

Whitewater Township
2009 Community Input Survey

November 2009

Whitewater Township
Grand Traverse County, Michigan



McKenna
ASSOCIATES
I N C O R P O R A T E D

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1 – Executive Summary

Overview of Methodology

Whitewater Township, under the direction of the Survey Design Team, conducted a Community Input Survey during September and October of 2009 to assist with the update the Township's Master Plan and to gather public opinion regarding the Township currently and in the future. The survey was designed to obtain statistically valid results from property owners and residents in Whitewater Township. The survey was administered via first class mail.

McKenna Associates (McKenna) worked closely with Whitewater Township and the Survey Design Team in the development of the survey. This work allowed the survey to be tailored to the issues of specific importance to the Township to effectively prepare a future master plan.

McKenna mailed surveys to all 1,425 property owners in Whitewater Township. The 1,425 property owners include full-time and seasonal residents as well as those who do not live in the Township but own property. In the two weeks leading up to mailing the survey, a postcard was mailed to all recipients to inform them of the forthcoming survey.

The goal was to obtain a total of at least 337 completed surveys, which would be equal to 95% level of confidence with a precision of at least +/- 5%. This is based on a total population of approximately 2,750 in the Township. This goal was accomplished, with a total of 564 surveys having been completed. The results of the 564 completed surveys have a 99% level of confidence with a precision of at least +/- 4.8%.

The following pages summarize the major survey findings.

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Major Survey Findings

1 – The Township Today

50.3% of the respondents indicated that the Township can be described as rural, followed by agricultural (43.4%) and quiet (37.5%). In addition to the top three responses, there was a cluster of answers which received 21.0% to 27.6% of the responses – gateway to Traverse City (27.6%), low density (27.5%), safe (25.9%), and forested (21.0%). All of these responses are generally consistent with the predominant image of the Township, and reinforces what respondents' value most about the community.

2 – The Township in 10 to 20 Years

43.6% of the respondents indicated that in 10 to 20 years they would like to be able to describe the Township as quiet, followed by safe (40.4%) and rural (38.2%). The responses that received between 20.6% and 30.9% include agricultural (30.9%), low density (28.0%), recreational (26.6%), and forested (20.6%). These answers are consistent with the image of the Township today and provide a direction for future master plan activities. The Township may choose to utilize this information when formulating goals and objectives as well as the future land use plan.

3 – Level of Satisfaction with Township Services

Respondents were generally positive regarding Township services with a number of the options receiving a very satisfied or satisfied response. Respondents were most satisfied with the recycling center, park facilities, and fire protection. The remaining options received a neutral ranking, including zoning ordinance enforcement, building inspections, Township planning commission, Township board, community events, and Township website.

When comparing the responses of full-time, seasonal, and property owners, full-time residents generally indicated satisfaction with fire protection, emergency medical services, police services, recycling, and the access to township leaders/officials. On the other hand, they were more dissatisfied with the road maintenance and repair.

4 – Importance of Township Offerings and Financial Support

This question asked how important a number of items were for the Township to develop or improve over the next 10 to 20 years and if they would support paying additional funds for each item. Respondents indicated that shoreline and waterway protection, fire protection, emergency medical services, and farmland/open space preservation were very important. Zoning regulations, recreation facilities, senior services, and park facilities were indicated to be somewhat important, while walking/biking paths were slightly important. Those indicated to be not important included the Village of Williamsburg, community center, new Township hall, web/televised Township meetings, availability of public water, community events/festivals, and library.

The only offering that respondents indicated that they would support with additional funding is emergency medical services, but only by a small margin (215 yes/197 no). Additional funding for fire protection is not supported but only by a small margin again as well (198 yes/214 no).

In general, shoreline and waterway protection, fire protection, emergency medical services, farmland preservation, and walking trails are important to full-time, seasonal, and property owners, but there is a lack of financial support for all but emergency medical services.

5 – Views on Growth and Development

45.9% of the respondents indicated that they would prefer the Township to plan for growth and development. This is an indication that the Township is generally supportive of a thoughtful master plan and a process that is open and responsive to the issues identified in this survey.

6 – Growth and Development Opportunities

54.1% of the respondents indicated that they would like the Township to seek small-scale commercial (54.1%), agricultural tourism (49.0%), and residential (42.9%) growth and development opportunities.

7 – Village of Williamsburg Redevelopment

49.6% of the respondents indicated that the Village of Williamsburg should not be redeveloped. The responses were consistent among full-time, seasonal, and property owners. This may indicate that respondents do not support a full redevelopment of the Village, but based on subsequent questions and responses, respondents would like to see new development and improvements in the Village area.

8 – Uses in the Village of Williamsburg

56.5% of the respondents indicated that they would like to see small-scale commercial encouraged in the Village of Williamsburg, followed by single family residential (52.3%), and restaurants/cafes (43.3%). These uses are generally consistent with those indicated in the responses to question 6, and would be a good fit in the Village.

9 – Housing in 10 to 20 Years

Respondents indicated that the amount of single family homes on acreage, seasonal homes, affordable single family homes, single family homes on small lots, senior housing, “mother-in-law” apartments, and guest houses should stay the same over the next 10 to 20 years. The remaining options were indicated as none are needed, which includes townhouses/condominiums, cluster housing, multiple family housing, apartments, duplexes, manufactured housing, and short term rentals.

When comparing the responses of full-time, seasonal, and property owners, full-time residents were supportive of more affordable single family homes and senior housing. Additionally, property owners were supportive of more single family homes on acreage given they have not built a home in the Township at this time. The

Township should explore opportunities to provide more affordable single family homes and senior housing in the coming years.

10 – Location of New Single Family Residential Development

40.5% of the respondents indicated that new single family residential development should be scattered throughout the Township, followed by areas of existing single family homes (35.6%), on acreage (31.8%), Village of Williamsburg (28.5%), and South of M-72 (20.1%). It should be noted that the responses between those living on the north and south side of M-72 were consistent. These locations should be reviewed during the preparation of the master plan as areas for future single family residential development.

11 – Commercial and Office Uses

55.5% of the respondents indicated that small-scale commercial would be desirable in the Township, followed by a sit-down restaurant (50.5%), café/coffee shop (48.5%), service commercial (37.8%), and medical offices (38.7%). These uses are similar to those desired in the Village, which may be a suitable location in addition to existing commercial areas along M-72.

12 – New Commercial Development

45.4% of the respondents indicated that new commercial development should be located along M-72, followed by the Village of Williamsburg (35.3%), and the same location currently (28.2%). The existing commercial area along M-72 and the Village should be reviewed during the preparation of the master plan to ensure future commercial development is encouraged in both places.

13 – Agricultural-Based Tourism

76.2% of the respondents indicated that the Township should promote agricultural-based tourism. This can be done through zoning changes, support for agricultural-tourism in the master plan, and marketing efforts.

14 – Development Along M-72

56.8% of the respondents indicated that they would like to see agricultural tourism along M-72, followed by service commercial (43.2%), and clustered commercial with open spaces (37.0%). This is consistent with previous questions, and indicates that M-72 is a good location for future commercial development.

15 – Appearance of M-72 Commercial Area

46.5% of the respondents indicated that they would like the appearance of the commercial area of M-72 to be natural open space, followed by the same as it is today (37.2%). The Township should encourage redevelopment of existing vacant sites, clustered commercial, incorporation of open spaces and natural areas, and traditional northern Michigan architecture. These could be incorporated into the master plan as well as design requirements in the zoning ordinance.

16 – Allowance of Accessory Buildings

50.5% of the respondents indicated that accessory buildings should be allowed on a lot without a home or cottage. When the responses were compared to the size of property the respondent lives on or owns and the location in the Township (north or south of M-72), the majority indicated yes. The only difference was when the responses of full-time, seasonal, and property owners were compared, and seasonal residents were not in favor of allowing accessory buildings without a home or cottage.

17 – Limiting the Size of Accessory Buildings

48.8% of the respondents indicated that the size of residential accessory building should be limited. Those living on/owning lots of 5 acres or less were supportive of limiting the size, whereas those who live on/own 6 acres or greater were not. Additionally, seasonal residents and those living north of M-72 were supportive of limiting the size, but full-time residents, property owners, and those living south of M-72 were evenly split on the issue. The Township should potentially limit the size of accessory buildings on smaller lots (i.e. under 5 acres) and depending on the location (i.e. agricultural versus subdivision). Larger accessory building may be suitable for specific areas in the Township.

18 – Home-Based Businesses

57.0% of the respondents indicated that home-based businesses should be encouraged in the Township. Those responding no and no opinion were generally split, 20.5% and 22.5%, respectively. Some hesitancy on the part of the respondent to support home-based businesses may indicate a need for appropriate regulations to ensure that the use does not disturb the surrounding residential area.

19 – Township Zoning Issues

Respondents indicated that the Township should make wind turbines, junk/trash, farm markets, noise regulations, signs, lighting standards/night skies, large lot residential zoning, and odors a priority. Those not considered to be a high priority include “mother-in-law” apartments, guest houses, short term vacation rentals, and outdoor wood burners. It should be noted that both “mother-in-law” apartments and guest houses received a large number of no opinion responses which were primarily from seasonal residents and property owners.

The Township should begin with reviewing the high priority issues, starting with junk/trash, noise regulations, odors, signs, and lighting standards/night skies. The remaining issues should be reviewed and more information should be gathered to determine the degree and what type of regulations are necessary, if any. All of these issues any future should be reviewed on a continual basis.

20 – Minimum Required Lot Size South of M-72

55.6% of the respondents indicated that the 5 acre minimum lot size of non-state forest lands south of M-72 should be maintained. When the responses were compared to the size of property the respondent lives on or owns and the location in the Township (north or south of M-72), the majority indicated the minimum lot size should be maintained. During the master plan preparation it may be appropriate to

review the future land use designation for this area and determine if a range of lot sizes, allowing for smaller lots, is desired.

21 – New Smaller Lots

51.0% of the respondents indicated that new smaller lots should be allowed in the Village of Williamsburg, followed by subdivisions (36.8%) and scattered throughout the Township (30.5%). These responses were consistent among all respondents with no differentiation based on the size of lot they live on or own. Previous responses indicated that single-family residential should be encouraged in the Village as well.

22 – Water Quality and Septic System Regulations

61.5% of the respondents indicated that there should be more stringent septic system regulations for property owners along shorelines and waterways. The responses were consistent no matter where in the Township the respondent lives or the size of property they live on or own. The Township should review the existing septic system regulations and update to require more stringent standards accordingly.

In addition to septic system regulations, a number of respondents indicated that other water quality measures should be reviewed and put in place by the Township. The Township should further explore this issue and incorporate protection discussions and measures into both the master plan and future ordinances.

23 – Open Response Question

The responses to this question are included in Chapter 4. The following are a summary of the comments provided:

- Many people mentioned they would like to be better informed. The Township could start with providing a consistent and accurate message as well as educational information regarding Township issues and meetings.
- The relationship between the casino/tribe and the Township seems to be unclear; more education regarding their relationship with the Township and financial support they provide needs to be presented.
- Many noted that they would like the Township officials, board members, and planning commission to have a better connection with the people.
- Many do not support the fire station as proposed but would support a smaller facility. A number of people also mentioned that the fire chief's position is not necessary.
- There is a general lack of support for tax increases for any reason.
- Many want to maintain the general character of the Township and appreciate the rural, natural, and quiet environment.
- There were mentions that there appears to be a few people dictating the politics of the Township, such as those involved with Whitewater Watch.
- A number of people mentioned they did not want the Township to become another Chum's Corners.
- Many mentioned that the existing ordinances, particularly regarding trash/junk, should be better enforced.

- There is overall support for better protection of the waterways, lakes, and farmland.
- Given a number of the comments, there is a need to better educate the community as to what a master plan and zoning ordinance is and the purpose of each.
- There were numerous mentions of the need for daily amenities in the Township. This includes a grocery store, bank, restaurants, coffee shops, etc. This is consistent with the results of the survey where small scale commercial, service commercial, and restaurants/cafes/coffee shops were identified as most needed.
- Many noted that they would like new commercial to be clustered along M-72 with natural areas and open spaces maintained.
- There were generally equal comments regarding regulations in the Township. Some noted there should be no regulations because it de-values property while others feel that regulations are necessary.
- Many support agriculture in the Township as a way of life and tourist draw.
- There were a number of comments regarding the provision of natural gas and public water.
- There is support for more amenities in the Township but not big box uses.
- **Village of Williamsburg** – Despite nearly half of the respondents saying that the Village should not be redeveloped, there were numerous responses to the contrary. A number of comments focused on creating a small downtown and walkable village much like Elk Rapids. There was also mention that there be more of a connection between the casino and the Village to create more of an attraction.
- **Roads** – A number of people mentioned road issues such as providing paved bike paths, repairs to Baggs Road, paving Park Road, improving the M-72/Williamsburg Road intersection, better maintenance of the dirt roads, providing a light at M-72/Elk Lake Road, resurfacing Angell Road from US-31 to Elk Lake Road, limit curb cuts on the main roads, and paving N. Broomhead Road.

Demographics

The following are the demographics of the survey respondents:

- 71.6% are full-time residents, followed by 17.1% seasonal and 10.6% property owners. The average number of years of full-time residency is 21.22 years, 23.87 years for seasonal residents, and 17.81 years for property owners.
- 71.6% are registered to vote in the Township, while 28.4% are not.
- 57.1% live north of M-72, while the remaining 42.9% live south.
- 38.4% describe the location of their primary home or property as a rural setting, followed by shoreline (32.0%), and forest/wooded (27.2%).

- 46.6% indicate they live on or own 1 to 5 acres, followed by 23.5% for less than an acre, 20.6% for 6 to 20 acres, 9.3% for 21 or more acres, and 1.0% were unsure.
- 26.5% indicate their annual household income to be \$50,000 - \$74,999, followed \$100,000 or more (26.3%), \$75,999 - \$99,999 (19.2%), \$35,000 - \$49,999 (13.1%), \$15,000 - \$34,999 (10.9%), and less than \$15,000 (4.0%).
- 22.99% of the households contain residents between the ages of 55 – 64, followed by 45 – 54 (19.42%), children and teens age 0 – 19 (16.58%), 65 – 74 (15.10%), ages 75+ (9.00%), 35 – 44 (8.04%), 25 – 37 (4.61%), and 20 – 24 (4.24%).
- 30.2% of those responding to the survey were between the ages of 55-64, followed by 65-74 (22.1%), 45-54 (21.9%), 75 and over (12.9%), 35-44 (9.3%), 26-34 (3.0%), 18-25 (0.4%), and under 18 (0.2%).
- 62.7% of those responding to the survey were male, while 37.3% were female.

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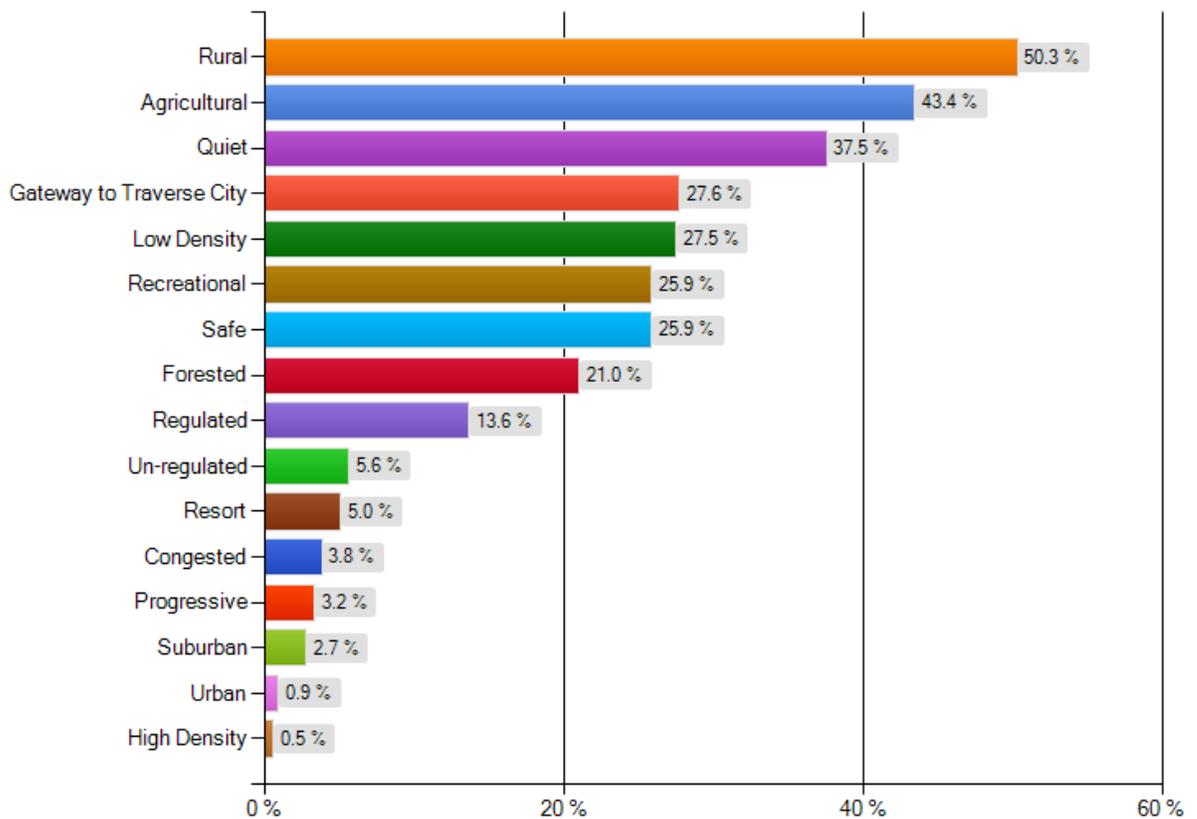
Chapter 2 – Charts and Graphs

SURVEY RESULTS

QUESTION 1

From the list below, please indicate which ***THREE*** of the following would you use to describe the Township ***TODAY***?

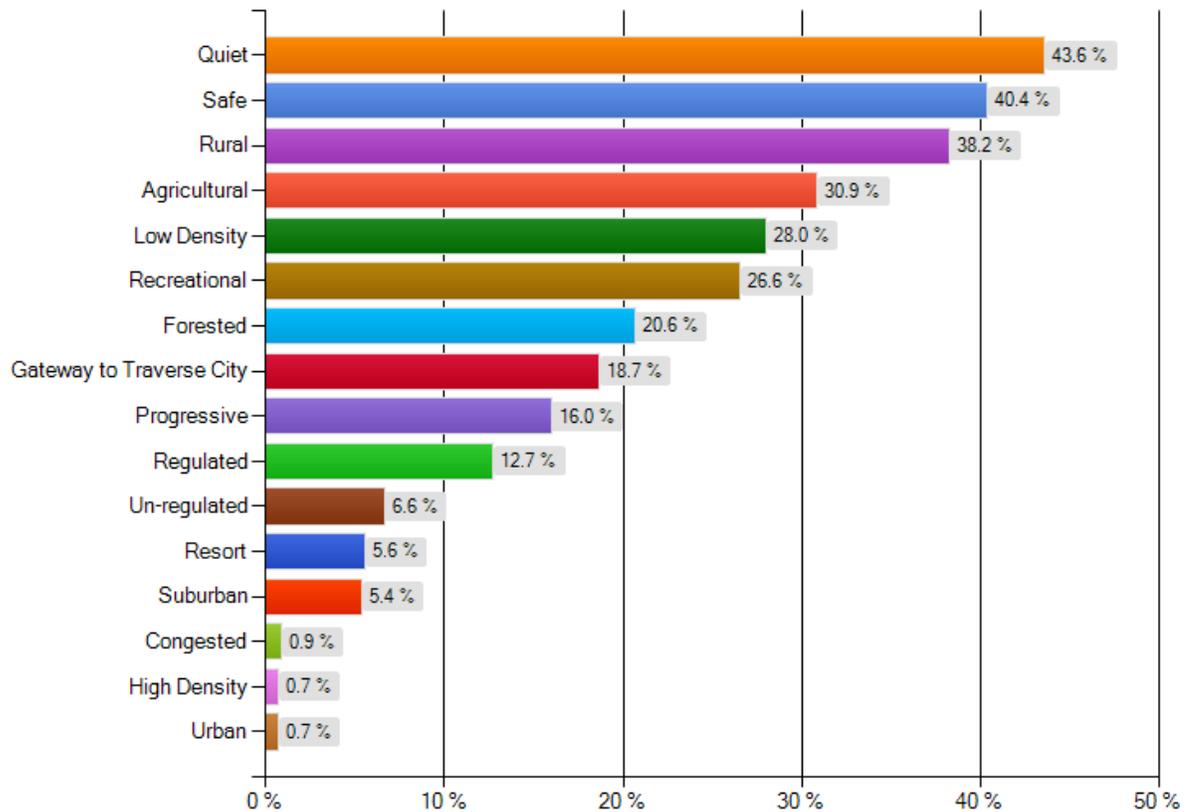
by percentage of respondents (up to three choices could be made)



QUESTION 2

From the list below, please indicate which ***THREE*** of the following would you like to be able to use to describe the Township in ***10 to 20 YEARS?***

by percentage of respondents (up to three choices could be made)



QUESTION 3

How would you rate your satisfaction with the following Township services?

by number of respondents (one choice per line could be made)

Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied
Fire protection	106	264	150	8	3
Police services	72	232	191	23	8
Emergency medical services	105	239	178	7	2
Road maintenance and repair	26	193	107	168	46
Availability of Township information	63	235	141	68	24
Recreation facilities	101	268	130	31	7
Zoning ordinance enforcement	32	151	230	82	33
Building inspections	25	165	281	35	11
Township Planning Commission	27	105	250	104	36
Township Board	25	131	237	95	33
Recycling center	158	241	112	15	5
Community events	24	157	292	38	8
Township website	27	150	307	16	6
Park facilities	110	269	124	30	4
Access to Township leaders/officials	57	211	205	41	15

QUESTION 4

TWO-PART QUESTION: How important is it for the Township to develop or improve the following over the next 10 to 20 years? And, do you support paying additional funds for this?

by number of respondents (one choice per line could be made)

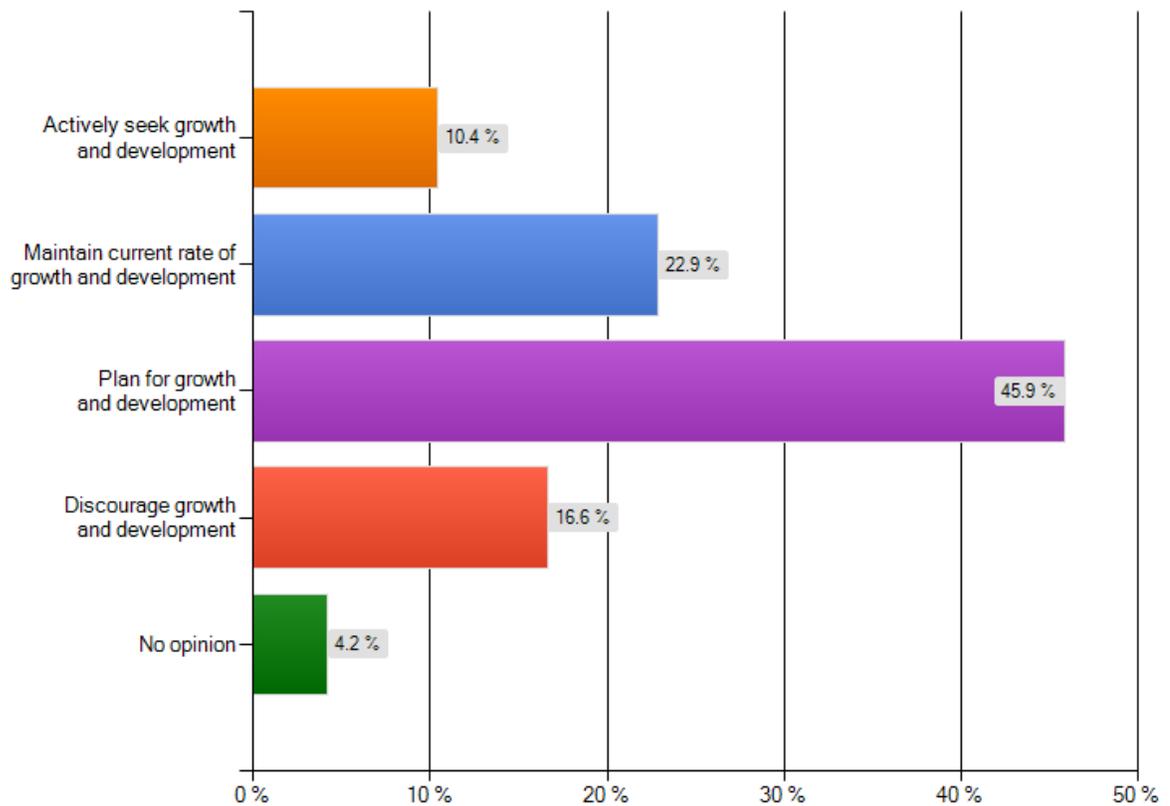
Answer Options	Very Important	Somewhat Important	Slightly Important	Not Important	Support add'l Funds? YES	Support add'l funds? NO
The Village of Williamsburg	81	147	108	185	70	333
Shoreline and waterway protection	266	138	76	47	148	255
Community center	22	106	160	235	55	348
Fire protection	236	188	82	32	198	214
Emergency medical services	245	183	75	29	215	197
Zoning regulations	155	162	130	75	62	339
New Township hall	13	57	98	365	29	376
Web/televised Township meetings	20	84	141	279	35	364
Walking/bike paths	109	141	149	133	124	288
Farmland/open space preservation	245	138	91	60	130	277
Availability of public water	129	122	84	196	95	311
Recreation facilities	84	176	153	116	85	314
Community events/festivals	36	99	167	227	42	357
Library	49	107	111	262	68	334
Senior services	55	165	154	154	90	308
Park facilities	92	187	144	105	100	306

TOWNSHIP GROWTH AND DEVELOPMENT

QUESTION 5

Please select the statement below that most closely matches your views on growth and development in the Township. I would prefer the Township to –

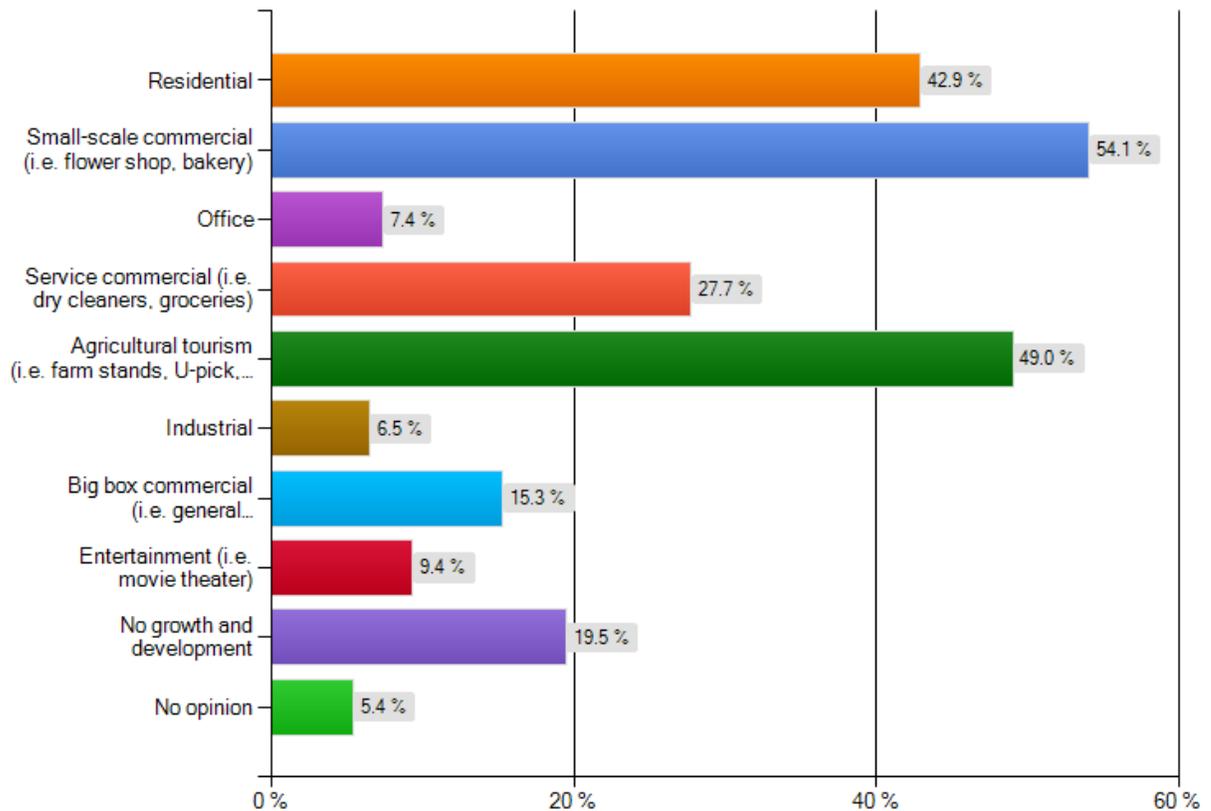
by percentage of respondents



QUESTION 6

What kind of growth and development opportunities should the Township seek?

by percentage of respondents (up to three choices could be made)

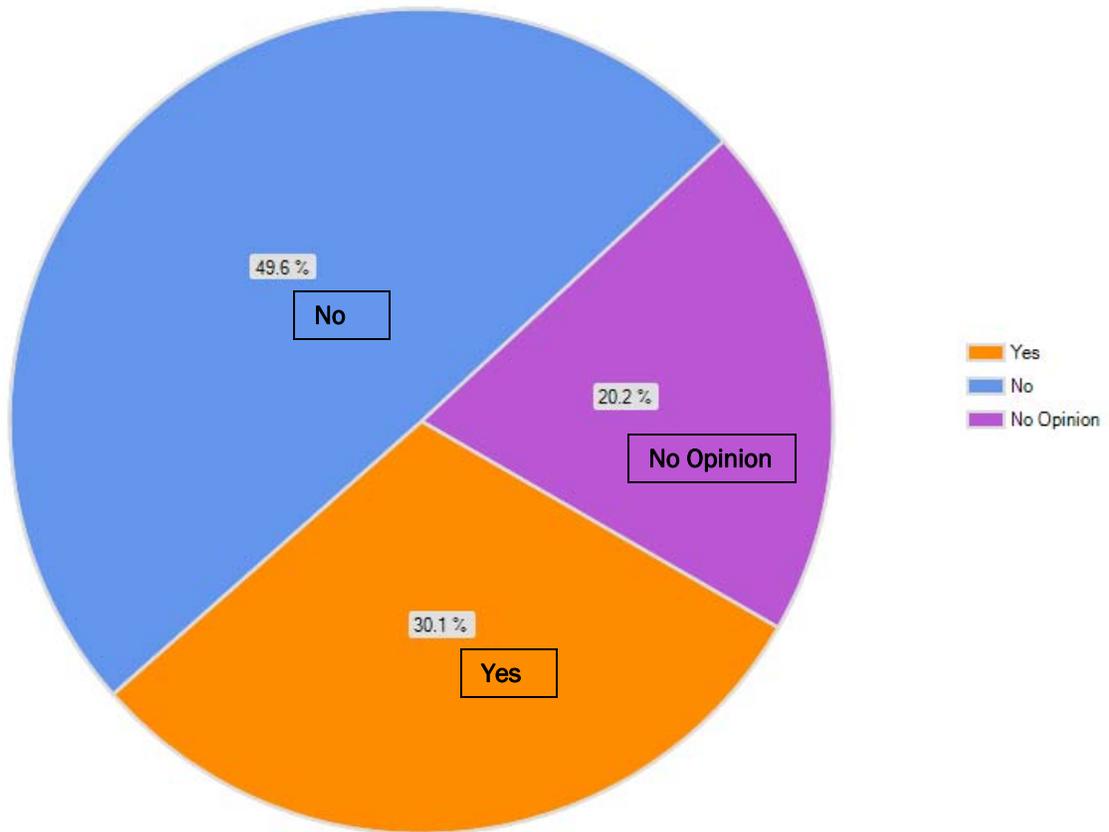


VILLAGE OF WILLIAMSBURG

QUESTION 7

Should the Village of Williamsburg be redeveloped?

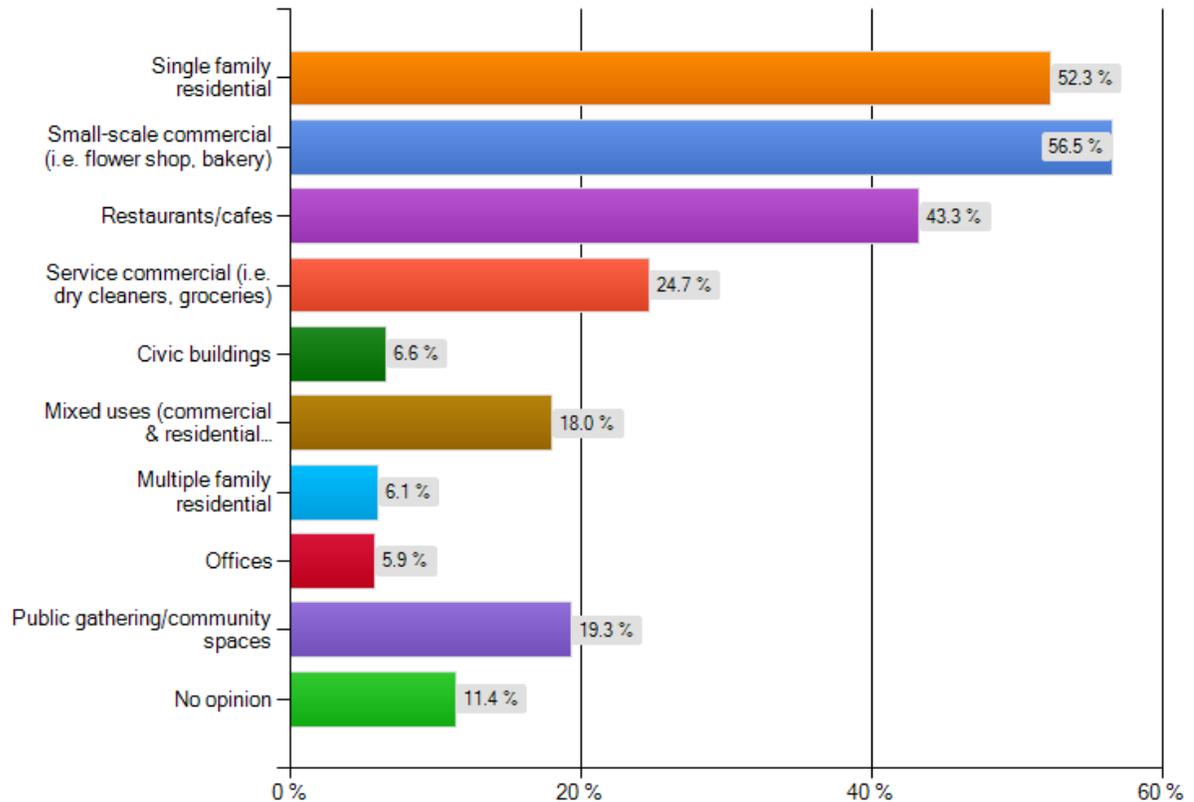
by percentage of respondents



QUESTION 8

What types of uses should be encouraged in Village of Williamsburg?

by percentage of respondents (up to three choices could be made)



HOUSING

QUESTION 9

For each type of housing listed below, please indicate how much of each type you feel the Township needs in the next 10 to 20 years?

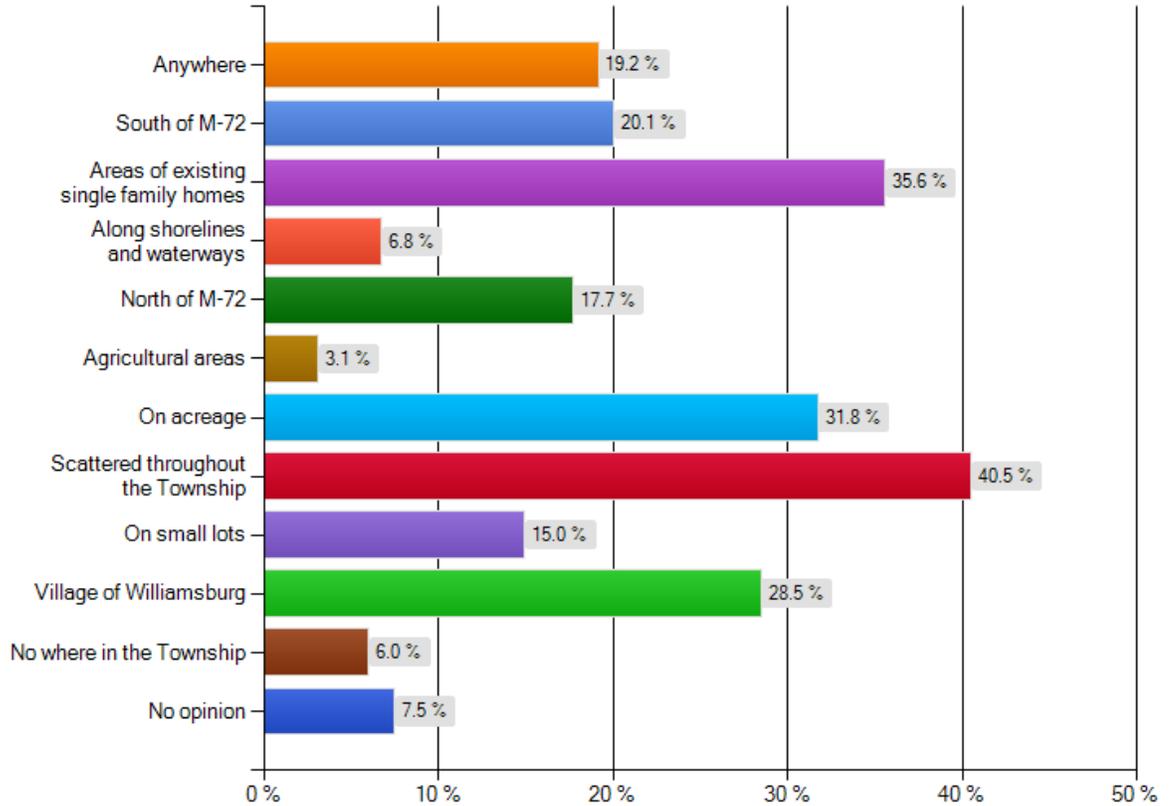
by percentage of respondents (one choice per line could be made)

Answer Options	More	Same	Less	None	No Opinion
Single family homes on acreage	203	237	36	26	32
Seasonal homes	59	291	86	42	51
Townhouses/condominiums	75	148	106	151	47
Affordable single family homes	168	209	43	67	36
Clustered housing	71	96	111	197	51
Multiple family housing	32	112	105	227	51
Single family homes on small lots	119	187	87	105	34
Apartments	45	99	117	220	43
Senior housing	138	196	30	116	52
Duplexes	37	141	107	194	48
"Mother-in-law" apartments	90	163	53	137	84
Manufactured housing	32	115	131	203	52
Short term rental	32	123	104	207	66
Guest houses	56	173	63	134	104

QUESTION 10

Please indicate where new single family residential development should be located in the Township.

by percentage of respondents (multiple choices could be made)

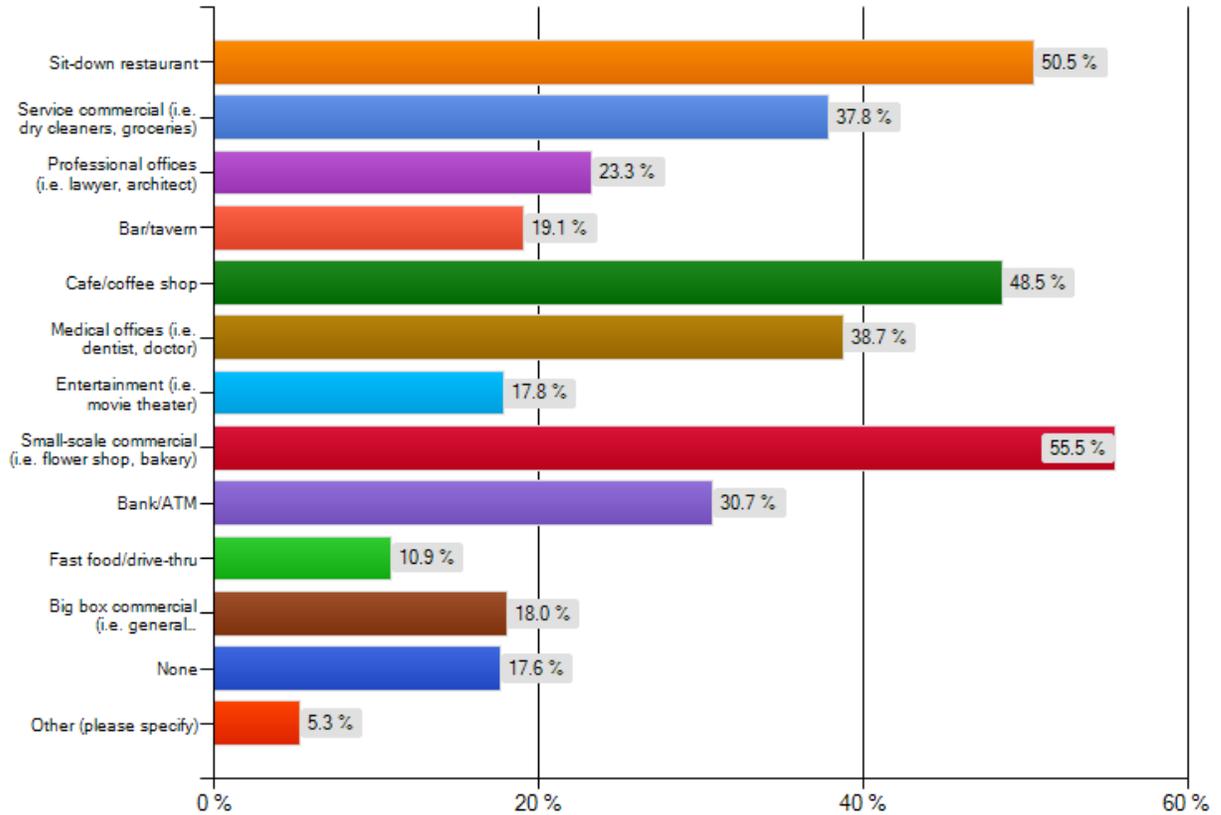


COMMERCIAL AND OFFICE USES

QUESTION 11

What types of commercial and office uses would you like to see in the Township?

by percentage of respondents (multiple choices could be made)

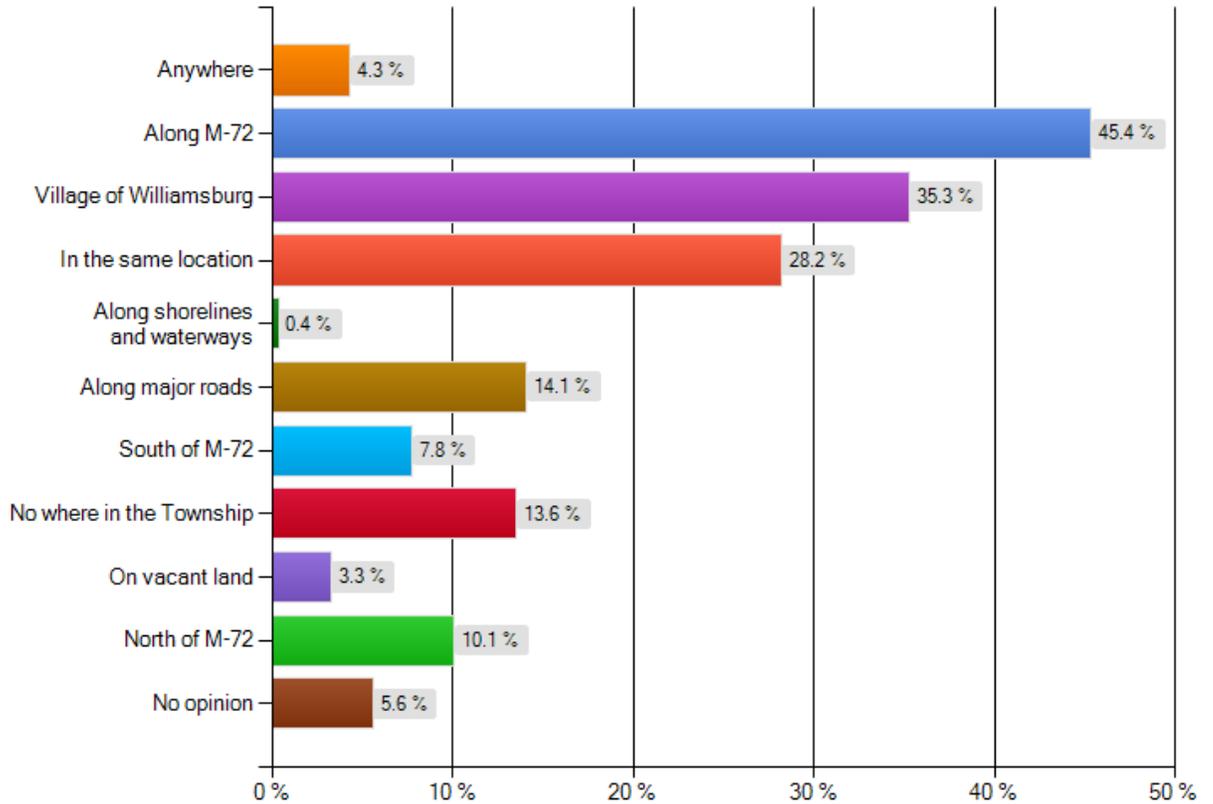


****Other – See Chapter 4 for responses**

QUESTION 12

The current commercial district in the Township is located along M-72 between Turtle Creek Casino and Broomhead Road. Please indicate where new commercial development should be located in the Township.

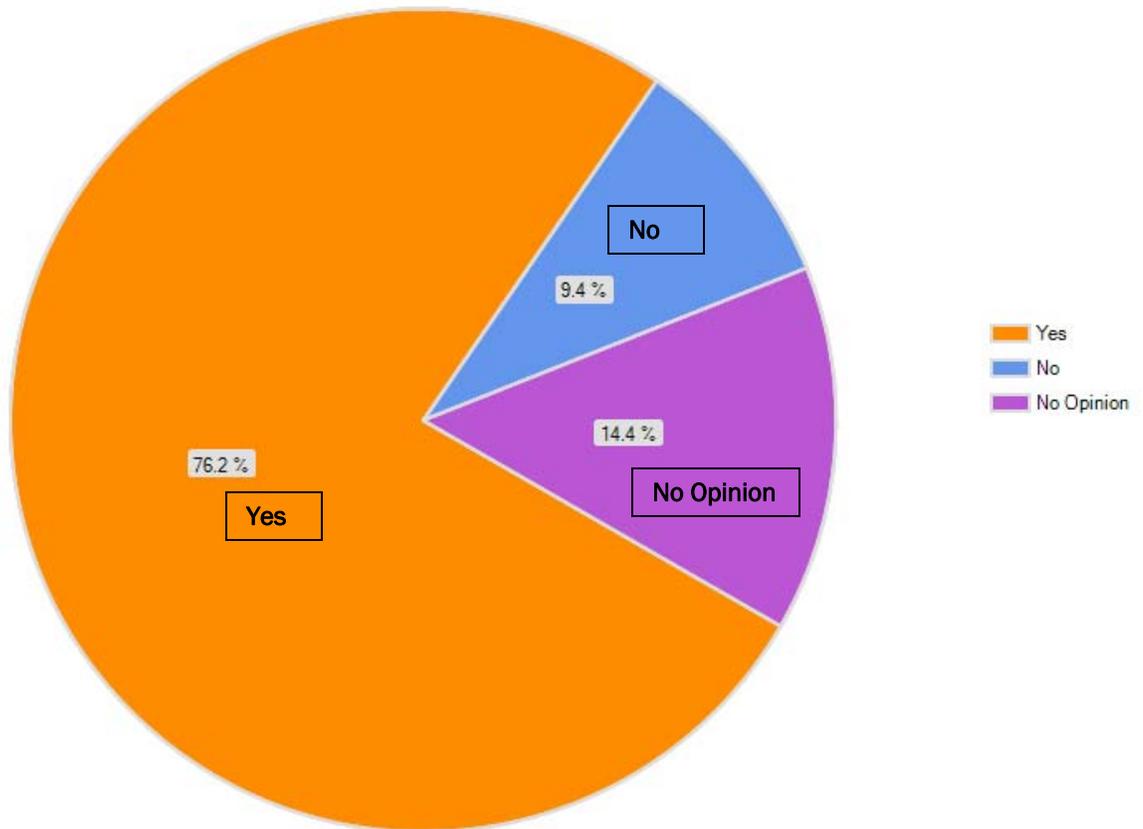
by percentage of respondents (multiple choices could be made)



QUESTION 13

Should the Township promote agricultural-based tourism (i.e. farm stands, U-pick, Christmas tree sales)?

by percentage of respondents

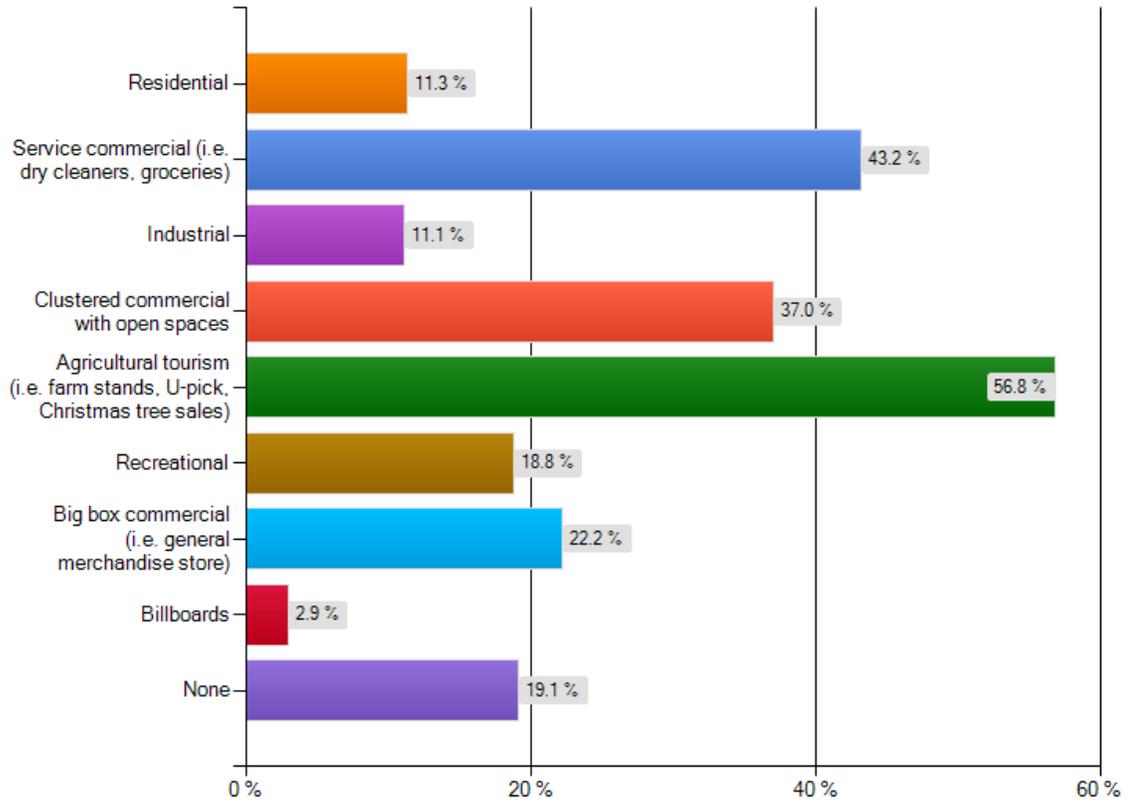


M-72 HIGHWAY

QUESTION 14

What type of development would you like to see along M-72?

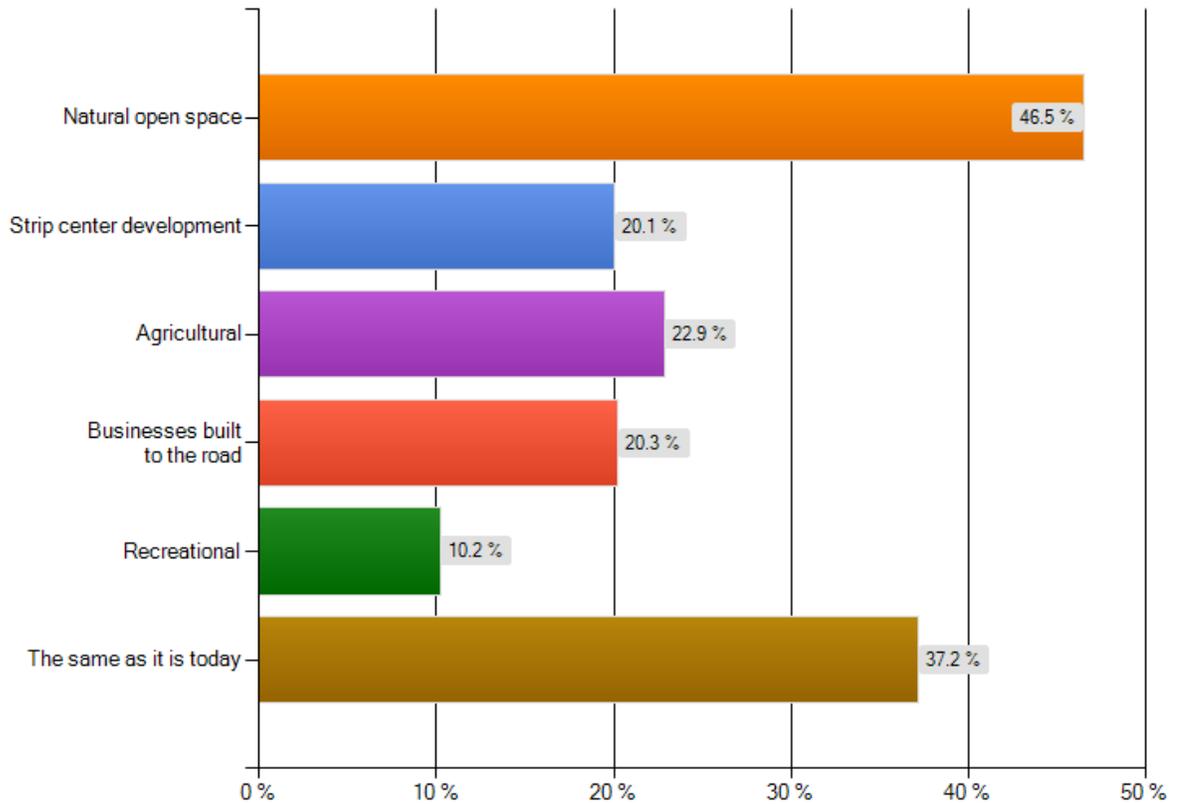
by percentage of respondents (multiple choices could be made)



QUESTION 15

What do you want the appearance of the commercial area of the M-72 highway to be?

by percentage of respondents (multiple choices could be made)

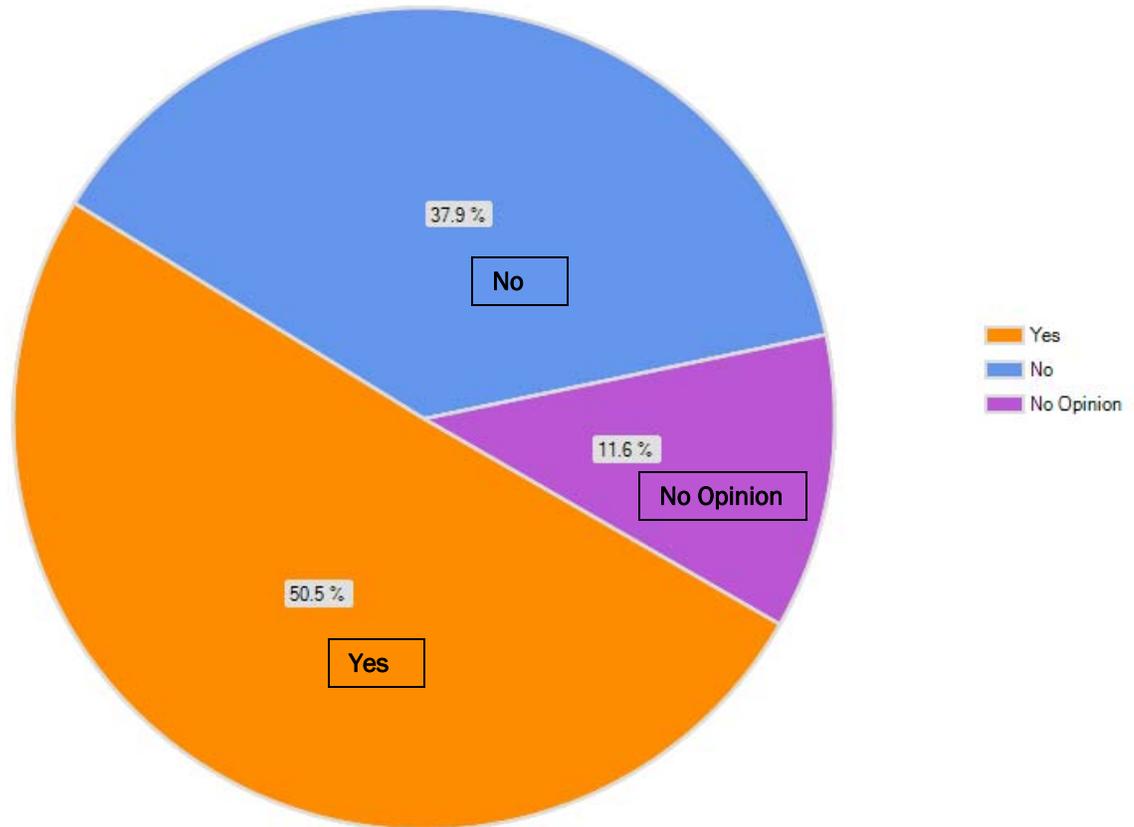


ZONING

QUESTION 16

Should accessory buildings (i.e. pole barns, detached garages) be allowed on a lot without a home or cottage?

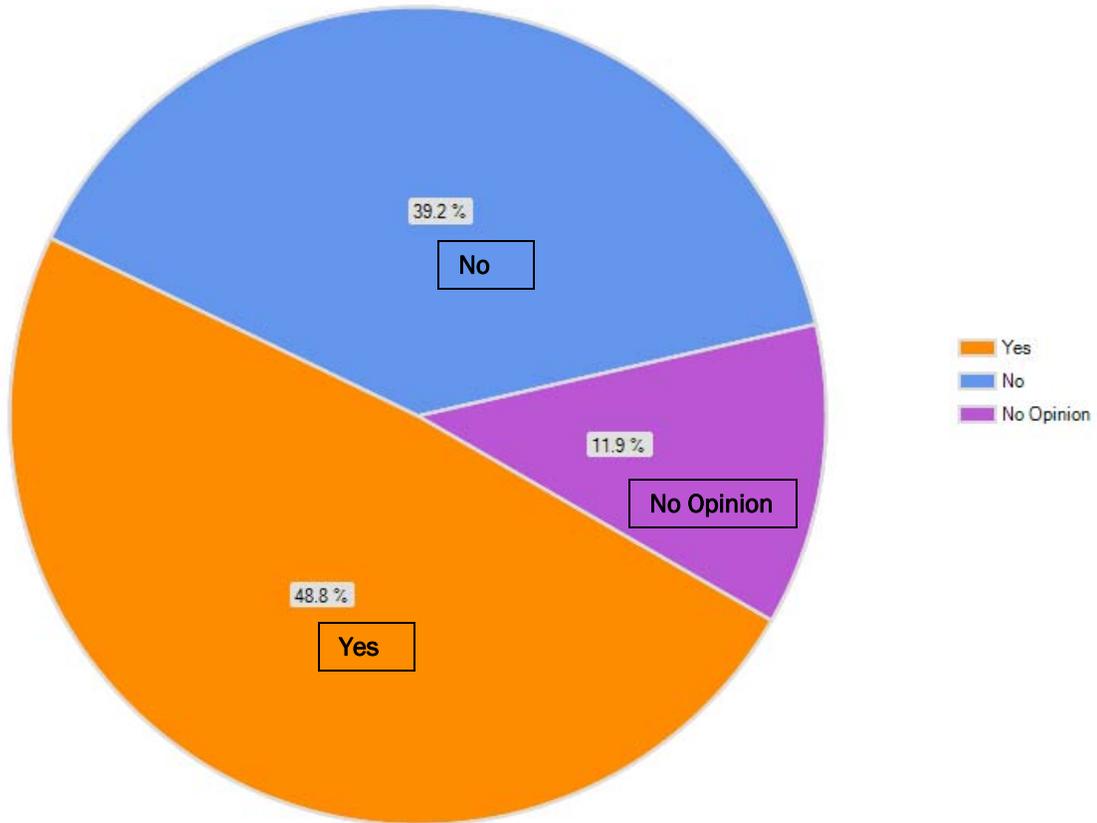
by percentage of respondents



QUESTION 17

Should residential accessory buildings be limited in size?

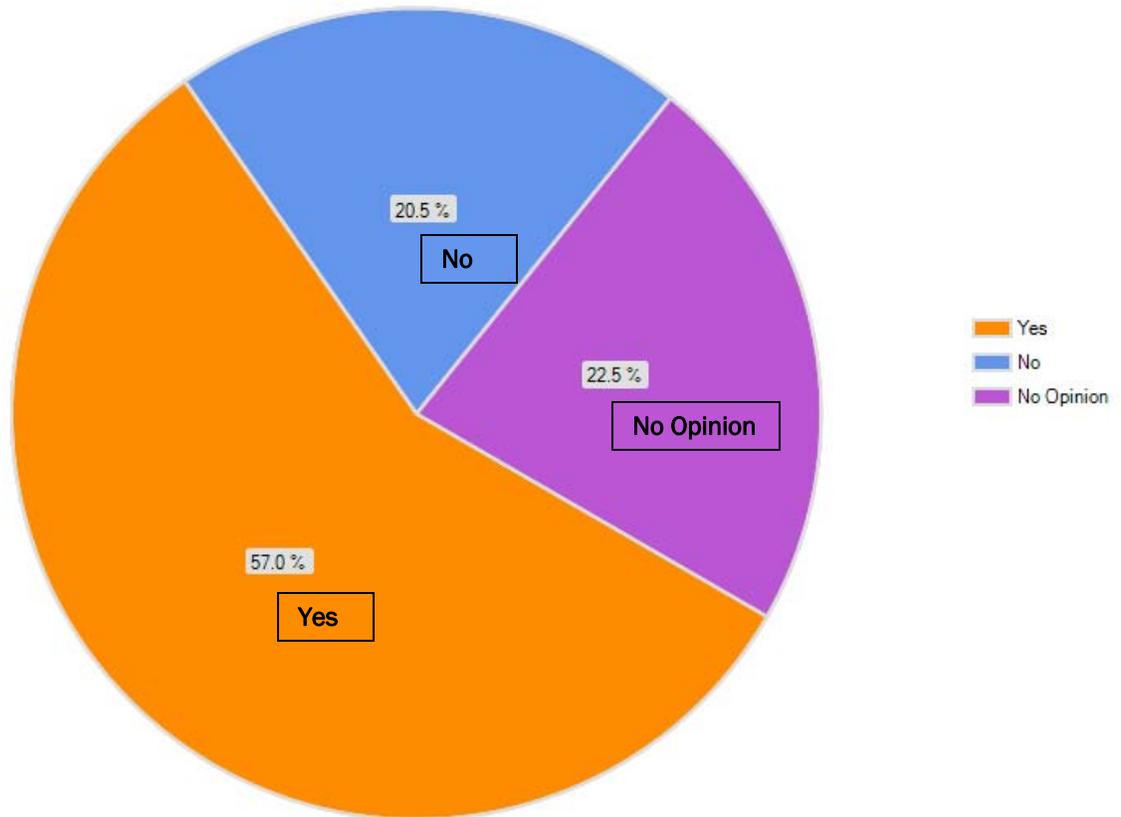
by percentage of respondents



QUESTION 18

Should home-based businesses be encouraged in the Township?

by percentage of respondents



QUESTION 19

Should any of the following zoning issues be a priority for the Township?

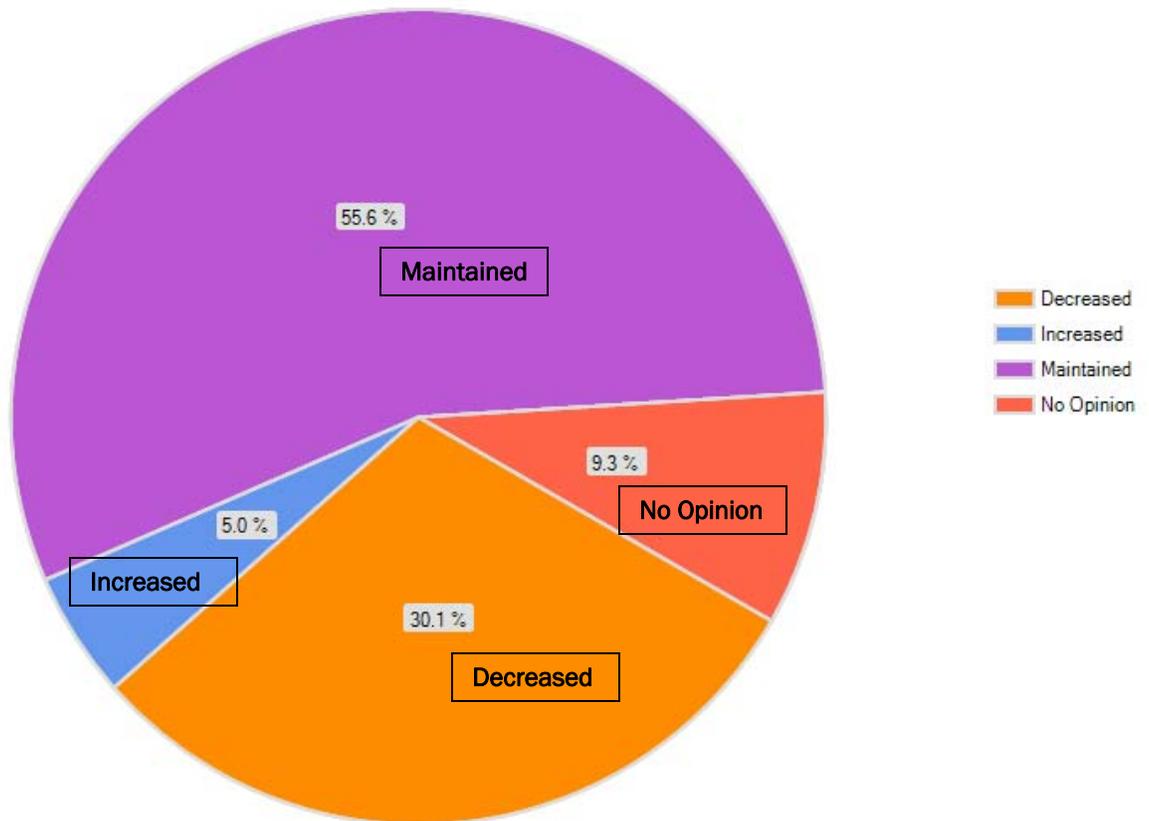
by percentage of respondents (one choice per line could be made)

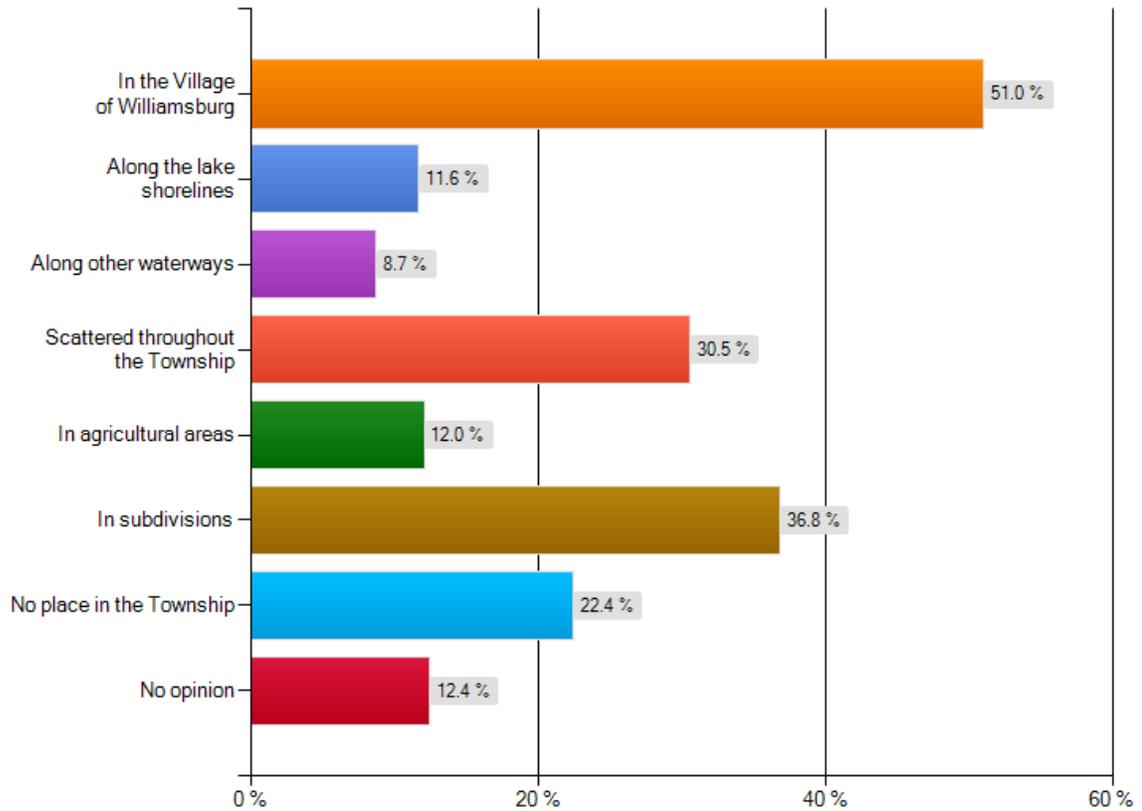
Answer Options	Yes	No	No Opinion
Wind turbines	263	172	84
Junk/trash	418	72	41
Farm markets	227	222	69
"Mother-in-law" apartments	136	238	135
Noise regulations	378	103	49
Signs	350	133	51
Lighting standards/night skies	322	127	68
Large lot residential zoning	246	182	80
Guest houses	160	226	120
Odors	369	100	52
Short term vacation rentals	190	228	97
Outdoor wood burners	157	258	99

QUESTION 20

The majority of the area south of M-72, which includes the state forests, is zoned a minimum required lot size of 5 acres. Should the 5 acre minimum required lot size of the non-state forest lands be –

by percentage of respondents



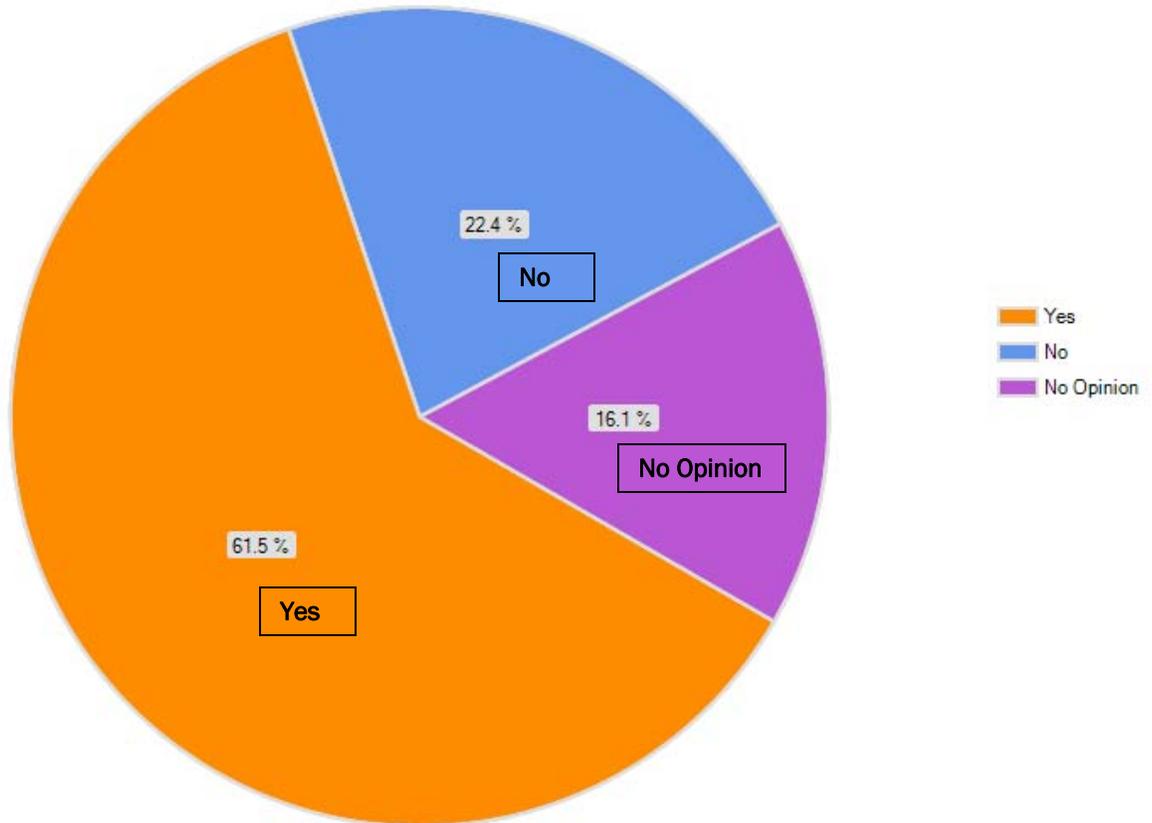
QUESTION 21**Should new smaller lots be allowed in the following areas?***by percentage of respondents (multiple choices could be made)*

WATER QUALITY

QUESTION 22

Should there be more stringent septic system regulations for property owners along the shorelines and waterways than in other areas of the Township?

by percentage of respondents



QUESTION 23

What else would you want the Township to know that has not been asked on this survey?

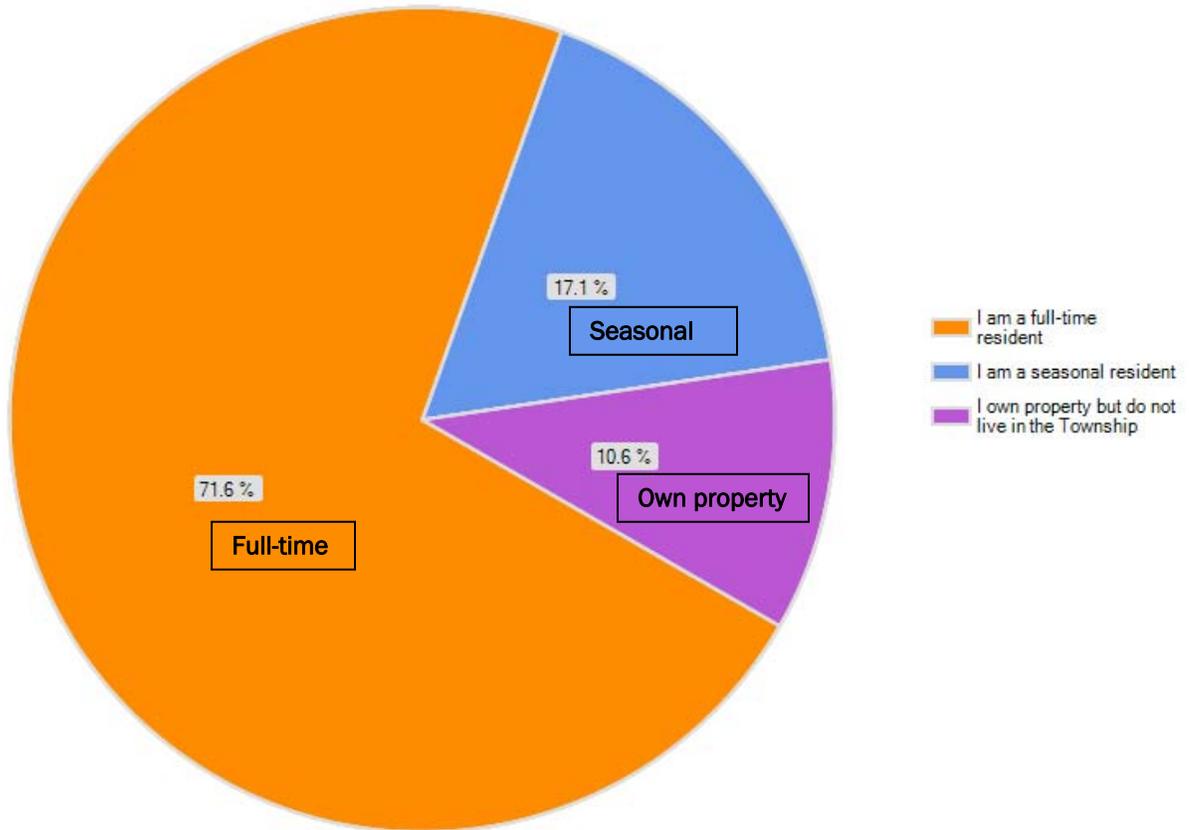
****See Chapter 4 for responses**

DEMOGRAPHICS

QUESTION 1

Do you live in Whitewater Township? Also, please indicate the number of years you have lived or owned property in the Township.

by percentage of respondents



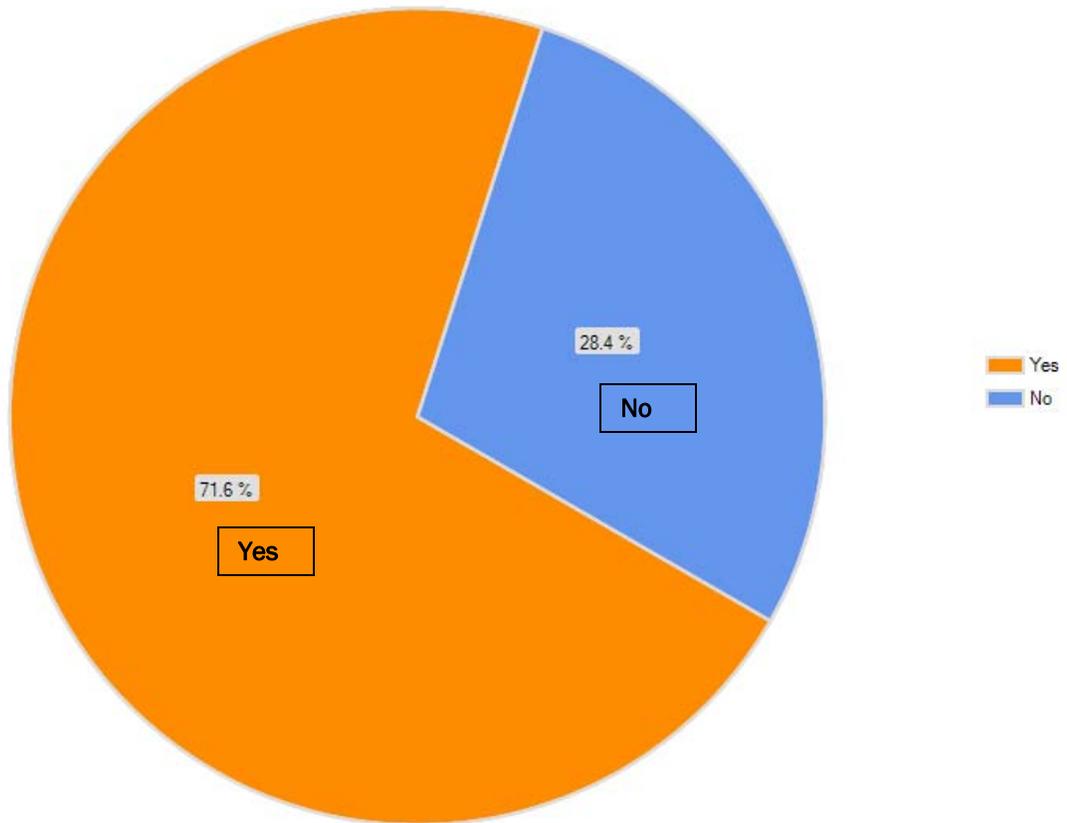
Average number of years

Full-time residents – 21.22 years
 Seasonal residents – 23.87 years
 Property owners – 17.81 years

QUESTION 2

Are you registered to vote in Whitewater Township?

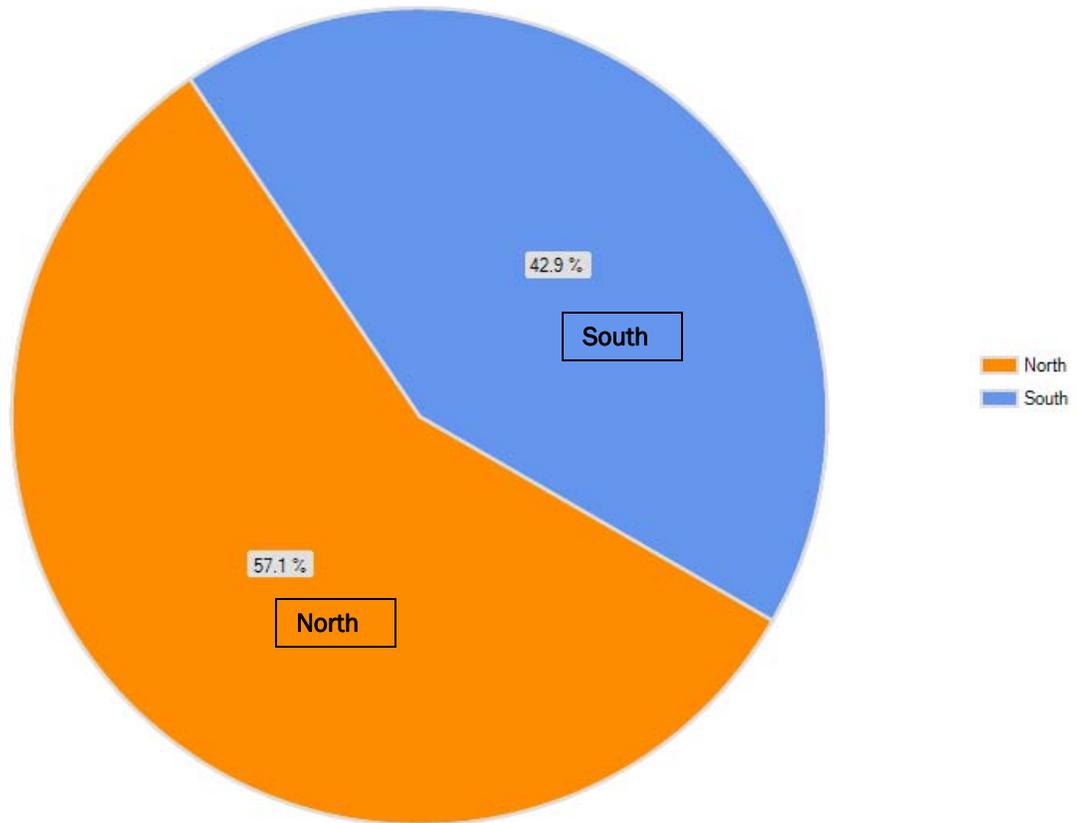
by percentage of respondents



QUESTION 3

Do you live north or south of M-72?

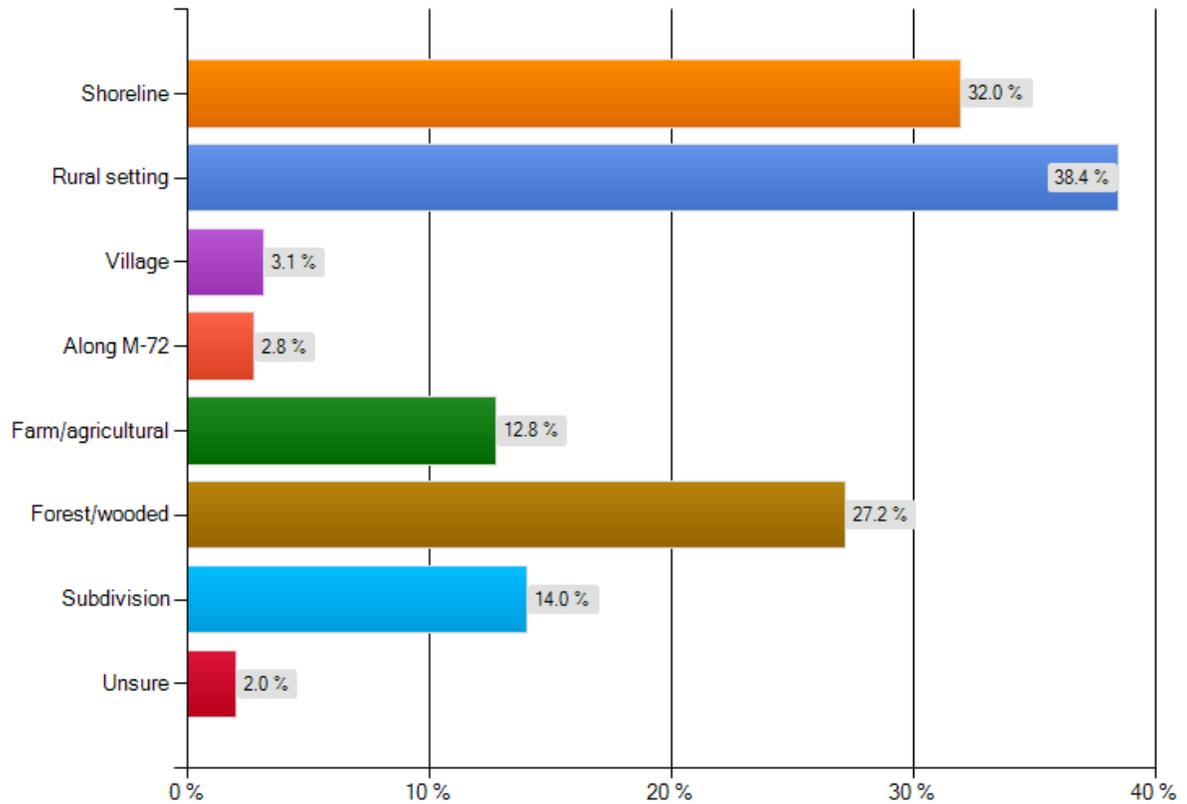
by percentage of respondents



QUESTION 4

What best describes where your primary home or property is located in Whitewater Township?

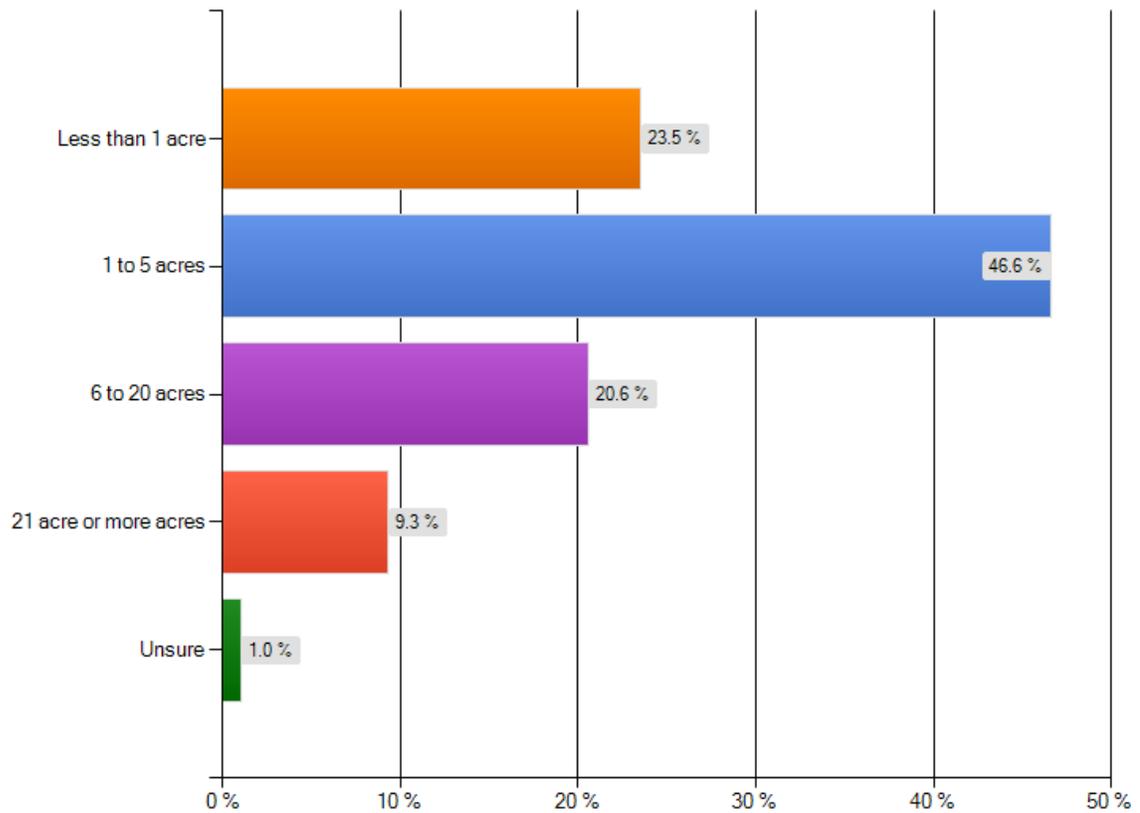
by percentage of respondents (multiple choices could be made)



QUESTION 5

What size of property do you live on or own (if not a resident) in Whitewater Township?

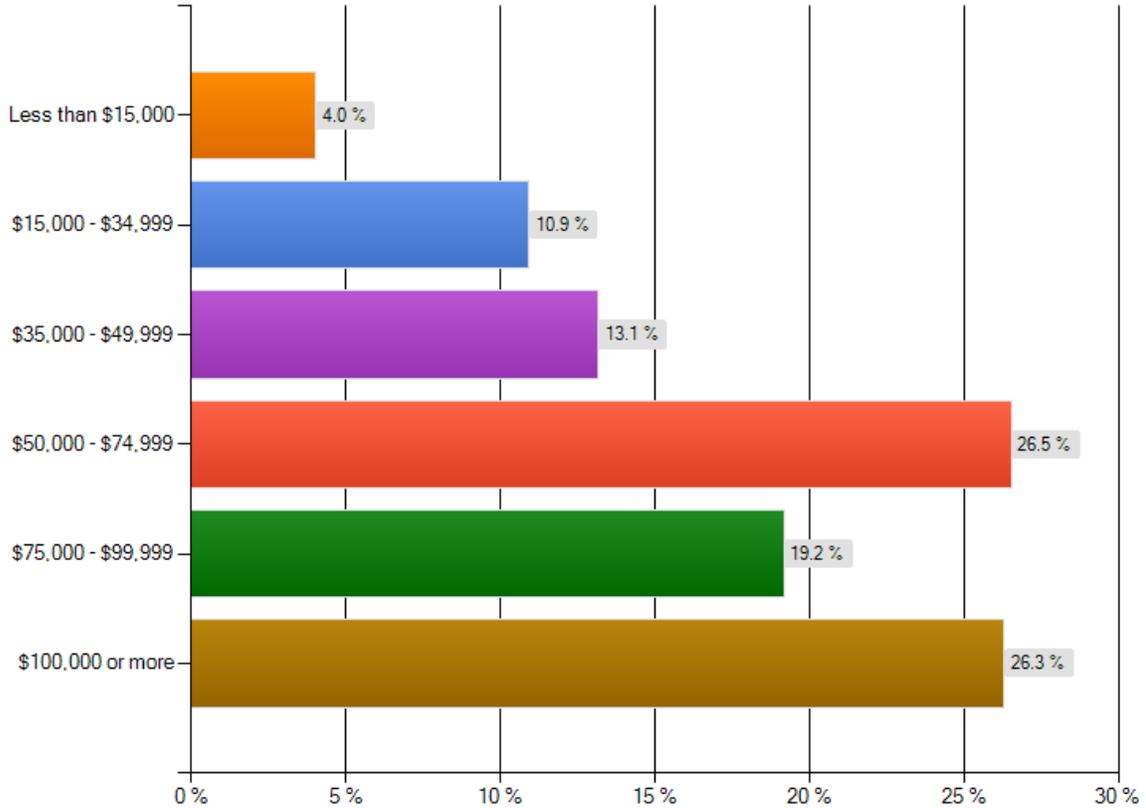
by percentage of respondents



QUESTION 6

Which of the following best describes your annual household income?

by percentage of respondents



Comparison to percentages in 2000 (used for comparison purposes only and not analysis):

	2000 Percent	2009 Percent
Less than \$15,000	6.6%	4.0%
\$15,000 - \$34,999	22.9%	10.9%
\$35,000 - \$49,999	21.3%	13.1%
\$50,000 - \$74,999	25.8%	26.5%
\$75,000 - \$99,999	11.6%	19.2%
\$100,000 or more	11.9%	26.3%

Source: 2000 US Census

QUESTION 7

Counting yourself, how many people in your household are:

by percentage of respondents

Answer Options	Number	Percent
Under age 5	30	2.23%
Ages 5 - 9	46	3.42%
Ages 10 - 14	69	5.13%
Ages 15 - 19	78	5.80%
Ages 20 - 24	57	4.24%
Ages 25 - 34	62	4.61%
Ages 35 - 44	108	8.04%
Ages 45 - 54	261	19.42%
Ages 55 - 64	309	22.99%
Ages 65 - 74	203	15.10%
Ages 75+	121	9.00%

Comparison to percentages in 2000 (used for comparison purposes only and not analysis):

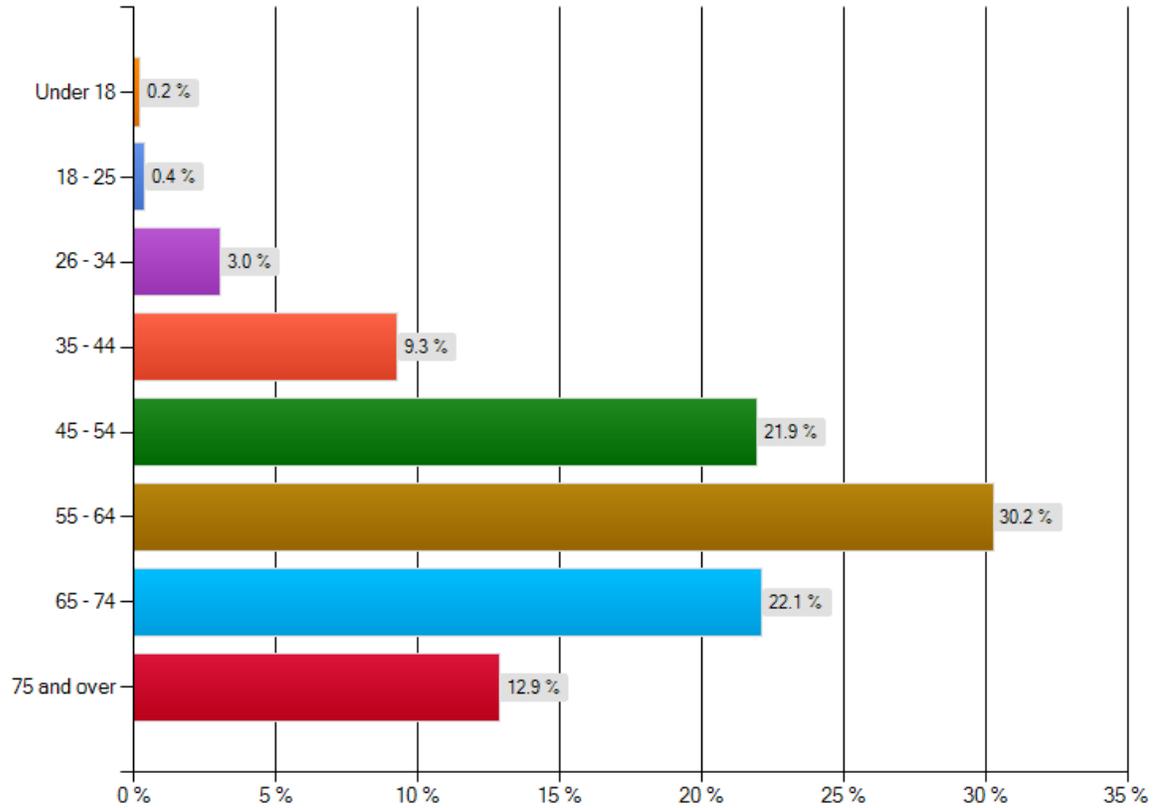
	2000 Percent	2009 Percent
Under age 5	5.1%	2.23%
Ages 5 - 9	7.2%	3.42%
Ages 10 - 14	9.4%	5.13%
Ages 15 - 19	7.0%	5.80%
Ages 20 - 24	3.3%	4.24%
Ages 25 - 34	9.5%	4.61%
Ages 35 - 44	19.5%	8.04%
Ages 45 - 54	17.0%	19.42%
Ages 55 - 64	10.0%	22.99%
Ages 65 - 74	7.5%	15.10%
Ages 75+	4.6%	9.00%

Source: 2000 US Census

QUESTION 8

What is your age?

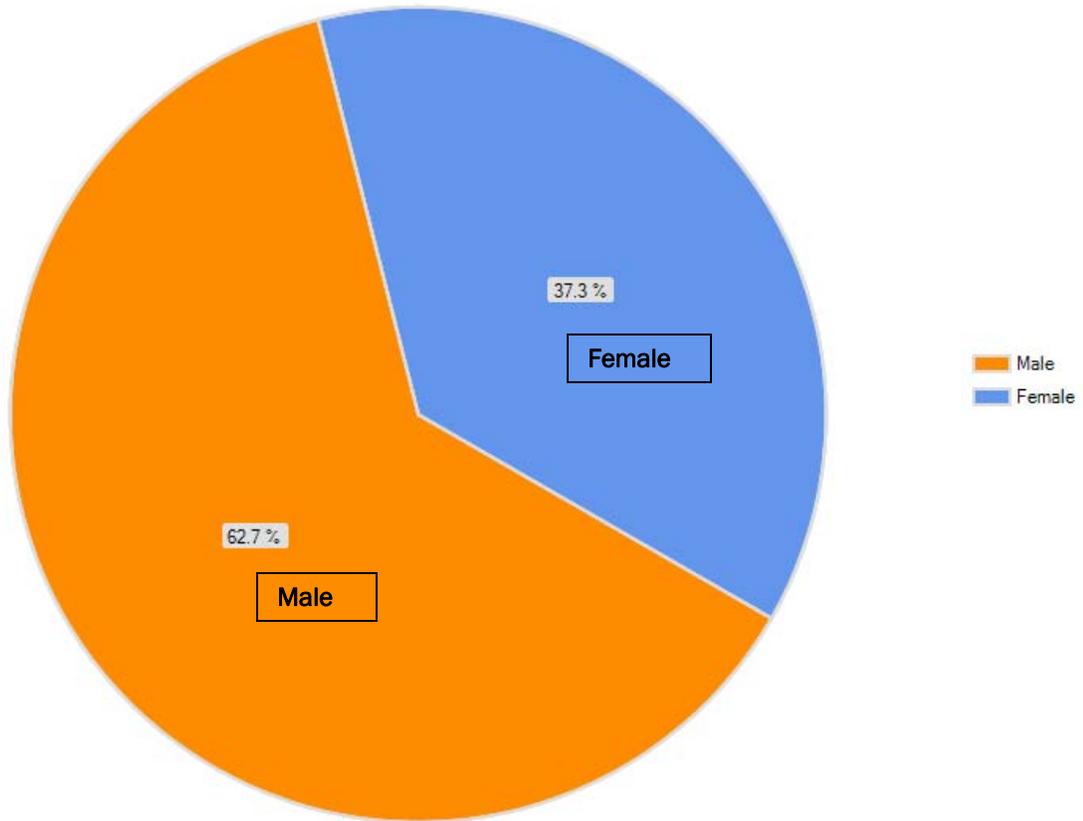
by percentage of respondents



QUESTION 9

What is your gender?

by percentage of respondents



Chapter 3 – Tabular Data

SURVEY RESULTS

QUESTION 1

From the list below, please indicate which THREE of the following would you use to describe the Township TODAY?

Answer Options	Response Percent	Response Count
Congested	3.8%	21
Gateway to Traverse City	27.6%	154
Agricultural	43.4%	242
High Density	0.5%	3
Low Density	27.5%	153
Forested	21.0%	117
Progressive	3.2%	18
Quiet	37.5%	209
Recreational	25.9%	144
Resort	5.0%	28
Rural	50.3%	280
Safe	25.9%	144
Suburban	2.7%	15
Urban	0.9%	5
Un-regulated	5.6%	31
Regulated	13.6%	76
<i>answered question</i>		557
<i>skipped question</i>		7

QUESTION 2

From the list below, please indicate which ***THREE*** of the following would you like to be able to use to describe the Township in ***10 to 20 YEARS?***

Answer Options	Response Percent	Response Count
Congested	0.9%	5
Gateway to Traverse City	18.7%	104
Agricultural	30.9%	172
High Density	0.7%	4
Low Density	28.0%	156
Forested	20.6%	115
Progressive	16.0%	89
Quiet	43.6%	243
Recreational	26.6%	148
Resort	5.6%	31
Rural	38.2%	213
Safe	40.4%	225
Suburban	5.4%	30
Urban	0.7%	4
Un-regulated	6.6%	37
Regulated	12.7%	71
<i>answered question</i>		557
<i>skipped question</i>		7

QUESTION 3

How would you rate your satisfaction with the following Township services?

Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Response Count
Fire protection	106	264	150	8	3	531
Police services	72	232	191	23	8	526
Emergency medical services	105	239	178	7	2	531
Road maintenance and repair	26	193	107	168	46	540
Availability of Township information	63	235	141	68	24	531
Recreation facilities	101	268	130	31	7	537
Zoning ordinance enforcement	32	151	230	82	33	528
Building inspections	25	165	281	35	11	517
Township Planning Commission	27	105	250	104	36	522
Township Board	25	131	237	95	33	521
Recycling center	158	241	112	15	5	531
Community events	24	157	292	38	8	519
Township website	27	150	307	16	6	506
Park facilities	110	269	124	30	4	537
Access to Township leaders/officials	57	211	205	41	15	529
<i>answered question</i>						551
<i>skipped question</i>						13

QUESTION 4

TWO-PART QUESTION: How important is it for the Township to develop or improve the following over the next 10 to 20 years? And, do you support paying additional funds for this?

Answer Options	Very Important	Somewhat Important	Slightly Important	Not Important	Support add'l Funds? YES	Support add'l funds? NO	Response Count
The Village of Williamsburg	81	147	108	185	70	333	531
Shoreline and waterway protection	266	138	76	47	148	255	534
Community center	22	106	160	235	55	348	534
Fire protection	236	188	82	32	198	214	545
Emergency medical services	245	183	75	29	215	197	541
Zoning regulations	155	162	130	75	62	339	535
New Township hall	13	57	98	365	29	376	540
Web/televised Township meetings	20	84	141	279	35	364	534
Walking/bike paths	109	141	149	133	124	288	543
Farmland/open space preservation	245	138	91	60	130	277	542
Availability of public water	129	122	84	196	95	311	541
Recreation facilities	84	176	153	116	85	314	539
Community events/festivals	36	99	167	227	42	357	538
Library	49	107	111	262	68	334	538
Senior services	55	165	154	154	90	308	538
Park facilities	92	187	144	105	100	306	539
<i>answered question</i>							552
<i>skipped question</i>							12

TOWNSHIP GROWTH AND DEVELOPMENT

QUESTION 5

Please select the statement below that most closely matches your views on growth and development in the Township. I would prefer the Township to -

Answer Options	Response Percent	Response Count
Actively seek growth and development	10.4%	57
Maintain current rate of growth and development	22.9%	125
Plan for growth and development	45.9%	251
Discourage growth and development	16.6%	91
No opinion	4.2%	23
<i>answered question</i>		547
<i>skipped question</i>		17

QUESTION 6

What kind of growth and development opportunities should the Township seek?

Answer Options	Response Percent	Response Count
Residential	42.9%	238
Small-scale commercial (i.e. flower shop, bakery)	54.1%	300
Office	7.4%	41
Service commercial (i.e. dry cleaners, groceries)	27.7%	154
Agricultural tourism (i.e. farm stands, U-pick, Christmas tree sales)	49.0%	272
Industrial	6.5%	36
Big box commercial (i.e. general merchandise store)	15.3%	85
Entertainment (i.e. movie theater)	9.4%	52
No growth and development	19.5%	108
No opinion	5.4%	30
<i>answered question</i>		555
<i>skipped question</i>		9

VILLAGE OF WILLIAMSBURG

QUESTION 7

Should the Village of Williamsburg be redeveloped?

Answer Options	Response Percent	Response Count
Yes	30.1%	164
No	49.6%	270
No Opinion	20.2%	110
<i>answered question</i>		544
<i>skipped question</i>		20

QUESTION 8

What types of uses should be encouraged in Village of Williamsburg?

Answer Options	Response Percent	Response Count
Single family residential	52.3%	284
Small-scale commercial (i.e. flower shop, bakery)	56.5%	307
Restaurants/cafes	43.3%	235
Service commercial (i.e. dry cleaners, groceries)	24.7%	134
Civic buildings	6.6%	36
Mixed uses (commercial & residential in the same bldg.)	18.0%	98
Multiple family residential	6.1%	33
Offices	5.9%	32
Public gathering/community spaces	19.3%	105
No opinion	11.4%	62
<i>answered question</i>		543
<i>skipped question</i>		21

HOUSING

QUESTION 9

For each type of housing listed below, please indicate how much of each type you feel the Township needs in the next 10 to 20 years?

Answer Options	More	Same	Less	None	No Opinion	Response Count
Single family homes on acreage	203	237	36	26	32	534
Seasonal homes	59	291	86	42	51	529
Townhouses/condominiums	75	148	106	151	47	527
Affordable single family homes	168	209	43	67	36	523
Clustered housing	71	96	111	197	51	526
Multiple family housing	32	112	105	227	51	527
Single family homes on small lots	119	187	87	105	34	532
Apartments	45	99	117	220	43	524
Senior housing	138	196	30	116	52	532
Duplexes	37	141	107	194	48	527
"Mother-in-law" apartments	90	163	53	137	84	527
Manufactured housing	32	115	131	203	52	533
Short term rental	32	123	104	207	66	532
Guest houses	56	173	63	134	104	530
<i>answered question</i>						548
<i>skipped question</i>						16

QUESTION 10

Please indicate where new single family residential development should be located in the Township.

Answer Options	Response Percent	Response Count
Anywhere	19.2%	105
South of M-72	20.1%	110
Areas of existing single family homes	35.6%	195
Along shorelines and waterways	6.8%	37
North of M-72	17.7%	97
Agricultural areas	3.1%	17
On acreage	31.8%	174
Scattered throughout the Township	40.5%	222
On small lots	15.0%	82
Village of Williamsburg	28.5%	156
No where in the Township	6.0%	33
No opinion	7.5%	41
<i>answered question</i>		548
<i>skipped question</i>		16

COMMERCIAL AND OFFICE USES

QUESTION 11

What types of commercial and office uses would you like to see in the Township?

**Other - See Chapter 4 for responses

Answer Options	Response Percent	Response Count
Sit-down restaurant	50.5%	278
Service commercial (i.e. dry cleaners, groceries)	37.8%	208
Professional offices (i.e. lawyer, architect)	23.3%	128
Bar/tavern	19.1%	105
Cafe/coffee shop	48.5%	267
Medical offices (i.e. dentist, doctor)	38.7%	213
Entertainment (i.e. movie theater)	17.8%	98
Small-scale commercial (i.e. flower shop, bakery)	55.5%	305
Bank/ATM	30.7%	169
Fast food/drive-thru	10.9%	60
Big box commercial (i.e. general merchandise store)	18.0%	99
None	17.6%	97
Other (please specify)	5.3%	29
	<i>answered question</i>	550
	<i>skipped question</i>	14

QUESTION 12

The current commercial district in the Township is located along M-72 between Turtle Creek Casino and Broomhead Road. Please indicate where new commercial development should be located in the Township.

Answer Options	Response Percent	Response Count
Anywhere	4.3%	24
Along M-72	45.4%	251
Village of Williamsburg	35.3%	195
In the same location	28.2%	156
Along shorelines and waterways	0.4%	2
Along major roads	14.1%	78
South of M-72	7.8%	43
No where in the Township	13.6%	75
On vacant land	3.3%	18
North of M-72	10.1%	56
No opinion	5.6%	31
<i>answered question</i>		553
<i>skipped question</i>		11

QUESTION 13

Should the Township promote agricultural-based tourism (i.e. farm stands, U-pick, Christmas tree sales)?

Answer Options	Response Percent	Response Count
Yes	76.2%	414
No	9.4%	51
No Opinion	14.4%	78
<i>answered question</i>		543
<i>skipped question</i>		21

M-72 HIGHWAY**QUESTION 14**

What type of development would you like to see along M-72?

Answer Options	Response Percent	Response Count
Residential	11.3%	62
Service commercial (i.e. dry cleaners, groceries)	43.2%	237
Industrial	11.1%	61
Clustered commercial with open spaces	37.0%	203
Agricultural tourism (i.e. farm stands, U-pick, Christmas tree sales)	56.8%	312
Recreational	18.8%	103
Big box commercial (i.e. general merchandise store)	22.2%	122
Billboards	2.9%	16
None	19.1%	105
<i>answered question</i>		549
<i>skipped question</i>		15

QUESTION 15

What do you want the appearance of the commercial area of the M-72 highway to be?

Answer Options	Response Percent	Response Count
Natural open space	46.5%	250
Strip center development	20.1%	108
Agricultural	22.9%	123
Businesses built to the road	20.3%	109
Recreational	10.2%	55
The same as it is today	37.2%	200
<i>answered question</i>		538
<i>skipped question</i>		26

ZONING

QUESTION 16

Should accessory buildings (i.e. pole barns, detached garages) be allowed on a lot without a home or cottage?

Answer Options	Response Percent	Response Count
Yes	50.5%	278
No	37.9%	209
No Opinion	11.6%	64
<i>answered question</i>		551
<i>skipped question</i>		13

QUESTION 17

Should residential accessory buildings be limited in size?

Answer Options	Response Percent	Response Count
Yes	48.8%	270
No	39.2%	217
No Opinion	11.9%	66
<i>answered question</i>		553
<i>skipped question</i>		11

QUESTION 18

Should home-based businesses be encouraged in the Township?

Answer Options	Response Percent	Response Count
Yes	57.0%	311
No	20.5%	112
No Opinion	22.5%	123
<i>answered question</i>		546
<i>skipped question</i>		18

QUESTION 19

Should any of the following zoning issues be a priority for the Township?

Answer Options	Yes	No	No Opinion	Response Count
Wind turbines	263	172	84	519
Junk/trash	418	72	41	531
Farm markets	227	222	69	518
"Mother-in-law" apartments	136	238	135	509
Noise regulations	378	103	49	530
Signs	350	133	51	534
Lighting standards/night skies	322	127	68	517
Large lot residential zoning	246	182	80	508
Guest houses	160	226	120	506
Odors	369	100	52	521
Short term vacation rentals	190	228	97	515
Outdoor wood burners	157	258	99	514
<i>answered question</i>				554
<i>skipped question</i>				10

QUESTION 20

The majority of the area south of M-72, which includes the state forests, is zoned a minimum required lot size of 5 acres. Should the 5 acre minimum required lot size of the non-state forest lands be -

Answer Options	Response Percent	Response Count
Decreased	30.1%	168
Increased	5.0%	28
Maintained	55.6%	310
No Opinion	9.3%	52
<i>answered question</i>		558
<i>skipped question</i>		6

QUESTION 21

Should new smaller lots be allowed in the following areas?

Answer Options	Response Percent	Response Count
In the Village of Williamsburg	51.0%	276
Along the lake shorelines	11.6%	63
Along other waterways	8.7%	47
Scattered throughout the Township	30.5%	165
In agricultural areas	12.0%	65
In subdivisions	36.8%	199
No place in the Township	22.4%	121
No opinion	12.4%	67
<i>answered question</i>		541
<i>skipped question</i>		23

WATER QUALITY**QUESTION 22**

Should there be more stringent septic system regulations for property owners along the shorelines and waterways than in other areas of the Township?

Answer Options	Response Percent	Response Count
Yes	61.5%	335
No	22.4%	122
No Opinion	16.1%	88
<i>answered question</i>		545
<i>skipped question</i>		19

QUESTION 23

What else would you want the Township to know that has not been asked on this survey?

****See Chapter 4 for responses**

DEMOGRAPHICS

QUESTION 1

Do you live in Whitewater Township? Also, please indicate the number of years you have lived or owned property in the Township.

Answer Options	Response Percent	Response Count
I am a full-time resident	71.6%	399
I am a seasonal resident	17.1%	95
I own property but do not live in the Township	10.6%	59
<i>answered question</i>		557
<i>skipped question</i>		7

QUESTION 2

Are you registered to vote in Whitewater Township?

Answer Options	Response Percent	Response Count
Yes	71.6%	394
No	28.4%	156
<i>answered question</i>		550
<i>skipped question</i>		14

QUESTION 3

Do you live north or south of M-72?

Answer Options	Response Percent	Response Count
North	57.1%	304
South	42.9%	228
<i>answered question</i>		532
<i>skipped question</i>		32

QUESTION 4

What best describes where your primary home or property is located in Whitewater Township?

Answer Options	Response Percent	Response Count
Shoreline	32.0%	173
Rural setting	38.4%	208
Village	3.1%	17
Along M-72	2.8%	15
Farm/agricultural	12.8%	69
Forest/wooded	27.2%	147
Subdivision	14.0%	76
Unsure	2.0%	11
<i>answered question</i>		541
<i>skipped question</i>		23

QUESTION 5

What size of property do you live on or own (if not a resident) in Whitewater Township?

Answer Options	Response Percent	Response Count
Less than 1 acre	23.5%	119
1 to 5 acres	46.6%	236
6 to 20 acres	20.6%	104
21 acre or more acres	9.3%	47
Unsure	1.0%	5
<i>answered question</i>		506
<i>skipped question</i>		58

QUESTION 6

Which of the following best describes your annual household income?

Answer Options	Response Percent	Response Count
Less than \$15,000	4.0%	18
\$15,000 - \$34,999	10.9%	49
\$35,000 - \$49,999	13.1%	59
\$50,000 - \$74,999	26.5%	119
\$75,000 - \$99,999	19.2%	86
\$100,000 or more	26.3%	118
<i>answered question</i>		449
<i>skipped question</i>		115

QUESTION 7

Counting yourself, how many people in your household are:

Answer Options	Response Average	Response Total	Response Count
Under age 5	1.50	30	20
Ages 5 - 9	1.39	46	33
Ages 10 - 14	1.35	69	51
Ages 15 - 19	1.32	78	59
Ages 20 - 24	1.36	57	42
Ages 25 - 34	1.59	62	39
Ages 35 - 44	1.50	108	72
Ages 45 - 54	1.75	261	149
Ages 55 - 64	1.62	309	191
Ages 65 - 74	1.50	203	135
Ages 75+	1.42	121	85
<i>answered question</i>			528
<i>skipped question</i>			36

QUESTION 8

What is your age?

Answer Options	Response Percent	Response Count
Under 18	0.2%	1
18 - 25	0.4%	2
26 - 34	3.0%	16
35 - 44	9.3%	49
45 - 54	21.9%	116
55 - 64	30.2%	160
65 - 74	22.1%	117
75 and over	12.9%	68
<i>answered question</i>		529
<i>skipped question</i>		35

QUESTION 9

What is your gender?

Answer Options	Response Percent	Response Count
Male	62.7%	338
Female	37.3%	201
<i>answered question</i>		539
<i>skipped question</i>		25

Chapter 4 – Open-Ended Questions

QUESTION # 11

What types of commercial and office uses would you like to see in the Township? (Check all that apply)

Other (please specify):

- Keeping with the colonial Williamsburg period theme.
- Wine bar, a place that showcases Northern Michigan wines.
- Who wants to come, let the free market work.
- Bus stops
- Meijer
- Very little- needs met in Acme and Traverse City
- Mall
- Light industrial
- Drug store
- Well landscaped with traffic light.
- Small mall to accommodate township offices, cafe, coffee shop, gas station, etc.
- Meijer's in Acme
- Develop unique shops, restaurants, etc. No chains or big box developments.
- Car wash
- Specialty shops
- Industrial park
- Any or all
- Rifle range, sportsman club
- Industrial park
- Let the property owner's choose!
- Something that benefits all people
- Utilize the mini strip mall already on M72
- Let freedom work its magic.
- Small businesses that people from about 15 mile radius would be mostly \$
- You would block any commercial with jobs??
- Keep them of historic village.
- No Big Box or franchise chains
- Dairy Queen
- Historical society building

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QUESTION # 23

What else would you want the Township to know that has not been asked on this survey?

-
- None
-
- Big problem, a neighbor starts building a house which is still under construction five years later.
-
- The \$3.1 m fire station is not needed. Where is the supporting documentation that confirms a need for such an expensive project? Why should my taxes pay for fire dept use in other townships? The tribe stands to benefit the most why should we buy their water and pay to protect their assets when they have the \$\$ to pay for it all. Using an old mill request to fund this is sneaky and will lead to more taxes, this is not the intended use of this millage request. The Board should get in touch with the economics of the people here (it's bad) not with the spend and tax policy of Washington. Limit all spending. Base municipal growth upon the increased population and community growth, not by increasing taxes on current property owners.
-
- I would like the township board to listen to the voters. Before taxes are raised (millage) have the people vote on it. We do not want to be taxed on a new fire hall or any new employees.
-
- It would be verify nice to create a nice little, walkable village in Williamsburg - one that encourages biking with bike trails. A coffee shop, flower shop, pharmacy, doctors office, small grocery - that would be very appealing. Unfortunately, what we have is a casino (not designed to fit the landscape) and a porn shop. Go Williamsburg. Pole Barns, porn shops casinos do not add up to charming, quaint village. I would really like to see bike trail that connects to Elk Rapids with lots of quaint farms/cider mills along the way. Maybe some of the charm of Elk Rapids will rub off on us.
-
- Please get a stop light some where along M72 at Elk Lake Road or casino to slow people down.
-
- Thank you for making the effort to use community input to determine the direction that Whitewater Twp is going to go in the future years.

We believe that the Twp will continue to grow and develop even if many of us who are here would like to see it stay just the way it was when we first arrived here. Indeed, our arrival helped to change the Twp and future arrivals will certainly do the same. We hope that Whitewater Twp will remain the beautiful area we all moved here to enjoy. Heavy development has taken place in Garfield Twp and in Traverse City. We would not like to see our Twp develop in the same way. We are blessed with wonderful water, forests and residents. Please use management and zoning plans to keep the Twp as it is now. As more and more people arrive, they must have direction to help in keeping the goals of a beautiful and welcoming community. It would be nice to see a few small businesses in Williamsburg in the Post Office area. Perhaps a grocery store, a bakery, a small care - all to make the Village a place to come to instead of just to pick up mail.

-
- It doesn't matter - the township does what they want to. This survey is a waste.
-
- Reduce/minimize sprawl of development. We can get everywhere we need (commercial/public services) with a short drive east/west/north. Let those cities (Kalkaska, Acme, Elk Rapids) handle the business and traffic issues while we remain quiet and low density. Fire and Medical response time and quality should be important, the costs and hassle are akin to insurance, we may never need them, but they better be there if we do. Thanks for the survey. Too many domestic stray dogs running around
-

-
- causing damage. We would support new, strong, leash laws and ordinances to control this.
-
- Reduce/minimize sprawl of development. We can get everywhere we need (commercial/public services) with a short drive east/west/north. Let those cities (Kalkaska, Acme, Elk Rapids) handle the business and traffic issues while we remain quiet and low density. Fire and Medical response time and quality should be important, the costs and hassle are akin to insurance, we may never need them, but they better be there if we do. Thanks for the survey. Too many domestic stray dogs running around causing damage. We would support new, strong, leash laws and ordinances to control this.
-
- Please try to cluster business and residential areas to leave as much natural area and green space as possible. To that end smaller lots and multifamily homes seems like a good idea in restricted areas. Please get rid of as many billboards as possible and make it easy (bike paths) for people to have neighborhoods w/grocery stores, medical services handy. Provide bus service to TC.
-
- Perception is reality; communication is the key to dispersing valid information which controls the misinformation that breeds contempt. (fire hall, water main, gas, townhall, etc.). I would suggest better business practices and efficiencies at town hall.
-
- We are summer residents on Elk Lake, so have many n.a. answers. The disposal costs for holding tanks is very high. I would like it if the Twp. had options for owners, so they meet the requirements, but as lower costs. i.e. comm. safe treatment methods, etc. None of us are Homesteaded, taxes are high. You didn't mention sewer "fees". My husband owns 'tree' land on Crain Road. We just hate to see intensive development on that road, which is one reason for the trees.
-
- I would appreciate more retail development in the area. It is inconvenient to have to drive 20 miles to get better grocery stores & shopping. I was very disappointed that the Meijer store & other retail shopping did not happen. I feel that it would have benefited our area by creating employment and making good use of that area on M72. It is going to happen and I think that the people in Acme were shortsighted.
-
- Consensus! The lack of Twp focus on the Village of Williamsburg concept. The lack of attention to the impending boom in development along M72 w/the Acme Meijer development.
-
- There is no reason to have zoning ordinances (i.e. junk, 4 wheelers on road) if the Twp. will not enforce them. Also why spend so much on studies when most of the Twp. board lives north of M-72 and does everything to protect their side of M-72 it has been biased all the years I have lived here. You must maintain the parks and the fire protection. The police do what they want and don't do their job anyway.
-
- I believe we have spent way too much of the taxpayers money on plans, that we do not even know about. Such as a new fire station. Architect drawings? And that fire station is not been mentioned in this survey - we are not informed unless we come to every meeting which if I had the time to be at I would be on the board. And when I try to find out about anything, the person I need to talk to isn't available.
-
- I am concerned that Whitewater Watch has become a lobbying org. that has consumed our Township government. Our elected officials appear to be anti-government as opposed to understanding that in order for everyone's rights to be protected, including the good of the community, there needs to be regulations. There also appears to be regulations that Township officials are resolving to benefit their personal interests.
-
- I am angry about the Fire Station being pushed through - the township is a depressed area over regulated which does not encourage business - people do not want to drive 10 miles one way for small errands or pay the outrageous prices for the gas station. Small
-

- business can't make it because they are forced to "hide" their business - who wants to live here? There's nothing here. Certainly not enough people to support this huge fire station. Take the money from the fire station and fix what's here already and help grow the area enough to justify having it - not raise taxes on already strapped citizens!!!!
- 1) Encourage distribution of Natural Gas to residents. 2) Encourage new development where infrastructure already exists or the developers will provide it or upgrade it at not cost to taxpayers. 3) Give more weight to property owners responses versus renters responses to this survey. Since they will have to pay the tax bills. 4) Write a generic Master Plan and Zoning to accomplish its purpose, but do not make it impossible for a case by case appeal. No ability to adopt the zoning ordinances as required will make the Master Plan more palatable and longer lasting. 5) Compliments on the survey! Now be sure the respondents are listened to and the new master plan and zoning are indicative of the responses!
 - If new Fire Station is built, please build one appropriate for our size of Township.
 - Enforce the current regulations we have. Way, way, too much junk allowed to accumulate in yards and fields. Parts of the Twp. look like Appalachia.
 - We can be a destination point. Expand on our historical atmosphere. Celebrate our agricultural heritage. Preserve our rural feeling as a village. Secure our natural resources by regulation. Encourage controlled tourist development
 - The Township could easily become a "Chums Corner". That area is Gross. Controlled growth is very important. This area has a lot to offer area businesses which in turn would bring families to the area. That is what is important. Family and History.
 - I own vacant property and never plan to live there.
 - Rumors of a new multi million dollar fire hall are very disturbing. Lose the new fire hall!!!
 - I think this is a beautiful place now, open, natural, quiet. For us seasonal homeowners or vacation home owners, taxes are unbelievably high. My concern is that taxes will continue to go up. I appreciate paying for local schools and services as we do our share, but with the home exemption - taxes are to the point of driving people out. So preserve what we have but don't raise taxes. Thanks for asking.
 - I think common sense should be used when determining zoning and ordinances. When I purchase and use my property it is mine. I should, for example, be able to access my property from either road that my property runs along. I think encouraging businesses in the Burg is an excellent idea - opening old M-72 from the casino it encourages patrons could be wise (future planning) the Casino/GTB may like it because it would encourage people/patrons to stay near by (get right back to the casino).
 - Don't regulate what size, shape, color, roof pitch, etc. that our houses and buildings should be. I should be able to do with my property what I want, and no appraiser should automatically assume what my intentions are and therefore tax me on something that they think I might do with my property. Assessors need to talk to the land owner and work with them on common goals to make the proper tax assessment.
 - It is very important to maintain our Twp.'s rural character. This community is a well balanced area of agricultural, forest and home development. 5 acre bldg restrictions should be kept in place to ensure this character in the future.
 - With T.C. and Kalkaska close I would like to see the Twp. as it is now for years to come.
 - I don't want the Twp. to hold excess funds or to look for somewhere to spend the money. (Like on a new fire station). Refund funds not needed for road maintenance.
 - Would like to see a Meijer store and a mall. Why should everything be south of T.C.?
 - We need good steady growth in our Township.
 - I would like to see taxes go down. Don't like the way the Township is going. No Fire Station.

- - I feel that the amount of property taxes charged by the Twp. is way too high for the amount of services offered by the twp. itself. With no community police offices the twp. has no direct relation or person to handle the community's complaints. With the state of the economy, Whitewater should look at the failure of Acme Twp. to bring in new business and revenue to its community by welcoming business and growth. Our area is growing and its time to accept it and get on the train so that Whitewater may lead rather than lag behind.

- Try to keep rural character and values in place without over doing it with rules and regulations. I think existing Twp. offices are adequate with maybe share additions.

- Close the Casino or start making it a fair playing field. They get too much and treat their now tribal employer like Shit.

- There is apparently more common sense being exhibited by the Township Board then with previous encounters with former board members.

- 1. I believe the M-72 corridor needs better traffic flow. I would like to see a blvd. style similar to Grand View Parkway with limited turns allowed into clustered commercial areas.
2. The Township Hall barely meets the legal requirements to hold an election. It also does not have adequate storage. It really needs to be upgraded/replaced.

- We want to preserve the quiet, rural nature of Williamsburg, slow or stop residential development, and protect the agricultural heritage of the area. The addition of fast-food, grocery, and convenience shopping in controlled areas along M-72 would be good.

- I don't think Whitewater Twp. needs a massive new fire station. I think the plan needs to be scaled down. Most people are having a hard time financially and can not afford higher taxes. We need some businesses that employ people year round. Maybe a consignment/exchange/reuse shop would be helpful to exchange items that people don't want anymore for items they want.

- We need a large grant to develop local commercial in a Quaint Village on the north side of M-72. The 3 million planned for a new fire barn would go a long way toward kick starting such a project.

- I like the Twp. the way it is now. That's why I live here.

- It is difficult to live in an area with no amenities. Bring in Big Box, grocery stores and jobs! Make Williamsburg a place when people want to live.

- What about developing the historic railroad village with shops that serve the casino. Have a train that goes from the casino to the Village.

- Planning Commission and Twp. Board be more responsive to citizens. Follow ordinances and less personal opinions.

- I plan on bldg. a home in 2010, on Baggs Rd. - Russel Ridge Development. It was hard answering some of these questions since I haven't actually lived in Whitewater Twp. yet. Currently, I live in Rockford, MI, just north of Grand Rapids. We love the beautiful area in Whitewater Twp. Hopefully it stays that way. I do a lot of volunteering in Kent County, at church, community outreach center, habitat for humanity (Kent Co.). Are there any organizations that need help (volunteer)?

- Thank you for efforts in conducting this survey. The things I like about Whitewater Twp.: It is forested and unspoiled, the unadulterated natural beauty and lack of commercialism is a refreshing breath of fresh air, we like how the land and its beauty are the prominent features as opposed to housing developments and businesses. Please resist additional building and business development in the Township and allow it to maintain its "original northern Michigan character". I do think that rentals (short and long term) should be allowed an encouraged to open this area's beauty to outsiders who didn't know an area could exist without being centered around commercialism.

- I am very skeptical about the new fire station and its extreme price tag. I am not for

-
- commercial development in this township while the prospects for extensive commercial development "just down the road" is so very high.
-
- Traffic signal @ Elk Lake Rd. and M-72. Dock extension at Whitewater Park launch. Angell Rd. from U.S. 31 to Elk Lake Rd. needs to be resurfaced as it carries a lot of traffic.
-
- As I nonresident, I am pleased with the planning and development with the Whitewater Park, public access, Elk Lake Road, etc.
-
- Pave the road to Whitewater Township Park and Boat Launch.
-
- Use common sense.
-
- I have stated "no opinion" on several questions. I am a seasonal resident and do not feel qualified to answer on many issues.
-
- We get more than enough government and taxes at our primary residence (also where we can vote on issues). The proposed fire station is ridiculous and regardless of what you say in only to benefit the casino with a hook and ladder truck. What other six story bldg. do we have that could benefit? Hiring a fire chief just because you could, also indicates arrogance on your part. If we are going to pay for your country club fire station all residents and property owners should have access to the gym and workout being included. People locate in Williamsburg and the township to avoid congestion of T.C. Let's limit your government expansion and vote out whoever goes against the people's wishes.
-
- Shoreline septic regulations should be the same as other areas, but the regs must be properly written, the systems must be designed properly, installation must be monitored and installation stopped if installation is incorrect. Will someone be monitoring water quality in the lake?
-
- I am shocked that there is no mention of protecting and promoting fresh water. Without fresh water (our #1 resource-Elk Lake and Lake Michigan) there will not be good soil for crops, grass for animals, fishing, boating, recreation and healthy people. Zoning should consider limiting 2 boats per 100 ft. PROTECT THE WATERSHED!
-
- I would be very interested in the possibility of bus service in this area for people unable for any reason to drive themselves. There is no reasonably priced transportation for people in Whitewater Township or for that matter anywhere past Tom's East Bay Market.
-
- Hard fines for junk in yards. \$100.00 to start.
-
- I am opposed to the township building a multi-million dollar fire station on Elk Lk. Rd. We don't need it and cannot afford to maintain it anyway.
-
- Lower taxes (winter and summer).
-
- The fire hall proposal should be dropped. This is a waste of taxpayer money. Need for the largest firehall in Northern Michigan to be located in Whitewater Township has not been established. Similarly, the new fire chief vehicle and position demonstrates a corrupt board. Additionally this survey should have been administered/compiled locally.
-
- Limit development and protect what we have. That alone is a progressive step and many who live here would probably agree. The world already has enough stores, office buildings, and other commercial centers and most are already within close proximity. The need for more housing will always be a reality but plan wisely or suffer the negative consequences connected to urban sprawl. Don't sell-out for money. Many people who currently reside in Whitewater live here because they don't want more. The value system is different and I trust that an explanation of what I mean isn't necessary. Too much of GT County has already been ruined. Please don't bring development here.
-
- Question 4: Cost less than 1 million for fire and emergency services.
Question 7: Yes-If private funds are used without Township funds. Fair and reasonable zoning must be an objective of our master plan. Property rights are sacred. Legal non-conforming zoning laws are not acceptable.
-

Question 18: Allowed? then yes. Why can't board member packets be posted on the website prior to board meetings? Larry Lake should appoint a sub-committee to research ways to get more community participation in our township.

- I believe Whitewater Township should encourage commercial development along the M-72 corridor including grocery stores (coffee shops, etc.). Also promote a village atmosphere similar to the propose Village of Acme. I believe a high priority should be to improve existing roads including paving of dirt roads like N. Broomhead Rd.
- We live about 1/3 mile south of the casino. We built our home 5 yrs ago on 3 acres in a new subdivision. Being on a hill, we have a small view of the bay and surrounding county side. When we built, we had no idea we'd soon have a view to the north of Turtle Creek Casino/hotel and red-lighted water tower. The new "growing center" was supposed to be relocated to G.T. Resort. We want to know what the Tribe is planning in the future as that may determine if we relocate when the housing market improves. We are also assuming that the huge fire station is really to serve the casino. Something that big and expensive could serve a small city -not Williamsburg and surrounding area. Let the Tribe build their own station. The Village of Williamsburg is in great disrepair and an eyesore. Why aren't the property owners accountable? Many buildings should be torn down-a vacant lot would be better than a ramshackle, empty house. On the positive side, we love the farmland and woods - that's why we built here, strip malls, big boxes don't belong here. I love watching the houses /riders walk up Crisp Rd. However, the road is terrible. Too much clay-it becomes a mudhole when it rains. I haven't had a clean car for 5yrs. We were originally told Crisp Rd. would be paved in 3 yrs.!
- Shrink our local government. Don't spend our tax dollars like fools. "If it isn't broke, don't fix it". Do a good honest job for the people. We can give our excess money back to the taxpayers or lower our property taxes. Be smart in our Township.
- I would like the enforcement of standards and development requirements to be monitored and enforced. An example is the development of Truax Lake. To obtain approval, the developer (McKeough Land Company) was required to build the roads within the development to County standards (see minutes of Planning Commission). However, this was never checked by the Township, no escrow account was required, and no inspection for completion was ever performed by the Township prior to or after development began selling properties. The road was never finished (second layer of asphalt) and the Township allowed the developer to walk away and leave the uncompleted road in the hands of the owners. Shame on the Township.
- Turtle Creek - totally UGLY. The facade of this place is horrible and looks so out of place. Redevelop the small town look (i.e. gift shops, bakery, deli).
- Plan for lake side utilities in the future - natural gas and sewer.
- To recall the Township Board
- Do not be rigid on granting no building variances, when neighbors have no expectations or agree and plans are for quality improvements, the Township should not be the sole obstacle.
- For safety we: 1. Need a traffic light at the corner of M-72 and Williamsburg Road. 2. Need bike lanes along Williamsburg Road.
- Go back to volunteer Fire Dept. A full time fire chief and a fancy vehicle was not needed. If the casino needs a full time Fire Dept. - let them build it and maintain it. Wages for township officials and jobs should be put on a ballot and voted on by the tax payer.
- I'm very concerned with the new fire barn and expanded services including the new full-time chief. I'm not convinced we need any of this!
- Traffic light at M-72 and Williamsburg Road
- Lower taxes on wetland and property that you can't develop or farm that you can farm.

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- What can be done to improve infrastructure such as paved roads, water/sewer systems, gas lines, and more underground electric.
-
- I love the place just as it is.
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- Our forests, lakes, streams, rural and agricultural character are the primary economic base for our community. We need to put more protections in place, and encourage uses that protect rather than destroy. We need a PDR program like Peninsula Township to purchase development rights. We need to continue to restrict development next to our rural roads. High density development is expensive and harms natural resources. We need to enforce zoning against deep injection wells, use of agriculture land for spreading untreated human waste septage silos and any other harmful use similar to these.
-
- The township does not need growth. We moved to this area to be away from condensed housing areas.
-
- No new fire station
-
- I moved here 12 years ago. I love it as it is except that there needs to be a traffic light at the 72/Elk Lake Williamsburg Road intersection. This is imperative.
-
- Question 19 is misleading. The wording "priority for the Township" could mean that the Township zoning should rule for or against the issues checked by Township residents. On some items I think the Township should be involved such as trash, odors, noise. On other issues such as mother-in-law apartments, the Township should let residents use their property as they see fit. It's hard enough to survive in this economy without the Township imposing cost prohibitive regulations on residents. People need to be allowed to make a buck or double up on property living arrangements (mother-in-law), guest houses, etc.
-
- This survey is biased and responses can be interpreted in many directions. The Township has diverse characteristics, dependent on location: northern is agricultural, southern focuses on environmentally friendly to wildlife, and M-72 corridor includes commercial and the casino. Waterways in all areas need protection. #1 & 2 - cannot be limited to 3; #4- More info needed before committing to \$ support; #6- Residential limited by environment and regulation; #7- Planned development without destroying its history; #8 & 9- Should be regulated with strong codes and zoning; #10- Should adhere to current zoning and Master Plan; #12- We don't want urban development and feeling. Current Master Plan is well done. Any changes should be carefully and selectively thought out!
-
- We chose to live in the Williamsburg area because of the rural setting and quietness. Obviously, you can't completely stop development, however, we see no reason to actively pursue it - we like things just the way they are!!! The last thing we want is for M-72 to turn into another US-31 South. It would be nice if the Board stopped bowing to the wishes of the Grand Traverse Band and think of what all these changes will do to our rural community.
-
- Support re-licensure of the hydroelectric plant in Elk Rapids. If the dam is not maintained like it is now and the lake level drops, it could be devastating for many people who live on the lakes and provide a significant tax base for the township. Continue to protect and preserve wetland areas.
-
- I do not support growth just for the sake of growth or to increase the tax base. I am very opposed to commercial growth.
-
- Before "new" is built consider using what we have. Americans spend millions in Europe to visit "old". Be different, honor the "old" and remember any building standing can be reused. Keep new construction in appropriate era. You are in charge of parks and roads that need repair and clean-up. Take care of that before adding more to it. I would have loved to have had 6 children but stopped at 2 because that was what I could afford. Be different by developing a responsible fiscally possible approach to development. How about a reputation for lower taxes, no deficit, good facilities and services instead of debt
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- & new buildings. Encourage citizens to participate in safety, fire hazard awareness, community taking care of elderly, i.e. neighbors.
-
- I want the township to know that the casino brought nothing but uncontrollable traffic to this area, with no regard to what anybody else thought. I want no part of there "crumbs" for water, fire, or any other services. They need a ladder truck, fire dept., etc., not us. We do not need to deal with a foreign country. They need to keep their tentacles out of our businesses. I realize they brought jobs, but they keep betting millions of dollars to fix their roads. Who's fixing ours?
-
- Natural gas line for all residents of township.
-
- We are seasonal residents and were attracted to Williamsburg the way it is today. We would not like to see M-72 developed like 31 north going to Traverse City.
-
- We need some expansion. Big store with all the amenities. Some restaurants, banks, and a revamped communications system. I think Williamsburg and Whitewater Township are great places for residential as well as commercial development. I'm looking forward to see what changes come along in the near future.
-
- No new firehall. No new taxes. If the casino needs a new firehall let them pay for it & the wages of the fire chief.
-
- I would like to see Park Rd to Whitewater Twp. park and boat launch be paved. It would be so much nicer for everyone coming and going all season long.
-
- Why the Township Board thinks we need a 3.5 million dollar fire barn and they are the only ones who can vote to raise taxes for it? Going back to a law passed in the 70's. Come on! This Township is messed up! Also the board! They have no direction on how to handle things. It's sad!
-
- I understand that our township will grow, instead of just resisting growth, I hope we can embrace it and plan in a way that small business and agriculture and work together.
-
- We need a light along M-72 either at Williamsburg/Elk Lake Rd or near the casino. Also, any development along M-72 be clustered with one way in & one way out (strip mall). If we get a new fire Hall, possibly the post office could be moved there also with room for a cafe to be built near or on the same property.
-
- Animal (farm), I believe the current township ordinance requires a home owner to have to own 3 or more acres of land to be approved for a horse, would like the township to reduce that acreage requirement to 2 acres.
-
- Township should actively seek big box grocery & retail, there is plenty of open space to be done effectively. Tax revenue will cover new fire station & library etc. Also, a new stop light or traffic light needs to be installed at M-72 & Williamsburg Rd. Someone should not have to get hurt before it's realized.
-
- There should be strict zoning against anymore gambling for any reason. Turtle Creek is a negative to the community in more ways than one. The junky yellow sign advertising Frank's poker tournaments at Saco's gas station looks cheap... something that would be seen downtown Detroit in the slums. Regardless of the "charity" aspect, it should not be allowed/promoted.
-
- The need for a firehall but not a 3.1 million- something like Torch River Twp - Pole Building style "what we can afford-not what we want just because the money is free". Nothing is free.
-
- Follow up on the restrictions already in place. Depends on who you are if you can run a business from your home even if the deed says you can't. Put term limits on the people who run the township. If someone is on the ballot for election they should not be in the township hall & out where they are counting the notes. If the clerk is being on the ballot- she should not touch the absentee ballots.
-
- The township already did this along with meetings and spent thousands of dollars on
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- coming up with a zoning ordinance that could have been a model for many areas of the State of MI., only to have a few loud mouths, without knowledge, spreading lies to destroy the one item that could protect all residents. We can not look at just one entity. We have to see the big picture and look to the future not the past. We have to be proactive not status quo.
-
- No processing plants that pollute air, water, odor!
-
- A traffic light at the intersection of Williamsburg Rd./Elk Lake/M72. Sometimes the wait time to get onto M-72 (going towards M-31) is up to 5 minutes. This is very often a very congested corner and numerous accidents have occurred here. Many times I have had to turn right, go down the road, turn and turn left into a business and then make a right turn to go west on M-72.
-
- Don't tax farmers and older home owners off their land.
-
- Don't waste time on issues like smoking, global warming, stick to responsibilities mandated to Township and nothing else.
-
- Some areas of the township have individual properties that have become eye sores (accumulation of old vehicles, boats, etc- we need more enforcement of these situations that pull down adjacent property values & are not residential by the way they are being sued.
-
- I would like to see the Township do some serious planning for the future and quit dragging it's heels. The population of this area is going to continue to grow and we need logical and reasonable plans which will not invite law suits and legal actions against the township. We need fair, equitable and consistent enforcement of the regulations. The more restrictive the regulation the larger the chance the tax payers will be paying for court costs instead of the things that should be done. I have watched wetlands be filled in with Township concurrence. I have seen signage regulations ignored in some cases only to be strictly enforced in other cases, etc.
-
- We are not presently residents in Whitewater Twp. That said, we have a vested interest in future growth/development with plans to build within the next 5 years. To this end, we believe all growth must be treated with great care and planning to balance the needs of residents with a stable tax base and yet preserve the woodland/recreational of the township. Considering the latter point and the fact that our property is shoreline, we favor strong regulations/preservation of woodland/recreational building and zoning restrictions which limit HIGH DENSITY RESIDENTIAL DEVELOPMENT on or near township lakes and rivers. The negative impact of this growth on wildlife, noise and lighting levels, wells and aquifers, and the like is too great for our current plan and zoning regulations to allow for it. Preserve what we have and provide for judicious growth, grounded in common sense.
-
- Less nepotism in the Township offices. Retirement should be your responsibility (401K) not the residents. Most positions are part-time and can be done from home.
-
- We would like the small town/county atmosphere of the Township preserved. A certain amount of development is inevitable but it should be channeled into areas consistent with preserving open space/natural beauty//county atmosphere of the Township. Otherwise, the "Gateway to TC" will become an extended strip mall (i.e. M-72) between Acme and Barker Creek. Also important to preserve the individual freedoms while maintaining standards for air and water quality.
-
- What does the casino contribute to the township? Will township services be required of the casino and if so does the casino plan to contribute? Is the casino involved in strategic planning of township zoning, etc.?
-
- Cell phone signals need to be improved. Township wide internet service.
-
- 1) More traffic enforcement especially on M-72, Elk Lake Rd. & Williamsburg Rd. 2) Higher fees for Boat launching and camping in Twp. park.
-

- Please keep scenic open spaces along parts of M-72. Eliminate billboards, and cluster small businesses instead of lining the highway with a mix of all sorts of buildings which would look like US 31 South of TC. Ugh!
- If people lose their property from high taxes, with the bad economy, the township will be loosing funds for the projects they are planning.
- Too many restrictions, community gov't and state and federal government is too big. Spending out of control. The tax base is way too high in Whitewater we can not bring young small families to our area. Build a fire station that suits our needs and stay away from high end architectures and big contracts. Give fire and EMS persons free property taxes after 5 years of service thru their departure.
- Don't stand in the way of development and progress of the future.
- We don't need a larger fire barn/department for the casino/casino developments or any other reason. The town hall has been remodeled, upgraded and even the over the top sprinkler system, why would we want a new, improved, larger town hall that we can't afford? Don't grow the township on the backs of current residents. Deal Rd. upgrade is a perfect example of a few paying a lot for many others!
- With the economy down sizing, the township should help small business and home based business proceed forward and not put up bond blocks to people trying to earn a living. This approach requires outside the box thinking.
- We would like to be able to voice our opinions on new projects and vote whether or not our tax dollars will be used. Such as the new fire dept. We didn't have any idea only the board members had to vote to pass such a huge project and we will have to pay for it. We had no input to size, etc.
- As to the commercial development along M-72, I would like to see a green strip on the road with clustered businesses sharing driveways. We could leave the ones now situated, but in the future the businesses could be required to create a green buffer, so that we could present an aesthetically pleasing trip through Whitewater Township's share of M-72. I also think the Farm Markets and roadside stands are an important feature for the locals as well as visitors. We need to look at our draw as a tourist-pleasing township.
- Get businesses in Township to help tax base. Even big box stores such as Meijer or others.
- I would like to see less "junk" automobiles trailers, tractors, snowmobiles and lawn debris! This whole area looks as if there is no zoning or enforcement.
- We need another fire station. Current response time is not adequate.
- How many members of the Planning Commission are Whitewater watch members? I don't believe there should be more than one member represented on the commission or board. I believe the Township needs to maintain its rural/agricultural status. I do everything possible to regulate growth with effective well written zoning ordinances. Thank you.
- Not sure what "recreation" means - would like area to remain in natural state - provide areas/growth for more of forests, parks, nature trails, bike paths (Extension of Tart) etc.
- Zoning people should be doing their job. No trailers/portapoties. GET TO WORK!
- Why isn't the new fire station addressed in this survey? Why 3.1 million? Williamsburg is a small town and should have a new improved fire hall that fits the size of our town. Where is the money coming from, our tax dollars? I think your wasting our tax money and we don't even vote on this issue. Why does Williamsburg need such a large fire station when we only have 1 full time fire person? Why isn't voting held at the Mill Creek School? I've observed old people parking out on M-72 and walking in the rain to vote. The school would have enough parking space, voting would go faster and no one would have to stand outside in bad weather.
- Is McKenna consulting a local firm? How much did it cost the taxpayers to use McKenna?

- Couldn't we just use a generic survey and have township officials or volunteers check the questions for local pertinence. Why do we have a full-time fire chief with an expensive vehicle? Why are we pursuing an overly expensive fire hall? As you can see all my concerns are about financing. I am currently unemployed but my township is spending heavily. I know that you have to stay ahead of our areas expansion but in these hard times I wish you would consider that some of us are having a hard time out here. How about rebating excess monies to the taxpayer. How about cutting property taxes? My home value has dropped but not my taxes. We all have to get by with less for now. Proceed slowly.
- No New Fire Station, Give the track back to the Indians. Salary for Township Board members to be voted on by tax payers.
 - I don't feel we should have as large a fire station as is proposed. Fire chief's truck too large and fancy. Property taxes are a problem - too high. We also need natural gas.
 - Traverse City Regional Wastewater Plant. A significant part of the water and septic permit cost was for the treatment plant. I paid them for something I will use 1-2 times per 10 years which I term excessive. How the board of public works wants to place a yearly tax of \$40 on my residence and another vacant property I own in township. I strongly opposed to the tax. I best support the current pay as you use system. I've written our commissioner Larry Inman to oppose any change in present system, however I believe he currently is expressing his own personal opinion and not the property owner he represents.
 - Number one on my list is lower my taxes. Number two is lower my taxes.
 - There are many examples of residential/commercial development that "look nice" regarding landscaping, layout of roads, etc. to avoid the strip appearance that is so common - and what M-72 looks like now - don't add to the problem.
 - 1. Township must recognize the severe economic conditions in Michigan-and take no action that results in tax and/or millage increases. e.g. proposed large firehouse on Elk Lake Rd. will drive millage increases - must be stopped.
2. The amount \$ paid for new firehouse property was very expensive. Was property seller a relative of a township board member?? This purchase amount smells of insider treatment.
 - Board needs to listen to the people and their idea the board want it there way and don't care about the people ideas. They need to inform the people what is going on and not hear about it in the paper. "New proposed" fire hall is to big (18,000 sq. ft.) for eight volunteer fire fighters/ems. Who is going to pay for it to run it heat - maintenance-they need to think of that stuff not just build it and consider operating cost later. They need to listen to people and taxpayers. Whitewater Twp. and board is bull shit.
 - You are making decisions without input from residents!
 - #18 - Limited in size & type.
 - Suggestions- Cannot the fire dept & townhall be located on Vinton Rd. on the original twp. location & property north of it? With accessibility to M-72 w/a more immediate response location? The proposed location is not a good response location. Board needs to listen more to the voters & people who have ideas that may differ from what they may want to hear. Use the ideas with strong consideration and inform people.
 - When will the Meijer be agreed upon? I think if we had the Meijer in Acme it would be very cost effective for Williamsburg and near by townships so we don't have to run across country to get good ford prices. Tom's is a rip off.
 - I'm totally against our townships contract with Grand Traverse County's septage treatment plant, and feel we are forced to pay local county septic service companies such a huge price that we didn't have to pay before the treatment plant was built. The price for service outside of Grand Traverse County was appx. \$125.00 & now is \$450.00 for forced zoning

- laws. I didn't vote on this contract or have an opportunity to voice my opinion or choice in this matter. I paid for my septic system & my water system, which I also pay for maintenance & up keep and don't feel the township or county should force me to such restrictions & 4 times the cost, for septic emptying. We should void contract & let homeowners choose their own septic service either in Grand Traverse Co. or out of the county. (now-not later) As also their proposed special assessment to cover their financial mistakes are totally unacceptable.
- No mention of water quality-why?
 - Why such an outrageous size fire station at a price tag of 3.1 million. Present time fire calls less then 3 a week.
 - Before spending any twp. money, first ask yourself if the funds were coming out of my checking account, would I spend it?
 - Fire hall too expensive.
 - Would like Whitewater Twp to maintain its rural character. Please-no big box stores-if we are to be the entry into TC- let it be one of natural beauty- not found anywhere else.
 - Develop M-72 commercial & small stores. This will help on taxes.
 - Do not want to see development.
 - We would like to see the rural nature of the Township maintained. Any development should be very carefully planned and clustered. We would like the Township to be more of a walkable community. Careful planning should be done to prevent the Township from becoming like Chums Corners or Garfield Township.
 - Many, if not all the questions, address control over individual decision making. The overall plan should not reduce the responsibilities or rights of property owners. The township should establish direct communications with residents and owners before and during proposed changes.
 - I believe we should have zoning laws that protect homeowners from having a drop in property values because of poorly maintained properties. I would like to see codes that preserve our beautiful landscapes.
 - The township board is a joke! We need an election to replace all and start new.
 - I'd like to see subdivision regulations enforced in Wintergreen Heights. Some homes seem abandoned and many of the rules are being broken.
 - Marked "not important" but am unclear as to what needs to be improved-facilities, equipment, personnel. This question could have been subdivided. Answered "no" but might be agreeable to small development grocery store, etc. Would need to be carefully controlled so is attractive and doesn't lead to further uncontrolled development. Sometimes hard to get something stopped once begun. This survey did not address the issue of extending the natural gas pipeline. Maybe this is not a township responsibility, however it is important to growth and development. Maybe the township could help in promoting the extension of the gas line to additional residents and businesses.
 - Do we need a new firehouse, no. Was it a good plan to pay an architect \$130,000 to design a garage? Who's friend was that poor spending?
 - Whitewater Twp. should not be expending services and man hours to the Casino - no matter what payment. GT Band is not following Whitewater Twp zoning or allocation of 2%.
 - We do not support the expansion of the volunteer Fire Department facility. It is too excessive.
 - My father and I have lived in this area all our lives, going back over 120 years in northern Michigan. I do not like the path the township appears to be heading to restrict process. We all want to see Whitewater Township be an area we can be proud to call home. Without progress, regress takes place. Towns like Williamsburg become ghost towns. I

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- also don't believe restricting the use property of taxpaying property owners is wise. Who would we attract into this township if no one could make a living?
-
- Sportsman club/shooting range, yes or no.
-
- I think we need term limits on board members because we get people like Carol Hockins that are lifers and she is not good with people, she's there just for the money! Taxes need to come down or freeze. Our homes lost value, so taxes should go down!
-
- Less concern in harassing only a few particular property owners for junk on private property. Stop trying to make a semi-quiet community into a metropolis. We moved here for the small community atmosphere. We do not need a huge fire station, nor big businesses. Big growth is not necessary; Traverse City is only 15 minutes away.
-
- While I find some topics important, i.e. fire/ambulance protection or signage, I don't believe we should be going "overboard". For instance, I believe a new fire dept. is wise, however, do not believe it has to be "state of the art" and large. As far as signage, I don't want to see hundreds of billboards and neon signs, but the business owners need to advertise in order to survive. Otherwise, we run the risk of many vacant commercial buildings lining our highway. I feel we should look to communities like Elk Rapids for direction, yet keeping our Williamsburg stamp on it.
-
- 1. Commercial development: from the casino to Broomhead Rd along M-72 is where any commercial developed. The only spot it should go beyond is on old-72 from Moore Rd. to Williamsburg Rd North side.
 - 2. Residential Development: needs to be left to supply of land-available & for sale-to meet demands of families wishing to relocate into our community.
 - 3. Agricultural Preservation: both zoning & agricultural related issues need to be geared towards the promotion preservation and expansion of farming and related support industry, infrastructure and services.
-
- We are totally against the development of the proposed new fire station facility. We are not against building a new station but a much smaller facility would be appropriate for our small village. Any new development should be put before a vote of the residents.
-
- Lots along the lake should have a holding tank if they don't have a larger area to pump to. This township has allowed small lots to have a drainfield when there is very little room for it. Some of us on the lake have more room, but we are required to pump it across the road. Also, if an area is zoned agricultural then a business should not be allowed to operate there without having the property rezoned if the neighbors approve.
-
- Now is not the time to increase spending in any way. No new township hall or fire dept. Maintain what we have without raising taxes. We are barely existing out here. People that get their pay check and benefits from the state don't seem to realize how bad it is for the rest of us. The only thing the "I got mine and screw you" township board wants to do is increase spending and taxes while seizing control of what I do on the property I pay taxes on. P.S. I presently have no work and no money to pay my summer taxes, so how do you like me know? Robert Hale
-
- What people want here is a less restricted township with absolutely no more taxes. They do not want a fire dept. tax for the few fires we have yearly. Heavens forbid we do not need a new fire building for this small community. When do taxes stop? When you have nothing left to feed your family. Also, when county votes on absentee ballots we need at least 2 witnesses opening mail so we get the real results.
-
- I would like to see a strong master plan and zoning restriction that would help the township maintain its rural, agricultural nature. Growth and development should be encouraged in the village of Williamsburg and to a limited extent on M72. I strongly support retaining the 5 acre lot size where it is now designated.
-
- Common sense when planning for our future, encourage Ag & farm related items.
-

-
- Very important to have township abide by zoning plan that follows Grand Traverse County plan. Growth and dev. need to be regulated to keep township free from unplanned, aggressive, haphazard growth that would spoil the natural beauty environment and property values.
-
- We gladly support an upgrade to our fire station, but NOT a 3 million dollar upgrade. We would like to see a more detailed account of where the tax money gathered by the township is being spent.
-
- Commercial, including big box stores, should be restricted to designated areas separate from residential areas. Water runoff as well as septic entering Elk Lake from any and all development should be treated to drinkable levels and monitored with strict enforcement.
-
- Consistency of enforcement of zoning law/rules. Everyone treated same as our zoning problems are-not who you are! See no need for 9th wonder of the world! New fire dept. bld.!
-
- 1. Unless a NEED is demonstrated for big box stores or large residential (>20 homes) our zoning should remain as it is.
2. Lot sizes have been determined by the will of the people and should not be changed without consulting residents and carefully measuring the impact that changes would make.
3. Home based businesses need not be encouraged but should be ALLOWED subject to township regs. on safety, noise and nuisance values.
4. Why should we try to encourage growth & development or redevelopment of the village of Williamsburg? Are we attempting to morph into an urban area or do we value our quiet, rural, friendly surrounding?
-
- To reinforce answers already given: Whitewater Twp. is a township of two worlds with Mm-72 the dividing line. North of 72 is devoted to farmland-orchards and field crops. These need to be maintained and hopefully be protected by farmland preservation. South of 72 is largely state forest lands and these too need to be preserved. How about conservancy? People from down state came to the lakes and quiet areas to get away from the hustle and bustle of the big cities. Definitely no over development here. NO lots less than 5 acres. The place for development is along 72 now a major corridor into Traverse City.
-
- We moved here because we like the rural character of this area. As the Acme area continues to grow it will spill over into Whitewater. We prefer limited and managed growth- It is not the responsibility of our township government to PROMOTE growth. The only way to manage responsible growth is through continuing an effective zoning program. Maintaining the rural character will protect us from the problems that rapid growth areas have.
-
- No Township buildings without voter approval first.
-
- I would like to see an industrial park near M-72.
To encourage a community and a "sense of place" Williamsburg should be allowed to grow.
Williamsburg needs water and sewer services to become a town again.
-
- This survey is poorly written. There are no definitions. "Small" or "large" has multiple meanings to different people. Whitewater Township needs to be left alone, the types of aggressive planning methods used in past and present has devalued people's property and lives. We need less regulation not more. Who is going to pay for these regulations? When property is devalued through regulation the Township should pay or waive regulation the Township should pay or waive regulations. Property Owner's should not pay for increased regulations. Demographics? This is Political Profiling! SHAME ON YOU.
-
- My wife and I purchased property in Whitewater Twp. with the intent to build our family
-

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- home. We still plan to do so, but the current economic situation has delayed our plan. We chose this area because it is more rural, is still part of Grand Traverse County yet Elk Rapids schools. We are both from a small town and are attracted to the "small town atmosphere". Although we are outsiders now, we look forward to becoming productive members of Whitewater Township.
-
- 1. Williamsburg is never going to be and Elk Rapids or Suttons Bay. It's never going to have a growth boom.
 - 2. Be encouraging to businesses on M-72. Don't put regulations in their way. Encourage jobs. Keep small lot development confined to Williamsburg. Keep the rest of the township rural by maintaining big lot size.
 - 3. Forget the big plans for developing Williamsburg. We don't need a "developed" Williamsburg. That's an economic reality.
 - 4. Keep the taxes low-lower than they are now.
-
- 1. As a part-time seasonal resident I am not familiar with zoning and other regulations-poor excuse, but it's the truth.
 - 2. Basically I would like the area to stay more or less as it is. No strip malls or "big box" retailers. No high rise buildings such as the Traverse Resort – it's the ugliest building in 150 miles.
-
- 1. There doesn't need to be more regulation. As long as it doesn't effect others adversely. People should be able to use their land for what they want.
 - 2. Also more money should be spent on road upkeep; more roads need to be paved. There needs to be a red light at M-72 and Williamsburg Rd.!
-
- I love it out here. It still maintains a rural character and atmosphere - that has waned on the Old Mission Peninsula (I lived from 0 - 4 1/2 on the Old Mission Peninsula and from 1/2 until 65 1/2 on the Leelanau peninsula) and there's a mix of less expensive and very expensive homes with low density, and the natural terrain still takes center stage here.
-
- Natural gas lines available to residents.
-
- If the twp has a surplus of funds - prior to starting any new projects - pay back the residents that are under special assessment...ie Deal Rd. Project. Lighten or leave alone home-based business. They are taxed enough and are the only businesses surviving this economy, thus, supporting our area and state. But there is a limit. This goes for taxes and zoning! We had a need for EMS/Fire assistance once many years ago at Deal/Mabel. There were volunteers and ambulance at the house in 6 min. Will a 3 million dollar firehall improve that? I agree to updating equip. Not an over the top facility.
-
- 1. Redevelopment of the village of Williamsburg similar to village of Alden. With shops and cafes, bakery and other commercial development. Bring in more revenue and tax dollars for the township.
 - 2. WE NEED TO MOVE FORWARD INTO THE 21ST CENTURY!!
-
- We feel the questions were somewhat ambiguous and our replies may not fully represent our thoughts. What we want Whitewater Township to provide is a quiet, peaceful, wooded environment to enjoy during the spring, summer and fall months. A large amount of development is not desirable.
-
- Increase vigilance on building codes and regulations.
Do not make our township "anywhere U.S.A." just like any other place with all the same fast food chains and big box stores.
-
- Taxes are way too high. More people would live in Whitewater Twp. if the taxes were not so high.
-
- I don't think we should spend millions on a new fire house.
-
- I desire to keep the township relatively "undeveloped". I love the farmstands, rural/agricultural setting. I really like new developments to be "set back" from the road.
-

- I feel that "factory" homebased operations shouldn't be encouraged. Your questions 18&19 were not clear on what you might infer from my answers. I don't want a lot of commercial businesses out here - I envision what it looks like down US 37 to & around Chums Corners & it would be a shame to pave over our land.
- Investigate the use of allowing home owners have two septic systems. One for toilets and one for the grey water which then can be used to water lawns, gardens
 - Remove old unused building & debris- by the owner or via the township. An example of a blighted area is Watson Rd. between M-72 (south) & Mabel Rd. The town of Mabel died many decades ago, yet the skeletons remain!
 - 1. I am not happy about the new firehouse location, cost, & size of. I feel redevelopment of the existing area is more important than placing it in a more rural setting and ruining that area.
 2. I feel vacation rentals of homes is the best way to promote & maintain tourism in the township with out the major impact of large scale resorts.
 3. I feel that guest houses should be allowed in Whitewater Township provided it is regulated.
 4. I also feel agriculture should be a higher priority than development and farmers should receive tax relief for the promotion of that once the land is gone, it's gone. Shore line tree removal is changing our beautiful landscape. Soon we will only be looking at a bunch of ugly houses. It should be regulated.
 - The mouth of Battle Creek on the south end of Elk Lake is now completely blocked, forcing the water back up into the swamp. This causes the swamp water to flow into the lake at a different point which causes the beautiful sandy bottom to be covered with a black disgusting moss or algae. This is ruining the once beautiful south end of Elk Lake and it is spreading each year.
 - Billboards are a big eyesore for sure. However, farm markets, stands and yard sale signs serve a distinct service for small businesses and residents.
 - Septic systems should not be brought up to current standards/only inspected at sale to make sure they are functioning correctly and safely. Non-conforming zoning needs to permit 100% rebuilding regardless of the degree of damage.
 - Nice looking commercial business along M-72, keep and maintain a theme such as wood siding and all signs in wood to the entrances. A mixture of ag farm markets with groc/bakery/service/restaurants curbing to parking lots, set backs of 200'
 - Let Meijer store in, you'll get more tax money more jobs. I'm tired of going clear into TC for too many services.
 - Transportation needs
 - No big box stores, keep it small, open, quiet.
 - This survey is a good outreach document. I would like to see more outreach efforts such as this.
 - Better traffic regulation or control on M-72, red light at M-72 and Elk Lake Road, bigger right turn or decel lanes along M=72.
 - Control township costs reduce property taxes.
 - Is there any way to control the amount of growth as a result of the casino? I do not like all the traffic in and out.
 - Stay out of our lives. Get rid of zoning. Live free, How about freedom for once.
 - If Baggs Rd is maintained by Kalkaska County, then the township should pressure them to rebuild it.
 - I can't believe the township would actually pay money to have this survey compiled. Let's put the money somewhere else. Like someone couldn't volunteer their time to do this?
 - Thank you for asking our opinions.

-
- Try to keep government involvement to a minimum, try to computerize all behaviors and patterns that are repetitive in nature, keep new business development along M-72 corridor.
-
- To not raise taxes in our township now or in the future. Do not support this septic treatment plant now or in the future. Protect all property righter of home owners. Allow businesses and farmers to put sings up off premises. Signs to direct to their place of business.
-
- 1. Traffic light needed at M-72 and Elk Lake Rd.
2. No additional taxes
3. Restrictive zoning protecting existing residences.
-
- 1. Relax some signage standards "too limiting".
2. Improve recreational facilities.
3. Good luck dealing with the negative "regressive" minority who oppose everything.
4. One reason we are relocating is due to the ultra conservative and negative, close mindedness, of many of the residents of the township.
5. A new township hall with a "community center" feel and larger meeting rooms would be nice.
-
- Help with yard waste
-
- 1. Should have sewer system lake shoreline properties.
2. Extend natural gas lines.
-
- Mary Wagner died in 2004? Please take this deceased woman off your mailing list!!
Current Owners
-
- When will we be getting natural gas? When will they start controlling the speed on Elk Lake Rd.
-
- We need a drop off area for trash like some other townships have.
-
- If I had wanted to live in the city, I would have moved there 30 years ago.
-
- 1. We want to be able to relax & enjoy our property the way we want to without other people & zoning laws hounding us to conform to what they like.
2. Of course, it would be great to be able to have a little diner to run down to grab a grilled cheese sandwich or piece of pie, to have an ice cream parlor (not gourmet!), a small grocery store, a place for our kids to congregate, to play pool etc. But we don't want to be a trendy tourist stop filled with pricy antique & clothing shops.
-
- 1. Township approval of drilling, disposal of any waste material, brine, gas, etc.
2. Problems still exist with Williamsburg recycling and land adjacent to, smells/odors still exist.
-
- 1. Large box stores like Meijer.
2. We would like cable.
3. We would like public water instead of a well.
-
- 1. The number of crossings or driveways on to M-72 should be combined to intersections with turn lanes, 1/2 mile intervals for safety.
2. No billboards or lighted signs over 4x4 anywhere in township
3. Everyone can see what the business is without any road front signs.
4. Encourage natural gas service lines.
-
- My idea on how the township, Whitewater, should be developed. It has been far too long that Whitewater Township has been stagnant, i.e., nothing happening. Basically, VISIT ELK RAPIDS and use their development (layout) as a pattern to follow, as best you can.

I am going to continue on a separate sheet with my opinion as to what residents desire or "should" desire and a few personal comments regarding the current layout of the township.:

-
1. First is my comment regarding the area north of M-72: east boundary Elk Lake Rd; west boundary is where old M-72; and north boundary is the baseball par/Hi-pray park; south boundary is M-72. Currently, this area is a real hodge podge!! The worst structure being the FIRE STATION. Relocate the fire station to Vinton Rd. and make the township hall adjacent to or part of it. Thereby, it can serve a multi purpose.
 2. Now go back to top paragraph, i.e., "first is my etc" the structures remaining are cemetery, post office, couple old (stone bldgs). Construct a reasonable bldg. to house chamber of commerce/welcome center or use one stone bldgs. YES, a chamber of commerce is necessary. Build old period style structures for gift and antique shops. Also food shops selling local produce, products, and misc. gifts. Orchards can advertise with their products. Now we have started a base point to make Williamsburg a place to stop in not just pass by (thru).
 3. Area south of M-72-just leave for residential construction and industry. I am working on plans rest of area.
-

- 1. The primary impression of my home/township; unsightly & dangerous buildings. They're everywhere!! Along M-72-corner of Elk Lake & Park, Village of Williamsburg....
 - 2. The condition of Park Rd. is SHAMEFUL! I am not aware of any other launch site-but the facilities & park @ Whitewater Twp Park are stellar- and to be serviced by a road that's basically....unsuitable to those needs is a true disservice. The GTCRC will cost share-they do in Peninsula Twp!
-
- Consideration for raising taxes should be based on the economic situation. My answers to these questions would be different if times were better.
-
- What are future costs of fire station to operate & maintain? Why is a full time fire chief required? Why is this position offered with such perks?
-
- The proposed fire hall up grade on a SMALLER scale is good. And if the Indians want it, than they should fund the operation costs also.
-
- I was born & raised in northern MI. We own acreage off Cook Rd where we'd like to build, eventually. There is so much growth everywhere and we believe there needs to be places that remain low key, quiet, rural, etc. Growth is NOT always a good thing. Village services-fine. But we would be heartbroken to see Whitewater Township try to turn into and extension of TC.
-
- Some questions are worded such, or have limited answers, that imply things that do not allow for a proper understanding of a residents real interest. The idea to survey is a good one, but the survey is poor and results will only be marginal. Whitewater has a defined objective to maintain a rural environment. That is what most of the residents moving & living have want.
-
- ACME and Whitewater could save money if combined into a Cherry Country Twp. Such a township could be a destination for millions of visitors buying products visiting the casino and the music house. New commercial development along 72 could create 1000's of jobs and the tax base could finance a viable Ag development rights and designated areas could produce wind energy. Cherry Country should be a FREEDOM WORKS ZONE!!
-
- Monies allocated for Township fire barn are in excess for a rural township. An adequate fire barn can be built for less than 3 million dollars and expected to be paid for by the residents when our taxes are already to high.
-
- Stop all the shooting next to homes! The homes are much too close for all the constant use of fire arms! Get people to clean up the junk in their yards.
-
- Land needs to be preserved. Public lands need to have absolutely no commercial development. Parks and Recreation should have no development not directly related to its intended use. Commercial Development needs to be minimized and restricted to Williamsburg and M-72. Residential Development needs to be slowed.
-

-
- Aggressively advertise future mtgs. about these issues. Promote planned dev. here so people want to move and live here, keeping it vibrant. Avoid over regulating private prop. rights.
-
- I want smart development, Whitewater Township can be beautiful. Right now it is an eye gone. Example, Casino, Porn Shop, etc. Smart Growth!
-
- Please see that the "few" dirt roads left in the twp. get oiled down sooner - more often in summer. Thanks.
-
- The zoning ordinance needs to be enforced. There are multitudes of zoning violations in the Township. This survey is important - it will assist the Township in planning for all residents in the Township, not only for the vocal minority. Emergency services are very important to residents. Continue planning for the future in that area. We support paying additional taxes for emergency services. Plan for a walking path at "Hi" Pray Park or explore other walking path opportunities.
-
- Natural gas availability on Skegemog Pt. Road. City water and sewers. Try not to grow governmental/civil service payroll. Contract for services to those that are more efficient and can utilize economies of scale. And, institute a pay-for-use policy if practical. Develop a descriptive, short/concise theme or mission statement for the township based on the collective values of residents from this survey. Publicize it and stick to it. Measure future gov't actions against that theme/mission statement.
-
- When the township sign oil and gas leases of township land where was the money used?
-
- The house on Watson Road near 72 is a dangerous situation waiting to happen. If a child or teen from the area decides to go in there, they could be hurt badly! It should be torn down.
-
- The issues of traffic flow and dangerous intersections along M-72 need to be addressed as a priority. This is one of the reasons that we are considering selling and relocating to a less congested area when fully retired. If the economy picks back up.
-
- Keep decision making in the hands of the private citizen through ballot and highly publicized public meetings.
-
- We need to look at the future and protect our rights and freedoms many American's have fought for.
-
- Note - in a township there should not be split in half. A township should be all in one. What is this south of 72 and north of 72?
-
- We need to encourage more residential development of high quality, (no Grawn type residential) no trailers, no double wides. High quality "Arrow" type manufactured houses ok. Subdivisions make efficient use of land and infrastructure. Smaller lot sizes make housing more affordable and help preserve farm land and woodlands. Higher population can support more commercial establishments of all kinds. Our current low population hasn't been able to keep several restaurants open. Commercial development should be required to: 1. Keep landscape green space between road and buildings. 2. Place parking lots behind buildings. 3. Severely limit "curb cuts" on "main" roads - use service roads shared by multiple businesses. 4. Make buildings architecturally attractive, not just tricked out pole buildings.
-
- We love the quiet, farm like feeling of this town. We hope it does not become another Chums Corners - endless business, ugly area.
-
- It doesn't matter. You will do as you please.
-
- Forget a new fire house, add to what you already have which is
-
- I think that the Williamsburg area should capitalize on its location by encouraging small truck farm operations, to include year round, under glass operations. The recent spike in oil prices provided a preview of how rising fuel costs will affect food distribution... Williamsburg could well maintain its rural character yet be progressive and forward
-

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- looking by encouraging the local production/distribution of food.
-
- Pls don't let Whitewater go the way of other Townships and become too crowded and ugly. Pls keep the rural atmosphere and celebrate its rural heritage. Sign boards along 72 are tacky and don't feel right for the area. The new proposed fire station is way too huge and expensive. Pls live within "your" means so the rest of us can remain and enjoy what we have worked for in Whitewater Township. Do not let Whitewater get too big!!! Do not levy more taxes we are already taxed too high!!!
-
- Some questions are not clear as to exactly what they refer to (specifics as opposed to?)
 - Keep Williamsburg something like it is now.
-
- I noticed there were no questions concerning what residents would like the Township to look like in the future. It was very shortsighted not to include a few questions of this nature. Most of the questions were concerned with how to build out the Township rather than how to preserve or maintain its present character which appeals to so many people.
 - Get out of the way and let development happen. The township does not own the land.
 - If the casino continues its ugly growth and/or if commercial business grows, we're moving. We moved here for "country feel". We want dark night skies - not lights from commercial business. No fast food.
-
- I cannot stress too strongly my concern that shorelines/waterways be protected. The relatively recent near miss and big problem at Island Lake was a wake up call. No development might degrade lakes and waterways.
-
- This is a rural area-leave it that way. I want to be able to have freedoms to make my property suit my lifestyle. I want to decorate my house and property as I see fit. The Twp. should be concerned with environmental issues, not if I have wood or vinyl siding. The Twp. should protect our lands from industrial (and ugly) development, not if Farmer Doe sells tomatoes in their front yard. The Twp. should advocate and work for safe roads, not what I park in my driveway. Protect our agricultural, recreational, and natural beauty and leave property owners alone.
-
- Inspection of septic systems at point of sale. Water and sewer system.
 - Keep as natural as is possible quiet and safe!
-
- The Village of Williamsburg needs to recreate itself as a recreational magnate. It needs to develop and enforce a theme, e.g. historic village (with enactments), equestrian, Indian (w/reenactments) that will draw family tourism & support the quiet, low-density recreational base of the community. The popularity of the Samuels farm historic site could be blended with the historic Indian population to showcase our living history. This would accent the growing equestrian population and offer a destination recreational purpose for the Village. North and South Village could participate together of define unique themes in keeping with the larger historic Village concept. Small businesses, artisans & craft stores (think handmade Indian or pioneer items) would be supportive, as well as small general stores & quaint shops.
-
- The lakes and waterways must be sustained as recreational retreats and protected from "big box" dense commercial development.
 - The price you are saying it will cost to build the new fire hall is crazy - way too expensive. Any why raise taxes to pay for it. We pay way too much tax now.
-
- Do not encourage development of the area. We do NOT need another "Silver Lake" development with crowding, high traffic, and noise. I hate it over there.
 - We can have plans, ordinances, restrictions, etc. but they do no good if they are not enforced. These things need some consequences for violation and need to be enforced on an equitable basis. Don't want to see all the little "Farm Markets" crop up all over the place like the new one on the north side of M-72 just west of Baggs Rd. Stuff like that looks "tacky". Farm markets need to be "where the farm is". It's not the Township officials
-

-
- fault if we are uninformed. Each of has a responsibility to keep up to date on what's going on. We need to let our elected and appointed representatives know our thoughts and vision. They are there to represent the whole township BUT not to promote their OWN agenda. They are in their position to represent the Good of All.
-
- I feel the proposed "fire hall/station" is excessive considering the size of the township.
-
- 1. Get rid of the billboards in the Township. They are an eyesore, and bring down the beauty of the township. Help businesses survive in the township by catering to their presence rather than stifling their business with moralistic zoning rules. (Sign size)
 - 2. To help the Township grow it would be wise to have a business person who owns their own business (not a gov't employee) sitting on the board. This way you would have a more rounded viewpoint to attract businesses to the township. You need this to grow properly.
-
- LISTEN TO THE TAXPAYERS!
-
- 1. Pls revisit your positions on the proposed public safety bldg. We may need to improve on what currently exists but to the extent proposed-NO WAY - it reminds me of the Septic Treatment Plan "Folly". The township board in general has appeared to be doing a reasonably thoughtful and prudent job-why seemingly are they going off the deep end on this project. I am not an activist but size, cost, etc., are not proportionate to needs and reasonable funding. It is possible the board's thinking is being clouded by a large customer west of Williamsburg?
 - 2. Board-pls. keep in touch with Township residents - keep residents informed-respect and listen to opinions of others before making any all decisions. Thanks.
-
- We don't need a fire chief to be such a highly paid individual, and he doesn't need the tax payers to buy him a vehicle that he uses for personal use. Zoning administrator shouldn't make such a high salary and only work part time.
-
- You are driving our kids away from here. There is no allowable place for them to set up business and stay.
-
- THE PEOPLE SHOULD HAVE HAD A SAY IN THE FIRE DEPT. BUILDING PROJECT. BUILDING WAY TOO BIG. LET THE CASINO PAY FOR IT. VOTE TO CHANGE THAT LAW. VOTE ON THAT!
-
- Township government should concentrate on things that pertain to Health, Safety, and general welfare of its residents as a whole, they are not a City or State that is looking to promote or advertise this community. For over 150 years the people have made it a desirable area to live, not the government.
-
- Let's quite letting the Indians rule the Township and develop our downtown area. The outrageously priced and fluffed up fire station should be downsized. A select few should quit trying to control the entire township with rules and regulations that are trivial.
-
- Transparency from the Supervisor and Board Members. Regulation of Indian's influence regarding proposed fire station Legal requirements of the township to Casino properties, in matters of fire and health
-
- 1. This survey is vague and somewhat repetitive. It should include more detail of Township plans or thinking for people to express opinions of agreement or disagreement of what their current plans may be. For instance, the survey does not ask if a new fire dpt. should be constructed now or 10-20 years from now when it is apparent their intentions are to build it now, it only asks if it may be necessary in 10-20 years. With current economic conditions and the necessity lacking for this project it is very apparent that it is not the time to do this. My opinion of commercial advertising is much different than what is accepted. It seems billboards are more prevalent and larger than what a business can display. Billboards are larger and more vibrant which make it much easier to view where signage in front of businesses is smaller and more natural. This may not be fair to a business in Whitewater Twp.
-

-
2. I think this type of survey should be more in detail and have space for opinion for every article within it.
-
- Zoning is necessary evil in township gov. Without control the negative outcome can infringe on the enjoyable use of neighboring properties. Without some architectural control the township could end up with short lived properties which can become blight. See photo. (survey is number flagged for picture) I realize our board is controlled by the Whitewater watch which espouses a laze faire approach to zoning, but we only need to look as far as our board members. Odor and runoff problems to realize controls are needed. These controls need to be at the local level to allow for quicker response.
-
- The township should encourage and promote greater use of traffic regulation and controls such as move right and left turn lanes on M72 and traffic lights at main intersections, i.e., Elk Lake Rd and other "feeder" intersections for any commercial or residential development along M72.
-
- I wanted to know why in this survey there was nothing mentioned about a new fire station. This is supposed to be about the Township and the people. Most of the people living here know nothing about the cost or size of the fire station. Is there a need for a new bigger station?
-
- I moved to Williamsburg because of the way it is now. Any major development or change would cause me to move away. People are hurting - now is not the time to be talking about long term development plans.
-
- Growing Whitewater bigger is not necessarily better. We chose to live in a quite, rural community for its quality of life. This is a unique area of rolling hills, forests, lakes and ponds. The numerous amenities that are mentioned in the survey are all available in Traverse City. Why would a small township duplicate these services? Why do elected officials think we need to compete with other areas? Perhaps they should move to the city.
-
- Pave Park Rd! Need a longer dock at Whitewater launch, and kept clear of debris (sticks and stones), load restriction on special assessment taxed paved roads! What about the kids? They've no place to gather, other than school, what about a youth center with clubs, teams and lots of interaction for their future, preparation is the key for their success. They need activities in group form.
-
- No to fire hall. Yes to common water and sewage to develop north side downtown to create a small downtown. Focus on taking advantage of area funds. Like effort in Elk Rapids. Encourage local business discourage corp.
-
- We do not need a new firestation truck we pay for - do not increase our taxes to fund these items.
-
- I want to emphasize: Importance of maintaining - really taking back - the night sky. Any development along M-72 should look pretty - ie. a commercial area on a side road - not right on 72 - Also natural or tree buffers.
-
- Trustees to be responsible to us the township. They work for us and not themselves. If you have your own agendas...then move on to other political offices.
-
- No box stores, strip malls or malls allowed.
-
- I am most interested in our township maintaining the characteristics that northern Michigan/Traverse City - is famous for. Beautiful Woodland Lakes, Natural Resources. I would very much like to see Williamsburg Village both north and south be improved with small business, and possible the M-72 corridor develop some small industrial.
-
- Countyline Road - Baggs in both Kalkaska and Grand Traverse counties, which means each is passing responsibility to the other county and no one will fix the potholes (tirepopping) and repave or plow it. No one will maintain the road even though there is a very busy public landing located down there. PLEASE FIX THE ROAD!!!! Maybe counties
-

should pay for tire and front end work.

- Road repair or construction. There should be a paved shoulder for bike tours and public walking. This is especially important along Elk Lake Rd. Township should enforce current zoning laws before creating new ones. Village N. of M72 is a good example, of trash and garbage piling up like a junk yard. Cell tower dollars should offset property taxes or be set aside for fire station construction. The Township had no business constructing the eye sores without notifying residents especially those within the Village.

 - Enforce trash regulations!

 - 1. The Township should work very close with the casino (who is not regulated) and try to create a "community look" that follows their lead. We will become a major tourist area.
2. Let's join them with some coordinated natural beauty and classy construction. The Township should work with Acme Township and extend the concept of being The Gateway to Traverse City! Let beauty and class show the tourist the way to beautiful T.C. P.S. I am a native!
-

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Chapter 5 – Survey Instrument



Whitewater Township 2009 Community Input Survey

*A Few Minutes of Your Time Will Help Make Whitewater Township
An Even Better Place to Live!*

Dear Whitewater Township Resident/Property Owner:

Your response to the enclosed survey is extremely important...

Whitewater Township is conducting a Community Input Survey to assist with the update of the Township's Master Plan. This survey has been sent to every property owner in the Township in order to fully understand your needs and vision for the future of the Township.

We appreciate your time...

We realize that this survey takes some time to complete, but each question is important. The time you invest in completing this survey will aid Whitewater Township in taking a resident-driven approach to making decisions that will enrich the future of our community and positively affect the lives of its residents.

Please complete and return your survey by Friday, October 16, 2009...

We have selected McKenna Associates, an independent consulting company, as our partner to administer this survey. They will compile the data received and present the results to Whitewater Township. Your responses will remain confidential. Please return the completed survey in the enclosed postage-paid envelope.

Should you have any questions, please feel free to contact Leslie Meyers, Planning/Zoning Administrator, at 267-5141, ext. 21 or wvtzoning@charterinternet.com. We truly value your opinion and thank you in advance for your assistance and cooperation. Now is not the time to be the silent majority!

1. From the list below, please indicate which THREE of the following would you use to describe the Township TODAY? (Check up to THREE)

- | | | | |
|---|--------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Congested | <input type="checkbox"/> Low Density | <input type="checkbox"/> Recreational | <input type="checkbox"/> Suburban |
| <input type="checkbox"/> Gateway to Traverse City | <input type="checkbox"/> Forested | <input type="checkbox"/> Resort | <input type="checkbox"/> Urban |
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Progressive | <input type="checkbox"/> Rural | <input type="checkbox"/> Un-regulated |
| <input type="checkbox"/> High Density | <input type="checkbox"/> Quiet | <input type="checkbox"/> Safe | <input type="checkbox"/> Regulated |

2. From the list below, please indicate which **THREE** of the following would you like to be able to use to describe the Township in **10 to 20 YEARS?** (Check up to **THREE**)

- | | | | |
|---|--------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Congested | <input type="checkbox"/> Low Density | <input type="checkbox"/> Recreational | <input type="checkbox"/> Suburban |
| <input type="checkbox"/> Gateway to Traverse City | <input type="checkbox"/> Forested | <input type="checkbox"/> Resort | <input type="checkbox"/> Urban |
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Progressive | <input type="checkbox"/> Rural | <input type="checkbox"/> Un-regulated |
| <input type="checkbox"/> High Density | <input type="checkbox"/> Quiet | <input type="checkbox"/> Safe | <input type="checkbox"/> Regulated |

3. How would you rate your satisfaction with the following Township services?
(Check one box on each line below)

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied
Fire protection					
Police services					
Emergency medical services					
Road maintenance and repair					
Availability of Township information					
Recreation facilities					
Zoning ordinance enforcement					
Building inspections					
Township Planning Commission					
Township Board					
Recycling center					
Community events					
Township website					
Park facilities					
Access to Township leaders/officials					

4. **TWO-PART QUESTION:** How important is it for the Township to develop or improve the following over the next 10 to 20 years? And, do you support paying additional funds for this?
(Check one box on each line below)

	Very Important	Somewhat Important	Slightly Important	Not Important	Do you support paying additional funds for this?	
					YES	NO
The Village of Williamsburg						
Shoreline and waterway protection						
Community center						
Fire protection						
Emergency medical services						
Zoning regulations						
New Township hall						
Web/televised Township meetings						
Walking/bike paths						
Farmland/open space preservation						
Availability of public water						
Recreation facilities						
Community events/festivals						
Library						
Senior services						
Park facilities						

TOWNSHIP GROWTH AND DEVELOPMENT

5. Please select the statement below that most closely matches your views on growth and development in the Township. I would prefer the Township to –

(Check ONE)

- | | |
|--|--|
| <input type="checkbox"/> Actively seek growth and development | <input type="checkbox"/> Discourage growth and development |
| <input type="checkbox"/> Maintain current rate of growth and development | <input type="checkbox"/> No opinion |
| <input type="checkbox"/> Plan for growth and development | |

6. What kind of growth and development opportunities should the Township seek?

(Check up to THREE)

- | | |
|--|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Small-scale commercial (i.e. flower shop, bakery) | <input type="checkbox"/> Big box commercial (i.e. general merchandise store) |
| <input type="checkbox"/> Office | <input type="checkbox"/> Entertainment (i.e. movie theater) |
| <input type="checkbox"/> Service commercial (i.e. dry cleaners, groceries) | <input type="checkbox"/> No growth and development |
| <input type="checkbox"/> Agricultural tourism (i.e. farm stands, U-pick, Christmas tree sales) | <input type="checkbox"/> No opinion |

VILLAGE OF WILLIAMSBURG

The Township contains two settlement areas that are separated by M-72. The area south of M-72 is the earlier settlement area of Williamsburg and the present location of the Whitewater Township Hall. The settlement area north of M-72 is the historic railroad village and the present location of the Post Office. ***The following questions consider the two separate settlement areas as one and refer to them as the Village of Williamsburg.***

7. Should the Village of Williamsburg be redeveloped? (Check ONE)

- Yes No No Opinion

8. What types of uses should be encouraged in Village of Williamsburg? (Check up to THREE)

- | | |
|--|--|
| <input type="checkbox"/> Single family residential | <input type="checkbox"/> Mixed uses (commercial & residential in the same bldg.) |
| <input type="checkbox"/> Small-scale commercial (i.e. flower shop, bakery) | <input type="checkbox"/> Multiple family residential |
| <input type="checkbox"/> Restaurants/cafes | <input type="checkbox"/> Offices |
| <input type="checkbox"/> Service commercial (i.e. dry cleaners, groceries) | <input type="checkbox"/> Public gathering/community spaces |
| <input type="checkbox"/> Civic buildings | <input type="checkbox"/> No opinion |

HOUSING

9. For each type of housing listed below, please indicate how much of each type you feel the Township needs in the next 10 to 20 years? (Check one box on each line below)

	More	Same	Less	None	No Opinion
Single family homes on acreage					
Seasonal homes					
Townhouses/condominiums					
Affordable single family homes					
Clustered housing					
Multiple family housing					
Single family homes on small lots					
Apartments					
Senior housing					
Duplexes					
“Mother-in-law” apartments					
Manufactured housing					
Short term rental					
Guest houses					

10. Please indicate where new single family residential development should be located in the Township. (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Anywhere
<input type="checkbox"/> South of M-72
<input type="checkbox"/> Areas of existing single family homes
<input type="checkbox"/> Along shorelines and waterways
<input type="checkbox"/> North of M-72
<input type="checkbox"/> Agricultural areas | <input type="checkbox"/> On acreage
<input type="checkbox"/> Scattered throughout the Township
<input type="checkbox"/> On small lots
<input type="checkbox"/> Village of Williamsburg
<input type="checkbox"/> No where in the Township
<input type="checkbox"/> No opinion |
|---|---|

COMMERCIAL AND OFFICE USES

11. What types of commercial and office uses would you like to see in the Township?
(Check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Sit-down restaurant
<input type="checkbox"/> Service commercial (i.e. dry cleaners, groceries)
<input type="checkbox"/> Professional offices (i.e. lawyer, architect)
<input type="checkbox"/> Bar/tavern
<input type="checkbox"/> Café/coffee shop
<input type="checkbox"/> Medical offices (i.e. dentist, doctor)
<input type="checkbox"/> Other _____ | <input type="checkbox"/> Entertainment (i.e. movie theater)
<input type="checkbox"/> Small-scale commercial (i.e. flower shop, bakery)
<input type="checkbox"/> Bank/ATM
<input type="checkbox"/> Fast food/drive-thru
<input type="checkbox"/> Big box commercial (i.e. general merchandise store)
<input type="checkbox"/> None |
|---|--|

12. The current commercial district in the Township is located along M-72 between Turtle Creek Casino and Broomhead Road. Please indicate where new commercial development should be located in the Township. (Check all that apply)

- | | | |
|--|---|---|
| <input type="checkbox"/> Anywhere | <input type="checkbox"/> Along shorelines and waterways | <input type="checkbox"/> On vacant land |
| <input type="checkbox"/> Along M-72 | <input type="checkbox"/> Along major roads | <input type="checkbox"/> North of M-72 |
| <input type="checkbox"/> Village of Williamsburg | <input type="checkbox"/> South of M-72 | <input type="checkbox"/> No opinion |
| <input type="checkbox"/> In the same location | <input type="checkbox"/> No where in the Township | |

13. Should the Township promote agricultural-based tourism (i.e. farm stands, U-pick, Christmas tree sales)? (Check ONE)

- Yes No No Opinion

M-72 HIGHWAY

14. What type of development would you like to see along M-72? (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Recreational |
| <input type="checkbox"/> Service commercial (i.e. dry cleaners, groceries) | <input type="checkbox"/> Big box commercial (i.e. general merchandise store) |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Billboards |
| <input type="checkbox"/> Clustered commercial with open spaces | <input type="checkbox"/> None |
| <input type="checkbox"/> Agricultural tourism (i.e. farm stands, U-pick, Christmas tree sales) | |

15. What do you want the appearance of the commercial area of the M-72 highway to be? (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Natural open space | <input type="checkbox"/> Businesses built to the road |
| <input type="checkbox"/> Strip center development | <input type="checkbox"/> Recreational |
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> The same as it is today |

ZONING

16. Should accessory buildings (i.e. pole barns, detached garages) be allowed on a lot without a home or cottage? (Check ONE)

- Yes No No Opinion

17. Should residential accessory buildings be limited in size? (Check ONE)

- Yes No No Opinion

18. Should home-based businesses be encouraged in the Township? (Check ONE)

- Yes No No Opinion

19. Should any of the following zoning issues be a priority for the Township?
(Check one box on each line below)

	Yes	No	No Opinion
Wind turbines			
Junk/trash			
Farm markets			
“Mother-in-law” apartments			
Noise regulations			
Signs			
Lighting standards/night skies			
Large lot residential zoning			
Guest houses			
Odors			
Short term vacation rentals			
Outdoor wood burners			

20. The majority of the area south of M-72, which includes the state forests, is zoned a minimum required lot size of 5 acres. Should the 5 acre minimum required lot size of the non-state forest lands be –
(Check ONE)

Decreased Increased Maintained No Opinion

21. Should new smaller lots be allowed in the following areas? (Check all that apply)

In the Village of Williamsburg In agricultural areas
 Along the lake shorelines In subdivisions
 Along other waterways No place in the Township
 Scattered throughout the Township No opinion

WATER QUALITY

22. Should there be more stringent septic system regulations for property owners along the shorelines and waterways than in other areas of the Township? (Check ONE)

Yes No No Opinion

23. **What else would you want the Township to know that has not been asked on this survey?**
Your answer to this question is very important to understanding what residents of Whitewater Township desire.

Answer Here:

DEMOGRAPHICS

The answers to the following questions will be kept strictly confidential and used for statistical comparison only.

Do you live in Whitewater Township? Also, please indicate the number of years you have lived or owned property in the Township.

- | | |
|--|----------------------|
| <input type="checkbox"/> Yes, I am a full-time resident | Number of years_____ |
| <input type="checkbox"/> Yes, I am a seasonal resident | Number of years_____ |
| <input type="checkbox"/> No, I own property but do not live in the Township | Number of years_____ |

Are you registered to vote in Whitewater Township?

- Yes No

Do you live north or south of M-72?

- North South

What best describes where your primary home or property is located in Whitewater Township?
(Check all that apply)

- Shoreline
- Rural setting
- Village
- Along M-72
- Farm/agricultural
- Forest/wooded
- Subdivision
- Unsure

What size of property do you live on or own (if not a resident) in Whitewater Township?

- Less than 1 acre
- 1 to 5 acres
- 6 to 20 acres
- 21 acre or more acres
- Unsure

Which of the following best describes your annual household income?

- Less than \$15,000
- \$15,000 – \$34,999
- \$35,000 – \$49,999
- \$50,000 – \$74,999
- \$75,000 – \$99,999
- \$100,000 or more

Counting yourself, how many people in your household are:

Under age 5 _____
 Ages 5 – 9 _____
 Ages 10 – 14 _____
 Ages 15 – 19 _____
 Ages 20 – 24 _____
 Ages 25 – 34 _____
 Ages 35 – 44 _____
 Ages 45 – 54 _____
 Ages 55 – 64 _____
 Ages 65 – 74 _____
 Ages 75+ _____

What is your age?

- Under 18
- 18 – 25
- 26 – 34
- 35 – 44
- 45 – 54
- 55 – 64
- 65 – 74
- 75 and over

What is your gender?

- Male Female

Thank you for your time and participation in the 2009 Community Input Survey. Please put the completed survey in the postage-paid return envelope and mail by October 9, 2009.

Please check the Whitewater Township website, www.whitwatertownship.org, in early November for the results of the survey.

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Acknowledgments



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