
Master Plan Survey Results

Final Report

June, 2023

Whitewater Township Master Plan Community Survey

Whitewater Township is beginning the job of updating its Master Plan. A Master Plan describes the history, current state, and future vision for our community. It is a road map that guides decisions and proposes action steps for growth and development in ways desired by residents. The Whitewater Township Planning Commission is leading this process which includes substantial opportunities for voices to be heard on a range of issues. The first opportunity is this community survey. Please take a few moments to consider the questions and provide your thoughts and opinions. Please also look for other opportunities to weigh in later this year, as the Master Plan takes shape.

Responses to this survey are requested no later than June 16, 2023. Surveys may be sent to Whitewater Township by mail (Township Hall, 5777 Vinton Road, P.O. Box 100, Williamsburg, MI 49690). You may also use the drop box outside the Township Hall, or you may complete this survey online through a link available at www.whitewatertownship.org. Additional printed surveys for others in your household are also available by calling Whitewater Township at 231-267-5141, extension 22. Your input is valued, appreciated, and confidential. Thank you.

Question Group 1 A Little About You

1. What Age Group Do You Fall Into?

- ☐ Under 18
☐ 18 - 25
☐ 26 - 34

- ☐ 35 - 44
☐ 45 - 54
☐ 55 - 64

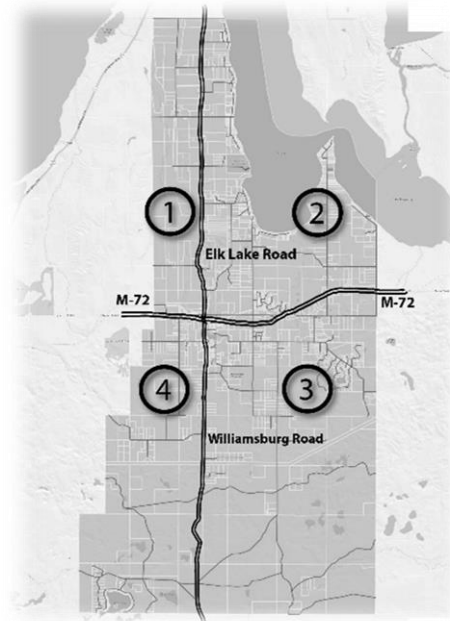
- ☐ 65 - 74
☐ 75 and over

2. Describe your association with Whitewater Township (check all may that apply).

Residency	Property Ownership	Employment
<input type="checkbox"/> Full-time resident <input type="checkbox"/> Seasonal resident <input type="checkbox"/> Property owner, not a resident	<input type="checkbox"/> Own property <input type="checkbox"/> Rent property	<input type="checkbox"/> I am employed by a business in Whitewater Twp. <input type="checkbox"/> I am employed outside of Whitewater Twp. <input type="checkbox"/> I am a self-employed resident/business owner. <input type="checkbox"/> I am not employed or I am retired.

3. The map to the right shows Whitewater Township divided into quadrants using M-72 and Elk Lake Road/Williamsburg Road as dividers. Please identify which quadrant you live in.

- ☐ 1
☐ 2
☐ 3
☐ 4
☐ N/A



Question Group 2 General Views on Growth and Development

4. Communities often change over time as development occurs. According to each topic below, indicate if you think Whitewater Township has changed for the better or worse in the last 10 years. Circle your choice.

Topic	Rating				
	Worse		Neutral		Better
Quality of Development Occurring	1	2	3	4	5
Rate or Pace of Development Occurring	1	2	3	4	5
Kinds of Development Occurring	1	2	3	4	5
Adequacy of Infrastructure to Support Development (i.e., public water/sewer, other utilities, etc.)	1	2	3	4	5
Traffic	1	2	3	4	5
Other (explain) _____	1	2	3	4	5

5. In terms of the existing pattern of township development, please indicate an area that you think Whitewater Township should address to improve the quality of life. Please indicate **one** area that you feel is **most** important for the Township to address:

- | | |
|--|---|
| <input type="checkbox"/> Property Maintenance | <input type="checkbox"/> Employment Opportunities |
| <input type="checkbox"/> Affordable Housing or Local Housing Options | <input type="checkbox"/> Develop Convenient Bike Trails and Walking Paths |
| <input type="checkbox"/> Retail Options | <input type="checkbox"/> Traffic Congestion/Dangerous Intersections |
| <input type="checkbox"/> Other – Explain _____ | <input type="checkbox"/> None |

Question Group 3 Your View of Rural Character and Agriculture

6. Loss of rural character is sometimes mentioned as a concern when new development is proposed. However, the term “rural character” can be vague. Please indicate **two** of the following landscape elements that you most associate with rural character in Whitewater Township.

- | | |
|---|--|
| <input type="checkbox"/> Open fields | <input type="checkbox"/> Dwellings on very large (20 acres or more) parcels |
| <input type="checkbox"/> Orchards, farm stands, and other agricultural land | <input type="checkbox"/> Farm buildings and related architectural elements |
| <input type="checkbox"/> Woodlots and forests | <input type="checkbox"/> Roadways with limited development on either side |
| <input type="checkbox"/> Views of natural stream and river corridors | <input type="checkbox"/> Lake Views |
| <input type="checkbox"/> Other(explain) _____ | <input type="checkbox"/> Extended views of undeveloped land across the landscape |

7. In your opinion, identify the most scenic view from a public road in all of Whitewater Township. Please be as specific as possible: _____

8. Much of the land North of M-72 in Whitewater Township is zoned Agricultural (A-1). The minimum required parcel size in the A-1 District is 1 acre (43,560 square feet – or about 200' x 217'). In your mind, is this 1-acre minimum parcel size appropriate in the A-1 District?

- | | |
|---|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No, 1 acre is too large |
| <input type="checkbox"/> No, 1 acre is too small. | <input type="checkbox"/> Not Sure |

If you have thoughts about an appropriate minimum parcel size in the A-1 District, please share them here.

9. Much of the land South of M-72 in Whitewater Township is zoned Recreational (RC-1). The minimum required parcel size in the RC-1 District is 5 acres (217,800 square feet – or about 300' x 725'). In your mind, is this 5-acre minimum parcel size appropriate in the RC-1 District?

☐ Yes

☐ No, 5 acres is too small.

☐ No, 5 acres is too large

☐ Not Sure

If you have thoughts about an appropriate minimum parcel size in the RC-1 District, please share them here.

10. Agricultural tourism is a broad category of activities that can include road-side stands, u-pick operations, and other activities incidental to the operation of a farm that brings members of the public to the farm for educational, recreational, or retail purposes. How important do you feel agricultural tourism activity is in Whitewater Township?

☐ Very Important

☐ Somewhat Important

☐ Slightly Important

☐ Not Important

Question Group 4 Commercial Development

11. Portions of the M-72 corridor through Whitewater Township lend themselves to future commercial development and redevelopment. Generally speaking, what qualities should future commercial development exhibit in order to fit within your image of well-planned corridor **(pick up to 2)?**

☐ Limited Numbers of Driveways

☐ Extensive Landscaping

☐ Sign Controls (Size, Illumination, Etc.)

☐ Building Design

☐ None Of the Above

☐ Other (Describe) _____

☐ Other (Describe) _____

☐ Limited Site Lighting

☐ Mixture Of Uses (Potentially Retail, Services, Office, Residential, Etc.)

☐ Smaller Building Footprints—such as those less than 75,000 sq. ft. (for reference, the Tractor Supply store on M-72 is about 20,000 sq. ft. and the Meijer Store is about 200,000 sq. ft.).

12. The Village of Williamsburg (North of M-72) was once a commercial center. While some evidence of this remains today, many buildings were demolished years ago. Today we have a post office, fire station, cemetery, residential uses, and commercial uses. Should redevelopment take place in the years to come, which of the following scenarios would you most like to see?

☐ Encourage redevelopment into a downtown-type setting with small-scale retail, commercial services, restaurants, and upper-floor housing.

☐ Encourage Higher Density Residential Redevelopment (Townhomes or A Format Similar to Millbrook Estates South Of M-72)

☐ Something Else (Explain) _____

Question Group 5 Housing

13. Short-term rentals (i.e., Airbnb and VRBO) of private residential homes occur in some communities, and this activity is particularly popular in Northern Michigan. The term "Short-term rental" typically means the rental of a dwelling unit for less than 30 consecutive days. What are your thoughts about whether short-term rentals should be allowed in Whitewater Township? (Note: A Bed and Breakfast is different from a short-term rental and is permitted as a Special Use in Whitewater Township, and state law could change how a local government may regulate short-term rentals in the future).

☐ Short-term rentals should be prohibited in Whitewater Township.

☐ Short-term rentals should be allowed in Whitewater Township without any local regulation.

- ☐ Whitewater Township should regulate short-term rental activity in some fashion (i.e., licensing mechanism, limits for how many short-term rentals a property owner could operate, limits on how many short-term rentals can be approved in a community, etc.)
- ☐ Not Sure

Question Group 6 Alternative Energy

14. Large solar or wind facilities are not uncommon in Michigan (Neighboring Acme Township approved 50-acre solar farm off M-72). Large solar or wind facilities produce larger amounts of power delivered to the grid and do not include individual systems serving individual properties (i.e., solar panels on rooftops). There are no current plans for an alternative energy facility in Whitewater Township, but what are your thoughts about such a facility in the future?

- ☐ I support alternative energy and believe that the environmental benefits outweigh the impacts on the appearance of the local rural landscape.
- ☐ I support alternative energy, but I also want to see basic approval conditions to minimize impacts on the appearance of the local rural landscape.
- ☐ I do not support alternative energy systems in a township like Whitewater.

Please share any other thoughts you might have on this issue: _____

Question Group 7 General

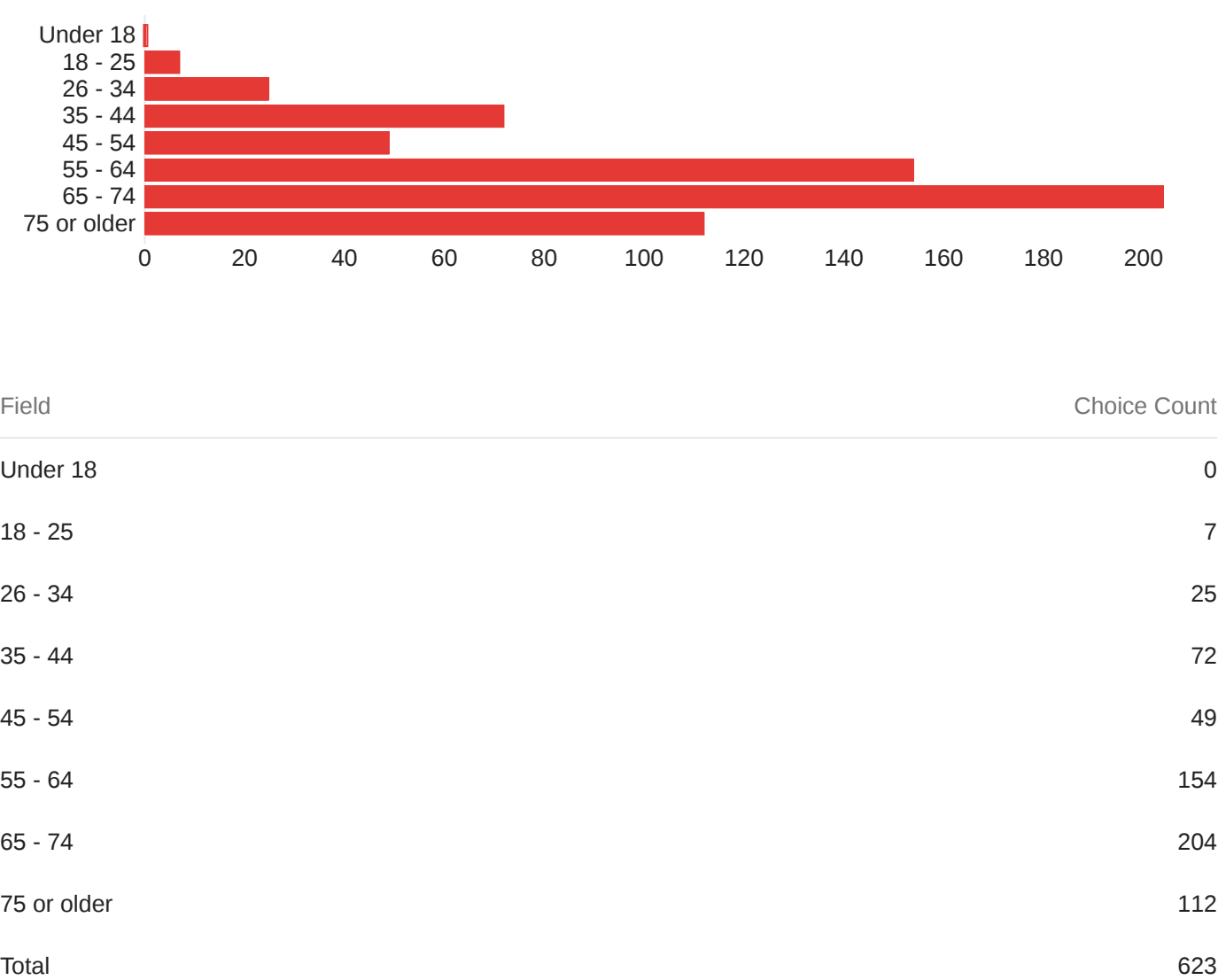
15. How important is it for the Township to develop or improve the following over the next 10 to 20 years? And, do you support paying additional funds for this?

	Very Important	Somewhat Important	Slightly Important	Not Important	Do you support paying additional funds for this?	
					Yes	No
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						
Recreational Facilities						
Community Events/Festivals						
Library						
Senior Services						
Park Facilities						
High-Speed Internet						
Public Sewer						

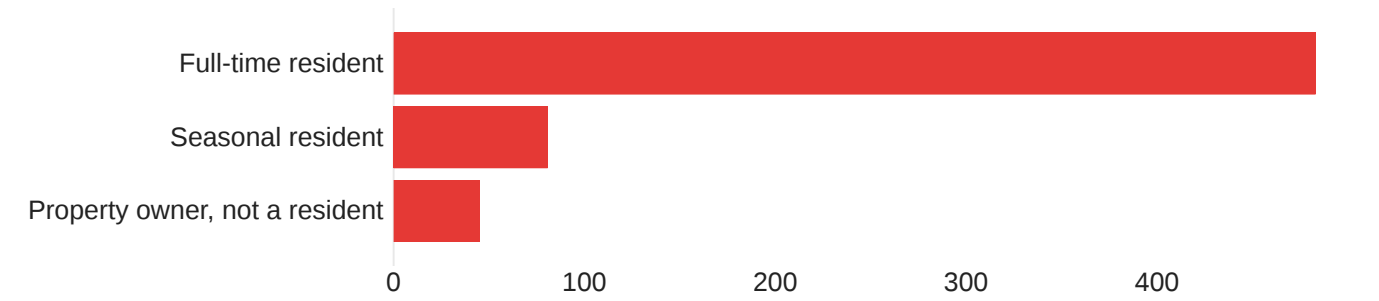
16. What else would you want the Township to know that has not been asked on this survey? Your answer to this question is very important to understanding what residents of Whitewater Township desire.

Please be as specific as possible _____

Q1 - What Age Group Do You Fall Into?

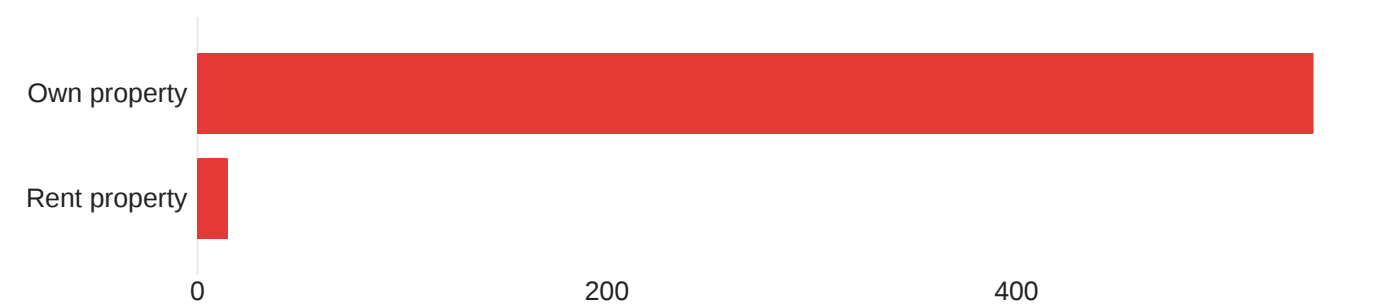


Q2A - Residency



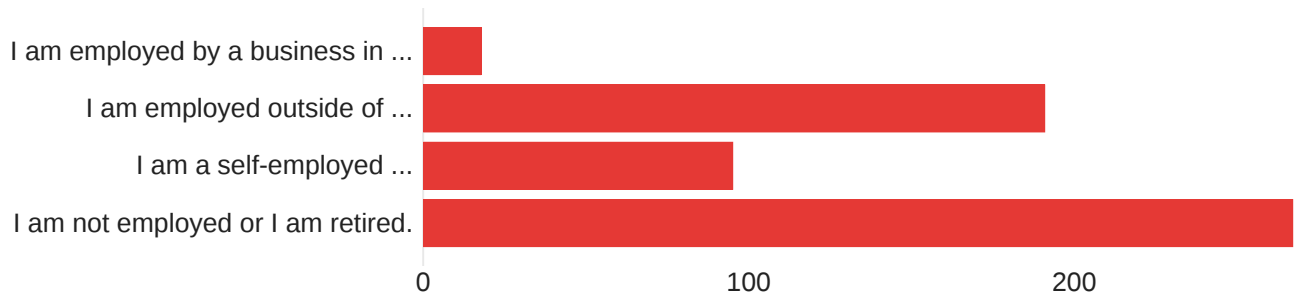
Field	Choice Count
Full-time resident	483
Seasonal resident	81
Property owner, not a resident	45
Total	609

Q2B - Property ownership



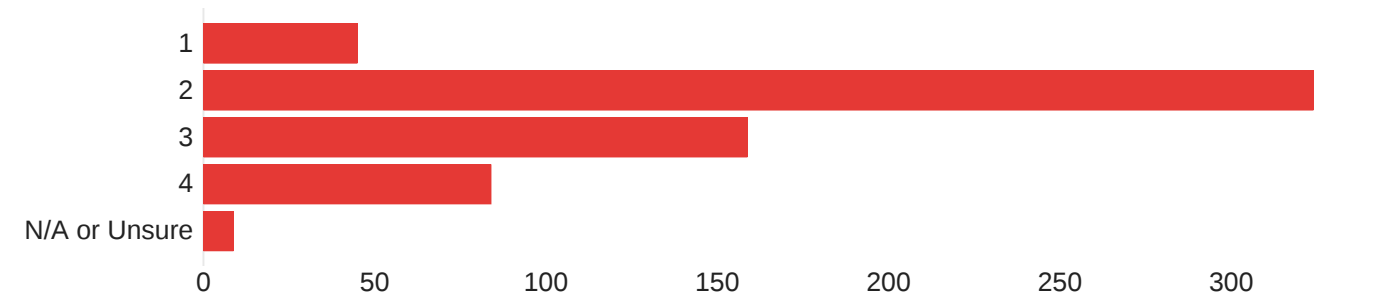
Field	Choice Count
Own property	545
Rent property	15
Total	560

Q2C - Employment



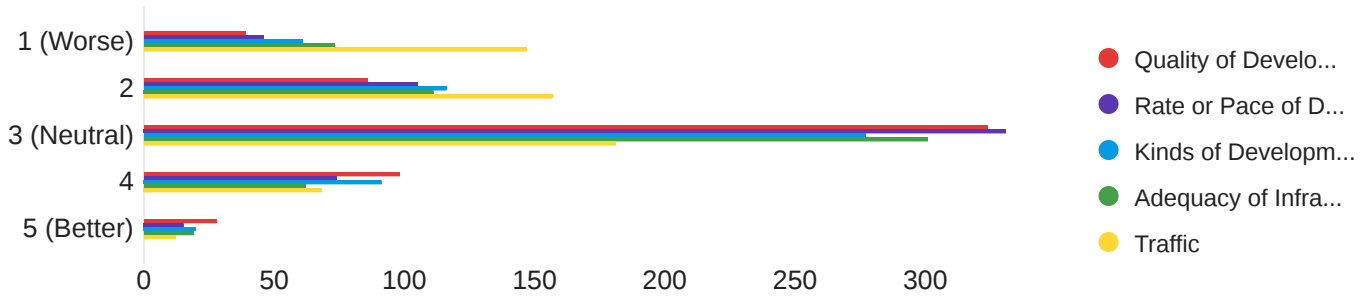
Field	Choice Count
I am employed by a business in Whitewater Township.	18
I am employed outside of Whitewater Township.	191
I am a self-employed resident/business owner.	95
I am not employed or I am retired.	267
Total	571

Q3 - Please identify which quadrant you live in.



Field	Choice Count
1	45
2	324
3	159
4	84
N/A or Unsure	9
Total	621

Q4A - Communities often change over time as development occurs. According to each topic below, indicate if you think Whitewater Township has changed for the better or worse in the last 10 years. Click your choice.



Field	1 (Worse)	2	3 (Neutral)	4	5 (Better)	Total
Quality of Development Occurring	39	86	324	98	28	575
Rate or Pace of Development Occurring	46	105	331	74	15	571
Kinds of Development Occurring	61	116	277	91	20	565
Adequacy of Infrastructure to Support Development (i.e. public water/sewer, other utilities, etc.)	73	111	301	62	19	566
Traffic	147	157	181	68	12	565

Q4B - Are there other aspects of Whitewater's development in the last 10 years that you would like to comment on? Please explain.

Are there other aspects of Whitewater's development in the last 10 years that you would like to comment on? Please explain.

Roads less upkeep

1 - lack of internet

4 - light at M-72 and Williamsburg

Development stagnant

Chose to live here close to rural - non developed quiet nature and wish to keep it that way. No development

The light on 72 was great idea. Broomhead needs a roundabout. Pot holes are terrible - getting to Mill Creek Schools

Traffic light big improvement

Quality of roads other than 72 are horrible. M72 dangerous at Broomhead, Skegemog Point and at western roundabout

1 - policing of speed on roads

1 - logging

Please have Crisp Rd. Paved

2 - need speed limit of 40mph or less on Williamsburg Road posted south of Crisp Rd and north of Old 72

"illegible"

3 - M72 is so busy more roundabouts would help us pull out onto M72

I never wanted to have Meijer or any other like business here, too much development.

Roads seem to be worse

There doesn't seem to be much development at all. How about a restaurant or two

Would like to see improvement to WW township park

5 - safety/convenience. The traffic light at the highway has been a great addition

1 - roads

1 - roads

1 - roads

Restaurants

1 - Road maintenance

1 - private property rights

1 - Township and county needs to fix - resurface Skegemog Point Rd and Cook Rd without special assessments

1- pot shops

Have not been here long enough to comment - there is room for a little more development. Don't want to see too many old farms disappear, too much multiple family duplex - summer rental usage

1 - allowing big homes (large) to be built on lake front property

Local roads are in very poor shape.

Township Board inability to deal with anything in a timely fashion.

seems to be slightly worse than neighboring townships

no central corridor (unable to read second comment)

Broadband internet to local residents

Side roads in poor shape

Need roundabout at Elk Lake Rd. Need additional lights or roundabout at Bates and Broomhead Roads

Roads

love the DNR launch on Baggs - wish it had overflow parking

1 - Skegemog Point Road in atrocious condition. 2 - can't get DTE to supply natural gas

When there is no development quality occurring has no baring same for kinds developing

More sports facilities - pickle ball, trails, open spaces

Concerned about/for options for lower income families

Road maintenance

township board dysfunctional

1 - Roads, too many junk yards

and it's not being handled very good! Too much speeding! and planning commission is not doing their job.

1 - there should be right turn lanes on 72 at Elk Lake Rd light

1 - road maintenance - less "illegible" and grating

Stay out of people's business. Too much govt control

Roads

We are losing large patches of agriculture/or treed areas. Too many houses

All new board members who are transparent and polite to citizens and work the hours they advertise

Haven't been here 10 years

2 - traffic - there's been a huge increase of traffic on Williamsburg Rd

Bicycling, jogging, running and biking on township roads is adversely affected by too much traffic and construction trucks/safety is severely reduced where there is a constant flow of traffic - especially on roads with no shoulder or hazardous shoulder

Roads need improvement and xcess to internet

P.O. area lots like town dump ----- worst community around

road condition lack of fire protection

vision/leadership

Roads and chain of lakes water quality have both deteriorated

Roads i.e., edges of Elk Lake Rd dangerous. More pot hole filling vo rd fixing other roads

Between Elk Rapids, acme, traverse city and kalkaska - Williamsburg doesnt need commercial development

lack of zoning enforcement

The addition of the Stop sign at the Elk Lake Rd and 72 is a great improvement. M72 roundabouts work well also

Old 72 is an eye sore!!! Driving through used to be fine, now it is a disgrace to the township. Clean it up!

(1) Worst if start using the farm land for site condos; (2) Private expensive Golf clubs that exclude the residents - slap in the face to residents; (3) Casino now selling Marijuana

Red, Green, Yellow traffic light at M72 Elk Lake Road

N/A just moved here

Need a larger police presence to deal with speed traffic off road staff

we are new within 2 years

Traffic needs light to control intersections for M 72 that are 2 lane

The Elk Lake Rd/M-72 light was much needed

1 - roadways need attention

I haven't been here long enough to know

3 - stagnant - nothing has changed in the last 10+ years. Downtown Williamsburg looks terrible

1 - infrastructure f.d. is not "illegible" the remodel was a waste of tax payer dollars

1 - needs high speed internet

We need more housing for young families. More affordable

We need more affordable land for young families

Downtown is a disgrace. Pave road for Whitewater Park

1 - Williamsburg Rd has become an expressway, very busy, very noisy, too many semis, too loud

Good job with light at M-72 and Elk Lk Road

1 - Broomhead Road is awful. So much traffic on north end. Can't we pave it?

Have lived here for only 1 year

only lived here a year

1 - road repairs

Skogemog Pointe Rd

internet access

availability of high speed internet

A traffic circle would have been wise instead of a light

M-72 should be 4 lanes from Acme to Kalkaska

1 - personal property rights

We need to facilitate development to encourage growth in the community. We cannot be a community of old people waiting to die.

i am moving out the area because housing is not affordable for me

1 - roads are horribly maintained

Roads continue to get worse every year

1 - restaurants

2 - We want health and safety of residents as a primary focus i.e. no cherry processing that is anti-environmental

No comment....New resident

4 - Township park is nice

We think the slow development in our township is really fine. Love the rural character.

1 - The new hotel downtown

Need to keep to low intensity development consistent with rural character the 5 acre lot requirement

1 - Elk Lake Rd is dangerous too many speeders Carns Rd and many other side roads falling apart

pave dirt roads

Road surface conditions - 1

Roads - 2

1 - Township government (board)

Has been very little development hard to really answer these vague questions

Road conditions particularly shoulders, pavement crumbling away on both sides of roads

1 (Worse) - Other - Township Board

No development for housing in WWT. We need apartments.

Keep this place rural. Everything we need is in TC, Kalkaska or ER.

Keep our area rural

Please be careful of development look at Chums corners

Traffic light on 72 not great for noise/ trucks

Roads need to maintained better - pavement not up to par. Need traffic control at cool/broom head and 72 (roundabout)

I prefer to slow/limit commercial development in order to preserve the rural character of our area.

Have only lived here for two years so it is hard to really say but the traffic light at M72 and Elk Lake Rd is definitely a plus.

Keep large size lots (10 acres or more) in any new development

Things are going to develop and change no matter how much we want to stop it, nothing stays the same, especially living in a treasured area like we do! ... But we CAN control our focus of growth! Love the push to support local growth with farming, agritourism, etc. Something native to our area and to keep things somewhat the same and unique ...

Old m 72 where post office is located. Looks awful with all the garbage and junk.

I'm surprised there hasn't been even more housing development in the past 10 years. The region is growing at a very fast rate and we are twenty minutes from Traverse City. The Township should pursue zoning that encourages the development of smaller and denser housing options (condos, townhouses, apartments, tiny homes).

WE NEED NATURAL GAS HERE !

I think we are way behind as far as encouraging development

A good development next to Island Lake

Road Maintenance - fair to poor.....obvious

Does not seem to be that much new development. If I hear about a new development...usually I hear soon after that a citizen group or individual files a lawsuit to stop it.

We are in support of Short Term rentals. They bring business to our area. STR assist families financially in our area. We have experienced only positive interactions with renters. It is our home therefore it is our business.

"Rate of Development" doesn't ask if you want more or less. We don't have any development to rate. We should.

Affordable housing is a necessity to help support the local business in the area.

Local roads not maintained wells

1) Downtown Williamsburg is an embarrassment. Are there even sidewalks? 2) Zoning regulations are not proactively enforced. 3) I would like to see us moving toward buried electric, better road materials, TART trail expansion, safe bike lanes, and public space included in all new commercial development.

Keep it rural, no party barns, no pot businesses of any kind

We keep promoting bicycles with all these "tours" and races throughout the township but we don't provide a safe shoulder for them. The traffic just keeps getting thicker and we are pushing for more with tourism all the time.

Too many commercial businesses and not enough for family activities. The post office is a disgrace it's too small and the junk sitting around there is embarrassing. M-72 can not handle the track and it takes forever to make a safe left .

Would like downtown Williamsburg cleaned up

We appreciate the light at Elk Lake Road and M72. Roundabouts are good for slowing down traffic on 72.

There is huge McMansions all over the lake instead of a quiet town with reasonable prices. And farm land is disappearing.

too many housing developments - Williamsburg isn't TC and that is why we chose to live here. It's getting far too busy now

I have lived here only 3 years so I do not have the perspective to comment.

I am sure there have been developments, but if you were to ask me of what, I wouldn't be able to list them. The park looks nice. Our "town" looks horrible with junk all over. This should be a priority.

I am very concerned about the general management of the township. There seems to be an arrogance regarding what the officials can do, what they can allow friends to do and ignore complaints and violations of regulations.

I would like to see the township continue to improve planning and zoning practices

One issue is the new development but another important aspect is upkeep and maintenance of existing.

why are cable internet and boat/car repair business allowed on Cram road, instead of requiring them to be located in commercial zoned areas in the Township??

Roads, especially gravel roads are horrible. Zone 3 has a lot of recreation traffic especially to the quiet area, logging etc. The county is does not brine until the last of May and the dust is damaging to health and property. Broomhead Rd is so rough it had damaged exhaust and the suspension on my vehicle. I drive less than 5000 miles/yr.

I like that residential communities have to be on 5 acre lots

We are not bringing in new businesses! Mr Cs closed, we gained Kettlewells, but nothing else has changed.

We just moved here so can't really say

Concern of recently proposed high density developments or high density RV parks just hodgepodge placed around the Twp by individual developers, not in line with a Rural character Twp master plan.

Sad to see single wide homes going up - also sad to see the density of housing in a rural community

there is no actual PLAN for development - what is the plan for the next housing development? where should it be located?

Keep commercial development in commercial zone and not allow Special use permit for commercial businesses

Line check

Survey works

This is an extremely poorly worded question. If I answer That I believe the quality of development has gotten worse ... it could be because I like that the board is stifling growth and I am pro growth. Or I could say it has gotten worse because the board has encouraged growth and I am anti growth. This question gives you zero direction and informative feedback. For the record... imho... the current majority board has made things worse in this township.

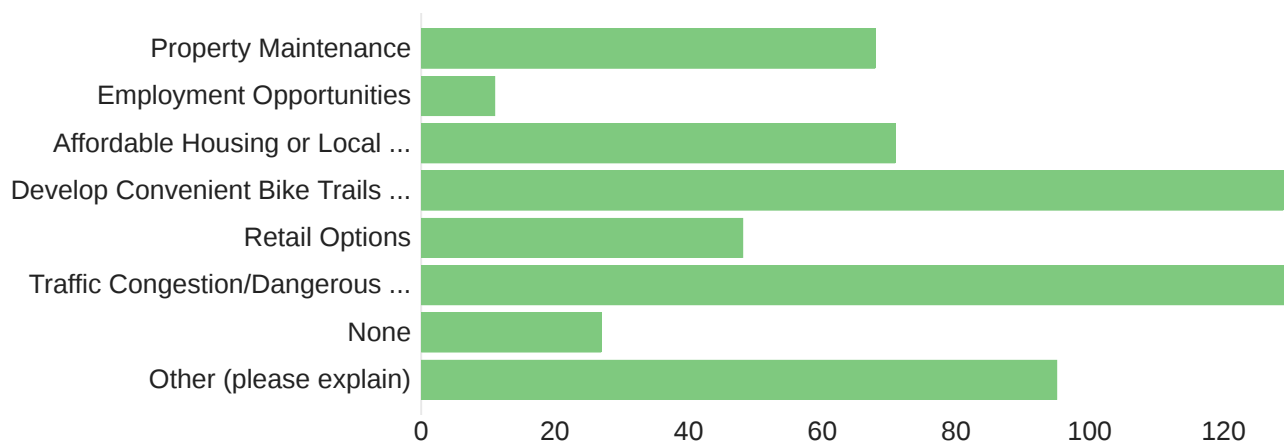
It is amazing to see all the Marijuana outlets - speaks to a "slacker" culture

I just wonder whether crowding issues are being adequately considered. When development is planned, is enough attention being paid to traffic patterns, for instance? Is it reasonable to develop multi-residences in a place that is essentially bucolic?

Having the planning commission and Board not aligned and fighting is not productive for our community.

Growth seems to be on pace with my expectations

Q5 - In terms of the existing pattern of township development, please indicate an area that you think Whitewater Township should address to improve the quality of life. Please indicate one area that you feel is most important for the Township to address:



Field	Choice Count
Property Maintenance	68
Employment Opportunities	11
Affordable Housing or Local Housing Options	71
Develop Convenient Bike Trails and Walking Paths	129
Retail Options	48
Traffic Congestion/Dangerous Intersections	130
None	27
Other (please explain)	95
Total	579

Other (please explain) - Text

limit high density housing

Pave road to boat launch - Park rd

Improved playground and sports facilities. Maybe an ice rink

Commercial property on Cram Rd between Palaestrum and Ayers with the giant wire rolls needs to be cleaned up

Preservation of natural beauty and land

more local business

Clean up town of Williamsburg which is an eyesore and an embarrassment.

Many roads need repair, specifically angell rd.

maintain rural character

Right to VRBO - STR or whichever my property - my right

Williamsburg rd traffic is much faster than 55 mph and more and more families live on this road now. A reduced/redo enforced section would be awesome.

Allow farmers to grow crops of their choosing to leave our township rural

Restaurants

Access to internet sources

Public transportation

roads if new construction tears main road they should fix them

traffic

Quality of blacktop and paved road conditions could be improved

enhancing historical values of township

develop residential areas around mill creek elementary school

Skegemog Point Rd needs repair

Clean up downtown Williamsburg

infrastructure

zoning ordinance enforcement

Avoid mass housing like apartments, campgrounds. 1 acre minimum for homes

It is not the township responsibility to improve our quality of life. Stay out of it

Good dust control on Park Road or black top

Fix Skegemog Pt Rd and clean up trash next to post office

Fight against urban sprawl

Reduce light pollution

Keep new development low to none to preserve our way of life rural

Some people on cram rd have business invested in their yard. it looks awfull - we need standards

fix bracket road

Plan to address roads fire and emergency protection

preserving our #1 asset - nature

Short term rentals have increased exponentially and are getting worse - regulations/guidelines are needed !

green pouffers need improvement + increase on all development

The condition of the properties in Williamsburg itself is unacceptable many properties look like a set for sanford & sons with the tfesh displayed in the front yard

We lack a reasonable priced restaurant

recreation park

M72 is not possible for residential should allow for more commercial or industrial on M72

speeding on M72 and Elk Lake Road

high speed internet

Retain rural character

Better downtown or main street

People put mobile homes on property and don't take care of them. le the trailer on Baggs Rd 1/4 mile north of M72

Fix up area by post office, make a nice little downtown area/retail options

Less regulation on land owners

internet

degradation of the natural environment; regulate amount of woodland that can be destroyed; require periodic inspection and maintenance of all septic systems

boat ramp improvements; round abouts were pointless

Redevelopment on the 72 hwy is great. All other development should keep the character of the township. Low density residential, recreational, agricultural

Govt to stop fighting with each other

road repair

community planning

Roads, remove dead trees

Short term rentals should not be allowed

stop short term renting

The semi trucks that speed down Elk Lake Road are concerning. (We don't mean local agri trucks). They use E L Road as a shortcut

"Brine" (?) and maintenance of dirt and gravel roads

Dark skies

Make building restrictions . Minimum 5 acre for a home. No apartments, condos or CAMPGROUNDS!

Keep out rural atmosphere.

Agritourism, farming support, unique attractions

Cronyism

I don't want to see any other commercial development

Outsiders trying to profit from our area at the expense of homeowners. VRBO's, event venues, developments ruining the look and appeal of the area.

Address short term rentals

Pro STR

Dinning/coffee

Traffic light at 72 & elk lake Rd a great addition. Could use some signaling for light changes.

keep it rural

protection of lakes and streams

Stop short term rentals

Enforcement of zoning regulations.

Improve quality of gravel Rds

We need good pickleball courts, the fastest growing sport in the country. Our current tennis courts are poorly maintained. Whitewater has spent a lot of money on softball field, which is primarily used by people from surrounding Townships. It is time to, instead, fund Pickleball which our Township residents want and need.

I have seen multiple accidents on 72 near Ginop and the Shell Station (people entering and exiting the gas station. This was because of the passing lane I believe. The east bound passing lane should start after Ginop to prevent this. People passing are in a hurry and not watching for slowing or merging traffic.

Additional police presence on M72 and Williamsburg/Elk Lake roads.

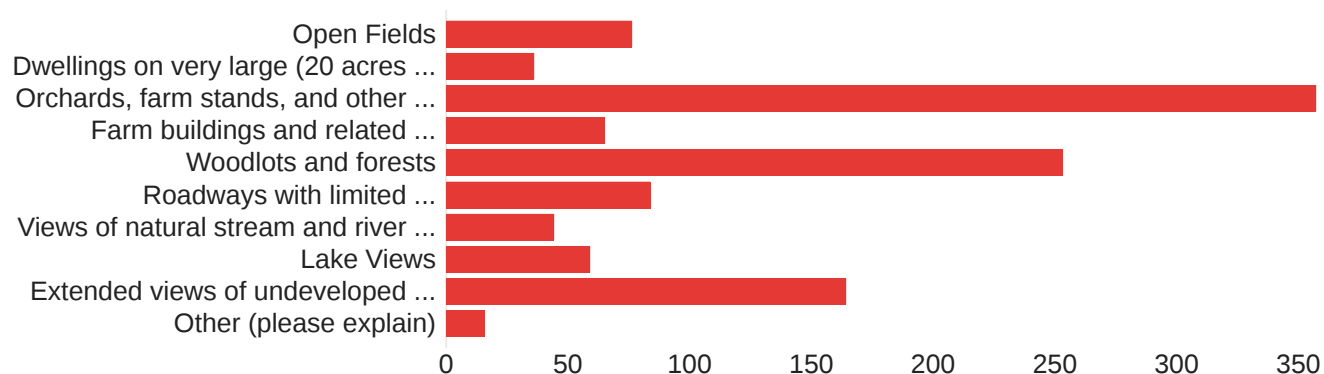
Line

All of the above are important.... Although the current boards talks a good story... the entire area knows they are the laughing stock of government representation. The 5 people that show up to a meeting should NOT be allowed to dictate policy. Do the job you were elected to do

Board effectiveness

Community sewer system

Q6 - Loss of rural character is sometimes mentioned as a concern when new development is proposed. However, the term “rural character” can be vague. Please indicate two of the following landscape elements that you most associate with rural character in Whitewater Township.



Field	Choice Count
Open Fields	76
Dwellings on very large (20 acres or more) parcels	36
Orchards, farm stands, and other agricultural land	357
Farm buildings and related architectural elements	65
Woodlots and forests	253
Roadways with limited development on either side	84
Views of natural stream and river corridors	44
Lake Views	59
Extended views of undeveloped land across the landscape	164
Other (please explain)	16
Total	1154

Other (please explain) - Text

Residential 5 acres+

Lack of multifamily housing (condos, etc.)

unknown

All of the above

Limit condos and subdivisions

all above

All of the other choices - always maintain open water areas and views

1/2 of land in township is state forest

Mixture of land sizes, uses, residential, gentleman farms, etc. based on owner preferences.

Single family housing

density of structures

This is not a concern to me. If we don't grow, we die as a community. Growth is inevitable. Do it responsibly with plan development.

Business should keep their equipment and material stock inside clean industrial buildings in either the Township Industrial zone or Twp Commercial zone, so we eliminate nasty messes out in the open, such as the fiber cable internet business on Cram road. Can we keep these light industrial businesses in the Industrial or Commercial zoning regions ???

All those things are rural character

Sorry.... If someone wants rural views.. they should purchase the property they are concerned about. WWT has gone way to far in micromanaging THEIR definitions of each zone.

This is a poorly conceived question. ALL of these associate with rural character and are arguably equally important.

Top of Palaestrum Hill looking east

M-72 overlook of the lake

Broomhead

Orchards on Elk Lk Rd

East end of Angell Rd

Carns Rd

Elk Lake / Williamsburg Road corridor

Elk Lake Rd - orchards

Mill Pond

Vinton Rd - sadly the view of Mill Creek Lk/Pond is marred w/ trash, dead trees/limbs - right side S of Church St past the homes

Orchards on Elk Lake Road

Broomhead Rd - in 2 places you can see all the way up to Elk Rapids. View of Elk Lake. One is 1/4 mile south of M-72 the other is close to Sand Lakes area.

Along Elk Lake Rd with all the orchards

Church road looking at the stream and water wheel from the pond

None

Elk Lake

Elk Lake Rd when orchards are in blossom

Elk Lake Road N of 72 - rolling orchards, cattle, sunflowers, llamas, farm stands

Off M-72 near the scenic overlook approaching Lake Skegemog

Elk Lake Rd - south / west of Palaestrum

Bates Rd with all the sunflowers

View of Skegemog lake high above 72

M-72 overlooking Skegemog and Elk Lakes with woods

Year round the view from Angell Road jus west of Elk Lake Trail has the best view of Elk Lake and the mouth of Skegemog

So many. Except the dirt portion of Crisp Rd

Elk Lake Road

Views of Elk Lake

cherry trees in bloom along Elk Lake Road

Williamsburg Rd is pretty scenic

Broomhead Rd

Williamsburg Rd.

Elk Lake Rd. at Palaestrum Rd.

Williamsburg Rd.

Turtle Creek Casino and Grand Traverse Resort

Top of Angell Raod overlooking Elk Lake. However, the road could use improveing with biking trail.

There are so many

Angle Road as you see Elk Lakes.

Cresting Carns Rd looking over lake - sunflower fields on 31/Angell Rd

Driving north on elk lake rd. between whitewater park and Gary Rd.

View of Elk Lake from Palaestrum

Sayler Rd on top of hill - wide view

parks

Boat ramp at twp park

Elk Lake Rd - orchard views

Looking off my deck

M-72 lookout of Elk and Skegemog Lakes

The orchards and fields on elk lake rd.

Elk Lake Rd

Scenic lookout at Skegemog on Hwy 72

View of the ELk Lake Rd on the hill on Broomhead Rd just south of Deal/Whitney intersection

Drive down Moore Rd in the fall, with colors out

Dont know. We are new to the township

M 72 as you entire whitewater twp from kalkaska

My backyard!!

The vinyards on Elk Road

Elk Lake Rd looking west

Elk Lake Rd and viewing orchards

Elk lake road

Elk Lake Rd

Elk Lake Rd

Hard woods peak fall colors

View of Elk Lake from the top of the hill on Palaestrum Rd

South side of M-72

Palaestrum Rd/ Elk Lake Rd

Angell Rd - turning towards Elk Lake. Beautiful view of lakes and land elevation at chest of hill

View on Palaestrum Rd on Elk Lake

Whitewater township park and campground

Looking north from the high point Broomhead Rd

72 E/Cook to SPR

M72 heading east between Cook and Skegemog Point Rd

Top of Palaestrum Hill

Elk Lake Rd view of Elk Lake

Elk Rd Cherry blossoms spring/cherries summer fall

Skegmog Scenic point on 72

Above Elk Lake access on South Elk

Elk Lake Road

farming fields and trees

Baggs Rd

Elk Lake Rd overlooking orchards

On m72 overlooking Skegemog Lake

Elk Lake Rd overlooking Elk Lake

Elk Lake road, orchards, sunflowers

Elk Lake Rd and Angell Rd

Not sure this counts. The stretch of 31 on the bay shore line too many dink dingy little shops

Views of Elk Lake from Elk Lake Rd

Elk Lake Rd north of 72

Boggs Rd various views of Lake Skegemog Broomhead Rd just S of 72 is a close 2nd overlooking Elk Lk

heading west on 72 from Kalkaska and seeing Skegemog Lake on the right

Elk Lake Rd north of M-72, as you have sweeping views to the west of orchards and GTB

Near Barker Creek from M-72, overlooking Skegemog Lake

Elk Lake from Palaestrum

Elk Lake Rd

Skegemog and Elk Lake

North broomhead rd. traveling north to M-72

The top of baggs rd beautiful view of the lakes.

Williamsburg road headed north

M 72 East past cook/broomhead intersection looking down over the valley.

The top of the hill in whitewater township park overlooking elk lake.

scenic viewpoint on m 72

Travel north on elk lake rd or bates rd.

broomhead rd and elevation south of deal road overlooking elk lake

along m 72 when first entering township going westbound, both north and south. Quiet lakes region

elk lake rad seasonal in either direction. cresting Palastrom Rd. east. In elk rapids overling elk river

M 72 coming into williamsburg

Palastream rd as you turn east from elk lake raod and view elk lake

angel road dead end view of elk lake

driving east on townline road toward elk lake

any view of elk lake from one end to the other

M 72 Top of Hill east of Barker Creek looking at skegamog and elk lake

Korson and Lautner farms on Elk Lake Rd driving to the intersection of Bates and Yuba Roads

Elk Lake road - orchards

View of Skegemog Lake from 72

Carns highway heading towards Kewadin

Fife Lake Road and Williamsburg Road - the drive on it lovely

Elk Lake Road and Williamsburg Rd.

View of Skegemog Lake from M-72 near Barker Creek

M-72 view of Skegemog

Elk Lake Rd

Park Rd - Elk Lake

On M72 the scenic outlook on Skegemog/Torch River - it's a quick glimpse when driving

Palaestrum and Elk Lake Rd

Elk Lake along Elk Lake Rd

stupid question - not answering

Any view of the water and open spaces

M-72 overlooking lake Skegemog and Elk Lake

Anything natural

Heading west on M-72 view of GT Bay from hill

several off Elk Lake Rd

Supply Road and Williamsburg road corridors

Lossie Rd, near Boggs with view of Lake Skegemog and swamp

Views of Elk Lake off Angell Rd

On Elk Lake Road by Angell Road

Samuels farm on skegamog Pt Rd.

whitewater park

Facing east, front tires in the water, on the boat launch ramp at Whitewater Park (at sunrise)

Corner of Moore and Crisp

Driving past Barker Creek nursery and the scenic overlook directly beyond that

The scenic lookout on M-72 near Barker Creek nursery

Lake Skegemog on Elk Lake

The tip of Skegemog Point

The fall colors along Angell Rd

Elk Lake Rd - farms, cherry trees

Williamsburg Road

The orchards on Elk Lake Rd between 72 and Elk Rapids

Heading west M-72 before Barks creek on hill seeing Skegemog Lake

Elk Lake Road and Bracket Road section - intersection

M-72 to Elk Lk Rd driving north to Bates or Angell Rd is just wonderful views

Select spots along Elk Lake Rd

township park

township park

Elk Lake Rd looking west

a drive down Elk Lake Rd

Palaestrum Rd, going east

Cherry/apple trees in bloom in the spring time

Elk Lake Road

Driving on 31 as you come into Elk Rapids the view of Elk Lake

Elk Lake Rd north of 72 Williamsburg Rd south of 72

Cram rd east of Elk Lake rd overlooking Elk Lake on Narrows to Round (Skegemog lk)

Williamsburg Rd (between Supply Rd and M72) beautiful landscape

Williamsburg Rd - the trees and the little lake, it's gorgeous. Hardly exists anymore

West bound M-72 top of ridge when first view of Skegemog pt to northwest

Probably orchards in bloom along Elk Lake Road in the spring time

Williamsburg Road going south to Supply Road

Angel Road approaching Elk Lake

The corner of Elk lake Rd and Palaestrum Rd

elk lake / skegmog from broomhead/deal rd

Palaestrum road at top of the hill looking at Elk lake

Palaestrum Rd - Top of the hill overlooking Elk Lake

From highway 72 as you come down hill near burker nursery view of Skegmog

Travelling east on angel road east of elk lake looking at elk lake /skeg

supply road corridor - williamsburg elk lake rd corridor

M-72 top of hill past townline road you can see skegmog rd and elk

east bound on palaestrum

elk lake rd between palaestrum rd and townline rd

Elk lake road when Cherries are in bloom

The sunflower fields along Angell, Baties. Near sand farms - So many people stop to take picture

Williamsburg Rd between supply and M 72

elk lake road - with orchards and a farm house here and there - beautiful

Lake views

Elk lake rd N of M72

Top of Palaestrum Hill

Skegemog Point Road

Elk Lake Road up to Elk Rapids

Palaestrum Rd looking east at top of Hill and Elk Lake Rd looking west

Williamsburg Rd - beautiful corridor

brown bridge road and Broadman river

Elk Lake Road

Crops get rotated - Love the sunflower fields, - any road with the view of Lake

(1) long range view from M72 looking east from roundabout towards Williamsburg Rd (2) Travelling away Williamsburg Rd towards M72

Angel Ed towards elk lake

Open field orchards, some farm buildings, coming down Baggs Rd from M72, some one Elk Lake Rd going to Elk Rapids

M72 near the scenic overlook or coming around the roundabouts seeing the peninsula as the sun comes up and touches the hills

Driving north on Broomhead Rd by deal Rd - View of the lake is beautiful

Looking east from the top of Palaestrum Road looking down at Elk Lake

View of the water Skegemog Lake coming down the hill into whitewater

On 72 view of Lake Skegemog

At the top of Palestran Rd looking towards Elk Lake

WILL NEVER DISCLOSE!

Elk Lake road between Cram Rd and Townline road U.S. 31 Elk rapids to Grand Traverse resort

Elk lake and orchards

overlook of elk lake from plastrum

Angel Rd overlooking Elk Lake - whitewater park

Cresting the hill on Palaestrum w/ a view of the lake

Skegemog Lake from Hill Rd - W to Tc along M-72

I like the views of a lake - but I wouldn't want to live too close to a lake.

M72 looking west just about anywhere on it

Williamsburg Road just south of M-72. The "illegible" by the stream

Baggs Road overlooking Skegemog

orchards along Elk Lake Rd

Williamsburg Road south of M72 to Supply Road

The top of Carnes Rd overlooking lake

farm land on Elk Lake road

views of Elk Lake from Palaestrum Rd, Angell Rd, Gay Rd, are my favorites

Williamsburg Road S curves (State land ownership)

unknown

Palaestrum Rd Hill looking east

Elk Lake Road

forested areas

All of Whitewater Township is scenic

Carns view of Elk Lake's narrows

Elk Lake Rd, just past Hawley, with the orchards and llama farm

None

Cook Rd

Broomhead Rd facing north on top of the hill overlooking Elk Lake

Elk Lake Rd - farms are beautiful

Traveling north on Baggs Rd from M72 and seeing Lake Skegemog in front of you is beautiful. The old maples on the road in the fall are colorful. Keep the rural touch.

Elk Lake Road

Elk Lake Rd has orchards, forest and farms

Skegemog Pt Rd

Broomhead Rd, between Supply Rd and Hursh Rd

Angell Road as you near Elk Lake

Top of hill on north Broomhead Rd north of sand lakes quiet area parking lot. Facing north overlooking lake Michigan.

Farms and orchards up Williamsburg Rd

Palaestrum and Elk Lake Rd

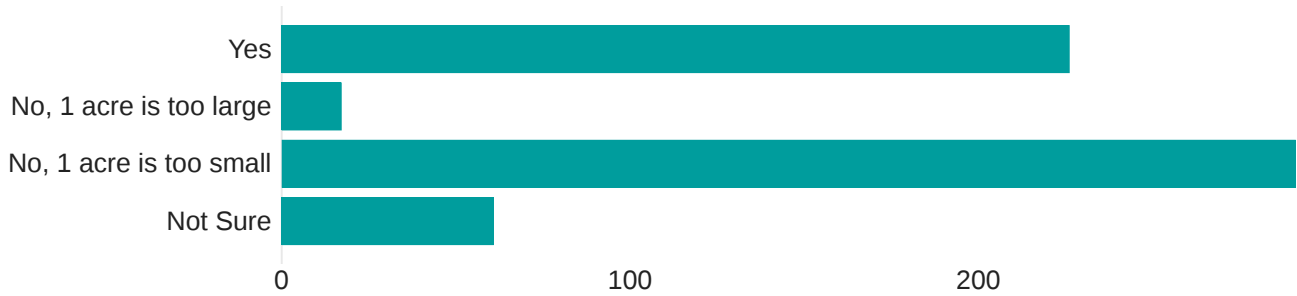
Williamsburg Rd south to Supply Rd

too many to list

72 heading towards Williamsburg

not sure

Q8A - Much of the land North of M-72 in Whitewater Township is zoned Agricultural (A-1). The minimum required parcel size in the A-1 District is 1 acre (43,560 square feet – or about 200' x 217'). In your mind, is this 1-acre minimum parcel size appropriate in the A-1 District?



Field	Choice Count
Yes	226
No, 1 acre is too large	17
No, 1 acre is too small	291
Not Sure	61
Total	595

Q8B - If you have thoughts about an appropriate minimum parcel size in the A-1 District, please share them here.

If you have thoughts about an appropriate minimum parcel size in the A-1 District, please share them here.

20 acres/parcel to keep rural settings

2 acre

at least 4 acres

5 acres

farm land should be 10 at a minimum

I feel 5 acre parcels would be more in line with keeping it agricultural. We are not living in Grand Rapids, Detroit we want spacious living

If rural views and a sense of agriculture is indeed desired land along Williamsburg Rd between M72 and Elk Rapids, should be developed with 5 or more acres per home. One acre lots can lead to large farms being sold for development. The rural picture would be lost in my opinion

10 acres

Group low income housing development together on small parcel. Allow granny home (tiny home) on or near existing larger home

2 acre minimum. No more development

Depends upon what you intend to grow and other criterion

Depends on developments - housing, yes - multiple housing, no - industrial, no

5 acres

big parcels should be 5 acres at a min

2+ acres

At least 5 acres, maybe 20 acres

2 acres

40 ac +

Love the township the way it is. Many local farm stands, beautiful views and the best natural feeling.

5 acre. Or larger

Agricultural land should be 5 acres +

2 acres

For the most part yes - could do a blended development where say 100 A could be divided into 3/4 lots and 1/3 developed and 2/3 held permanently in green space for their use

I'd like to "illegible" improvements for changing it. Zoning is zoning

5 A would be fine

5-10 acres

Small acres may lead to over-development.

5 Acres

5 Acre building sites

10 + Acres

5 acres

5 acre minimums

minimum 3 acres

5 acres

10acres

1 Acre is good

It should be at least 5 acres to build on it.

Enough to give livestock room to llive

Half acre is appropriate

5 acres

3 or 5 acre min

5 acre

The famers need this 1 acre lot size & have used it to their best interest for decades.

2.5 acres

5 acres

Not everyone can own a large farm. A hobby farm can do a lot to utilize one acre of land and than may be all they can afford.

5 acres

Leave it the way it is. The township has for years discriminated against low income families by using the 5 acre rule south of 72 to keep people out. Now you want to do the same to the north side? Just stop

Encourage more multiple dwellings w/open spaces

10 acres

Stop allowing people to build on smaller and smaller pieces of property. Stop bending the rules.

2 acre

5 acres

1 is too small but uncertain for max lot size

2.5 to 5 acres would be acceptable for new development in some areas, but not all 5 or more acres is better

Age = working the land. 5+ acres seems more appropriate

It should stay as is. If it goes larger young people can't afford it. It gives options. Go larger there are no option it will go to the rich only. And we will lose more farm land faster.

1 acre is entirely too small for any kind of real agriculture

5 acres is more realistic and appropriate for agricultural zoning

At least 5 acre required parcel size (or preferably more) should be required. 10 acres require parcel size would be helpful to keep buildings and farming equipment away from roadway and pedestrians/joggers/bicyclists

5 acres to keep homes apart

People will build or put a nice park model

if you are going to call it an agriculture zone, it at least be big enough to park a tractor.

if you are growing in farming then a larger parcel is preffered

5 Acres

minimum parcel size should be 5 acres

5 acres should be the minimum

5 acres to maintain the rural character

Minimum 5-10 acres

To stay rural, 5 acres

2 Acres

5 acre is more fitting

minimize entry point road

5 acres - total

different people have different needs and wants

3 acres

2 acre minimum with exception for land that is restricted for various reasons

5 acre minimum

5 acres

Farms need the option to parcel off one acre if they want to

This was talked about years ago the farmers want you to leave it as is

3 acres

5 acres

Everyone likes different things and the land parcel size should be variety as well

5 acres

3-5 acres per lot. Encourages rural living.

not smaller

5 acres

2-5

2-5

2 acre plus

1 acre is just right

leave it alone it has worked well

2 to 3 acres in agricultural zone

5 acre minimum

less than or equal to 3 acres

min. 2 acres

Agricultural should be a minimum of 10 acres. 51% of it should be active agriculture.

Minimum 3 acres - 5-10 best

Residential lakefront 100' shore minimum. Residential non-lakefront 1/2 acre otherwise - 1 acre minimum is fine

i think 4 acres or more would be appropriate

No, 1 Acre is too small if zoned agricultural, but the residential is ok at a acre or less

At least 5 acres, but 10 would be even better

Sure there may be enough room for livestock and a small garden, but even then it's not that much room for the larger livestock

5 acre

Do not affect grandfathered land and parcels

2.5 acres

Lot sizes should be drawn to meet the needs of the majority of potential homeowners. The majority do not want a large lot. One acre is plenty on which to grow a family.

5 acre

5 acres

change to 5

5-10 acre parcels

5 acre parcels would be more appropriate to maintain rural character

5 acres

5 acre

3-5 acres

5 acres minimum

At least 5

2.5 acre

My concern is someone could sell 100 acres for 100 different houses, I would rather have 20 houses with 5 acres lots

3 acres

I think 3 acres is an appropriate minimum. It allows for those views of more open areas, lacks that feeling of living on top of your neighbor in highly populated areas.

15 acres

5

4 acres as a minimum

Do change the size that is our right also prove to us why would want to up the size of the acreage when it has not been at a rapid rate

2,3 ac

5 acres

I think that a 1/2 acre could be acceptable.

2 acres

10 acres

5 acres

Changing lot requirements has a devastating effect on personal property. It destroys families plans, and makes existing structure "illegal". Smaller lots also accommodate younger families that can't afford five acres. If someone wants more land, they can buy two, four, six lots. You can't build on less than the min. Large lot sizes also make land less valuable and require placing more property into residential use per house. Bad idea.

ten acres

3 acres

I think 2 acres is an appropriate size.

10

5+ acres

5 acres at least

10 acres

5-10 acres

Not all A-1 land should be treated the same, some could be 1 acre lots but most truly agricultural land should not be broken up into 1 acre lots

5

5 acres -10 acres

2.5 acres

More than what is now

Half acre

5 acres

At least 2 acres, preferably closer to 5 acres

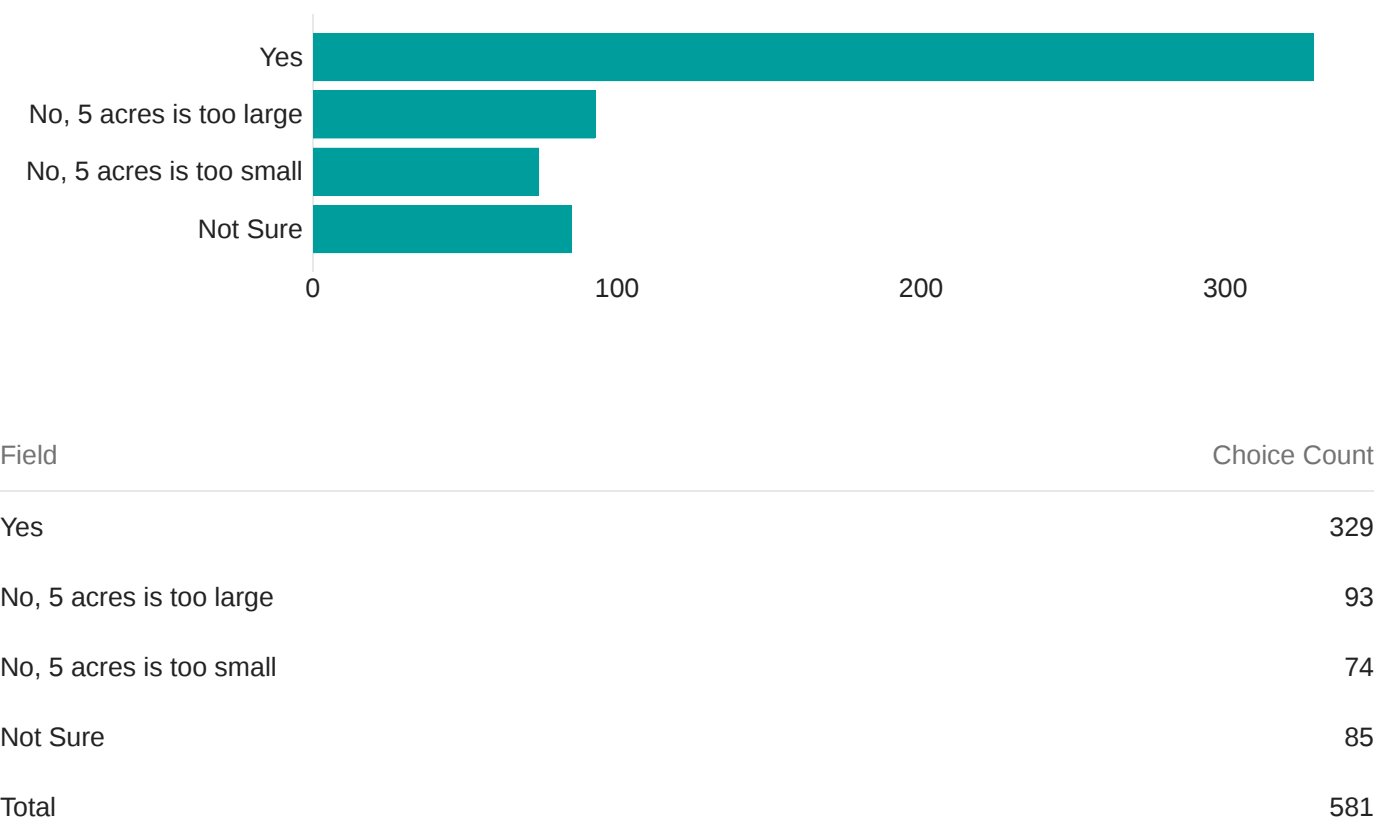
I think at least doubling this requirement would be reasonable, though at least 5 acres would be best.

A minimum of 5 acre lots

5 acres

My preference is a minimum of 3 or more acres

Q9A - Much of the land South of M-72 in Whitewater Township is zoned Recreational (RC-1). The minimum required parcel size in the RC-1 District is 5 acres (217,800 square feet – or about 300’ x 725’). In your mind, is this 5-acre minimum parcel size appropriate in the RC-1 District?



Q9B - If you have thoughts about an appropriate minimum parcel size in the RC-1 District, please share them here.

If you have thoughts about an appropriate minimum parcel size in the RC-1 District, please share them here.

Would like to see more land preserved in larger chunks. 20% 5 acres, 80% more acres 10 +acres

you should be able to build a home on 1 acre

10 acres

why not the same as the north side?

keep it rural - open land not staked like cored wood

This is heavily wooded area. Keeping 5 acre min lot size helps maintain the wooded look

10 acre minimum - no more development

Overall - 5 acres is good but depends on type of recreational activity i.e. cross country skiing biking/hiking - trails, 5 acres + could be added

10 acres

5+ acres

20 acres - 50 acres maybe

10 ac+

5 acres is a very nice size piece of land for a single family home

There will be fewer businesses.

Similar to 8. But say go to larger 1-5A in 100A holdings -- giving a balance 65 parcel to hold for rec to owners

I think that zoning "illegible" be focus "illegible"

We do need development or we will miss the boat for a growing community

10 acres

1 -3 acres

Depends on what recreation is

10 acres

3 acres

2-3 acres

Depends on the type of recreation . Not the place for a small amusement park, or race track. Plenty of beach front - an attraction like the butterfly house is a great place for kids lot of woods and trails

10 acre

2.5 acres

2.5 acres and up

When they changed the zoning to 5 acres, no one knew about it. There was no one in the audience. It was listed as a text amendment change only. Underhanded. They stole people's right to split land to give to their children to pacify the island lake people

STOP - trying to allow smaller parcels. Leave things alone.

1 acre - why split - all same

Should be 1 acre

The more land that is zoned and preserved as recreational the more appealing and beautiful living in Whitewater Township becomes; recreational land also preserves our natural beauty for our children and grandchildren and future residents

Size enough to put a nice park model with decent landscape completed

Could probably also be one acre

This helps keep the rural landscape and not get filled up to housing

keep 5 acres minimum - rural character

Minimum 10-20 acres

5 acres has been law for years. I purchased here because of the 5 acre minimum

1 acre

3 acres

10 acres

should be 10 acres

1.5 to 2 so young people can afford it

2 acres is big enough

Either make it 1 acre or 5 acres, it shouldn't depend on which side of 72 you live on

1 acre

10 to 20 acres

It should stay the way it is currently zoned, and not changed at the whim of someone on the board.

1 acre parcel

Same as north side rules for residential

i think 2 acres minimum would be appropriate

10 or more acres to preserve the wildlife and nature forest areas and waterways.

Can't really do that much in that small of an area if to do something other than walking around

should be the same as north of M-72

1 acre lot sizes are appropriate. Most families do not need or want a larger lot. Many would be happy with a 1/2 acre lot.

One acre, just like everywhere else

very important

5-10 acre parcels

Again, 5-10 acre minimums would be appropriate to maintain the character of the land

Should be the same as the north side

7 acres

Shouldn't be vague mixed residential/ commercial should be either or

5 acres

10 acres

1 acre

We live in one of the fastest growing counties in Michigan. A 5 acre minimum lot size is irresponsible. 1 acre or smaller seems fine.

10 acre minimum

How can young people afford 5ac let alone 1ac

5 ac or more

I couldn't find a good definition for RC-1 so it is unclear what the land could be used for. If this is just residential housing, then I feel 5 acres is too large for a minimum requirement.

It could be smaller.

Two acres. Almost all of the land south of M72 is State owned anyway.

10 acres

Minimum dimensions would also be nice, so you don't have a rows of property that are 50' wide and 4356' deep.

50

5-10 acres

Large lots make real estate very expensive in the area and also keep the number of residents limited

this is amongst large tracts of state land - 5 acre minimum is appropriate

I wouldn't mind smaller cabins being available or viable on less than 5 acres, but i wouldn't want a trailer park or a condominium style lot. But smaller separately operated cabins would be unique and more affordable if the minimum was changed.

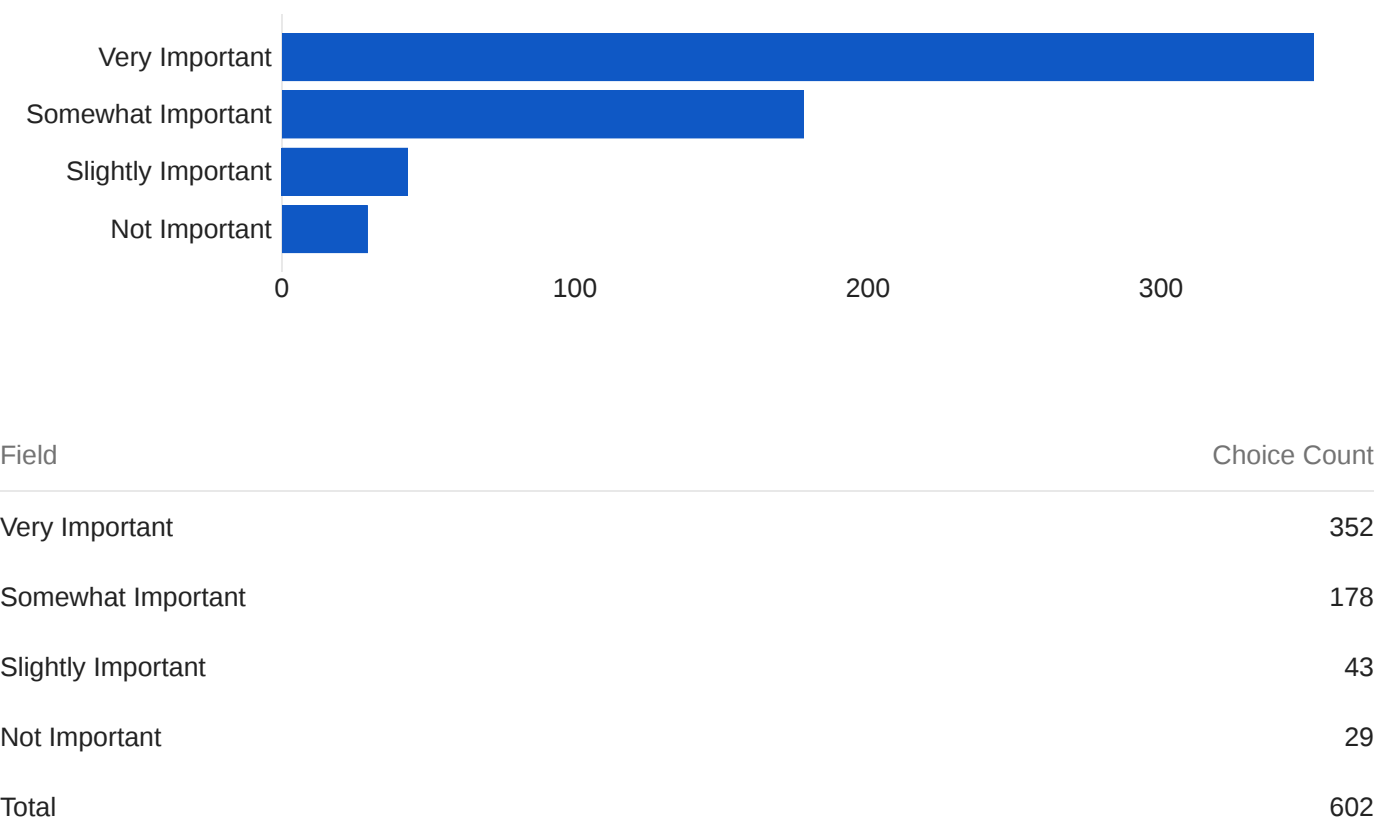
Quality development

1 acre

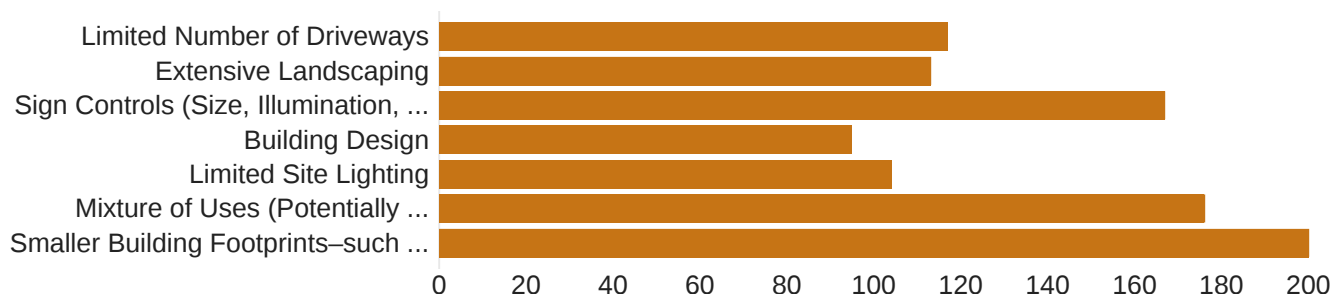
Again... you don't want houses in your view or next to you... feel free to purchase the property from the current owner.

5 or more acres

Q10 - Agricultural tourism is a broad category of activities that can include road-side stands, u-pick operations, and other activities incidental to the operation of a farm that brings members of the public to the farm for educational, recreational, or retail purposes. How important do you feel agricultural tourism activity is in Whitewater Township?



Q11 - Portions of the M-72 corridor through Whitewater Township lend themselves to future commercial development and redevelopment. Generally speaking, what qualities should future commercial development exhibit in order to fit within your image of well-planned corridor? (pick up to 2)



Field	Choice Count
Limited Number of Driveways	117
Extensive Landscaping	113
Sign Controls (Size, Illumination, etc.)	167
Building Design	95
Limited Site Lighting	104
Mixture of Uses (Potentially Retail, Services, Office, Residential, Etc.)	176
Smaller Building Footprints—such as those less than 75,000 sq. ft. (for reference, the Tractor Supply store on M-72 is about 20,000 sq. ft. and the Meijer Store is about 200,000 sq. ft.).	200
Total	972

Other (please describe) - Text

Open land even used as orchard . less "illegible"

Moderation is key putting extensive restrictions makes it impossible for smaller businesses to operate

Dollar general to go parking lot for whitewater park and S. citizenry

Asst. businesses that provide for the needs of the majority of WW Twmsp - like a feed store

Noise and lights after dark - not in favor of commercial development - beyond no at exist

Keep small - not many townships like this left in the area. Sounds bad to say this but I'm good with no development

Farm stands and stores

Big box stores are "illegible". Need some decent restaurants in "illegible" suuply

Set back from highway with green areas

M 72 needs to be a divided hwy. Two lanes each way to provide a safer commercial development between Acme and Kalkaska.

rural, small town aesthetic

No more development.

limit it

Variety of services - don't want the same service type in most developments. Food services I would categorize individually though I want options here.

Access from service roads not 72

Emphasis on recognizing the private property rights of owner

Adequate water and sewage disposal

all of above

Limit development to the village of Williasburg or we will look like US 31 south of Traverse City

Get the hell out of the way. Our township is dying. We are going to become an expensive bedroom community where our own children cannot afford to live here.

No mass housing

No govt limits that no not harm others

No more commercial buildings of any size

Over development - area cluttered with buildings

Keep plenty of space in between!! Please don't let this area get cluttered up and create urban sprawl

A good example of nicely developed park is the Ind park between 3 mile and parsons adjacent to the airport

Traffic management

Mixed commercial + housing in same building complex

M - 72 is busy enough, besides a restaurant where YMC's is located - leave it as it is!

None - too much already

Landscaping along main road to hide buildings

Type of business. Limit chains and franchises

unknown

Avoid chain restaurants - (Burger King, Applebees, etc.)

No Dollar general or Junk like that!

site lighting is for security both for the property and people. Limits are dangerous

Location: large commercial development should be kept in a tight corridor along M72, small farm stand, gallery retail, could be widespread.

Again personal property rights

Don't look like Chum's Corner

Minimum 50,000 sq ft - not larger than Meijer

Safer travel corridor (Ability to pull out of business)

Limited number of large use of mass scale properties - like campgrounds with too many people

How about no commercial development

If a new commercial development fits the needs/wants of the residents, it should be allowed.

Preservation of owners choices - freedom; let businesses thrive - too hard to make it

Let owners use their own property as long as it's not trashy

Lots of trees around and within parking lots

Limit development to keep our rural atmosphere

Entrances to and from 72 must be made safe to traverse.

Widen M72 including turn lanes throughout the entire corridor

Let business come in

Quality of business development is also important (ie. having pot stores every 20ft is not good) Also having property clean/kept up and not junky looking needs to be addressed!!

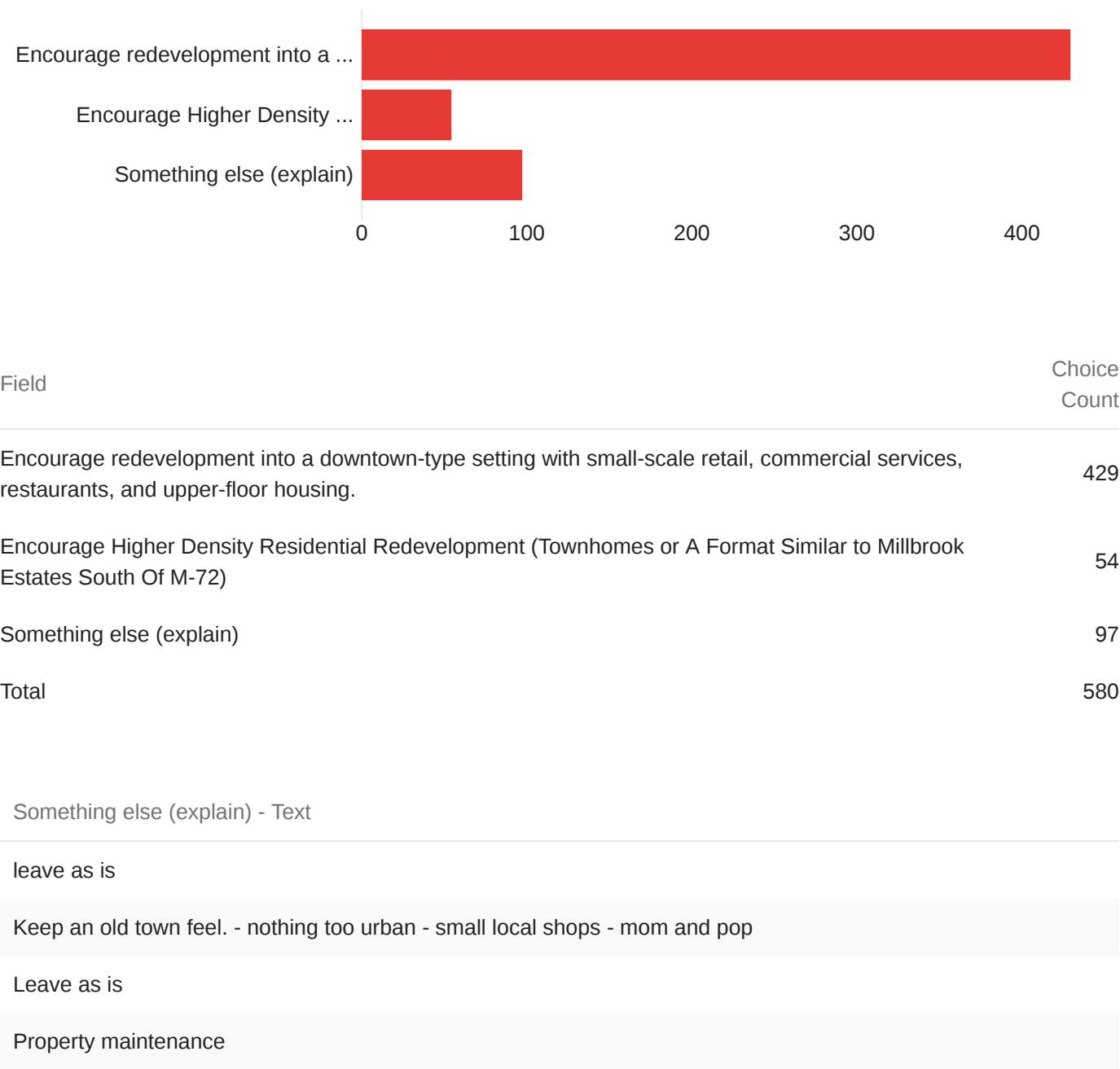
not sure

Public outdoor space (like a park) included in all new commercial development.

You don't have the infrastructure for any of this..... natural gas, hi speed internet, sewer, water... you missed the boat when negotiating with current/local suppliers.

It will be great to develop some retail ie gym or YMCA in the area.

Q12 - The Village of Williamsburg (North of M-72) was once a commercial center. While some evidence of this remains today, many buildings were demolished years ago. Today we have a post office, fire station, cemetery, residential uses, and commercial uses. Should redevelopment take place in the years to come, which of the following scenarios would you most like to see?



Leave as is

Let the market decide

Just clean up residential areas and general clean up, maintenance

What has been done to attract and "illegible" business?

Touch location to truly develop - "illegible" may consider new "illegible" scenic - location to call "illegible" center

I think that trying to establish an artificial downtown might not work

nothing

Eliminate the Blight

Mults Level - Commercial lower/St level housing above

A larger family park

Allow agriculture to use to grow hemp/weed/crops of their choice

Nothing

Senior assisted living complex

Need to clean up the junk by the old fire barn and post office

Get rid of junk yards

A good local restaurant

Somewhat ok for M-72 development but not a commercialized downtown Williamsburg. Some community needs should grow and be developed with area growth (as needed)

Development south of old 72 park north of 72

let the land owners decide

leave it alone

if it were possible to reinvigorate the village that would be appropriate

combination of both downtown setting w/mixed higher density residential

encourage family homes near schools

Develop lots for single family homes with neighborhoods

Remain as small as possible

Forget developing a commercial center

Clean up the old building, expand the park, bring in food trucks once a week

Remove the junk yard across from the fire station and west of the paved "illegible"

Completely and permanently eliminate the junk yard appearance that takes away from the quaintness of the areas downtown section.

Remove Junk Piles

Keep the rural feel. TC, Kalkaska have all we need

Don't encourage anything

Expand on sports and community center and housing

I see no reason to invest in it

Clean up trash and encourage new restaurants

Clean up First Upperberg

Don't worry about it

Demolish dilapidated and unsightly buildings and replace with trees - indigenous (White pine, beech, hemlock) and pedestrian-friendly landscaping. This area is an embarrassment at present

Redevelop using old style (original) building designs on old 72 (think Leland style) to recapture the past use old photo history

Bigger post office

Keep fire dept and post office

clean up the mess

None !! I believe it will be different to compete with acme meter development

leave it alone

the eyesores - Downtown Williamsburg is not currently appealing to anybody

Train stop for future Ann Arbor to TC Rail

Fix the areas tennis/pickleball court, playground - make it recreational

nothing is going to happen till the area is cleaned up no investor will build next to a dump

Clean up the area next to across from post office

if you want to change the vibe of Williamsburg pass add ordinance to limit junk storage in yards of these places

Get rid of the existing junk first

Let the town identity go

Just look at downtown Williamsburg. It is disgusting - zoning?

Let interest and need dictate this - if someone wants to invest in a business - let them no government creation

Businesses would not survive (no traffic) you should clean-up the buildings that are there now. Not very desirable.

Low impact on environment

Do nothing!!

neither of the above as is

old town feel, force clean up hoarders homes

This area needs to be cleaned up. This ay make someone consider developing there.

do not encourage redevelopment

Clean up what's there to begin with

None of the above

5 acre tracks of land that have one home on them

First the junk around the houses needs to be addressed, need to clean it up

No redevelopment

First choice without upper-floor housing

Clean up the junk and abandoned buildings

Junk yard Jim's place! No one will invest when it's allowed to be a junk yard

Nothing - leave it alone

Nothing will happen in this area until it is served by municipal water and sewer.

Butt out. Can't "make" a village. It must develop organically

clean up the area looks horrible there no one wants to be next to front yard

Maintain our parks and develop our park system. Leave downtown to redevelop itself.

You will never get anything until you clean up that area - nothing but junk!

Small town shops mom and pop

No high density residential please

Please just clean it up

Residential development in existing (vacant) subdivision locations

Keep Williamsburg small and local. A few shops here and there but NO housing/townhouse

Fresh faces new ideas

Both retail and homes would be good

Downtown Williamsburg is an eye sore. The homes have junk piled outside. It is embarrassing. Our little town could be cute and more functional for the community and guest.

The Commercial Village was South of M72. Our Old M72 should be open to anything owners can do with it. Most of it doesn't perk and we don't have sewers to accommodate high density, high demand uses.

What are you going to do? Force the people living there to pack their shit and move? Leave it alone for now, we don't need either one of those scenarios.

Low density homes so we remain quiet and not a large town ruining the countryside

None

Williamsburg could be the trolley line terminal that runs from Turtle Creek to the Filling Station.

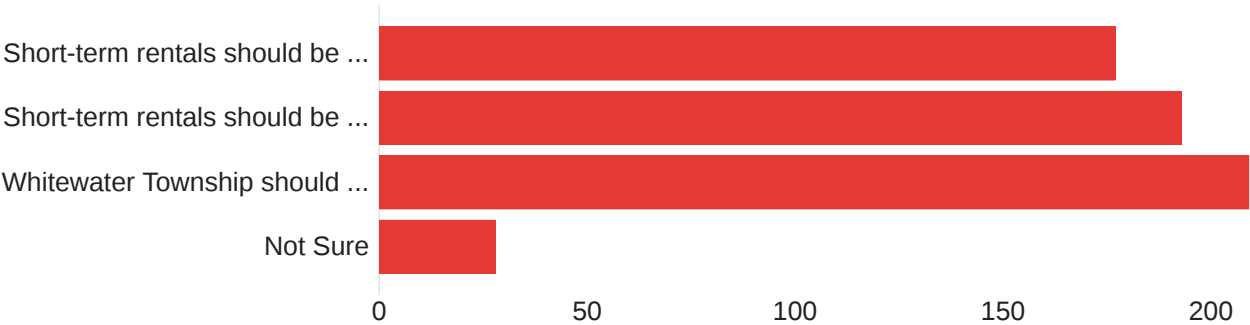
One of my biggest gripes is "downtown" Williamsburg looks like one large scrap yard. We need to hold those people accountable to clean up their properties. Downtown looks like a dump!

Near the post office looks very junky and worn down! There should not be so much clutter and garbage on neighboring properties, such as next to and across from post office.

No apartments. Limit number of units in a condo development to less than 30.

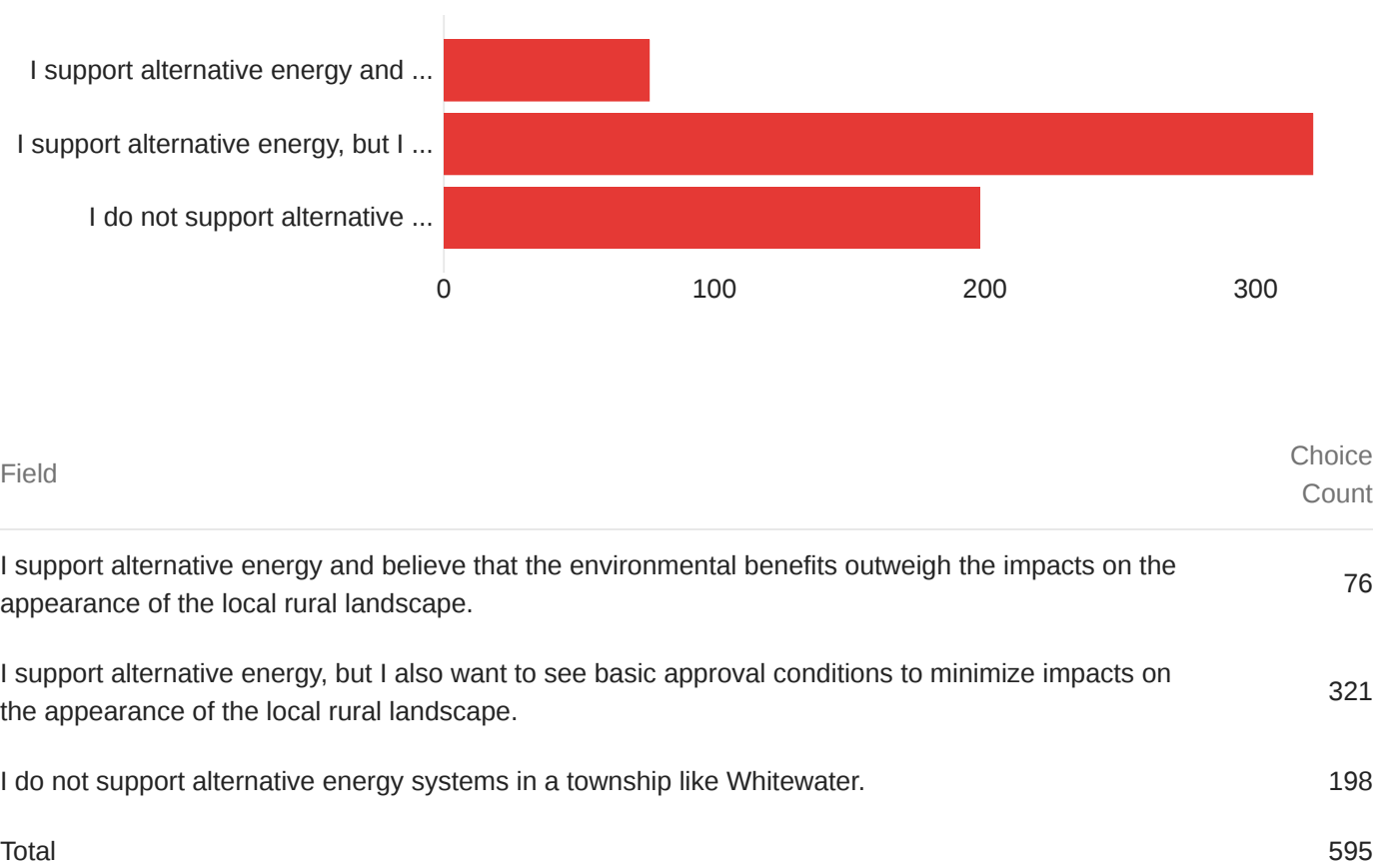
Neither

Q13 - Short-term rentals (i.e., Airbnb and VRBO) of private residential homes occur in some communities, and this activity is particularly popular in Northern Michigan. The term "Short-term rental" typically means the rental of a dwelling unit for less than 30 consecutive days. What are your thoughts about whether short- term rentals should be allowed in Whitewater Township? (Note: A Bed and Breakfast is different from a short-term rental and is permitted as a Special Use in Whitewater Township, and state law could change how a local government may regulate short-term rentals in the future).



Field	Choice Count
Short-term rentals should be prohibited in Whitewater Township.	177
Short-term rentals should be allowed in Whitewater Township without any local regulation.	193
Whitewater Township should regulate short-term rental activity in some fashion (i.e., licensing mechanism, limits for how many short-term rentals a property owner could operate, limits on how many short-term rentals can be approved in a community, etc.)	209
Not Sure	28
Total	607

Q14A - Large solar or wind facilities are not uncommon in Michigan (Neighboring Acme Township approved 50-acre solar farm off M-72). Large solar or wind facilities produce larger amounts of power delivered to the grid and do not include individual systems serving individual properties (i.e., solar panels on rooftops). There are no current plans for an alternative energy facility in Whitewater Township, but what are your thoughts about such a facility in the future?



Q14B - Please share any other thoughts you might have on this issue:

Please share any other thoughts you might have on this issue:

This land is valuable for farming/fruit crops. Solar is good but should be put in non-farming poor soil areas (cities) which are already nature depletes is better option

I don't want to see windmills in Whitewater Twp

Alternative energy sources are good - but types of alternative sources need to be revealed/studied - solar - wind - geothermal

I don't want alt energy facilities taking over farm land - Also, we really don't know the long-term ecological impact of wind and/or solar

I believe it a big fad right now - what a waste of money

No! It is not a benefit in any way. We do not need them.

Leave it to the land owners

No wind turbines

Alt energy and green new deal is bad for all of the USA

I'm supportive of some alternative energy sources, but Whitewater too small and lake view "illegible" for alternatives. We have the dam nearby

Abort climate change fascists. Get government out of energy subsidies

We have plenty of oil. No need for windmills

Coming climate change will be far more damaging to the planet and human well being than all but a few understand. I am a scientist who has lectured in CC

When they are out of sight

Wind facilities are very expensive and require best "illegible" spots and not overly productive. Solar in outlying areas possibly - should be a private enterprise

If alternative energy is so effective, why is it subsidized? We are already paying for this lie.

I support - with no visibility or sound within/beyond 100 ft of facility

Health impacts for this would be something to determine.

Solar is not effective in N MI due to cloud cover/UV light received I am an electrician by trade and directly see the negatives of it daily

I think they should be cited with planning help from local utility as well as local conservation organizations to ensure environmentally sensitive sites are not impacted.

Alternative energy and water conservation override aesthetics

I support with expectation of reduced utility costs for local residents and business

Ugly wind farms

No wind farms

Wind facilities are eye sores and noisy

De-icing wind mills in winter p-fas in soil and ground water. Ugly - how to dispose the big blades when old? (Nat. gas is better)

Do not want to see wind mill on 72

Roof top solar possible.

are solar fields green? how long do they last before they go to a landfill? Are the windmills recycable when they are worn out?

Retain reliable sources while evaluating sustainability of new potential

Whitewater twp is a beautiful and unieq township we need to keep it that way

It will destroy the views of the landscape

Solar is ok but do not allow wind generation

Maybe the farmers can pull out all their trees and plant solar or wind devices

I think these types of projects should be market driven and not govt mandated or funded

Solar wind farms would be an eye sore

Solar and wind energy is a total sham

Alternative energy is pleasing to the eye

It looks horrible and will wreck the landscape

The site near Bates clear cut hundreds of trees, this is not environmentally friendly. Better location in existing field would have been better

They are ugly!

Huge eyesores and only benefit electric companies. Individual alt energy is great

No. They have these west of TC and they are a monstrosity

Wind turbines kill raptors, bats and endangered birds. Plus our area does not have consistently high wind days. Solar panels are just plain ugly and area made with hazardous waste materials which will be very costly to dispose of for Whitewater Township residents

Windmills are an eyesore on the land, the fiberglass blades are dumped into landfills and not spoken of

we live off larson rd. it would be great to have cheap and effective natural gas

Current alternative energy system are a blight on the landscape and will be obsolete in a decade

i feel the haphazard installation of transmission lines with no planning is far worse than looking at few mills or solar panels

South side of M72 would be better than North as far as view of landscape - hide it in the wooded areas

These are huge eye sore with the little benefit for energy making.

Wind farms are an eye sore and dont cover there own energy cost - solar is good in limited banks. no 10 acre or more and should have limited sight from road if possible

Do not let talltower pollute landscape

Solar farms are an eye sore and not very efficient

Should be up to the property owner and the standards of the industry

Would need to see the value vs expense. Does it just make you feel good to go green or is it helpful

I don't mind a few (2-10) but we don't need 10,000 like in Texas or Oklahoma.

Wind power is devastating to landscape - solar is devastating to ground water at disposal

new to the township I dont have a lot of idea on this

I dont belive its been shown to be less expensive to produce energy than traditional method

no windmills, i am glad that they removed the one of M72 west

The actual power produced is not worth the environmental impact (bird kills) and terrible appearance of these facilities

but personal property rights

Development of all energy sources is important to maintain the standard of living we enjoy today

no windmills

Wind mill kill many birds per unit! fact

Wind farms have negatively affected birds. I am very concerned about that

Yes - but keep it south of M-72

too loud, too expensive, too intrusive, not in step with our area at all

Just because we have large plots of land here, don't want our landscape to turn into mega solar or wind developments

we need energy sources but location is important

Support the idea but with regulations on where and how to not be an eye sore for those living around it

green energy will increasingly drive economic prosperity for communities so we should be prepared

Add electric car charging stations as this is the wave of the future

Keep Williamsburg from becoming another city

They are ugly and should effect as few people as possible in location

Direct benefit to Township

Alternative solar farms can be located in hidden areas not visible from the road

wind and solar are an eyesore to the landscape

I wind farms are ever approved need to avoid impacts to birds and bats and be located very far away from homes to avoid impacts on people

some basic approvals but not so much to discourage its use

We must support alternative energy!

I support owners use but not commercial "farms". No 200' wind mills or solar monsters

I would support if my bill was reduced and other residence received credits for having to stare at them. Also - we must look into migratory patterns before approval

Rooftop solar is a good alternative to replacing orchards/fields with solar arrays

Solar > wind to not disrupt bird/views as much

We need some type of energy production

Wind turbines are eye sores and solar parts come from China

I support use of alternative energy developments and I am not concerned with their appearance

Solar farms and wind farms seem like very different facilities. I have zero issues with solar but I might have some questions about wind.

Encourage this

For us, large scale alternative energy project enhance the beauty of the landscape, not detract. It represents humans trying to live sustainably---a beautiful thing!

I support private home systems (private wind, solar, no restrictions) but NOT commercial "farms".

We are already clear cutting the woods and making subdivisions. Leave things alone. These things don't belong here. I support green energy- just not here.

I do not believe alternative energy is viable at this time. Many issues. Disposal of used solar panels, electricity storage, possible unreliability due to factors such as cloudy days, windless days, etc.

Windmills generate excessive low frequency noise which can cause headaches and other issues, solar panels contain very toxic materials posing high risk of toxic pollution for generations

Solar panels contain highly toxic hazardous chemicals, and cannot be recycled. They become abandoned on site or pollute landfills. Windmills are unsightly, kill birds, and adversely affect wildlife.

The devastation of the property surpasses any potential benefit - and benefits are still questionable.

eyesore with limited value and long term hazardous waste

Line check

You can't manage our current energy supplies/needs. I have zero confidence you could help manage a new technology

The more green energy the better. Should encourage resident to have solar panel.

Q15A - 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?

Field	Very Important	Somewhat Important	Slightly Important	Not Important	Total
Village of Williamsburg	113	207	125	103	548
Shoreline and Waterway Protection	369	120	48	36	573
Community Center	36	138	179	197	550
Fire Protection	402	122	36	14	574
Emergency Medical Services	410	113	39	14	576
Zoning Regulations	240	176	95	48	559
New Township Hall	23	92	185	252	552
Web/Televised Township Meetings	98	133	179	143	553
Walking/Biking Paths	189	171	119	90	569
Farmland/Open Space Preservation	317	156	55	37	565
Availability of Public Water	155	128	115	158	556
Recreational Facilities	115	196	152	96	559
Community Events/Festivals	54	117	206	180	557
Library	49	102	149	261	561
Senior Services	98	184	159	122	563
Park Facilities	140	226	130	60	556
High-Speed Internet	245	151	85	87	568
Public Sewer	93	111	138	213	555

Q15B - Do you support paying additional funds to develop or improve the following?

Field	Yes	No	Total
Village of Williamsburg	150	292	442
Shoreline and Waterway Protection	269	183	452
Community Center	110	320	430
Fire Protection	364	98	462
Emergency Medical Services	371	90	461
Zoning Regulations	162	262	424
New Township Hall	88	344	432
Web/Televised Township Meetings	103	326	429
Walking/Biking Paths	234	212	446
Farmland/Open Space Preservation	202	228	430
Availability of Public Water	131	297	428
Recreational Facilities	165	262	427
Community Events/Festivals	86	343	429
Library	110	319	429
Senior Services	181	246	427
Park Facilities	208	224	432
High-Speed Internet	198	244	442
Public Sewer	109	322	431

Q16 - 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. Please be as specific as possible.

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.

Please be as specific as possible.

Thank you for making this survey, sorry for the late response

More diversity less single minded thinking

Better roads. Less traffic

Zoning regulations are fine but no good if not enforced

Self serving political agendas

Need to fix the traffic problem on Williamsburg rd by the church needs more signs traffic goes too fast

Regulate use of roads by large Elmers trucks hauling sand etc out of pit on Skegemog Rd. They are making a mess of the roads, and I'm not sure the digging is even legal

Listen to residents that live here not those looking to profit off our beautiful township. This is what will make or break the all might dollar needs to be second to locals who actually live here and care about our township not those who live elsewhere and profit off where we call home

Housing for workers is important. Even young teachers can't find a place to live. Allow building granny houses near existing larger homes. It affords caring for the family and some additional income for Whitewater residents.

Removal of roadkill

Trail viewing platform in Petabego/Tobeco creek natural area. Perhaps in assoc w/ GT Reg Land Conservancy?

Even though the GT road commission is in charge of the roads, when project's proposed the roads and the impact on the heavier traffic must be considered. (our secondary rounds are in poor condition)

Please do not cave in to the hype that Whitewater needs to develop high density affordable housing. These jobs are located in Traverse City and they should live their, close to work. No trailer parks, apartments needed in Whitewater

Whitewater Township is a very good place to live and enjoy. I am content for which we already have

Noise after 11-12pm - lights after dark - some lights are necessary but after midnight not so. The area is already affected by lights from the casino but lights from small businesses - and church steeples (corner of Church/"illegible" Rd). Eliminate good visibility for star gazing - and necessitate need for blocking through windows

Keep the small up north personality going. Our post office and township hall are doing a great job! Thank you

A change in people running the township. Not making smart decisions

Township residents that are retired with a fixed income should have a fixed rate with no increases on land taxes until the property is sold

None

Enforce clean up of properties in the village. It is an eyesore and should not be tolerated

Concerns of excessive noise with mud bog event - fireworks always continuous beyond allowed periods. Roadways are crumbling and intersections are dangerous. Instead of 2 lanes in one direction, turn lanes should be developed. At least install blinking yellow lights at bad intersections. Heavy traffic in/out of sand pit on Skegemog Point Road has negatively affected road. A use tax should be levied to repair. Non stop semi truck traffic. On a light duty road.

Please clean up the property on Cram Road, between Palaestrum and Ayers. This has gone on way too long. Thank you!

Thank you for taking the time to make and send this survey

Most people who bought property in WT including me did not do so with the expectation of lots of growth and government services - just the opposite

Preserve stands of trees from being logged, leaving a scarred look on the land

Please have crisp R paved. Seriously

All housing not single family residential should have landscaping requirements to insure it matches the visual quality of single family homes. Suitable locations - visual isolation from roads etc. Junk accumulation should not be allowed on any property anywhere. Junk cars etc.

No more business which degrades moral fiber of community such as adult bookstore, casino, medical or rec marijuana. Increase wholesome business such as farm stands, community theater, nature trails and parks

Please keep rural, uncrowded and beautiful

term limits on trustees "illegible"

Listen to citizens - brd - members should not force or carry out their desires/ambitions

fix roads

No cannabis related businesses. No event facilities away from M 72 (noise and traffic).

Why hasn't Angell Rd been improved. Three years ago it was scheduled . Elk Lake Rd. needs wider shoulder for bikers.

With other nearby communities growing at an exponential rate, I hate to see rural Williamsburg's community become a Chums Corner. I'd like see a quaint charming community. Stacking high and wide doesn't protect the rural character of Williamsburg

I've been here 35 years and have seen many changes. Please no more commercial development. Get rid of the junk yard by the post office, shameful.

Lots items - future of cherry industry - can they make profits to remain - need to develop some assisted living / elderly care - good potential "illegible". Williamsburg needs a go to place - must think outside the box. know - to look for a new feel Williamsburg

Pave the road to Whitewater Park.

I prefer roundabouts to traffic lights

The federal debt crisis will be a key factor in whether or not any of these ideas will be able to be supported by additional local taxes. People in our locality will have a tough time giving out more money

I don't like all of the cannabis stores

Grow and STR - not restricted

I'm satisfied

Start planning a sewer around the chain of lakes. The "millage" to support our "illegible" service seems excessive
nothing additional

It seems there is a lot of development occurring in the past 5 years along with rezoning property. I would like to see more out reach from the township to the residence when these items are being discussed and reviewed.
Thanks

Less Gov't of personal property!

I would love to see the walking path around the park installed. Somewhere safe/flat to exercise with limited access from bear, cougar, etc. More dog friendly areas would be great too. the closest dog friendly fenced in area is downtown T.C. . thank you for all you do for taking such wonderful care!!

Allow farmers to grow crops of their choice as to maintain the rural feel our circus act of elected officials desire but refuse to act like adults about. Elected officials who aren't an embarrassment to our community.

Enforcement of noise violations - limited animals next to residential homes. Roosters should not be allowed next to residential properties. Why have an ordinance if nothing can be done.

Get rid of Bob Hall he is not enforcing zoning laws!!!

I'd like park road paved. There's too much dust and gravel kicked up when vehicles are using it, and I believe people would be more likely to transport boats to Elk Lake a smoother cleaner road.

Have observed an absence of storage facilities at Pale Barns built. Please stop allowing so much land use for this.

Protection of night sky by limiting exterior commercial lighting

Resurface gay road, poorly done about 3-4 years ago. only did edges. why not entire road. It isnt holding up and should be done correctly.

I am adamantly opposed to the type of development along the M72 corridor that would transform Whitewater Township to look like areas of Garfield Township along US31/37 between McRae Hill Rd and Chums Corner (for instance)

The offices have done a good job keep doing what you have been doing.

Enforce speed limit on Elk Lake rd

On old 72 near the post office there are two gatherings of junk - old RV old cars old appliances, etc. I would like the township to encourage and help the owners dispose of these things. I would like to see the township erect a free library across from the PO near the tennis courts. It is a small structure where people can both donate and take books. It's usually erected on a pole.

Keep the lakes clean

The light at 72 and Williamsburg Rd. should be a round about

Recreational vehicle use of roadways i.e. side by sides, 4 wheelers, dirt bikes on roadways cause noise issues and very little revenue to township

No additional comments

Township park needs to be updated lake water, power on all of the campsites and newer bathroom by the picnic area

Need to update the Whitewater Township park put power on all campsites, water and keep the price around \$20 or \$30 a night for Whitewater Township residents

not allowing companies to use our water/streams for their personal use. or require them to pay for it.

The dirt roads need some sort of upgrade to support the increase of traffic going to and from Meijer. Main and Bunker Hill Rd

Some of the items above should be paid for with a user fee. Not tax. We already pay big taxes and it is not right to tax people who will never use or benefit from some ideas, activities, etc. Taxation without representation is not constitutional. I do appreciate this questionnaire though.

I would like to maintain as much of the surroundings as possible, family farms, shoreline, a few locally owned general use stores, not much more multiple family housing. I live in Mullbrook Estates (it is the right balance of multiple family housing and a limited # of residents). Thank you for the traffic light at 72 and Williamsburg Rd. Have not been here for a long time, really like the feel of the village.

Our lake property is at the extreme north end of Williamsburg, but we only go to Elk Rapids. Williamsburg (post office, fire station, etc) looks like a trashed out ghost town. No features in that area to expand on. Was abandoned, too bad.

The Lossie Rd nature area path could be developed but closures at both E and W ends should be made. I've been in the area over 60 years - progress and development is inevitable. Just proceed with caution and listen to your survey responses. Thanks for doing this - I think it is very important

maintaining roads minimizing the size of houses on lakefront lots

Please enforce zoning restrictions for our downtown - currently the property across from and near the post office give the appearance of a junkyard. If these are allowed to continue - in their present state, everyone loses

Better maintenance of Lasse Trail mitigation of # lights at night to promote dark skies

#1 concern is condition of the already paved roads

You will not have employment development without sewer. Concerned no water quality question.

Property rights are important.

Too many cooks in the kitchen is a recipe for disaster! (K.I.S.S.)

communicate arrival of potential and introduction of new arrivals

we need to show everyone we care for each other. Minimize negative attitude coming from government offices and try to maximize local individuals success through public exposure.

keeping our current facilities is a priority

Maintaining current facilities should be a priority

Unable to read comments.

why do outlying areas not have access to high speed internet when there is federal and state funding available to offset costs?

pave road in whitewater township park and boat ramp

Downtown Williamsburg is an embarrassment. It looks like a junk yard in several places. Zoning should be enforced. The properties with all the junk, old boats and old vehicles should be cleaned up. I'm not proud of the downtown area.

I would like Williamsburg to retain its rural character and for any growth to blend in and keep with that character. Downtown Williamsburg is a joke. What's up with the mounds of junk surrounding the post office? Definitely not a good representation of Williamsburg.

Improve public roads - the condition of

Clean up junk yards in Williamsburg

Improve Elk Lake Road shoulders for seasonal cyclists

All of the items surveyed are of importance but this township does not have a governing board that can achieve anything because of the toxic behavior between them. Vote them out

Value and protect the Sand Lakes Quiet Area and surrounding lands and forests. It is a local and regional treasure

More pickle ball courts - it's exploding social and makes great sense

My biggest concern is for affordable housing for you families. Without that the longer term future for the area will deteriorate due to lack of workers affording to live in the area - this is a growing issue

I think the township should be concerned with what helps the most public in the township with the least amount of taxation, regulation Less government is better government.

Road repairs for Skegemog Point road

Road improvements

fix the dysfunctional township board. Clean up the junk in Williamsburg

get the people to clean up the junk yards they are everywhere

Clean up old M72 across from fire station and junk yard is "illegible" appropriate.

Convenience store/gas station around Supply Rd and Williamsburg Rd intersection. Improved system for obtaining permits timely - like within a week

Better maintenance of roads.

Better maintenance of the roads! Our roads are awful! and local spot for garage sales with small fee charge for use, could be once or twice a month! Could maybe use the park on Elk Lake Rd. if there is no ball games being played!

What if any, changes to the plan would cause you to move out of the township? How long a resident? Good survey, good day. PS it's hard to write in small spaces like the lines above

Keep the twp rural. Farms, 1 acre min to build family homes. No apartments, condos or retail stores. The towns around us have all we need if Meijer or Tractor Supply don't have what we need. The new highline golf course? Who's paying to pave roads and other infrastructure? Better not be taxpayers.

I love the "illegible" and want to see it kept as rural as possible

The maintenance of Broomhead Rd has been neglected. I would be much more willing to consider spending on other things when I can stop paying for constant repairs on my car due to the washboard and pot holes. There needs to be a more frequent application of brine for the dust, as it presents a significant air quality issue for those of us that live near the road.

I would love to see Cook Road fixed. This may not be a township concern but the road is still in very rough shape. Also, meetings (even virtual) on how to protect our shorelines.

keep population down

The people of this township need to be free from govt oversight. Stop trying to control what is being done on private property. As long as people are obeying the common law leave them alone. Enough with the govt oversight

That 20 yrs from now the township not be a bunch of house all a stones throw away from each other and old timers telling each other "Well it used to be a nice place to live around here"

Use some of the free fed funds to fix the last mile of Skegemog Point Road. It is dangerous to cars and walkers

Township needs to plan for and implement transition to electrification of buildings and transportation EVs to replace ICE. Heat pumps to replace methane

Better dock and boat launches at Whitewater. Also pave the road

Fix Broomhead Rd. Either pave it or properly grade it and more often. The washboard has got to go

I love the country and would like to preserve this and limit # of subdivisions. Would also like to see a better village where the post office is. More developed. Looks redneckish. A festival would be cool. Lake trout tournament would be awesome.

Stop trying to change everything. We live here because we like it. Development is not always a good thing. Traverse City is developing at such a rapid rate that the small, friendly towns that we once knew is almost unrecognizable. We move to the county for freedom and privacy. There is nothing wrong with leading a quiet simple life

Clean up trash and derelict buildings by post office. Fix Skegemog Point Rd before there is a bad accident

Shabby and cluttered front yards should be required to be cleaned up. Downtown Williamsburg is an example (near the post office). Not a good impression. Cram Rd as well

New supervisor maybe entire new township board - get master plan done. Law requires this to be done

Please protect our area from urban sprawl. We live here for the beautiful land and wildlife and slower pace of life. High density housing and lack of min. lot sizes will ruin Whitewater

Property taxes are high enough. Our governments need to become more efficient

More transparency with the community

Township could consider a green day/clean up for our local roads - provide trash bags and pickup for trash that volunteers pick up in the spring so our road trash gets picked up before everything grows up and covers it

The condition of Skegemog Point Rd unable to bike and dangerous for pedestrians due to disrepair

Property taxes unfair to seasonal residents

Protect landowners rights to develop their own land and operate small business. Over development in the area is ridiculous and should be guarded against. Keep government in check.

Let local business flourish, limit large development. Traverse City is losing its charm due to huge developments going up and traffic issues. Keep us small, rural and most importantly free. We live out here for a reason - freedom. Peace, quiet and tranquility. Don't spend our money on unneeded things - let us keep our money and do business with it.

Road maintenance - ruts and potholes and dangerous for pedestrians, bicyclists, joggers and vehicles, patching crews must employ proper roadway alternate starting repair from opposite side of road. Construction business (heavy truck traffic) should pay more for road maintenance. (Alpers Sand/gravel/ fill sites and truck parking/ maintenance areas

We need a building supply store in the Meijer complex - preferably Menards

Mow residents lawns remove junk from property owners

I am guessing that roads are the country's responsibility and not the township, but roads are so bad it's dangerous to ride bikes many places

Stop being so restrictive when people are trying to improve their property and homes. You have a bad reputation when it comes to helping property owners. We dont trust you.

Availability of Natural__Bus to residents and control of traffic, speed, etc. on end part of Broomhead -

Need to make internet available township wide - even to those south of M - 72 !!! Children live there - do not have access this making educational home work accessible!

Better control of Blight - Junk outside of homes unkempt properties, help whitewater township be known for friendly, clean, quiet - dont want a " Rapid City" reputation

clean up nasty old M-72 in town of williamsburg. Look like a dump site!

A plan to deal with the deteriorating roads in the township. I know the roads are managed by grad traverse county road commission. The fact is they (GTCRC) are not going to do nothing without working with local township support. Whitewater township and its residents need to come up with a plan to work with .

Why hasnt park road been paved? terrible to pull nice boats and campers. Campground road terrible too.

road improvement

Someone to strongly act to clean up the junk yard in the neighborhood especially the downtown area

The environment is what draws people to this area and is the primary contribute to quality of life. The area is increasingly bring affordably unregulated development and over used. Our lakes are becoming filthier with passing years. Yet we celebrate the gathering of 1000's at places like the torch lake sand bar? It makes no sense....

Should be ok to grow/process marijuana/cannabis as an agricultural crop. Like others grown in area - (Now legalized in MI)

Maintain the 5 acre minimum in the southern part of Whitewater since much of it is state land. High density development would spoil our rural character. Commercial development should be allowed in the M 72 areas

we want Whitewater township to remain as is - it is beautiful - we dont need over crowding on our roadways or lakes. we have plenty of commercial development within minutes - please keep it rural and clean and beautiful

need to require much bigger landscape buffers around any new developments

zoning is extremely important but without enforcement it is simply rules on paper without teeth

Old M-72 Corridor next to post office is quite the eyesore for anyone looking to locate to this area, Even for us locals ! This needs to be cleaned up immediately. How can US allow such a mess in our township?

i feel short term rentals are good for our tourist bases economically. There should be a form of licensing to have a form of accountability to deal with noise, parking, etc. problems

thank you to those people in our township (board members elected officials volunteers) that work hard everyday to make whitewater township a pleasant and welcoming community

Short term rentals add economic incentive to beautify and preserve rural character

keep property taxes low

Would like a facility that could do a dual purpose - such as a hall for events like reunions, weddings, baby showers, meetings, conferences that could also serve as a location for food trucks, farmers market, a place for locals to gather to visit, have coffee, play cards, host craft shows.....(indoor outdoor space)

clear up downtown williamsburg - junk;

Would like to see Skegemog point rd resurfaced

I am ashamed of the behaviours and i see the board exhibiting at meetings. I have observed on zoom... very unprofessional. It is embarassing to see our leaders trating each other like that.

I would love to see growth. TC is growing rapidly out west and we need to catch on but have more controlled growth

Eliminate Gravel Road

I don't understand the hubbub over cannabis products. Agriculture is agriculture. We grow corn for whiskey, Hops for beer. Apple for hard cider.

I don't live there, so I don't have no answer for this

Good job. Happy that thought went into this

Road important in my area #2 North of town

I love the open spaces in Whitewater Township. It is important to keep as many as possible, it is why we live here.

The township should allow more development along M72 - not good for housing

a safe traffic flow with enforcement and signage

Thoughtful planning vitally important to reestablish village quality of Williamsburg If we do not plan well likelihood of becoming a corridor on M-72 much like M-37 south of TC

There is no Williamsburg identity to differentiate with surrounding city/townships. As the area grows common "illegible" and development should focus on green space and lake protection - not prohibition, but items to protect landowners' rights - shore retention - road development repair - Skegemog Pt Rd - a crisis rd

Everyone (or nearly) pays too much in taxes. Let people buy and use the land they want or need

Road conditions are a concern with regards to bikes and car sharing

unlicensed cars sitting around homes, looks terrible

maintain good roads

Do not allow any marijuana facilities of any kind. Hammond Rd - TC - stinks

Does the township publish a list of parks/trails/recreational facilities?

If a downtown is redeveloped and grows, law enforcement would be an option to be considered in the future

Township Board should go to conflict resolution therapy and act as professions. You took an oath you swore to uphold

I believe in using tax dollars for needs. If there is extra \$ do extra things. I do not support giving local or federal governments more \$ ever. Not responsible with what they have

Time limit (24 month) on building permits - size limits on very large homes, especially in existing neighborhoods

high speed internet to everyone in twp

The property by the post office needs to be cleaned up. There are too many abandoned boats and vehicles

I think sign size for business needs to be reevaluated. Way too small at this time

I live in the village and there is a house down the street that makes the whole town look bad - junk vehicles and poor maintenance. It would be wonderful to see the area freshened up/small businesses come in, much like Alden

Lower speed limits on paved roads i.e. Deal Rd. Need a mailbox that is south of M-72 near the township hall would be a good place.

Road repair - yes I would support paying

Fix the roads. Cook Rd is a mess. Pave the road to the boat and park and boat launch.

I think this survey covered a lot of good topics and concerns within the community

Where do you live? Williamsburg/ Where is that? Between Acme and Kalkaska. Oh! I've heard of those 2 towns. No one has heard of Williamsburg. Let's be notable for something besides fields of nothing...food for thought

Rural character and a quiet safe living environment should be maintained. No need to develop stores, services and opportunities that already surround us. It's a short trip to virtually anything we need, it's unnecessary and unwise to ruin our area just to duplicate what's available.

Communications with tribal projects and they seem too disconnected

Please consider paving Broomhead Road from north to the parking lot area of Sand Lakes Quiet Area. The road is dusty, gulleyed and frequently traveled.

Would like to see people clean up homes so they can and create a place to go to - Village to PO, coffee shops - boutique

no new regulations or zoning rules

A deep dive into alternative energies are crucial and by no means should twp allow such without an abundance of education (real education) before proposing such. For Acme - it's a mistake in the making

Some type of control over people's yards and the amount of junk-trash allowed

Please clean up the "downtown" it is like hoarding village; Please repave the parking at the post office. Thank you

Follow up and accountability of laws and regulations; Health and safety of people and nature are primary

Overall I'd like people to be free to do what they want with the property they own

EXISTING LOCAL ROADS AND STREETS NEED TO BE MAINTAINED BY THE TOWNSHIP AND WE WOULD SUPPORT HIGHER TAXES TO ACCOMPLISH THIS ADEQUATE ROADWAY INFRASTRUCTURE SHOULD BE A HIGH PRIORITY OF THE TOWNSHIP AS IT BENEFITS ALL RESIDENTS!

Lack of high speed internet limits growth, site ability property values

what happend to all the pandemic that was supposed to improve the boat launch; High speed internet out supply road needs to happen, our only choice is AT&T and its terrible

I think its really important to know how many residences are owner occupied all year round makes a difference as to need/desires. Question is a little vague

Skegemog Point Rd is a disgrace and a hazard. The road condition is completely unacceptable. The road has been in a state of extreme disrepair for at least 10 years and should be re-paved immediately.

Development should be isolated along the M72 corridor "illegible" on Williamsburg historic area. Development of dense housing complex should be avoided at all costs. Rural agricultural and forest preservation should be the priority, with large acreage parcels

better roads

I really wish that the township would regulate and enforce rules concerning businesses storing materials and people with 3 boats and 2 campers parked in view

Thank you all for your work

Pave Crisp Rd

I think a small commercial hub in Williamsburg would be fantastic

good roads

good roads

We need to encourage development that both improves the economy and property values

Really want 1 or 2 close eateries. I want to see downtown restored with small bar and grill or reinvent Mr. C's

get the clerk to stop fighting with everyone

Why don't you have a road millage? The roads are horrible

Our community is not welcoming to new members - take too long to address issues

If all of us must clean up our junk. How about the mess by the "illegible" office

Clean up the blight in downtown Williamsburg. Clean up un-licensed vehicles from township. Whitewater park is a gem - improve it and park rd.

I think the survey was very thorough and very interesting

Limit size of single family dwellings on lakes and waterways. Halt recreational drug production, vending and promotion (billboards)

We don't need any more cannabis facilities or hop growing. Also to limit the square footage of residential homes on the lakes

I would like less government overreach

We desire to have a collegial atmosphere on the board in a business-like manner. Without personal and political influence.

Attention to roads and maintenance - willing to support

regulate and enforce environmental concerns. For instance - no deep injection wells and farm and production practices harmful to neighborhood

Ordinances need reviewed/updated. "Noise" should have an exception for lawn care equipment similar to Traverse County. I would love to see something done to support a restaurant at old Mr. Cs..... and other restaurants in the townships

No cannabis operation/retail or growing

Clean up of main street by post office, houses, yards, etc.

Free or reduced fees at white water township park

Clean up of main street by post office - yards, houses - get rid of the junk

Zoning "illegible" update, protect the lakes

Carnes Rd is public access point to Elk Lake and is in desperate need of repair. Too many pot holes. Need to focus on affordable living for younger adults who want to work and raise a family here. Elk Lake is a valuable natural resource and needs to be protected and patrolled.

I oppose more development or expansion of Williamsburg. This is a rural area and it should not grow into a city

This area is becoming a huge equestrian destination. The money and benefits will/can be brought to our area is enormous. There should be a focus and priority in catering to the equestrian community as it would benefit all community members in many ways in the long run. Smart thinking, and huge opportunity to take advantage of.

Short terms rentals allow for homeowners here to capitalize and reinvest the money to make the property nicer. I am unaware of any negative consequences of short term renting as most tenants visiting horse show or enjoying agro-tourism in the area appreciate the rural character.

I'm a little indifferent as a nonstate resident and as a seasonal resident obviously I pay a higher tax rate and yet I would not benefit to the same extent as a full time resident to what I'm proposing. Therefore I would give greater weight to the suggestion of a full time resident. I am however a big proponent of community, recreational activity and based on my age senior care.

Roundabouts at 72 and Elk Lake Rd and 72 and Cook/Broomhead

Please keep the Whitewater Township campground and boat launch open. Make improvements as needed. The boat launch is much needed to access the lake. Improve parking and bathrooms.

A little bit of tourism may be good for the economy; but if there's too much will remove the quiet and quaint feel that quite a few enjoy

N/A

Important to preserve, protect and support the agriculture in our township, the orchards, etc. A good shoulder on Elk Lake Rd and other roads would be a priority with us. Push for fixing our rural roads (Cook Rd, Haley/Bates/Bracket)

Maintain character of rural roads and adopt shoreline preservation setbacks where change in landscape is allowed except to restore wetlands

Too many regulations. Township board is "illegible" by minority opinions instead of what is good for majority. Needs to stop.

Please don't make decisions that will price out our children and locals from living here

Please do not allow short-term rentals. We do not need any commercial indoor plant growing facilities.

Township residents need access to local businesses to decrease the number of times they have to drive all the way to Traverse City or Kalkaska for basic items. Example: a 24/7 ATM (not located inside of a business)

Get the county to repave Angell Road. It is hazardous. House in downtown Williamsburg are an eyesore - clean up should be mandated.

Why wasn't this survey sent to all households in Whitewater Township??

Work to make sure all hunting regulations are observed. Ditto all park and watercraft regs

Fix the roads and keep it rural. When improving Whitewater Park ensure residents don't get turned away at boat ramp due to no parking. My concern is once park gets improvements locals are going to be pushed out by more boat traffic using the ramps.

With no controls on who took this survey, your results are junk. The only real survey is a vote. If people aren't petitioning for a change, leave it alone!! Nothing is more important as freedom

fix roads