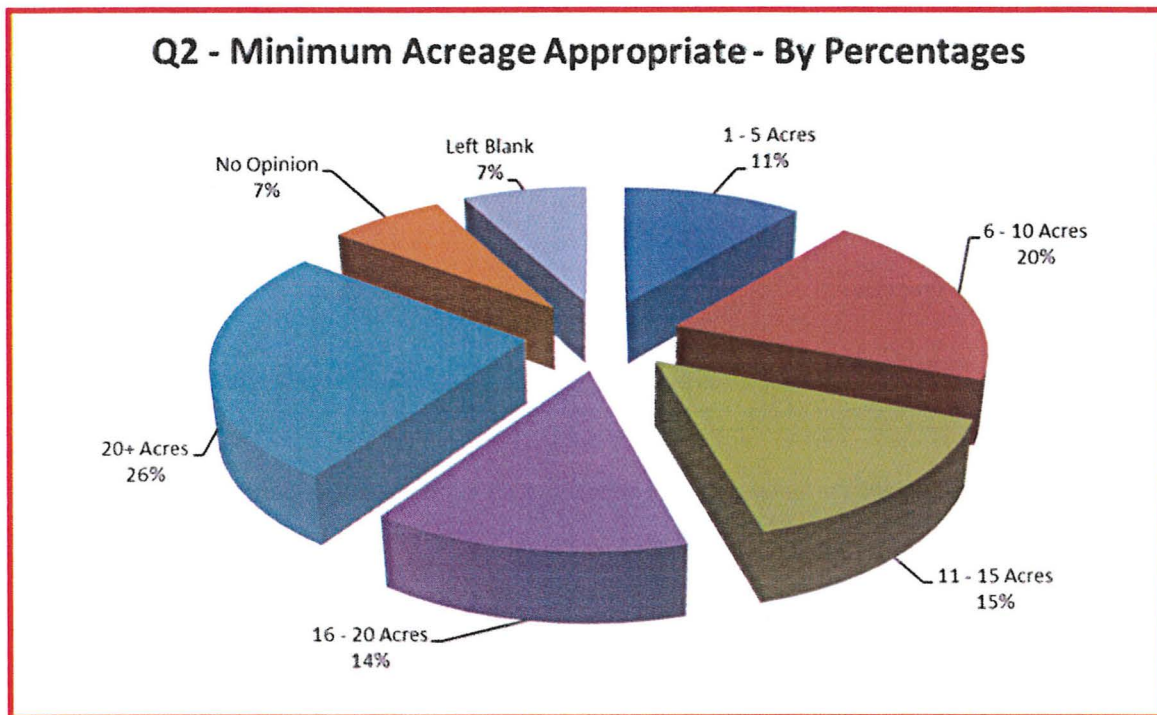
*The numbers above each bar represents the total number selected per category out of the 390 survey's returned.*

## Q1 - Other/Comments

- ◆ Residential
- ◆ No residential neighborhoods
- ◆ Sounds Great! Nice farm land Williamsburg/Acme.
- ◆ Maybe other districts if enough acreage.
- ◆ Recreational possibly, certainly NOT residential.
- ◆ Very large agricultural tract, with minimum spacing acres: 20. Separating event barn from any residential. (Parking, sound, light)
- ◆ ?
- ◆ Family weddings on their own property.
- ◆ Any
- ◆ Isolated
- ◆ Along 72
- ◆ Recreational - such as a township park. I'm leading on fully opposed. There should be very defined limits on such use.
- ◆ Unsure, depends on environment.
- ◆ In the city, it's already noise there.
- ◆ Lake Front
- ◆ It would probably be agricultural if it's going to help people with barns big enough to make this work.
- ◆ See definition above.
- ◆ By virtue of it being a "barn" it would seem to be in agricultural, but this has many ramifications. The concern is what is around it, especially houses.
- ◆ They are not needed.
- ◆ Commercial if have to have an event barn.
- ◆ Agricultural - ? Recreational - Not near camping
- ◆ No Variances!
- ◆ No area is suitable other than B & C
- ◆ Any other district. As long as it has been put to a proper vote, for the people of the township to decide.
- ◆ Ag is a commercial enterprise!
- ◆ None
- ◆ Commercial only! Event barn one that gains revenue.
- ◆ Big farm, if not close to houses where noise would be a problem for people.
- ◆ Restriction: not within an area that has primary residential.
- ◆ If event barns are "agricultural barns/structures as stated above, how could they be anywhere other than an "agricultural" district/area?
- ◆ Non residential/recreation areas.



**Q2 - In your opinion, what is the minimum acreage appropriate for this type of development? Select all that apply.**



*The numbers above each bar represents the total number selected per category out of the 390 survey's returned.*



## Q2 - Other/Comments

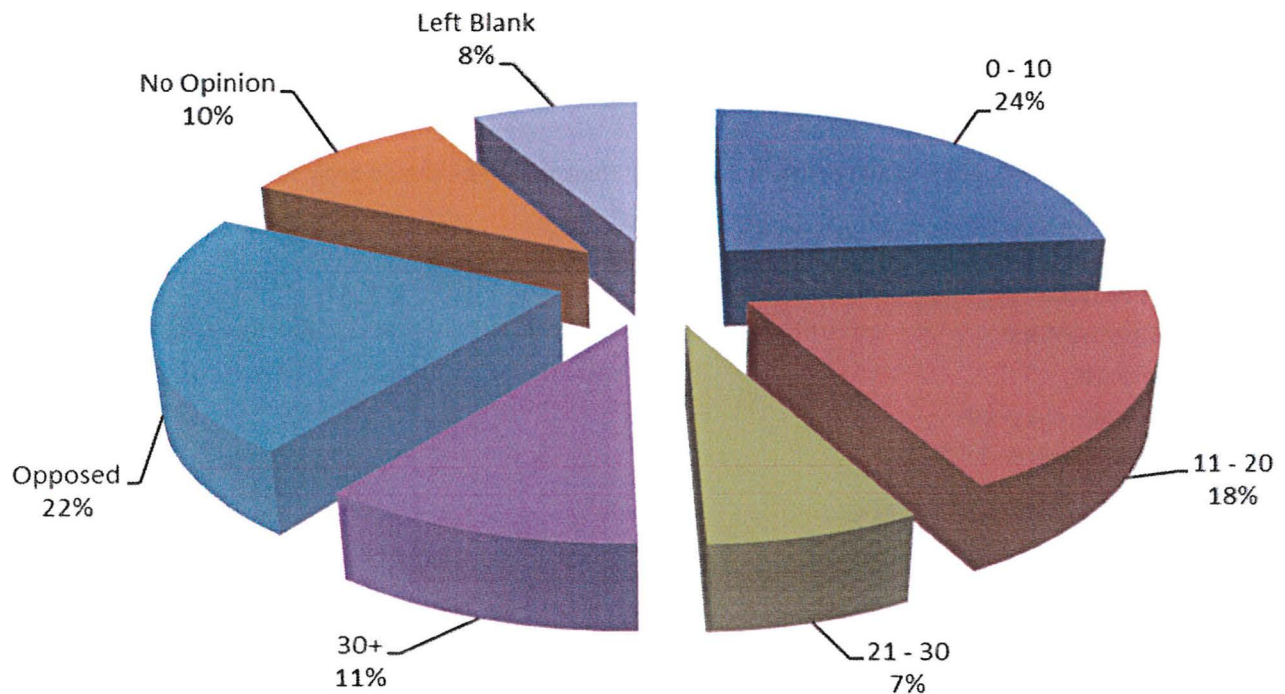
- ◆ None
- ◆ Opposed!
- ◆ 150 Acres
- ◆ More than 80 Acres
- ◆ 80 acres in agricultural zone.
- ◆ 10 Minumn
- ◆ The problem they create occur on any amount of acreage.
- ◆ Zero Acres
- ◆ Only in Commercial District
- ◆ Opposed at any acreage
- ◆ Assuming guest parking provided.
- ◆ 200+
- ◆ At least 1 - 5 acres. Need ample space for parking and noise control.
- ◆ 40 acres
- ◆ ?
- ◆ Big enough for ample parking and far from private housing (noise pollution)
- ◆ 5 or More
- ◆ Commercial requirements.
- ◆ Depends on environment
- ◆ 1-5 acres - Commercial & industrial, 80 acres for Agricultural
- ◆ You have to have 5 acers to build a house in Recreation Zoning why not 5 for Event Barns.
- ◆ 80 acres
- ◆ 10,000 acres
- ◆ 20 acres may not be large enough to provide a buffer to neighboring properties.
- ◆ Or more not near residentially zoned areas. The noise and traffic from events is an unreasonable nuisance.
- ◆ The keys are, 1. Noise (db) limits enforced. 2. Parking on site/space per allowed attendance (i.e. 200 people max = 200 parking spaces)
- ◆ Zero
- ◆ Zero
- ◆ Far enough to not bother neighbors.
- ◆ 100 plus
- ◆ Secluded from neighbors, adequate parking
- ◆ 20+ acres, but only if there are no other houses, etc. nearby.
- ◆ 40+ acres
- ◆ 40+
- ◆ 5 to 10
- ◆ Setback distance of 2000 feet from neighboring residents.
- ◆ 10000
- ◆ No Event Barns
- ◆ 700+
- ◆ Strongly opposed to this type of development.
- ◆ Opposed to this type of development!
- ◆ 11-15 But not close to residential.
- ◆ 2-5 acres
- ◆ Opposed
- ◆ Mim. Lot area for the zone.
- ◆ No acreage

## Q2 - Other/Comments - Continued page 2

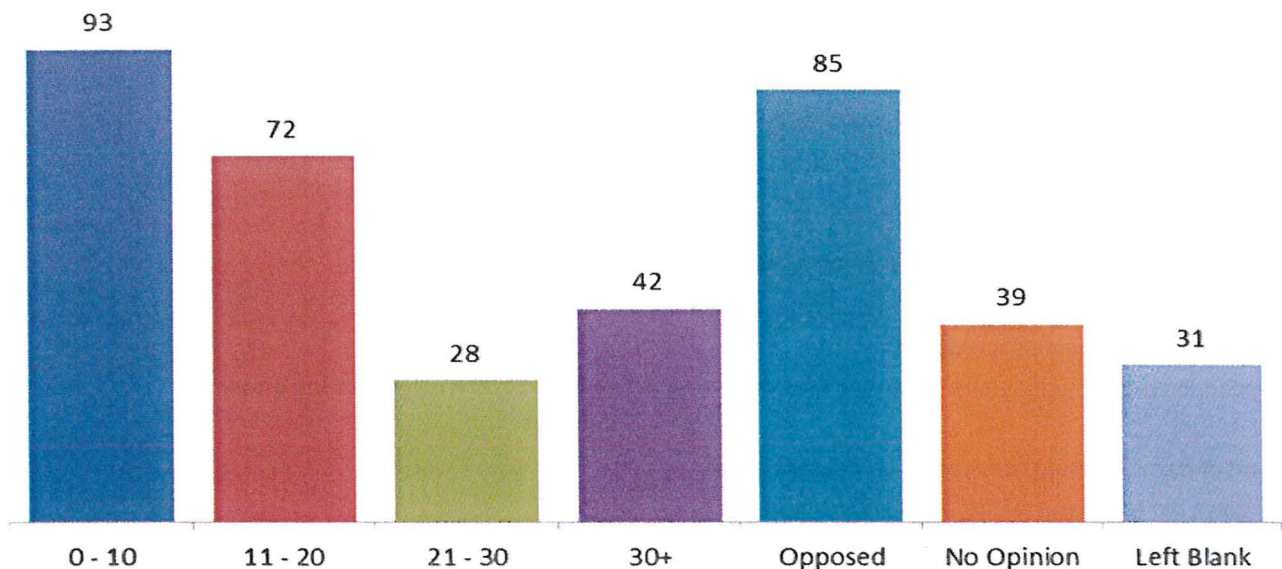
- ◆ Opposed to any
- ◆ Big enough to not bother immediate neighbors.
- ◆ Large enough so it is not close to residential areas. Would have more to do with location of barn than size of farm.
- ◆ Anywhere
- ◆ 240 acres, but opposed.
- ◆ For space barrier. Not close to residences homes allows for parking.
- ◆ Bigger for larger events. At least 5 acres from nearest neighbor.
- ◆ 50+ acres
- ◆ Not allowed
- ◆ 50+
- ◆ Against all barns unless in commercial or industrial areas.
- ◆ Opposed to on acreage.
- ◆ The bigger the better.
  
- ◆ If it falls outside the 10+ acres, then it goes to a vote by the people as long as all township min. requirements have been met.
- ◆ Never appropriate
- ◆ Never
- ◆ 50 to 100 acres
- ◆ Way out in the country where noise would not bother anyone.
- ◆ Commercial district.
- ◆ In commercial setting only & what ever applies in that area.

**Q3 - In your opinion, what would be an appropriate number of events to be held during each calendar year? Select all that Apply.**

**Q3 - Number of Held Events Each Calendar Year  
By Percentages**



**Q3 - Number of Held Events Each Calendar Year  
By Count**

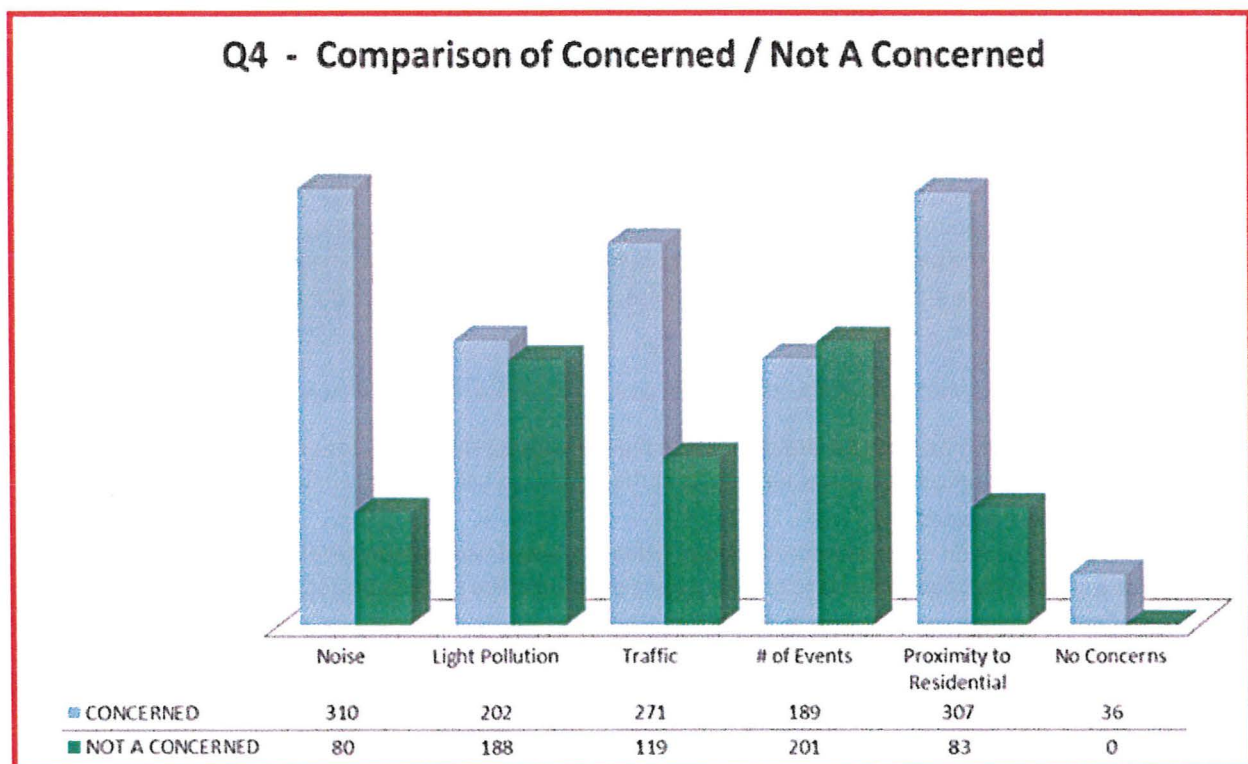
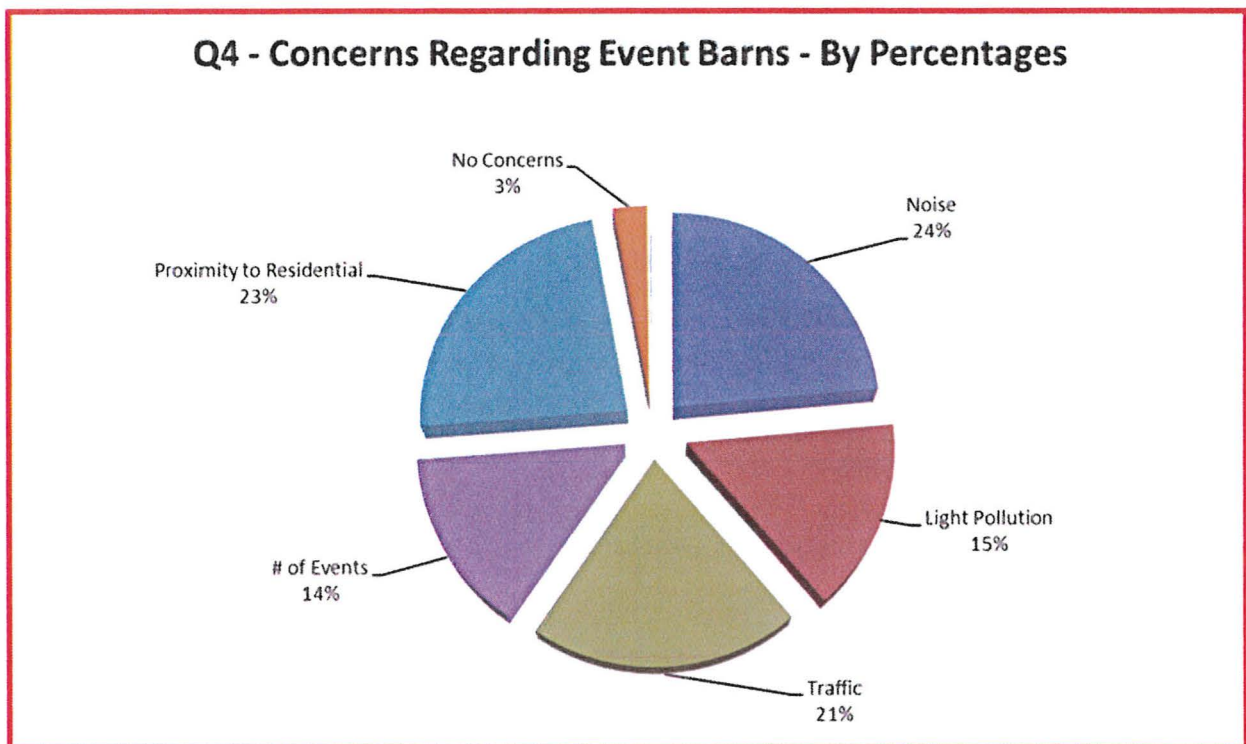




### Q3 - Other/Comments

- ◆ 0 - 4
- ◆ 0 to 5 events
- ◆ 1 per week from April to Oct. 1 per month from Nov. to March if warm enough.
- ◆ 11-20 Agricultural, 30+ Commercial & Industrial.
- ◆ As many as a person wants
- ◆ As many as can book.
- ◆ As many as event place can book.
- ◆ Depends on other answers. If property located - as many as make it profitable - If next to neighbors - probably zero.
- ◆ If classified commercial district.
- ◆ If Commercial
- ◆ Leaning towards minimal to none - would not want unlimited. Think that there should be limits.
- ◆ No restrictions
- ◆ One a week
- ◆ Opposed in residential areas
- ◆ Possibly 1 or 2 per weekend
- ◆ Up to Event business
- ◆ Whatever the community needs.
- ◆ Whatever they can book, no limits
- ◆ As long as permits are up to date.
- ◆ Zero
- ◆ Closer to zero
- ◆ Any
- ◆ I would think you could find how many it takes to be profitable.
- ◆ None
- ◆ Additional revenue stream for whitewater farmers, not a specific business. Farming first.
- ◆ Less is better, again if there was an event barn, what is it next to, etc.
- ◆ Event Barn owners would always be pushing for more events to make more money.
- ◆ No Event Barns
- ◆ They are not needed.
- ◆ 0 to 10
- ◆ 4 most year
- ◆ Variable with size of event, proximity to neighbors, etc.
- ◆ If Commercial - Unlimited.
- ◆ If in commercial district.
- ◆ 0-10 also
- ◆ Depends on location
- ◆ Depends on location - if barn is located out in a country, agriculture zoned - see above d.
- ◆ Less than 5
- ◆ Depends on where, Commercial >30 (D)
- ◆ # depends on proximity to others. Also - would require events to end at 11:00 if neighbors could hear.
- ◆ 0-5
- ◆ Against all barns unless in commercial or industrial areas.
- ◆ no If down the road from me otherwise no opinion.
- ◆ 4
- ◆ With sound restriction & reportive requirement & limits on time frame.
- ◆ Less than 5

Q4 - Do you have any concern (s) regarding event barns? - Select all that apply.



The above bar graph shows for each selection what survey takers were concerned with and what they were not concerned about. Example: 310 out of 390 are concerned with Noise compared to 80 that are not concerned with Noise. The "No Concerns" bar only shows when survey takers selected this as an option.

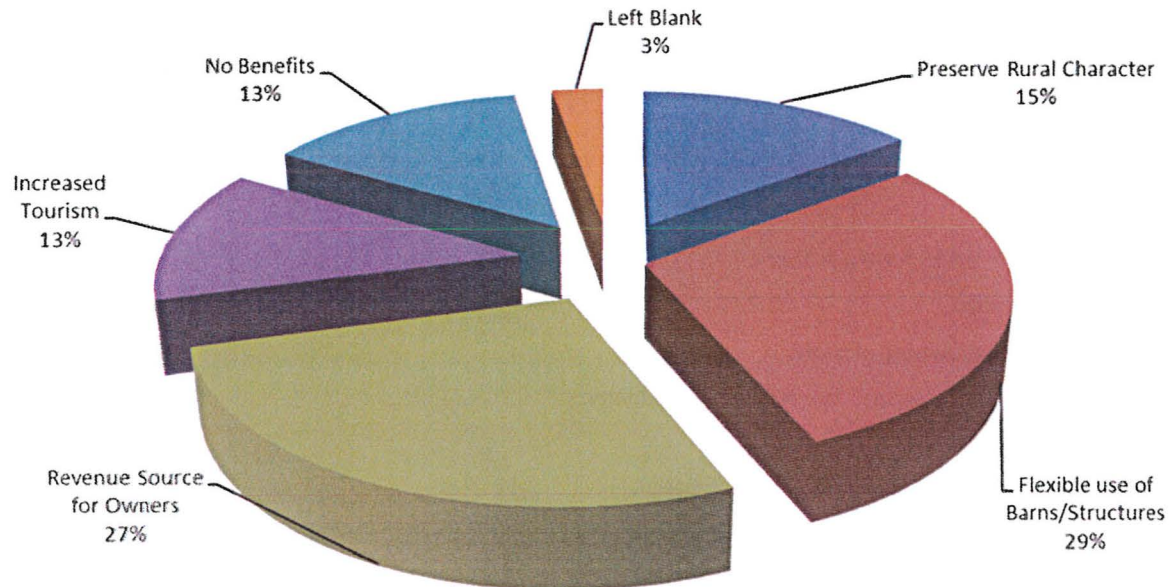
## Q4 - Other/Comments

- ◆ As long as rules are enforced.
- ◆ Use of alcohol & drugs & then driving the event.
- ◆ It should be controlled in some way and supervised
- ◆ Noise after midnight
- ◆ If located in agricultural zone.
- ◆ Lived one mile from an "event barn" with a large hill in between. We could hear the music when outside our home.
- ◆ Did not really understand questions at first.
- ◆ Invasive use of my property
- ◆ Limit hours, no fireworks!
- ◆ Music stops by midnight
- ◆ Property value may go down with well of possible cities.
- ◆ All
- ◆ Night time maximum lumens restrictions required.
- ◆ Common sense. Approx.. Parking lights as needed. The attendees, browsers & ext. use care.
- ◆ Maybe 200+ acres to keep away from neighbors.
- ◆ All of these items can have zoning or regulations so these issues are not intrusive to neighbors.
- ◆ Decrease in property values of residents/homes closest to event barn.
- ◆ Decrease in adjacent property values
- ◆ Once again, noise and traffic.
- ◆ Noise depending on how long the event is. Light pollution no problem. Impact on traffic/roads need plenty of parking. Number of events see #2. Proximity to residential use might hurt some restaurants.
- ◆ I believe these could be managed case by case.
- ◆ Drunk driving leaving.
- ◆ Over night stays & drunk driving.
- ◆ Sanitation, sewage, extra police and emergency services required.
- ◆ Parking
- ◆ Curfew
- ◆ Safety
- ◆ Proximity to animals, animals that are directly related to a farmer earning his/her living. Animals cows, horses are afraid of loud noises.
- ◆ Alcohol, drugs
- ◆ Intoxicated persons obstructing the peace of near by residents as well as an increase of car accident due to intoxication.
- ◆ Individuals who drive while intoxicated leaving the venue increases potential for vehicle accidents in the area.
- ◆ Garbage not attended to.
- ◆ Fireworks - NO!!
- ◆ Crime
- ◆ The people planning an event barn on Cook Rd. are planning to build a building specifically for events and the contention that they are restoring the Webster barns ridiculous. A few timbers from the destroyed barn does not!! Constitute using a historic
- ◆ Concern for drinking and more accidents.
- ◆ Parking requirements and impact on natural features need to balance allowed use with protection of prime and unique soils for farming. Would not want parking requirements to require paving of ag soil need to keep protections for future ag use of the property.
- ◆ Parking areas should not be paved, need to reserve ag soil for future use.
- ◆ Drunk driving.
- ◆ No Event Barns
- ◆ All of above.
- ◆ Property values
- ◆ Property values!
- ◆ Trash - cleanliness
- ◆ I would like to keep our area rural - without unnecessary commercial development.
- ◆ Alcohol use
- ◆ Alcohol consumption
- ◆ Impact on traffic - definitely. Hours, No tents, campers, overnight parking. Who will enforce ordinance?

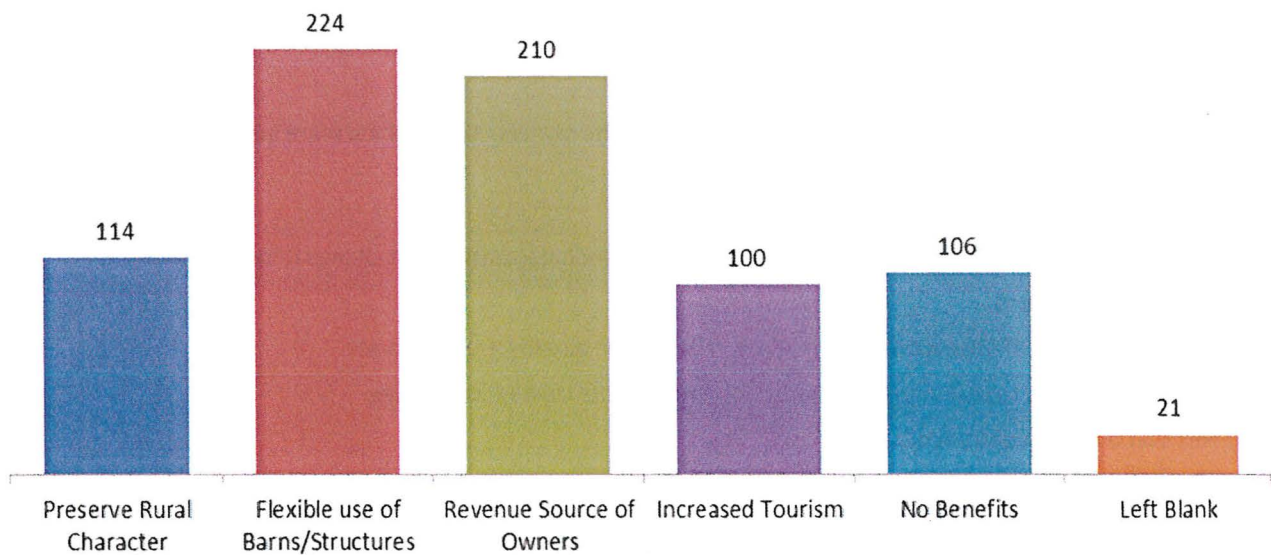


**Q5 - In your opinion, what do you see as potential benefits of event bars?**  
**Select all that Apply.**

**Q5 - Potential Benefits Of Event Barns - By Percentages**



**Q5 - Potential Benefits Of Event Barns - By Count**

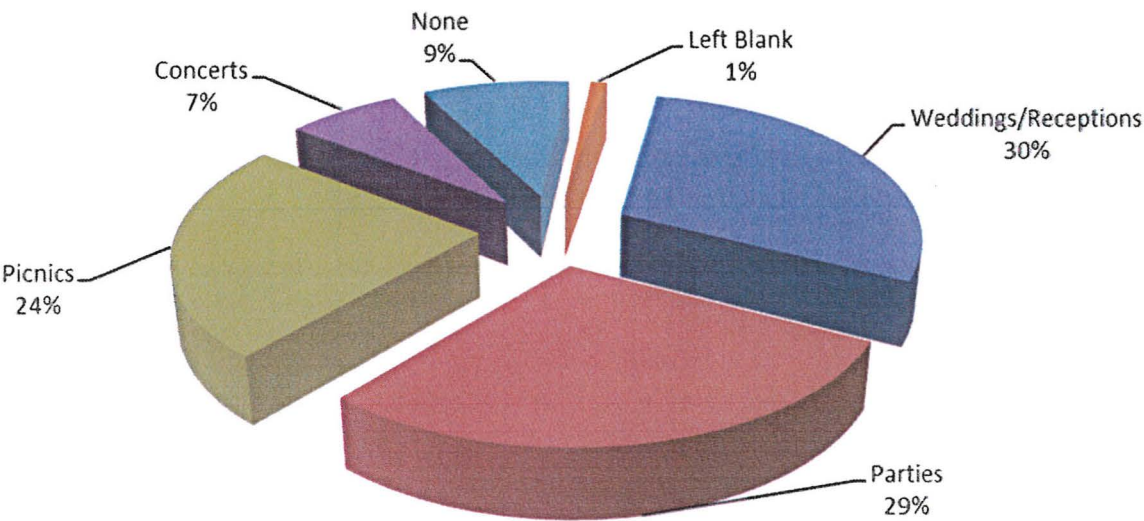


## Q5 - Other/Comments

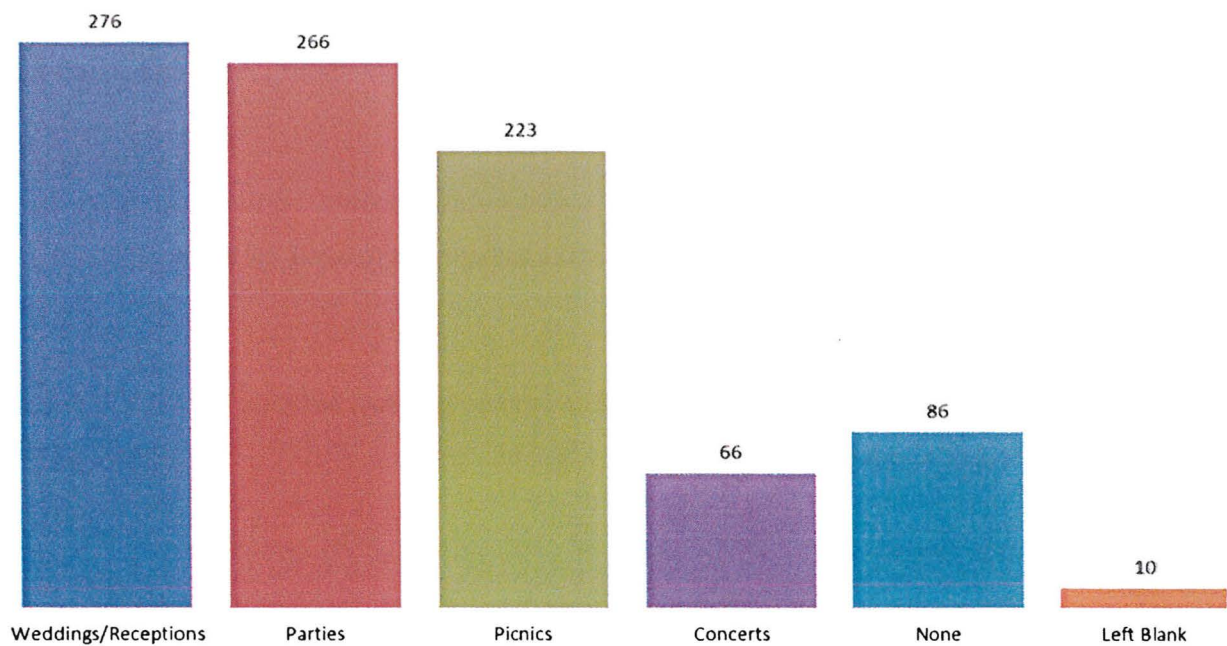
- ◆ A place for weddings - parties and music
- ◆ Use of existing historical barns.
- ◆ We don't need more tourism.
- ◆ "Benefits" for some and annoyance for others.
- ◆ No benefits in residential areas.
- ◆ Only benefit to owner
- ◆ Agra-Tourism boost.
- ◆ I would select a. Preserves the rural character of the township if only very large Agricultural tracts, minimum of 40 acres are selected.
- ◆ However, no benefit to adjacent property owners!
- ◆ ?
- ◆ Place for our families & friends to have a reception.
- ◆ Increase revenue in township.
- ◆ Really no benefits other than owners of barns.
- ◆ This will help keep barns in good shape. We are losing too many.
- ◆ Incentivizes beautifying the area.
- ◆ Tax income to township from inspections & permits (yearly).
- ◆ No benefit. I don't believe turning agricultural use to a commercial use preserves the rural character.
- ◆ Only to owners
- ◆ Only owners benefit.
- ◆ No quite the opposite, who are they kidding... The benefits are outweighed by the pitfalls and downsides.
- ◆ No benefit - only problems as I see it.
- ◆ All of the above
- ◆ Benefit company/peoples who own/work directly for this co./event.
- ◆ Whitewater Farmers.
- ◆ Benefit would be for the people who want to rent the barn and the owners. I don't think there are really any benefits for the community/township.
- ◆ Added affordable venues for locals.
- ◆ It doesn't really. Should have accepted possible uses & income when purchasing, not change it for everyone.
- ◆ Existing - not new pole barns.
- ◆ Not sure what evaluation of effects on roads that are in bad shape already, traffic & noise.
- ◆ Allowing property owners to maintain their rights, not having rights treated as privilege.
- ◆ No benefits that outweigh detriments.
- ◆ Community activities; building connections between neighbors.
- ◆ No benefits to the rest of the tax payers.
- ◆ Community gatherings
- ◆ Could be converted to storage bldgs., cow condos
- ◆ In a Commercial or Industrial this event would be good.
- ◆ No benefits
- ◆ Only commercial supports funds!
- ◆ Commercial is commercial but a farmer can sell his goods & services.
- ◆ except for owners of barns.
- ◆ For non barn owners.

Q6 - In your opinion, what types of activities should be allowed to be held at an event barn? Select all that Apply.

Q6 - Types of Activities That Should Be Allowed  
By Percentages



Q6 - Types of Activities That Should be Allowed - By Count





## Q6 - Other/Comments

None with alcohol

Concerts too nosey

No Concerts

Business Meetings

Any type

All

Requires limits on music volume & hours for music to end.

Again, common sense. Authority etc.

Ideally, music not rock concerts - noise pollution.

Absolutely no concerts/rock bands etc., or any event using band sound amplifiers of any kind.

?

Picnics - Family or educational, support for groups such as Fire Dept., special needs children etc..

Whatever party you want.

Weddings/Receptions - limit on DJ/Band playing. Concerts - NO Way!!!

Concerts - Keep size down to a minimum, noise could be a problem.

More family oriented.

Concerts in Commercial & Industrial

Use would impact # of events preferred.

Family Reunions

Farm markets and craft shows

What they were originally made for! Farming

Retirement celebrations.

Picnics without bands.

Picnics without bands or None.

Concerts Never

Concerts definitely not!

See how it goes, evaluate and eliminate if problems.

Any/All

All if not interfering with neighbors

Depends how long, how late, and how frequent are the events.

Flea Markets

If you can't afford a property without changing it against current zoning & without seriously effecting your neighbors, don't buy it.

They are not needed

Concerts - Not even a consideration.

Concerts - low level noise (approval from neighbors, will sound reach)

As long as there is a ceiling on the noise.

No pot parties; no concerts in the outdoor facility, unless that land use is an authorized permissible use in that zone.

Concerts - definitely not.

Concerts - likely too loud.

All/any

Put picnic tables & trash receptacles in hy-park. Community garage sales, community holiday activities.

Concerts - NEVER!

Concerts - Small

Animal husbandry

Township doesn't have authority to control.

No commercial events.

no activities for concerts.

Concerts - NO not in Whitewater twp.

On Commercial only

Not our choice to choose.

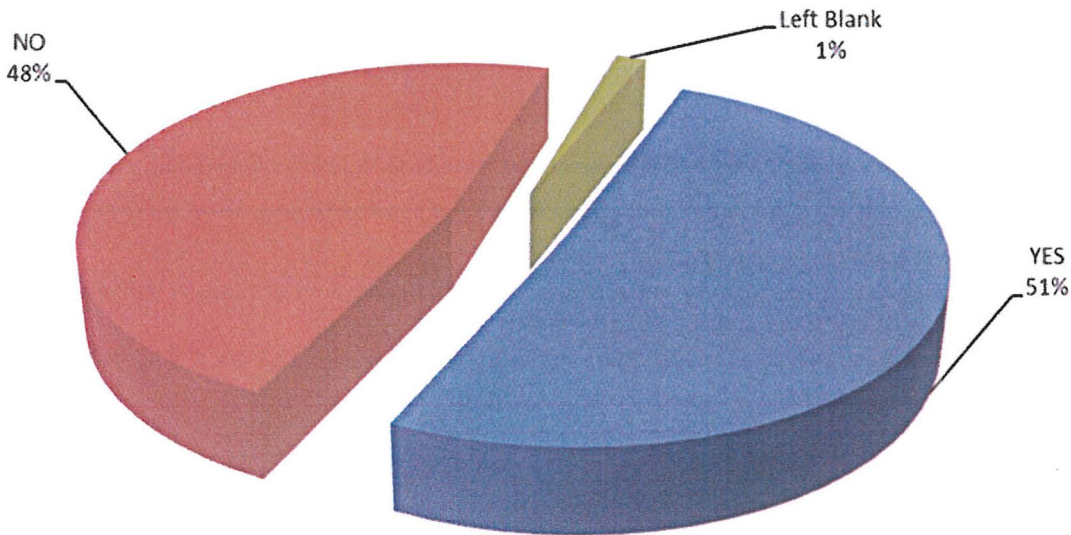
limit on when music stops for people who work an have to get some sleep for getting up early.

Concert - all require berms to control sound.

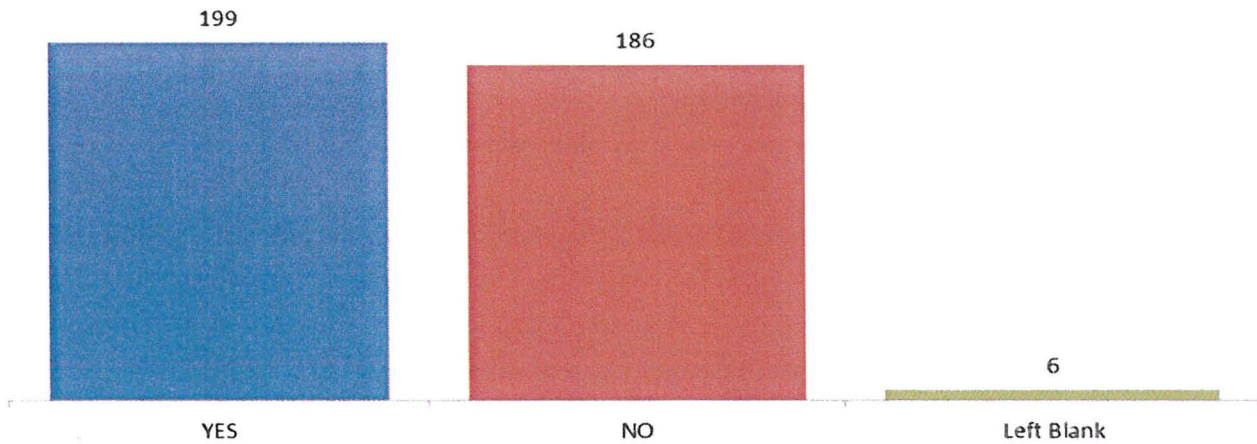
Events that don't infringe on neighbors.

Q7 - Have you attended an event at one of these facilities? Select YES or NO

Q7 - Have you attended an event at one of these facilities? By Percentages



Q7 - Have you attended an event at one of these facilities? By Count



## Q8 - If you answered YES to #7, what was your impression (things that were executed well, or could have been improved)? Comments

- ◆ Boy scout event was fun and well supervised.
- ◆ It was a beautiful place and a lot of great memories were made. It was very clean and well kept.
- ◆ Boy scout event in October. The boys had a lot of fun, it was well supervised.
- ◆ Noise level curfew enforcement.
- ◆ Country Music & atmosphere
- ◆ Very well managed
- ◆ Well planned & maintained.
- ◆ Out of state. Don't remember any big issues. Rural area - dark walking back to car. No extra lighting to illuminate walk to parking.
- ◆ Was on a golf course, no homes.
- ◆ Very nice atmosphere for a wedding venue. Could see as opportunity for question #6 and all circled.
- ◆ Beautiful setting. Large area to hold a large event. Don't have to compete with downtown traffic being at a hotel is not fun.
- ◆ It was very nice however there were no neighbors near the event and it shut down at midnight.
- ◆ Attended barn wedding at East Jordan. Very well organized w/evening time limit of 11pm. A defined parking area w/easy of/off road entry. Area allowed people to roam without affecting neighbors.
- ◆ Enjoyed the amount of space available for everything and everyone. There were plenty of places to park and far away from busy traffic roads.
- ◆ Lots of room for everyone.
- ◆ Event went well, only issue was parking. There didn't appear to be enough space - people parked on the road, which would fall under question #4.
- ◆ I have talked to people who have attended a venue like this and they had nothing but praise for it. Everything was wonderful.
- ◆ Enjoyed rural atmosphere, relaxed setting. Mechanics of service/catering was poorly organized. Parking was not well orchestrated. Poorly catered.
- ◆ We attended a wedding & reception at a barn venue near Ann Arbor. It was over early, buses were provided.
- ◆ Friends who have chose report noise.
- ◆ Barn at the Commons in Traverse City. Event was executed beautifully.
- ◆ The activities that I have attended in barns the activity was over between 10:00 - 11:00pm which was great for neighbors. All parking was not visible from the road. Lights on the outside were limited.
- ◆ Good parking, away from residences, neat and well maintained.
- ◆ Fun
- ◆ Went well. Didn't feel like it affected any nearby residents as it was in a farming area & adequate space. Parking off the road minimized traffic issues.
- ◆ It was not near residential area and was very nice.
- ◆ Barn management was done well. No additional suggestions.
- ◆ Noise - light issues. People leaving event after too many drinks - drunk driving.
- ◆ Too much noise & drinking & bad behavior.
- ◆ Improve heating/cooling in barn, flooring not appropriate for formal shoes.
- ◆ It was a great venue.
- ◆ Wedding was great
- ◆ Yes but it was owned by the family of the bride and they were well prepared.
- ◆ I officiated a wedding at a "Barn" setting on lake Leelanau. It was large enough to have parking on site, a barn big enough & outfitted for catering 100 people & lake access for a pretty wedding venue.
- ◆ Very nice facility in Gaylord area.



## Q8 - Comments continued, Page 2

- ◆ Beautiful property. Music & amplifiers/speakers all kept within the building. Noise not a problem away from the facility.
- ◆ I went to a wedding in a barn. It had a lot of character.
- ◆ The wedding was well executed and was a lovely community event which was testimony that the individual can indeed use his property as he chooses.
- ◆ It was fun and very family friendly.
- ◆ Nice event overlooked Jordan Valley. Not in a neighborhood. Off a main road.
- ◆ Wedding was held in meadow away from barn. Barn used for reception. Parking was clearly marked.
- ◆ Keeping so much to downstate areas, not to bring them to our area.
- ◆ Needed adjacent parking facilities for attendees.
- ◆ These are great events, we just need to make sure that the size and frequency fits the natural of our rural community.
- ◆ Lots of parking, Beautiful setting.
- ◆ Wedding, lots of space, beautiful setting.
- ◆ Went to a high school grad party at one. Had a food truck there. Went well & seems like a good way to keep old barns in use.
- ◆ Under control. Organized - Children watched by parents, not left to run wild.
- ◆ Large acreage parcel/ 1/4 mile 70 neighbors. No loud music or concert. Limited traffic. Mixed with AG use - Vineyard. CPS one was newly constructed Barn/ One seasonal set up next to existing barn.
- ◆ In the Moykegain State park in Ohio. Lovely! It was a classy event - natural and organic. Food trucks - music - fun!
- ◆ Parking was difficult; access from parking to facility was rugged. Catering was excellent; event setup was professional.
- ◆ Restroom facilities were good. Mud was an issue
- ◆ It was ok, they should have specified appropriate footwear.
- ◆ Large tract of agricultural/animal husbandry land surrounded barn (separating event barn from any neighbors). There was sufficient parking at least 1/4 mile from public roads. The venue was quite with background music that was muted (could not be heard
- ◆ It was held on a secluded large parcel of land. Apparently zoned for farming/agricultural as there was farm animals and crops. The facility was on a hilltop surrounded by woods and fields.
- ◆ Weddings, Barn dance, picnic, open house & meetings.
- ◆ It was wonderful
- ◆ Would not want to be a neighbor. Over drinking, noise music was setup outdoors.
- ◆ Noise
- ◆ It was done very tasteful and a lot of fun.
- ◆ In another state. Clean, parking, close time adhered to so noise pollution non issues, decorated beautifully, proprietors live in neighborhood.
- ◆ Have been to 3 weddings at 3 different barns, all were good.
- ◆ Very professional. Memorable event.
- ◆ The barns I have been in are in beautiful condition.
- ◆ There was a curfew where event stopped @ 11pm due to noise ordinance. One was a township park with a historic barn and one was @ an orchard. Thought curfew was a good idea for noise. Traffic for the park was not an issue as parking was already part of the park. For the orchard, not an issue as there was so much land.
- ◆ Wedding, good venue, air conditioned in summer!
- ◆ Barns need to be (looking nice) Painted. Floor boards in good condition, kitchen - if food is being served. \*No open fires. Need (dry) parking lots.
- ◆ Temperature controlled environment so not either too hot or too cold and accommodations in the event of rain, snow or excessive winds.
- ◆ It was a hot summer day and there was no air conditioning in the barn.
- ◆ The land was used beautifully. Plenty of parking. The ceremony was outside (very quite) the reception inside. The event was over by 11pm very little noise outside.
- ◆ Well done: Beautiful use of barn, the upkeep of the barn an surrounding area was just pristine. Rolling acres of green with beautiful white fencing. Reception was done by 11pm.
- ◆ Nice venue on main road. Lack of restrooms, difficult parking.
- ◆ Excessive noise, excessive traffic, lack of parking. Insufficient bathroom facilities.
- ◆ I thought it was great! They were not able to market commercially. Too many regulations, handicap bathrooms etc. My thought is if you have guest that need these type of facilities, find a new venue.
- ◆ In Gaylord, a lot of acres
- ◆ Limit amount of drinking or drivers leaving intoxicated.

## Q8 - Comments continued, Page 3

- ◆ It highlights the importance of our agricultural history and helps reconnect people to our past.
- ◆ Beautiful setting, charming venue, space for all. I thought it was a unique venue.
- ◆ Well done.
- ◆ Had a great time! Brought the outdoors in and was a spectacular view.
- ◆ Indoor bathrooms would have been good.
- ◆ Wedding, all went well.
- ◆ All in all it was very nice.
- ◆ The barn was in a non residential location and had adequate space for parking, both good things.
- ◆ Always must have adequate parking!
- ◆ Not enough parking for the number of attending.
- ◆ I attended an October Fest event for TART. Too many people for the setting (Leelanau County) Car parking was an issue.
- ◆ Parking was executed well. Too much traffic though. Drunk people driving not safe for residents.
- ◆ Loud/Drunk driving/traffic issues.
- ◆ 12 years ago, one of the farmers used it for kids Halloween party.
- ◆ Fun, unique venue. Noise & alcohol are my concerns. Traffic increase.
- ◆ Positives - Rural location, no neighbors to bother. Negatives - It was a wedding I attended, a lot of people, a lot of noise & a lot of booze & drunk drivers.
- ◆ Rock concerts are noisy and disrupting. They are not conducive to country. If Event Barns are promoted, I see the rural country eventually deteriorating at a faster rate.
- ◆ Have attended weddings, they were quite. Music was quite. Concerts if small were better than noisy youth rock & roll or contemporary, big bands, etc. Which takes away from the quiet beauty of the country.
- ◆ Plenty of space. Beautiful setting.
- ◆ We were married at an event barn in Leelanau County, They had reasonable restrictions on activities. All our guest loved it.
- ◆ Executed well, no issues.
- ◆ I attended an event at a location on M-72 close to Acme at the conference center. It occurred in a tent in a wooded area behind the main building. The event was great and posed no issues.
- ◆ Felt sorry for the neighbors, cars parking everywhere, many on other people's private property (very inconsiderate).
- ◆ One near a golf course country club so no affect on rural community. One at state hospital grounds, more commercial. Worked well.
- ◆ Both associates with already establish business area. A golf course and commercial area. Neither affected a quiet, rural setting with neighboring homes.
- ◆ Very clean, cleaned up right away, kept noise down.
- ◆ Everything went well it was a nice event. However, I see that it could be a traffic issue for locals. Events that permit alcohol I think could cause issues.
- ◆ Barn wedding went ok but event was on a large piece of acreage with few neighbors around it was a very rural area.
- ◆ like to see old structures preserved and a venue allows the cash to continue upkeep.
- ◆ Done well. Barn sectioned off for food & drink/ outside area near door decorated nicely & connected to seating pavilion area for outside weddings. Plenty of parking (improved) parking area not hard surfaced so potential for mudding.
- ◆ The wedding outside was nice but too loud and dinner was in a tent. Hot in sun; cold at night.
- ◆ I have been to a concert barn at Boyne Falls. Very nice, no neighbors near them. The concerts are acoustic instruments not loud rock and roll.
- ◆ Very professional. Owners had surrounding farm land of at least 150 acres. (can't read"
- ◆ Parking needs improvement & drinking age limits no checked. Fire had no supervision in outside space who checks for crowd limits.
- ◆ The event was fine but it had to be very loud for the surrounding neighbors.
- ◆ Parking is always an issue. They are often hard to find, need a lot of land to not disturb others.
- ◆ Very organized. Well written rules.
- ◆ In Acme Twp. Things went well.
- ◆ It was a rural area, but there were farm houses that were close enough to be adversely affected.

## Q8 - Comments continued, Page 4

- ♦ Attended a wedding in a barn in a pear orchard. Wonderful use of an old barn.
- ♦ It was very remote from residential.
- ♦ It was in the country, no houses near the venue.
- ♦ Nicely done wedding reception.
- ♦ It was very nice. But also not close to homes, it did not go long into the night, and it was not a loud event.
- ♦ I felt sorry for the people who lived nearby. People in a residential area should not have their peace disrupted by allowing such a commercial use. Nearby.
- ♦ The property was large and far away from any residents. There was a time limit and the event was over by 10pm. Should this plan be executed a firm ending time should be enforced.
- ♦ Beautiful and well done.
- ♦ It was a wedding and was done very well. A long ramp allowed access to the second floor where the reception was held.
- ♦ Nice event (in a larger township)
- ♦ It was a rowdy bunch of folks getting drunk and noisy. I left before all the drunk attendees attempted to drive away.
- ♦ It was a very nice event, planned and handled well.
- ♦ Parking is always an issue.
- ♦ It was a destination wedding and it worked because the site of the barn was in the middle of nowhere.
- ♦ No, unless you include Samul's Farm on Skegemog Pt Rd.
- ♦ No Event Barns
- ♦ Location was too close to road. Parking was bad. Dangerous for people drinking. Not enough supervision. People wondering. Very loud music even outside of the barn. Too hot.
- ♦ The convenience of having a wedding, dinner and reception all in one location.
- ♦ It was a nice event for the most part. Traffic numbers were very high and slow moving.
- ♦ Space allowed - sensitive use of land and ??? - location to neighbors' properties.
- ♦ Loud noise disrupting for a large surrounding due to sound carrying outside of G??? A long distance due to the open land of a farm - Parking area trash - Operating late night into the early A.M. Disturbing nearby residents.
- ♦ Was ok because good noise & traffic control. Limited hours, on a commercial street. Small event. This would not have worked in an area such as Whitewater Twp. The event structure was very old & in use before other buildings built around it. Commercial & residential buildings well aware of event before they purchased/built by it.
- ♦ The hours of event were reasonable. The nearest neighbors were quite a distance away, so not greatly impacted. The barn is on US-31, so the traffic impact was not noticeable.
- ♦ Reasonable time event ended. Music wasn't too loud.
- ♦ I loved everything about it!
- ♦ Loved the barn atmosphere! Loved the rural setting.
- ♦ It was nice but I felt bad for all the neighbors for lights and noise.
- ♦ Traffic and parking
- ♦ Hard to get in & out. Not enough parking, had to be shuttled in from another location.
- ♦ Ended early so as to not disturb neighbors. Parking could have been better.
- ♦ Great venue - Parking was a bit of an issue. Had time curfew for noise.
- ♦ Noise curfew at 10:00PM, remote location - both good.
- ♦ Parking could have been improved. Was well away from any residential areas. Rural area had noise restrictions (volume & hours - off at 11PM).
- ♦ Owners' property rights were maintained.
- ♦ Traffic & parking did not negatively affect surrounding areas & land uses. Owners keep outdoor lighting to a minimum, and music (noise) was confined primarily to inside the barn.
- ♦ Better parking
- ♦ Shut down by 10:00PM. Everyone gone by 11:00PM.
- ♦ Positive - attended a wedding north of Whitewater twp., and it was nicely done.
- ♦ Wedding reception. The alcohol consumption should be monitored to prevent accidents.
- ♦ Loved it, but I am not the neighbor! It is beautiful & relaxing out on a farm. Done right, this can be a nice second income for our area residents.

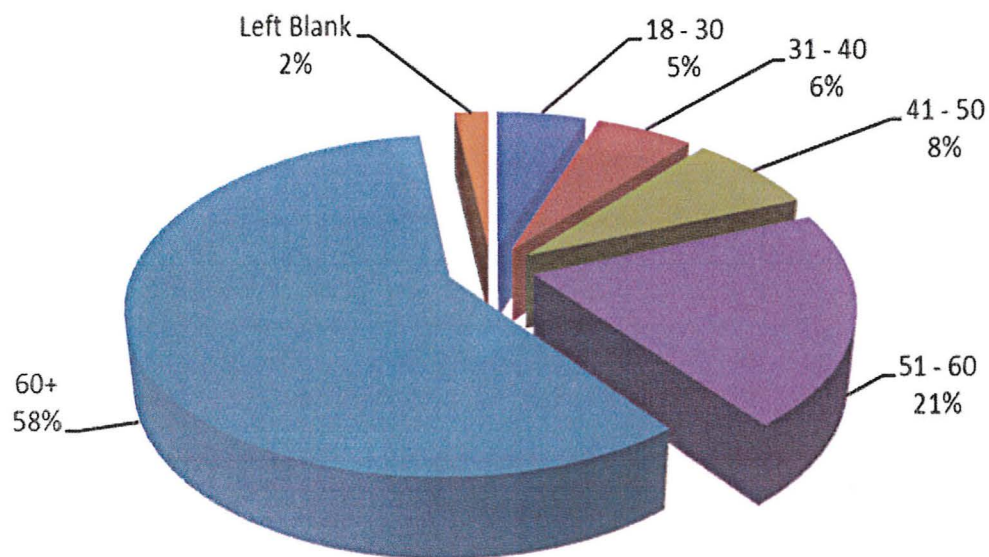
## Q8 - Comments continued, Page 5

- ◆ Attended wedding of grand daughters in N. Carolina. Plenty of space for games inside of barn. Was decorated for the area. Very nice.
- ◆ Well executed, no interference with adjoining properties. Parking was adequate.
- ◆ In an area built for that purpose.
- ◆ Executed well in a commercial area.
- ◆ What does this question have to do with the proposed use in the township?
- ◆ Event was many years ago when social norms and manners were different.
- ◆ Typically the barn events don't have proper bathroom and hand washing facilities. Mobile toilets can be set up, but you only feel "so clean" after use. If I'm going somewhere to eat, like at a wedding, I'd like a real bathroom w/running water.
- ◆ I have been to several different venues like this. Most have been very nice and also secluded. This type of facility should be well away from residential & any populated areas.
- ◆ Parking , seating, better restrooms & more restrooms.
- ◆ Restrooms are a problem.
- ◆ They had good quality porta johns :) Parking was all over the place. Music was loud.
- ◆ poor
- ◆ Parking ruined yard, it was definitely loud to surrounding neighbors, got rowdy later in the night.
- ◆ The adjoining neighbors didn't appear to like it. Houses adjacent to venue were for sale = lower home values. Parking, although somewhat planned for was way over flowing. No place to safely park.
- ◆ It was a class reunion at a pre-existing barn. I think we should use buildings that are already here instead of building more.
- ◆ Went well.
- ◆ Thought good use of existing structure.
- ◆ Very well executed, clean, away from everything.
- ◆ One, it was in the commercial area!
- ◆ Every time it has been at least 23 miles from the towns people.
- ◆ It was held way away from peoples homes so as not to disturb them so there are no complaints so everyone is happy.
- ◆ The setting was nice and allowed for indoor & outdoor spaces to be used seamlessly. Event ended at an earlier time then other similar events in a commercial setting. Parking & bathrooms are always tricky.
- ◆ Noisy - can get rowdy - depends on event type.
- ◆ It was a small wedding reception. It was nice. The barn was clean, nicely repaired and well suited for a casual party. It still looked like a barn, just clean and minimally modified to suit the new purpose, e.g.. Level floors, bathrooms and regular s

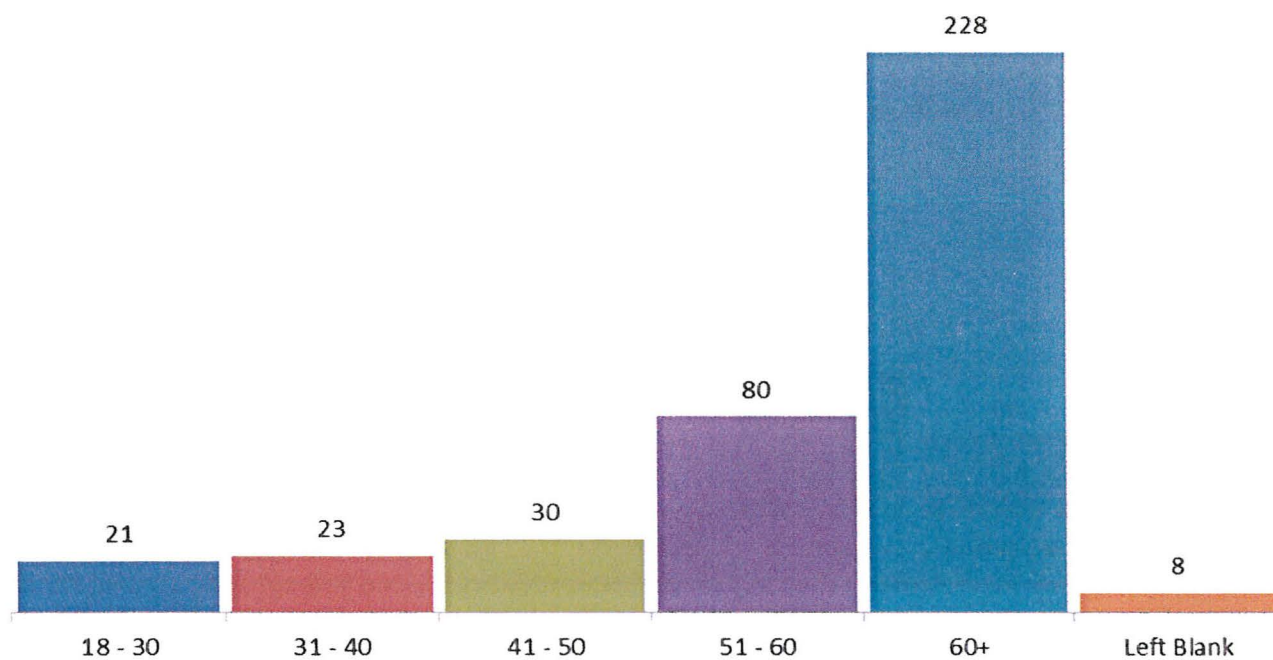


Q9 - What is your age range?

Q9 - Age Range of Respondance - By Percentages

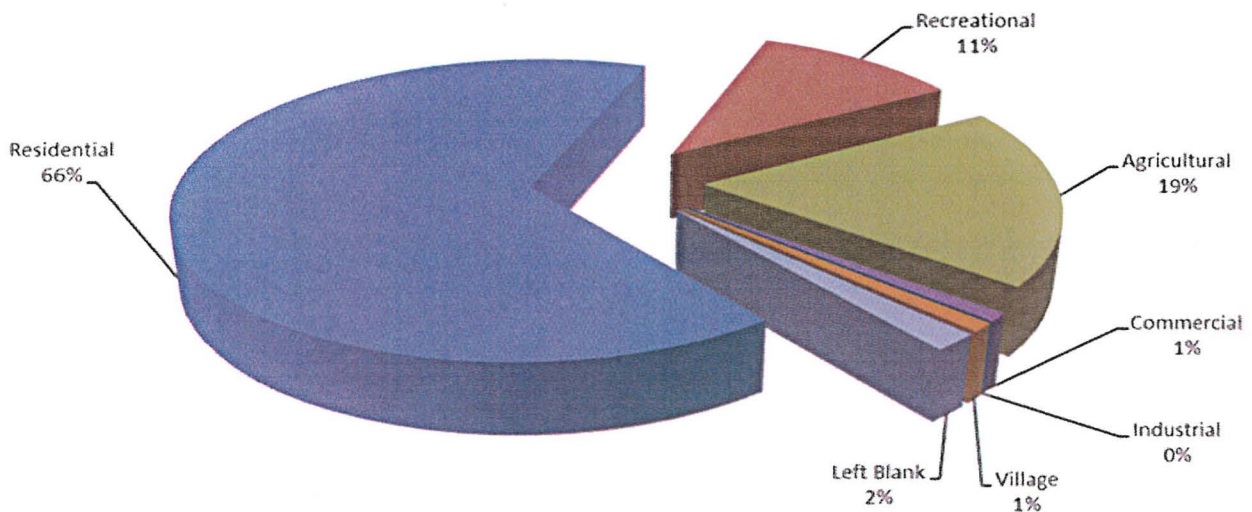


Q9 - Age Range of Respondance - By Count

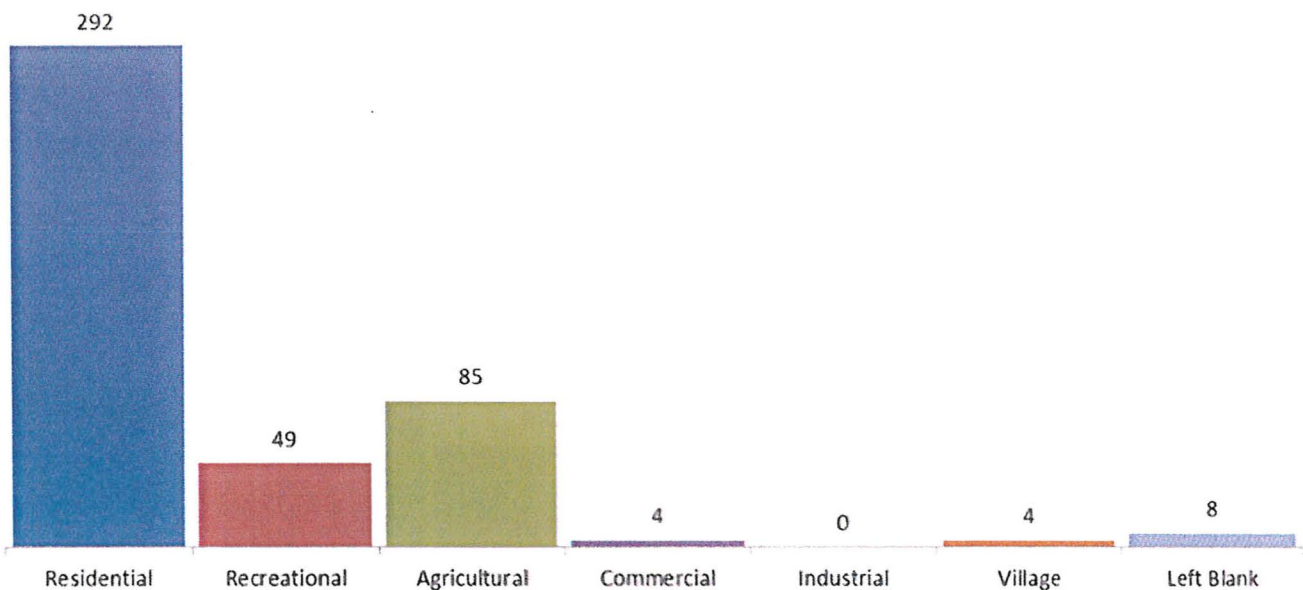


**Q10 - In what district/area of the Township do you live or own property?**  
**Select all that apply.**

**Q10 - What District/Area do You Live or Own Property In?  
By Percentages**



**Q10 - What District/Area do You Live or Own Property In?  
By Count**



## Q10 - Additional Comments

- ◆ Acreage allows for parking area not along roadsides.
- ◆ Why does Northwood's Soda conduct business in a residential zone? Why does the corner of Old M72 and M72 have a 3 car garage retaining wall and no dwelling for living space?
- ◆ Acreage allows for parking areas, not along roadside.
- ◆ Garbage rental responsible by people interested in obtaining event.
- ◆ Have ending time for music at 10pm. Limit the number per township. Based on complaints - review the site - and perhaps alter permission based on complaints by neighbors to the next site request, retains local neighborhood control. Or change sites from weddings - Picnics time p???
- ◆ Taxes should be adjusted to meet what other businesses pay.
- ◆ Event Barns are fine if they are well run & neighbors are in agreement to having one nearby.
- ◆ I feel farmers need to have other avenues to create more business & the barns are a part of our history. Would rather see them used then torn down.
- ◆ If this was adopted for our township I think limited hours of operation would be important so events couldn't go on all night!
- ◆ If located in agricultural zone, then ONLY an existing historical barns. No other structures.
- ◆ I am basing my answers on the assumption that it is located in an agricultural zone.
- ◆ If event barns are permitted, there must be some regulations imposed so that event barn activities do not get out of hand. For example, permit, no hard liquor; 11:00pm closing; revocation of privilege if rules broken; written permission from neighbors.
- ◆ It is naïve to think there would be no problems. I.e.. Drinking and driving, especially on rural & residential roads. Drug use etc. Impaired driving, disruption & noise.
- ◆ Some operators will be considerate and responsible but others will be inconsiderate and irresponsible. Penalties should be considerable and severe enough to prevent problems.
- ◆ I think event barns are fine, but not at the expense of the neighbors. Also I would not like this to turn into another version of short term rental, where people buy or build barns solely for the purpose of events.
- ◆ We should not lose this opportunity to use our rural land as others have done.
- ◆ Residents pay high taxes for their peace and serenity. Please do not allow this to happen anywhere.
- ◆ If the barn is in an area that is zoned commercial it would be fine.
- ◆ If a property owner is using an agriculturally zoned bldg. for commercial use, they should not receive subsidies (tax).
- ◆ Be sure to include enough property for off road parking, otherwise I am in favor.
- ◆ Not interested in "Event Barn" development (new bldg. etc.) If there is an existing barn I might reconsider my answers, de- pending on where located. There is an event barn off Bracket Rd and always the casino.
- ◆ Too many "Festivals" here now. Can someone understand what "NO" means. You had a decisive turnout this year on it.
- ◆ Cook Road is in horrible condition. The thought of increased traffic with NO plans for road improvement is not acceptable.
- ◆ Hello and thank you for the survey. Call if extra help is needed in future. HM Whitewater staff - Elected Officials are the Best. Thank you.
- ◆ Nobody wants another Castle Farms next to their house. A large farm could do meetings, weddings and maybe acoustic music but no lights, stacked amps, smoke etc. Exactly how you put them in a zoning ordinance?? Good Luck - I doubt you can. Zone it out.
- ◆ Since facilities, amenities, space, parking access, etc. all need to be considered, what about permitting process as a special use?
- ◆ Whitewater Twp. needs to stay out of private interest. If a person owns a barn and wants to rent it that's none of your business. Govt needs to stay out of private transactions. (None of your business)
- ◆ Why is the Twp. getting into the rental business? This is a private trans.
- ◆ Event barns that are 1. sited properly 2. with light pollution restrictions 3. sufficient on-site parking 4. noise restrictions and 5. 10 to 20 acres between event barn and nearest neighbors add real estate value for township. There are already plenty of venues in Grand Traverse County for holding large events. Indoor venues are numerous and do not adversely affect neighboring home owners.
- ◆ Too many people waling back road, kids play in street most of us move to this area for the peace and quiet if not we would be living in Traverse City.
- ◆ We need things like this so we don't have to go to TC, Kingsley or Cadillac to have a wedding reception for our kids. It doesn't have to be a barn.
- ◆ Less porn shops - more event bars = win for township & residents.
- ◆ Traffic, roads, and noise would be the major problems.



## Q10 - Additional Comments - Page 2

- ◆ I think there should be very specific requirements on the type of events allowed depending on the facility. The proximity to residential neighbors and the impact on the nearby environment. Violation of restrictions or illegal activity should mean a total shutdown not just a fine.
- ◆ Since noise is such a big factor in my opinion, this should be limited to just already established park areas with same restrictions parks hold. I am not really a fan of this - I would not want to be outside hearing this.
- ◆ Barn parties should be watched over very carefully. Noise, parking, heat/cool, approximate numbers of people. \* A set of rules need to be in place.
- ◆ When done with proper rules and regulation the Event Barn would be welcome. Also a way for barns to be persevered. The one we attended was well maintained. Very orderly even when music inside was playing there was little noise outside.
- ◆ We believe that an Event Barn done with regulations would be an asset to our community and a way for our farmers to subsidize their income & keep barns from being torn down.
- ◆ Business needs to be in commercial areas and pay appropriate taxes, not side step taxes via S.U.P. zoning needs to be respected!
- ◆ "Event Businesses" should be located in previously zoned commercial areas. No special use permits. Do not bring the noise, traffic, and light pollution closer to residential areas than previously zoned.
- ◆ Great idea, would need to manage the noise such as a curfew etc.
- ◆ Do not want is in this area.
- ◆ Noise from outdoor events.
- ◆ I believe in the right setting these absolutely should be allowed! Farmers have the right to use their barns the way they want as long as it does not infringe on their neighbors rights.
- ◆ I see this as a properties rights issue. As long as the neighbors are not being bothered, there should be no problem. It would be a good thing for our township.
- ◆ Enjoyed my experience. It was nice seeing an old barn put to good use. The atmosphere was great.
- ◆ State use tax should be charged! Help our schools & roads :)
- ◆ From what I've read, this activity has limited appeal in local activity and duration. I don't feel this would contribute to our community.
- ◆ Williamsburg is such a small residential community, I don't see the benefits of having an event center like this.
- ◆ No benefits of an event center in this residential community.
- ◆ Why not grain silo weddings etc. I live on Elk Lake road and traffic is bad enough. Half of the weddings nowadays end in divorce! It's a (fad) but thanks for doing the survey.
- ◆ Fix our roads! It is not an event barn if a barn has to be build! It is an event barn if the barn already exist on the property.
- ◆ People drive far to fast down these rural roads. Add more traffic, unfamiliarity and alcohol and it will be a mix for accidents.
- ◆ How will you handle liquor licenses? Concerned about people who have too much to drink driving into mailboxes, trees, off the narrow, unlit rural roads causing both property & personal harm/damage/injury.
- ◆ We live in a neighborhood in the Village of Williamsburg, adjoining the preserve. Much wild life is also becoming endangered and so is plant & tree species. Barns will help make country in the long run.
- ◆ Promote the preservation of barns only - don't ruin the quiet beauty of the countryside.
- ◆ I represented a group of neighbors who owned homes on residentially zoned lands next to a 20 acre agricultural zoned property. Every event caused an unreasonable interference to the neighboring property owners. Events held on the property resulted in numerous lawsuits, including those against the township.
- ◆ Why is the township proposing all this money for improvements to the park. We don't need all those boats in Elk Lake or outside people using and abusing our park. Residents who pay taxes, at one time could use the park to put their boats in and take them out in the fall. No benefits now the townships making money.
- ◆ The current fad of "Rustic" events will fade, but by then the owners of these venues will have become "addicted" to revenues, and will have to cast a wider and wider net for event types to backfill their revenue. (exotic dance night anyone?)
- ◆ Must control development in twp. especially important in R1 areas.
- ◆ Be smart about development in twp.
- ◆ Needs to be respectful of adjacent property owners. Limit events, curfew on events and noise control.
- ◆ Ridiculous.... Why is this a thing?
- ◆ Just a fad.



## Q10 - Additional Comments - Page 3

- ◆ My concern is hundreds of cars driving in a small area on somewhat residential roads, not knowing quite where they are going.
- ◆ Event Barns are to be original, existing barns - businesses. If new barns/building it would be same as a new business.
- ◆ I do not believe it is the township's place to allow some people to make money to the detriment of other residents.
- ◆ Be careful here. A wedding with 100 people is much different than a concert with 1000 people. My gut feel is that the voters would not approve event barns. We love our rural township.
- ◆ I feel this is an excellent idea for use of some of our beautiful old barns and allows the farmer a way to earn a little revenue, as they show off there great structure. It's a beautiful venue for a wedding/reception.
- ◆ Definitely need to be able to limit size, frequency of gatherings If this is allowed. Strict enforcement of noise ordinance would be important along with parking and time frame these gatherings could be held at.
- ◆ I think you'd have to look long and hard at this issue. No one wants be close to a loud, late night, on going event(s). It would change the character of living out of town with quiet and privacy without limits. I am opposed. With limits. I'm still quite concerned.
- ◆ Why does the township want this type of activity knowing it will affect residential areas that are proximate? The peace of residents should not be sacrificed for the profit of a few barn owners who want such a commercial use.
- ◆ I heard that a potential site is off of Cook Rd which is horrendous. Why don't we focus on fixing our roads and what needs updating rather than building something new that could harm our community as well as the wildlife around us?
- ◆ The only benefit that I see to this is a revenue stream for barn owners. It wouldn't bring added business/tourism to the township because of the size of the township, very small.
  
- ◆ Here is the bottom line on the barn. \*\*\*\* See attached scanned letter at the end of comments.
- ◆ We are a quaint small township that does not need an event center especially in a residential area.
- ◆ If you allow the event barn on Cook Road I hope you will also allow bed & breakfast in the area.
- ◆ I think event barns are great, but it is important any neighbor that is directly impacted has to be given opportunity for a forum to discuss opposition.
- ◆ Events should have ample parking on the property for guest as not to have over spilled parking on the sides of the road.
- ◆ Parking on premises not on road!
- ◆ The only part of Whitewater Township that could handle the traffic, noise, etc. is some of the vacant land south of 72. Even then, the traffic at the Broomhead & M72 end Fife Lake/72 intersections would be a problem.
- ◆ Age range, this should be irrelevant! We already have light pollution & heavy traffic related to the casino. There are more traffic accidents all the time. Our great township park & ramp is always busy... Does Elk Lake and its area need even more tourists?
- ◆ The required setback distance from neighbors and the number of days and frequency of usage will be important to show that residents rights are being protected and prioritized. Thank you for you service.
- ◆ Keep & promote local services: i.e. catering, lodging, transportation & entertainers.
- ◆ \*\*\*\* There is a letter that was attached that will be added to the end of the survey report. Too long to type in this space.
- ◆ Strongly opposed to this type of development; twp. leadership should enforce current zoning requirements.
- ◆ Opposed to this type of development; twp. leadership should be representing the residence and be voting based on their personnel opinion.
- ◆ Sound, especially at night, can travel very far. Access only off major road/highway - not a residential area.
- ◆ This is a tricky subject. Great thought should be given before decisions are made. I believe our #1 asset is our residents. You must ask yourself, would I want to live next door to an event barn?
- ◆ Believe event barns are a good thing as long as it doesn't bother neighbors.
- ◆ \*\*\*\* A comment for #3 was very long and has been included at the end of this report.
  
- ◆ \*\*\*\* All residents renting their barns - Too long, this has been included at the end of this report.
  
- ◆ No shared driveways. Designated safe parking. Not on roadways, lights out or music done by midnight.

## Q10 - Additional Comments - Page 4

- ◆ Too much potential for problems that would impact surrounding residents.
- ◆ As a resident and taxpayer of Whitewater Township, I'm strongly opposed to any event barn in the area.
- ◆ Make sure the master plan provides underlying land use support for this, generally, and may resulting zoning text authorizing this land use.
- ◆ Opposed to an event barn.
- ◆ I do not feel this type of thing should be allowed in our neighborhood. People already drive too fast on our road (Cook Rd) as it is. The noise would be disrupting not to mention impact it would have on the wildlife in our area. Do not think this is a good idea at all.
- ◆ Keep noise inside structure. Curfew - posted "letter" of respect from owner & township.
- ◆ It is one thing to repurpose a barn in a rural area it is another thing to build a party center. Of biggest concern is noise, lighting, traffic for near by residents.
- ◆ The barn should meet current building codes & have safety features adequate for public assembly.
- ◆ I would not want noise to be a problem for people living near by.
- ◆ There should be some noise and traffic restrictions.
- ◆ In the USA property owners have rights. Their rights must be maintained and honored. If one has concerns, worries about another's property, they can propose a sale/purchase offer and try to purchase that portion of land.
- ◆ My primary concerns are that any increase in the commercial use of properties in non commercially zoned areas has a minimal impact on the quality of life of the neighbors.
- ◆ As previously noted one or more members of the Planning Commission were illegally appointed. This is lawless and sets a terrible example. How can the citizens trust you to act lawfully and appropriately when this illegality, **pointed out specifically with citation to applicable law, continues unchecked!** Do you have any respect for the law? (could not read a lot of the handwriting)
- ◆ Event Barns should not be allowed in residential proximity. Traffic issues/road congestion, noise pollution regulations, compliances, monitoring.
- ◆ Outdoor music or concerts would not be acceptable.
- ◆ I think the Barn should be on a picturesque piece of land, peaceful but not near residential neighborhoods. So residents don't need to put up with noise, lights, parking or crowds. Would the barn be used only on weekends? Holidays? Is the township to
- ◆ Music shut down by 10:00pm. For noise events done by 11:00pm. Limit size of gathering to 250 or less.
- ◆ Sound carries in open areas. Friends of ours that live miles away from concert venue in Detroit area clearly hear music at night.
- ◆ We got property 54 yrs. ago - for the peaceful setting - now a rental moved in next door - 4 to 5 car loads most of the summer - no longer peaceful.
- ◆ Let common sense prevail in all decisions.
- ◆ My concern is that the noise volume should be control, have plenty of parking so that cars are not on the road parked. And control of alcohol consumption.
- ◆ I would limit size of event to the amount of acres of buffer to neighbors.
- ◆ Concern that if this is allowed anyone can build a barn for this purpose only.
- ◆ Anyone who wants an event barn will build it if this passes for residential use which is wrong!
- ◆ Taxes on agriculture land are different than commercial and can't have both on same land.
- ◆ Totally against all barns unless in areas zoned commercial or industrial. Against all concerts or live music.
- ◆ Thank you for using "opinion"! Feeling doesn't do it. This is a well thought-out, yet limited survey. Thank you for affording us the opportunity to respond. A major concern is enforcement. It can be almost impossible to do. Also, policy and procedure holds little "water". People think it's a suggestion. I am opposed to having event barns.
- ◆ This survey is great & all, but why don't we put some effort into fixing our roads. Cook Rd tears up my vehicle. Cram Rd isn't any better. Even Vinton needs repairs.

## Q10 - Additional Comments - Page 5

- ◆ While it's nice more businesses want to come into our Township, we should be focusing on our current businesses & residents by fixing our horrible roads & aging infrastructure. That should be our 1st objective.
- ◆ Very concerned about the enforcement of regulations are the area's law enforcement agencies able to be staffed to accommodate this?
- ◆ Hope this would not affect events at Samuels Farm. They have been very quiet and peaceful in the past.
- ◆ I trust any board member who may be looking at operating a venue will abstain from voting on this proposal.
- ◆ Would be a shame to allow "outsiders" to buy land & put up an "event barn" as a business. Taking advantage of our rural character.
- ◆ Opposed to this type of development in any district.
- ◆ I believe that any event barn will become a little Woodstock.
- ◆ Most people attending events would be local people. Possibly a small increase in local business.
- ◆ Totally opposed to such a development.
- ◆ The Barn Events should not be permitted.
- ◆ My household is strongly against event barns in any residential area.
- ◆ These venues need to be very well thought out. Neighbor disputes, parking, noise and safety can't happen if planning isn't in place to control them.
- ◆ Like the township the way it is.
- ◆ No one has a problem with a commercial business but, don't cause additional issues you can't police.
- ◆ Agricultural - Zoned - road is probably residential
- ◆ \*\*\*\* Letter is attached to the end of this report.
- ◆ I am ultimately very concerned with the extremely vague language and tone of unwanted assumptions prevalent in all these questions. Any type of new building or construction should be considered as a commercial endeavor.
- ◆ I don't want it on Cook Rd or another residential area. Cook Rd is already in a bad state holes everywhere in pavement.
- ◆ If an event barn saves a barn from neglect, then I'm all for it. It's sad when a barn falls down from disuse and no one takes care of it. Main concern I would have is that they have plenty of parking space on their property for the size of the events they hold, and not on the street.
- ◆ If events are disruptive to neighbors the facility should be shut down. Pole buildings are not (must not) be classified as "Barns"!

I would answer many questions differently depending upon the district that the event barn would potentially be located in. For this to be a viable use it would have to be addressed as a business and operated as such. There are many considerations in the use of an agricultural barn as an event center. True agricultural barns are not convertible back and forth for mixed uses like party barns. Once converted to a party barn it becomes an "entertainment business" or it is not economically viable for the owner to do this. It can't go back and forth for ag. use. There are many broad considerations to address: sanitation, noise, traffic, hours of operation, parking, lighting, insurance and liability to name a few. It is a business and should be operated in a commercial zoning district. You can't limit their use once in operation and expect the owner to make enough money to do a professional job.



All residents renting their barns should have a plan with diagrams showing infrastructure layout such as parking, toilets etc... for the event as well as approval from neighbors if within sound reach of the event. A permit fee should be charged for each event and a non-refundable bond to the township to discourage violations. The township should be able to revoke at any time permits to violators.

I answered "no opinion" on question 3 on the number of events because I feel strongly about not interfering with property rights however, any event would have to be very sensitive to others property rights!

I am very concerned about the noise, impact to infrastructure roads/traffic and proximity to residential homes. Once in a while could be dealt with but, if it was going to be a business and done on a regular basis as is suggested to provide venues for rent, then much would need to be considered.

The property should be large enough to allow for parking, noise and traffic isolation from neighbors. It would also seem that a permit process would be imperative so the township could keep some sort of control and allow for the township to have written requirements for each venue.

May 11, 2019

FROM: Dave Witt  
5936 Linderleaf Lane  
Williamsburg Michigan 49690-8631

TO: Whitewater Township  
PO Box 159  
Williamsburg MI 49690

Here is the bottom line on the barn. I do not want anything that will increase my taxes or devalue my home.

If the barn becomes a hit, there will be increased traffic damage to the roads. In winter there will be an increase in snow removal.

There will be the need for police. What thief could resist a full parking lot knowing that no one will be in the parking lot? OK For this business but will it open the door for more business? The barn is permitted why not me?

I imagine there are folks who can only see the increased revenue provided by the barn. When you consider the above, we will be in the hole.

May 20, 2019

To: Whitewater Township Zoning Board

From: Michele Mueller  
7482 Cook Rd.  
Williamsburg, MI 49690

Thank you for allowing the residents of Whitewater Township the opportunity to fill out the questionnaire regarding Event Business/Barns in our township. I attended the earlier meetings and have appreciated the emails containing the minutes of your monthly meetings.

In addition, I have a few comments/concerns about the focus and priorities that the township has. As we know, we can't stop progress, as in the eventuality of issues like event barns. However, as I drive home everyday from work I travel on Cook Rd. which is in need of repair, I pass other residences that have junk accumulated on their property, and the condition of the maple trees on the right of way are not only a danger but are unsightly. This is not to mention the wood left on the road from trees that have been more or less taken down. Does anyone wonder if that presents a fire hazard? And yet, we spend time pondering an event barn.

As a homeowner, I pay my taxes on time, I spend countless hours keeping up on our property to protect its value and also support my neighbors efforts that do the same. I spend my earnings on maintaining the buildings on my property as any responsible homeowner should. I too have a historic barn on my property that I have put considerable dollars into to keep it from becoming an eyesore to the community as well for my own use and enjoyment. This was done without grants or any assistance. The county even has a picture of it on some of their web pages. Yet at times it all seems futile in light of the attention a party barn gets over keeping up with infrastructure of the township.

Even if an event barn policy is put in place, my barn, historic as it is, would not qualify because of the intended set backs and parking issues. That is not my concern. My real concern is to get the assistance we homeowners need to keep our roads, tree maintenance, junk accumulation, etc in focus. These are the things that our tax dollars are supposed to be used for....or....what am I missing?

I oppose the "party barn" that was proposed earlier on the Cook Rd property and any future move toward any new facility in our community. The property owners have not followed the original idea behind the farmer using his barn to create extra revenue when needed. They simply tore it all down. They didn't restore anything. There are other historic barns following the proper procedures to create events on their property. In light of having done the extensive work to my barn and knowing first hand what it takes, I would only support a proposal that follows the simple idea of using the historic barn in the correct way.

If there is a way to help Cook Rd repairs and tree maintenance to get some attention, please let me know how to go about that.

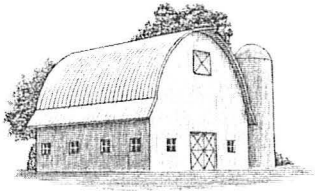
Thank you for your time.

Michele Mueller

A handwritten signature in black ink, appearing to read 'Michele Mueller', written in a cursive style.



## Whitewater Township Event Barn Survey



Over the past months there has been much discussion on the topic of event barns. Event barns are agricultural barns/structures which are transformed to provide a new venue for weddings, parties or similar events. Townships need to be aware of how these facilities may impact their communities. We are interested to know what township residents and property owners think regarding these types of facilities. Whitewater Township is attempting to find a balance between the rights of barn owners and the interests of the community. Thank you for taking time to answer this survey.

1. In what district/area of the Township would an event barn be most suitable? Select all that apply.
  - a. Agricultural
  - b. Commercial
  - c. Industrial
  - d. Recreational
  - e. Opposed to this type of development in any district
  - f. No opinion
  - g. Other \_\_\_\_\_
2. In your opinion, what is the minimum acreage appropriate for this type of development? Select all that apply.
  - a. 1-5 acres
  - b. 6-10 acres
  - c. 11-15 acres
  - d. 16-20 acres
  - e. 20+ acres
  - f. No opinion
  - g. Other \_\_\_\_\_
3. In your opinion, what would be an appropriate number of events to be held during each calendar year?
  - a. 0-10
  - b. 11-20
  - c. 21-30
  - d. 30+
  - e. Opposed to any number of events
  - f. No opinion
  - g. Other \_\_\_\_\_
4. Do you have any concern(s) regarding event barns? Select all that apply.
  - a. Noise
  - b. Light pollution
  - c. Impact on traffic/roads
  - d. Number of events
  - e. Proximity to residential uses
  - f. No concerns about event barns
  - g. Other \_\_\_\_\_

5. In your opinion, what do you see as potential benefits of event barns? Select all that apply.
- a. Preserves the rural character of the township
  - b. Adaptive, flexible use of barns/structures
  - c. Opportunity for an additional revenue source for owners of barns/structures
  - d. Increased tourism in the township
  - e. There are no benefits
  - f. Other \_\_\_\_\_
6. In your opinion, what types of activities should be allowed to be held at an event barn? Select all that apply.
- a. Weddings/Receptions
  - b. Parties: anniversaries, graduations, reunions
  - c. Picnics
  - d. Concerts
  - e. Other \_\_\_\_\_
  - f. None
7. Have you attended an event at one of these facilities?
- ☐ Yes
  - ☐ No
8. If you answered yes to #7, what was your impression (things that were executed well, or could have been improved)?
- Comments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
9. What is your age range?
- a. 18-30
  - b. 31-40
  - c. 41-50
  - d. 51-60
  - e. 60+
10. In what district/area of the Township do you live or own property?
- a. Residential
  - b. Recreational
  - c. Agricultural
  - d. Commercial
  - e. Industrial
  - f. Village

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please return your survey to the Township by **June 30, 2019**. You may mail them to Whitewater Township, PO Box 159, Williamsburg, MI 49690, or drop them off in the outside drop box ONLY. We ask that you only fill out one survey per person. If there are more qualified voters in the household who would like to participate, you may pick up another survey from the township offices or download from the township website.

Revised: 03/27/2019