

and
**Suttons Bay
Township**

Suttons Bay Public Opinion Survey Results

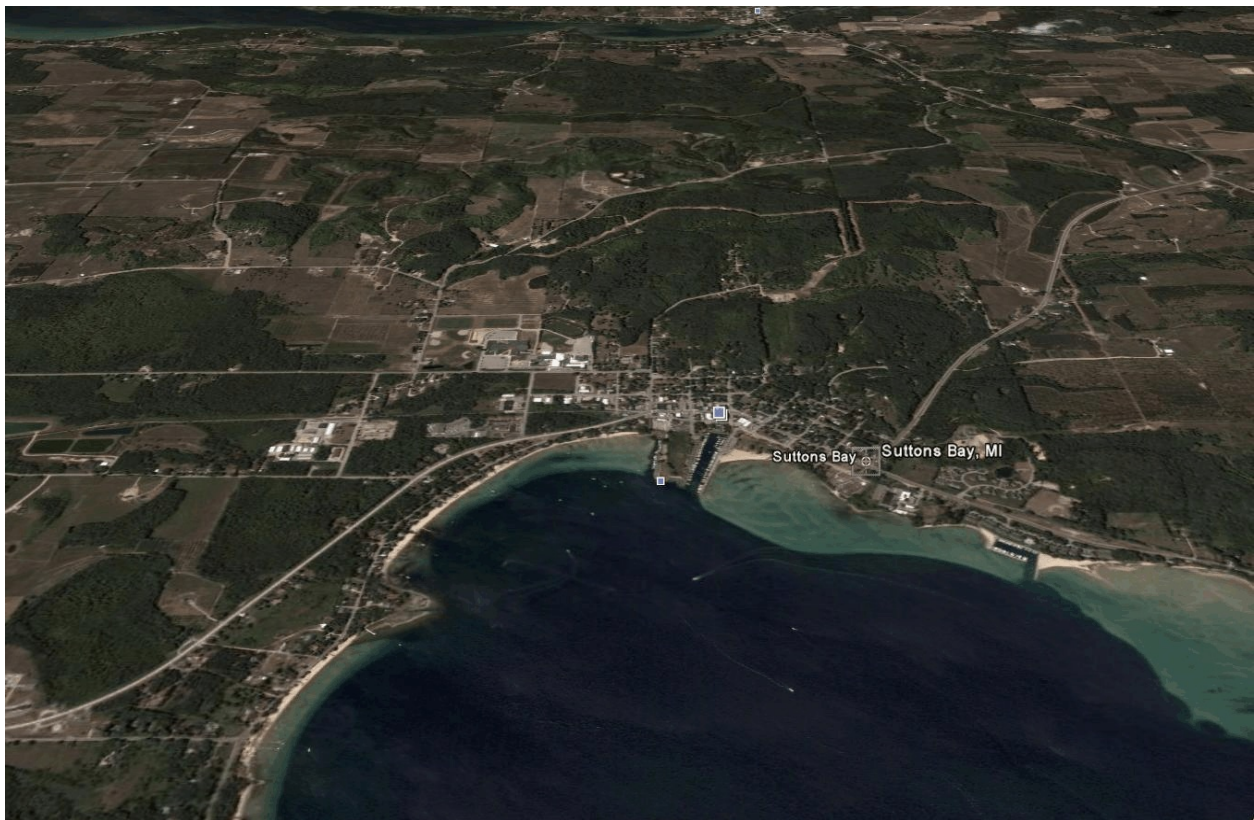
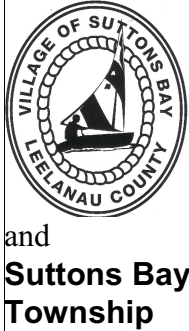


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Suttons Bay Public Opinion Survey

October 29, 2008

This report presents the results of a Suttons Bay Village and Suttons Bay Township public opinion survey. The survey was commissioned by the planning commissions of the township and village. It was paid for using grant funds from the Michigan Coastal Management Program. The survey was designed by Michigan State University Extension and the Northwest Michigan Council of Governments (Kurt H. Schindler and Matt McCauley).

The survey was conducted by mail, using a random selection from the Leelanau County tax role for both the village and township. The intent was to survey property owners and residents of both municipalities. About 550 surveys were mailed in early August 2008, with most people receiving the survey about August 7, 2008. Two reminder post cards were sent (August 12 and 20). Surveys included postage-prepaid return mail. Responses were accepted until the end of August 2008.

Of the 550 mailed, 531 were presumably delivered (as they were not returned by the post office). Surveys received back numbered 243. The number answering individual questions ranged from 223 to 241. The population of the village and township, combined, is 3,674. Number of households is 1,405.

As a result, there is a 95 percent confidence that the survey reflects the opinion of all landowners and residents in the township and village to within six percentage points. For example, for question number three "Should the Suttons Bay area be a community where employed residents mainly commute to Traverse City to work?" has results which are 4% of the responses "Yes, strongly agree" and 15% of the responses "Yes, agree". This means that there is a 95% confidence results will reflect the opinion of all landowners and residents at 0% to 10% "Yes, strongly agree" and 9% to 21% "Yes, agree".

A comparison of village persons to township persons filling out the survey was also done. For the most part there is not a statistically significant difference between the responses given based on the person indicating they are a resident of the village or township. The exception, when it exists, are noted in the presentation of the survey results.

Summary

1. Nearly $\frac{3}{4}$ of those surveyed are residents of the village or township.
2. About $\frac{2}{3}$ are township residents, and the remainder in the village with about 5% not being residents.

Development

3. Most do not think Suttons Bay area should be a community where employed residents mainly commute to Traverse City to work, but the largest number, a plurality, were neutral on this point.

4. Most feel it should be a priority to attract new businesses and jobs to Suttons Bay township and village.
5. Services; agriculture, forestry, fishing; tourism; and retail are the types of new businesses and jobs which should be targeted.
6. Agreement exists that Suttons Bay area's priority should be to expand agricultural activities.
7. Farm markets and similar retail sales, tasting rooms, and tourist attractions are non-traditional agriculture activities that would be supported.
8. Slightly less than a majority (50%), but a plurality, supported commercial development in Suttons Bay Village downtown, along M-22 south in the village, along M-204 near the Leelanau County Government Center, along M-22 south of the village.
9. There was an almost even split, with a slight edge favoring, commercial development should be allowed near the Leelanau County Government Center along M-204.
10. Slightly less than a majority (over 50%) but a plurality supported both expand to areas where development is wanted, and restrict/not construct water and sewer in areas where development is not wanted.

Housing

11. There was an almost even split, with a slight edge favoring, measures to have affordable housing for new families, senior citizens, and people working in the community.
12. A majority favored allowing residential housing in commercial areas as a technique for affordable housing. Other techniques were not favored by a majority.

Environment

13. Strong agreement exists for measures taken to protect surface and groundwater.
14. A majority supported regulations to protect surface and groundwater that restricts use of certain fertilizers, and point-of-sale septic system inspections. However other techniques did not receive a majority of support (setbacks from surface water, storm water management, vegetation belt).
15. Strong agreement exists for being satisfied with Suttons Bay Village and Township's character in terms of how it looks, feels, and its small town/rural atmosphere.
16. Strong agreement exists for measures to be taken to retain or enhance the character of Suttons Bay.
17. A majority supports restriction/regulation on property concerning a maximum amount of nuisance noise allowed.
18. There is not support for a restriction/regulation on property concerning removal of trees in developed areas.
19. A majority indicate rent-by-the-week is "short" term rental, and a plurality include rent-by-the-weekend as "short" term rental.
20. There is not support for restrictions/regulations on property that prevents short term rentals.
21. There is not support for restrictions/regulations concerning types of building materials that are used on the exterior, colors used, and other architectural standards.
22. There is support for development and maintenance of more land for recreation, public use, and open space.

23. A majority indicated support for more trails, parks, and a plurality supported more water access. There was not strong support for a community center, sports fields, public art, and skate park.
24. There was not support for a property tax millage, with a plurality indicating “no millage at all” for development and maintenance of land for parks and open space.

Transportation

25. There was an almost even split, with an edge favoring, the statement “there is adequate parking for purposes of shopping in downtown Suttons Bay.”
26. There was an almost even split, with an edge favoring, expansion of sidewalks, crosswalks, crossing lights, bike trails, and bike lanes along existing roads.
27. But, there was not a majority supporting a voted increase in property tax millage for these expansions.
28. There was not support for a property tax millage, with a plurality indicating “no millage at all” for expansion of sidewalks, crosswalks, crossing lights, bike trails, and bike lanes along existing roads.
29. Agreement exists that M-22 traffic in downtown Suttons Bay should be slowed.
30. But a majority of support only exists for clearly marked pedestrian crossings, and slightly less than a majority supporting “speed reduction.” There was not significant support for pedestrian crossing sidewalk extended out past the parking lane, bike lanes, raised crosswalk (bridge), roundabout, speed humps, and median barrier.

Coordination between the Village and Township

31. Strong agreement exists for the village and township to take steps to further cooperate with their planning and zoning activities.
32. A majority support regular meetings together. Slightly less than a majority support a single master plan. There is not significant support for sharing infrastructure, a single recreation plan, or greater county involvement.
33. Agreement exists for creation of a single planning commission, zoning board of appeals, and one zoning ordinance for both the village and township.
34. There was an almost even split, with an edge favoring, creation of a “growth area” around the village.
35. There is not support for use of transfer of development rights (TDR).

Survey Results

The results of the survey follow:

1. Which best describes you? (check one) n=243
- 72% A resident of the village or township
 - 16% A seasonal resident of the village or township
 - 12% A non-resident property owner of land in the village or township

2. Which local government do you own land or reside in (check all that apply):
- 96 39% Village of Suttons Bay.
 - 168 **69%** Township of Suttons Bay, residing outside of the village.
 - 12 5% I am not a resident in the village or township.
 - 3 1% I am not a land owner in the village or township.

Development

3. Should the Suttons Bay area be a community where employed residents mainly commute to Traverse City to work? 2.712, or -0.288 n=238

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

- 4% Yes, strongly agree
- 15% Yes, agree
- 41% Neutral
- 30% No, disagree
- 11% No, strongly disagree

4. Should a priority be to attract new businesses and jobs to Suttons Bay township and village? 3.582 or +0.582 n=241

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

- 22% Yes, strongly agree
- 38% Yes, agree
- 22% Neutral
- 12% No, disagree
- 6% No, strongly disagree

5. If so, what kind of new businesses and jobs should be targeted? (Check all that apply.)

- 140 **68%** Services (including health and new technology sectors). Township residents gave this item a higher response rate (70%), while 63% of village residents favored this item.
- 139 **68%** Agriculture, forestry, fishing.
- 127 **62%** Tourism.
- 120 **59%** Retail.
- 85 41% Education.
- 82 40% Motel/Hotel – overnight accommodations. Township residents gave this item a higher response rate (44%), while 30% of village residents favored this item.
- 52 25% Manufacturing/Industry.
- 35 17% Wholesale and distribution.
- 33 16% Government.

6. Should the Suttons Bay area have as a priority expanding agricultural activities and agricultural employment? 3.784 or +0.784 n=243

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

- 24% Yes, strongly agree
- 42% Yes, agree. Township residents gave this item a higher response rate (45%), while 36% of village residents favored this item.
- 23% Neutral. Township residents gave this item a lower response rate (21%), while 28% of village residents favored this item.
- 8% No, disagree
- 2% No, strongly disagree

7. What type of non-traditional agriculture activities would you support that are next to where people live or have homes? (Check all that apply.)

- 187 **78%** Farm markets and similar retail sales
 - 153 **63%** Tasting rooms (such as wine tasting)
 - 129 **54%** Tourist attractions such as corn maze, pick your own operations, bed and breakfasts
 - 97 40% Places where weddings, receptions, parties, and similar events take place
 - 73 30% Farm product processing (packing plants, food processing, etc.) and other similar agricultural-related businesses. Township residents gave this item a higher response rate (34%), while 27% of village residents favored this item. _____
 - 27 11% None of the above
 - 19 8% Other
- “Other” written in include: “Bed & Bath not everyone pays the same.”

8. Where should commercial development take place in Suttons Bay Village and Township?
(Check all that apply.)

- 108 45% In the downtown area of Suttons Bay Village.
- 95 40% Along M-22 on the south side of Suttons Bay Village's downtown.
- 90 38% Along M-204 near the new Leelanau County Government Center. Township residents gave this item a higher response rate (40%), while 29% of village residents favored this item.
- 87 36% Along M-22 outside and south of the village in Suttons Bay Township
- 71 30% Only where commercial development already exists.
- 44 18% Along M-22 on the north side of Suttons Bay Village's downtown.
- 29 12% Anywhere along M-22 and M-204.
- 24 10% Along M-22 outside and north of the village in Suttons Bay Township
- 16 7% Anywhere in the Village only.
- 13 5% Anywhere in the Village and Township.

9. Should commercial development be allowed near the new Leelanau County Government Center along M-204?: 3.104 or +0.104 n=242

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

- 14% Yes, strongly agree
- 35% Yes, agree. Agree and strongly agree is 49%. Township residents gave these items a higher response rate (53%), while 40% of village residents favored these items.
- 15% Neutral
- 21% No, disagree. Township residents gave this item a lower response rate (17%), while 27% of village residents favored this item.
- 15% No, strongly disagree

10. To help provide for such development in certain areas, and to discourage development in other areas should the village public water system and sewer system: (Check one.) n=228

- 30% Both (expanded to areas where development is wanted and restricted and not constructed where development is not wanted) should be done
- 26% Be expanded to areas where development is wanted.
- 26% Be restricted and not constructed where development is not wanted.
- 18% Neither.

Overall township residents more strongly favored the first two on the list, and village residents more strongly favored the bottom two on this list.

Housing

11. An issue in the Grand Traverse region and in Suttons Bay is the ability for people to be able to afford to purchase or rent a home. This includes individuals such as those just married, just starting out in their career, senior citizens on fixed incomes, people working in our community, and so on. Should Suttons Bay Village and Township take measures to provide for this type of housing? 3.295 or +0.295 n=232

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

25% Yes, strongly agree

32% Yes, agree. Strongly agree and agree is 57%. Township residents gave these items a higher response rate (64%), while 49% of village residents favored these items.

15% Neutral

15% No, disagree

13% No, strongly disagree. Disagree and strongly disagree is 28%. Township residents gave this item a lower response rate (23%), while 38% of village residents favored this item.

12. Which of the following means should be used to provide for low to mid income housing? (Check all that apply.)

149 **63%** Allow residential in commercial areas (upstairs of a store, mixed residential and commercial uses in the same building).

101 43% Allow a homeowner to construct a small apartment (such as above the garage, upstairs in the home).

77 33% Regulate so that any development includes a certain percentage of new homes to be offered in the affordable price range.

70 30% Include various financial incentives for developers (Michigan Housing Development Authority programs, tax incentives). Township residents gave this item a higher response rate (32%), while 22% of village residents favored this item.

68 29% Allow greater density (larger number of dwellings per acre) with homes on a single parcel with shared lawn/green space.

55 24% Allow a greater density (larger number of dwellings per acre) with homes in smaller individual lots.

54 23% Support publically funded mechanisms to assist with low to mid income housing. Township residents gave this item a higher response rate (25%), while 16% of village residents favored this item.

33 14% None of the items on this list.

14 6% Allow zero lot line (building setback from the property line of zero feet).

Environment

13. Should measures be taken to protect surface and ground water (drinking water, when the water comes from a well) in Suttons Bay Village and Township? 4.19 or +1.19 n=234

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

55% Yes, strongly agree. Village gave this item a lower response rate (47%). Distribution of other responses were distributed between the choices listed below such that there was not a statistically significant difference.

24% Yes, agree

9% Neutral

8% No, disagree

5% No, strongly disagree

14. Are you willing to have a restriction or regulation on your property which (check all that apply):

122 **53%** Restricts the use of certain fertilizers to protect surface and ground water? Township residents gave this item a higher response rate (56%), while 42% of village residents favored this item.

122 **53%** Requires inspection of septic tanks and drain fields (periodic, or upon sale of the property)?

111 48% Requires buildings be at least 50 feet away, and sources of nutrients (such as septic drain fields) to be at least 100 feet away, from the water's edge to protect surface water?

62 27% Require storm water management to control water from flowing off of your property?

60 26% Requires vegetation belt that is at least 20 feet wide of trees and bushes (trimmed and filtered for a view of the water) to protect surface water?

56 24% None of the above. Township residents gave this item a lower response rate (23%), while 32% of village residents favored this item.

It should be noted, local government has very limited, or no, authority to restrict use of fertilizers.¹

¹Section 8517(1) of Part 85 of Act 451 of 1994, as amended (the fertilizer part of the Natural Resources and Environmental Protection Act, M.C.L. 324.8517 and section 4(6) of Act 93 of 1981, as amended (the Michigan Right to Farm Act, M.C.L. 286.474(6)) and respective Michigan Department of Agriculture adopted generally accepted agricultural and management practices (GAAMPs).

15. Are you satisfied with Suttons Bay Village and Township’s character in terms of how it looks, feels, and its small town/rural atmosphere? 4.055 or +1.055 n=238

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

34% Yes, strongly agree A higher proportion of township residents selected “strongly agree.”

47% Yes, agree. A higher proportion of village residents selected “agree”. Taken together agree and strongly agree have virtually equal results.

10% Neutral

8% No, disagree

1% No, strongly disagree

16. Should measures be taken to retain or enhance the character of Suttons Bay Village and Township in terms of how it looks, feels, and its small town/rural atmosphere? 4.167 or +1.167 n=236

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

45% Yes, strongly agree

34% Yes, agree

14% Neutral

5% No, disagree

3% No, strongly disagree

17. Are you willing to have a restriction or regulation on your property concerning maximum amount of nuisance noise allowed? 3.768 or +0.768 n=235

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

34% Yes, strongly agree

34% Yes, agree

12% Neutral

12% No, disagree

8% No, strongly disagree

18. Are you willing to have a restriction or regulation on your property concerning removal of trees in developed areas? 2.692 or -0.308 n=236

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

11% Yes, strongly agree

19% Yes, agree

17% Neutral

31% No, disagree. A higher proportion of township residents selected “disagree.”

22% No, strongly disagree. A higher proportion of village residents selected “strongly disagree.” Disagree and strongly disagree taken together have nearly identical results.

19. A property owner has the right to rent his/her single family home for long and short term rentals. However there is not a clear line between “short” and “long” term rental. Please check each of the following which in your mind is “short” term rental: (check all that apply)

168 **73%** Rent by the week

116 50% Rent by the weekend. Township residents gave this item a lower response rate (48%), while 60% of village residents favored this item.

109 47% Rent by the day. Township residents gave this item a lower response rate (44%), while 58% of village residents favored this item.

97 42% Rent by the month

38 17% Rent/lease by the year. Township residents gave this item a higher response rate (20%), while 10% of village residents favored this item.

20. Are you willing to have a restriction or regulation on your single family residential property which prevents short term rental of the property? 2.651 or -0.349 n=234

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

14% Yes, strongly agree. Township residents gave this item a lower response rate (11%), while 22% of village residents favored this item.

17% Yes, agree

14% Neutral. Township residents gave this item a higher response rate (18%), while 8% of village residents favored this item.

29% No, disagree

26% No, strongly disagree

21. Are you willing to have a restriction or regulation on your property concerning the types of building materials that are used on the exterior, colors used, and other architectural standards? 2.34 or -0.66 n=237

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

7% Yes, strongly agree
 19% Yes, agree
 10% Neutral
 30% No, disagree
 34% No, strongly disagree

22. Should development and maintenance of more land for recreation, public use, and open space take place in Suttons Bay Village and Township? 3.393 or +0.393 n=234

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

24% Yes, strongly agree
 30% Yes, agree. Township residents gave this item a higher response rate (31%), while 22% of village residents favored this item.
 17% Neutral
 18% No, disagree
 11% No, strongly disagree. Township residents gave this item a lower response rate (7%), while 17% of village residents favored this item.

23. If development of more land for parks takes place, which of these should it be for? (Check all that apply.)

- 141 **66%** Trails. Township residents gave this item a higher response rate (68%), while 57% of village residents favored this item.
 - 132 **62%** Parks. Township residents gave this item a higher response rate (66%), while 52% of village residents favored this item.
 - 104 **49%** Water access. Township residents gave this item a higher response rate (49%), while 40% of village residents favored this item.
 - 63 **29%** Community center. Township residents gave this item a higher response rate (34%), while 23% of village residents favored this item.
 - 55 **26%** Sports fields
 - 41 **19%** Public art
 - 39 **18%** Skate Parks
 - 38 **18%** Other. Township residents gave this item a lower response rate (16%), while 23% of village residents favored this item.
- There were not any “other” items written in.

24. How much of an increase in millage for development and maintenance of land for parks and open space would you be willing to support? n=236

46% No millage at all. Township residents gave this item a lower response rate (43%), while 57% of village residents favored this item.

31% 0.25 mills (\$0.25 for each \$1,000 of taxable value, or about \$12.50 per year for a home with a taxable value of \$50,000). Township residents gave this item a higher response rate (36%), while 24% of village residents favored this item.

13% 0.33 mills (\$0.33 for each \$1,000 of taxable value, or about \$16.50 per year for a home with a taxable value of \$50,000). Township residents gave this item a higher response rate (14%), while 9% of village residents favored this item.

10% 0.5 mills (\$0.50 for each \$1,000 of taxable value, or about \$25.00 per year for a home with a taxable value of \$50,000)

Transportation

25. Is there adequate parking for purposes of your shopping in downtown Suttons Bay? 3.328 or +0.328 n=237

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

16% Yes, strongly agree

41% Yes, agree

13% Neutral

22% No, disagree

8% No, strongly disagree

26. Should sidewalks, crosswalks, crossing lights, bike trails, bike lanes along existing roads, and similar items be expanded in Suttons Bay Village and Township? 3.328 or +0.328 n=234

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

19% Yes, strongly agree

34% Yes, agree. Township residents gave this item a higher response rate (38%), while 25% of village residents favored this item.

19% Neutral

17% No, disagree

12% No, strongly disagree. Township residents gave this item a lower response rate (8%), while 15% of village residents favored this item.

27. If the expansion of sidewalks, crosswalks, crossing lights, bike trails, bike lanes along existing roads, and similar items means a voted increase in property tax millage would you still support such expansion? 2.67 or -0.323 n=237

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

7% Yes, strongly agree

29% Yes, agree. Township residents gave this item a higher response rate (31%), while 24% of village residents favored this item.

14% Neutral. Township residents gave this item a higher response rate (16%), while 10% of village residents favored this item.

24% No, disagree

26% No, strongly disagree. Township residents gave this item a lower response rate (22%), while 33% of village residents favored this item.

28. How much of an increase in millage for expansion of the above non-motorized facilities would you be willing to support? n=229

55% No millage at all. Township residents gave this item a lower response rate (48%), while 68% of village residents favored this item.

31% 0.25 mills (\$0.25 for each \$1,000 of taxable value, or about \$12.50 per year for a home with a taxable value of \$50,000). Township residents gave this item a higher response rate (37%), while 23% of village residents favored this item.

7% 0.33 mills (\$0.33 for each \$1,000 of taxable value, or about \$16.50 per year for a home with a taxable value of \$50,000)

7% 0.5 mills (\$0.50 for each \$1,000 of taxable value, or about \$25.00 per year for a home with a taxable value of \$50,000)

29. Do think M-22 traffic in downtown Suttons Bay should be slowed? 3.409 or +0.409 n=235

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

25% Yes, strongly agree

28% Yes, agree

16% Neutral

24% No, disagree

7% No, strongly disagree

30. If traffic on M-22 is slowed down, how should it be done?
- 139 **64%** Clearly marked pedestrian crossings
 - 99 46% Speed reduction
 - 42 19% Other
 - 40 19% Pedestrian crossing sidewalk which is extended out past the parking lane
 - 40 19% Bike lanes
 - 14 6% Raised crosswalk (bridge
 - 14 6% Roundabout)
 - 13 6% Speed humps
 - 9 4% Median barrier
- “Other” written in include: “Push button to stop traffic, otherwise a blinker for traffic.”

Coordination between the Village and Township

31. Should Suttons Bay Village and Township take steps to further cooperate with their planning and zoning activities? 4.068 or +1.068 n=235

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

- 40% Yes, strongly agree
- 39% Yes, agree
- 14% Neutral
- 4% No, disagree
- 3% No, strongly disagree

32. If further cooperation occurs, how should it be done?
- 130 **60%** Regularly having both planning commissions meeting together.
 - 100 46% A single Master Plan for both the village and township. Township residents gave this item a lower response rate (43%), while 55% of village residents favored this item.
 - 69 32% Sharing ownership and operation of infrastructure (water, sewer, parks, etc.). Township residents gave this item a lower response rate (27%), while 38% of village residents favored this item.
 - 62 29% A single recreation plan for both. Township residents gave this item a lower response rate (26%), while 32% of village residents favored this item.
 - 38 18% Greater county involvement.

33. Should further cooperation include creation of a single planning commission, zoning board of appeals, and one zoning ordinance for both Suttons Bay Township and Village? 3.405 or +0.405
n=234

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

24% Yes, strongly agree. A higher proportion of village residents selected “strongly agree.”
 29% Yes, agree. A higher proportion of township residents selected “agree.” Agree and strongly agree taken together have nearly identical results.
 20% Neutral
 18% No, disagree
 9% No, strongly disagree

34. Should further cooperation include the creation of a “growth area” around the Suttons Bay Village in which commercial and dense residential development would be accommodated and encouraged, and outside of which commercial and dense residential development would be discouraged through regulation? 3.192 or +0.192 n=231

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

17% Yes, strongly agree
 28% Yes, agree
 24% Neutral
 16% No, disagree
 14% No, strongly disagree

35. It is possible in Michigan to set up a system of Transfer of Development Rights. This would be a system where certain areas of a community are designated as low density, rural, agricultural and other areas are designated as high density commercial, and residential development. To compensate landowners in the low density areas, a developer may purchase their development rights (so those landowners are paid for not developing their land) and in return the developer receives the ability to develop with higher than normal density in high density areas. Should further cooperation include a system of Transfer of Development Rights? 2.516 or -0.484 n=225

No, Strongly disagree	No, disagree	Neutral	Neutral	Yes, agree	Yes, strongly agree

8% Yes, strongly agree
 15% Yes, agree
 26% Neutral
 24% No, disagree
 28% No, strongly disagree. Township residents gave this item a lower response rate (25%), while 34% of village residents favored this item.

36. If you have additional thoughts, or comments please share them with us here:

Ninty eight responses were written in for this question. Township residents provided 83 responses, village residents had 51 written comments. See appendix “A” on page 19.

This survey will be tabulated and a report prepared with assistance by Michigan State University Extension and the Northwest Michigan Council of Governments.



[October 29, 2008; C:\Documents and Settings\Kurt Schindler\My Documents\wp\OtherCounty\Leelanau\SuttonsBay\SuttonsBaySurveyRESULTS10.wpd]

Appendix "A" – Written comments

1 The Village and Township of Suttons Bay are the property of the people which live and work here for the beauty of land and water. This survey is only about bringing in big cooperation to destroy the land and water so no one would want to live here like every where else in Michigan (I say No)

2 Need more traffic calming strategies on residential streets. More, if not all intersections should be a 4-way stop. St. Mary's street has become a bypass. We need more stop signs to slow people down. Bring back green space on Adams & Broadway. Broadway looks like an air strip.

3 Sometimes I think we are regulated to death! Lets be sensible.

4 I think that it is too bad that Village & Twp Gov't Officials did not have the foresight to address many of these issues when given the opportunity in the development of the former Frigid Foods property. The Twp permitted the Village to annex property in exchange for...??

We have many homes along the shore that would benefit from having sewer svc. which would further protect our environment. Thank you for surveying us.

5 (Not Now!)

6 #10 Village erred by furnishing water/sewer services to undeveloped bay view phases!

#16 Yes, provided taxes aren't increased.

#22 No, with exception of the old Lee home being converted to "Open Space."

#29 Who will enforce slower speed?

#34 Ambiguous question - specify "growth area."

All questions pertaining to millage increases! Village taxes already excessive based on services rendered - most residents (seniors) being overly burdened. Get with it!

7 need a stop lite in downtown
need new sidewalks in all of downtown

8 Suttons Bay needs to make drastic changes to show visitors that they are welcome to come & visit. We could have a thriving community with bands in the park, events etc. (like Charlevoix) or we could be the next Northport - which is where we're headed! The Village needs to wake

up and start allowing change.

9 The Village is under 800 people, so most people drive here. A walking community would only benefit a few. A Village and Twp. master plan should address this.

10 Don't fix it if its not broke.
Too many Village employees.

11 We feel the development just outside the Village is terrible! How they were allowed to build so close to the road is beyond comprehension! It is the kind of thing that continues to spoil the looks and feel of our quaint Village.

12 Q#30 - push button to stop traffic, otherwise a blinker for traffic

13 We like it the way it is - that's why we moved here.

14 Although this survey is an important first step in gathering information, some q's do not disclose certain effects and can be misleading. Zoning & land use is a complex system and material should be enclosed to fully inform the reader. This can help ensure greater accuracy in results.

15 This survey results should be publicized to all residents of the Village and Township.

16 S.B is becoming too dense and too noisy.

I was once satisfied with Suttons Bay character: small town/rural, but w/the Yoder development, ie, cutting down trees and cutting off bay view with an ugly condo development; and an unwise and poorly informed decision to overbuild our water facility giving us exorbitant water rates.

17 NO NEW TAXES!!

18 I would support noise ordinances that would limit volume of motorcycles-many are way over the top & pollute via their racket (& I used to have a motorcycle!?!)
We love Suttons Bay - Village & Twp & wish you well with this survey & the suggestions you will receive.

19 Suttons Bay is what we want as it is. Let the system work as it is now. The character of the Village is what makes Suttons Bay. LEAVE IT ALONE.

Why do you want to be a big city with all of the problems that come with growth. We have our own problem that have been caused by the casino.

20 Suttons Bay is a beautiful place to live & I am proud to call home. Preservation of our quaint county is important; we have the best of all worlds & need to keep up w/the 21st century -

One suggestion - PLEASE mandate the speed limit on Stony Point so it is a maximum of 30 mph - I have tended to dogs & cyclists to have been hit in front by speeding vehicles. And it ain't pretty...

21 Suttons Bay is beautiful as it is but could benefit by having more employment opportunities and possibly a Job Center where needs/employees could share thoughts. Also affordable housing for younger-lower income residents so they will stay here for awhile instead of "having to" leave for jobs/housing.

Thank-you

22 Retain small town character of Village.

23 Lower water/sewer rates
Priority - pedestrian crossings

24 Less development will help keep Suttons Bay the beautiful and unique community it is. Development that does occur needs to be mindful of the existing character of this area. The newer condos, for instance, were ill-conceived and not consistent with the rest of Suttons Bay. It would be a shame for our gorgeous bay to end up looking like Round Lake in Charlevoix someday.

25 Good idea sending out for community input.

26 The township must have a sewer system soon. Its a mess & should be researched.

27 Leave thing alone
we like your small town
thats why we lived all are lives.

28 In order to answer many of these questions - more info is needed. Downtown summer traffic is a problem. Access to M22 from side streets is difficult. Current cross walks are ridiculous with a sign that traffic does not stop. (Tiny sign)

29 I feel any development in Suttons Bay township should always encourage local business & consider the environment.

30 Special things are of primary importance locally.

1. Clean fresh water
2. Rural/agricultural character
3. Tourism & agricultural, & arts as livelihoods.

Encouragement of clean industry, agro tourism, and events connected to the arts will help us to maintain what is most desirable about our area.

31 Concentrating development (residential & commercial) is essential to retaining the rural character of the county and to aiding the economic well-being of new, young families.

32 1. To save money now and eliminate expensive long term (?) Suttons Bay Village should contract with the Sheriff for special police services needed - and shut down existing police activity.

2. High density development should be in or near business areas. Allow high rise bldgs.

33 *Consider "dissolving" the Village - one community government would solve many of the current issues!

34 To save property owners financially, we should move on to a "county" government - eliminating Village and Township government. Michigan is one of few states in the Union to have such government. It would greatly help Michigan in this economic downturn.

35 Next time you let a developer come in have consideration for what the neighbors have to go through!!! Bayview is a disgrace to our Village!!!

36 need more information on the implications of # 35.

37 You need to work hard at keeping the village running smoothly and at the same time keep property taxes at a minimum and other charges (water & sewer) within reason.

38 I would like to thank all of the people who take the time and effort to serve on the various boards and committees to make this area a better community.

39 An enforced junk ordinance is greatly needed in the Township, examples, M-204 (Price Farm) & Setterbo Road (junk cars)

40 RE: Ques. #5 Hotel/Motel, keep them small 50-100 rooms no Hiltons, no Great Wolf Lodges, no Grand Traverse Resorts.

We need better planned development IE controlled growth.

We need intellectual businesses up here.

41 We've been generally pleased with area development except Ono's shoreline and hillside developments are out of character for the Village.

Encourage commercial development in Lake Leelanau and other county communities. S,B, doesn't need to be the county commercial corridor.

42 Would like to see county planning which could reduce sprawl. It appears now each township is required to provide commercial, industrial. I believe thru county planning they could say commercial is provided here in the county etc. Each township appears to be its own Empire which increases sprawl.

43 Rules in both Township and Village about vehicle and equipment storage on property.

44 Has the building @ Peck & 22 been considered as combination Village & Township offices?

Questions concerning affordable housing difficult to answer. How large a development? How financial incentives would work? How zero setbacks would be utilized?

45 Maintaining individuality for a community is very important. Striving to be more "green" (keep it a country feel in the county) encouraging natural materials (field stone, wood etc.) be used in new commercial business - encourage use of local contractors, artists, business in any new development.

46 SB is a wonderful place to live. It is ridiculous that land owners are able to create "junk yards" on their property & then ruin the pristine nature of this place. In the Village we were shocked that the one retail store was allowed to paint their exterior in such a gaudy, out of character color. We do not understand why drivers in the Village are allowed to not stop for pedestrians. Our shoreline must be protected.

47 Our property - we paid for and pay taxes on, should not be regulated and taxed to death, because someone thinks it's a good idea.

48 Bayview Condos should be demolished (due to shoddy construction among other things) & area made into a park. Yono's development (or lack of) on top of the hill should be replanted to trees & let go back to nature. These areas are a disgrace to Suttons Bay.

49 Develop downtown streetscape plan, including replacing marina restrooms and building another facility for visitors & waterwheel park?

Propose bond issue for above with retailers paying for most of the expense.

50 Suttons Bay is a beautiful tiny Village of small shops and Village residences on Suttons Bay, surrounded by farms and orchards

We have a rare opportunity to preserve and maintain this world treasure.

51 The extra charges for septic should have been calculated by # 7 Bed & Bath not everyone pays the same

52 Consider extending Suttons Bay Village sewer system to include Stoney Pt. Road.

53 This article only represents more government control of its people and some of their rights - and all this only gives way to more taxes.

We Support neither.

54 There were 2 plans for S.B. & area, one for the Village was done in 1970 - by Johnson Johnson & Roy very complete - no one paid any attention. The Village & Township was part of county planning in around 1975 - it outlined very well what was wanted & needed - did anyone pay any attention? Look at North S.B. development!

55 Parking & access to post office & Hansen's plaza are my two greatest concerns

56 The cross walks in S.B. should be removed. People except traffic to stop as they try to cross the State Hwy (M-22). What's worse, out of state drivers often stop at them, almost causing accidents.

I wish there was a way for S.B. and it's numerous fairs and festivals to not impact State Hwy. traffic.

I think bridges might be a good idea.

57 The Village-Hall-has that big house next door - please don't buy the Doctor Priest Medical building-too-far from downtown Suttons Bay - is also ugly.

This survey is so vague - it is like you mean to subdivide & restrict all lands that may be available for housing or commercial. It feels a bit under handed - sneaky??

Since 58 years Live in Suttons Bay -

58 Before any more further 'high density' development is allowed in S.B. the Ono development needs to be

addressed and taken care of
All commercial development should focus on growth in the 204 corridor

59 I strongly believe in individual property rights. Governments main purpose, in my opinion, is to provide safety & protection for its citizens. The fewer restrictions & regulations the better.

60 Every thing is just fine the way it is. Don't change it.

61 Would hate to see the development of a string of commercial businesses either south or west of Suttons Bay Village. Both entrances along M22 and 204 are green and in character with a rural atmosphere. New business should develop only within the town.

62 South Shore Dr. biking/walking lanes needed to Peck Rd.

63 Think long term
Side walks outside Village on high traffic roads

64 I would like Stoney Point-where it comes off M-22 by the park-made into a dead end & give me more property haha!
Why did SB remove the road (S. Shore) & allow those property owners to have more land available to them for no cost? This kind of SB Village mentality makes me want to have nothing to do with them - I feel for the Village citizens!!

65 If I wanted to live in the Village, I would!

66 Township needs place to put brush & yard waste.
If there's one, make it known.

67 This is a Village not a City. Keep the Village out of the Township's business. Let the Township do their job.

68 Make Village planning/government more responsive to community need. The Yono project is a disaster! On the other hand the Village Council has a bad reputation for those wanting to do business - I've heard repeatedly business people not wanting to set up in SB because of it's unfriendly perception.

69 There is no need for both SB Village AND Township govt.
Merge both into one single entity.

70 There needs to be a much stronger effort to enhance

the shopping district with landscaping from trees to hanging plants to benches to planters. It seems a bit barren now with too little shade.

71 Create a "JUNR" ordinance to prevent accumulation of visual pollution

72 Any new home or business should NOT have an option to opt OUT of hooking up to water and sewerage. ALL new home businesses & development should be accesses water & sewerage hook up.
Also, you need to be working on a plan via a grant to help retrieve the water & sewerage assetment that you are taxing the people here with.

73 Permitting the development and construction of condos etc. in and north of Suttons Bay is and was stupid & obscene!

74 Water & sewer bills are too frequent & expensive
A grant should help.
The 250.00 fine minimum is too exorbitant. For non payment. A form for non-payment by renters should be drawn up to protect landlord in case tenants skip out.

75 RE: Item # 10
I think you've addressed my issue in item 13. The two are linked in my mind.

76 I would strongly support the following:
1) zoning that would prevent another housing atrocity such as the Bay View condo. complex
2) a noise ordinance that would protect residential homeowners from loud weddings & similar events.

77 See # 15 - (simple measures needed to enhance the above)

78 We do not see how the Village and Township can share infrastructure because their problems are so different such as sewer, water, sidewalks, equipment, and administration. One or the other is really going to get short changed as far as taxes.

79 Question 7-a weddings are not agricultural activities -
- a noise ordinance is needed now! I live in a residential area where wedding receptions & loud noise has become commonplace.

80 Question 7 - weddings/receptions/parties are NOT "agricultural activities."
Q's 7 & 8 - commercial operations should NOT be

allowed, or expanded, in MOSTLY residential areas or on the waterfront.

Q.17 - A more restrictive noise ordinance is more of a need on commercial, not residential, properties.

Q's 17, 18, 20 & 21 - All of these regulations are appropriate for commercial properties, but not for residential.

81 The amenities are adequate for the people living here. If we are to add more to encourage more tourism, we must find a way for tourist to pay for it. We cannot continue to create an environment in which "average income" people cannot afford to live. Our school population goes down-Kingsley's goes up
A lesson for us to learn!

82 Suttons Bay should not become a Traverse City. The charm of our area is the quaint downtown, marina & agriculture. Jobs are always a priority, but those in SB assume they must travel to TC to work. Manufacturing should not be included in possible development. Farming, wine, museum, art centers would fit with our community.

83 Priority should be to improve existing areas before providing new developments. Improve marina to bring it up to date - better boat launch, better bath house facilities and an additional boat house for other side, brick paths going from one marina to the other. Improve park areas.

84 Commercial properties located within residential communities should have STRICT noise limits, and no alcoholic beverages or liquor licenses.

Bay View is a disgrace to the community

Density is way too high - high rise restricts the view people come to see, and Township residents have had the 1993 zoning rules imposed on them and Bay View builds two eyesores on top of the road.

85 There's enough open space/parks at this time. Parking may be a problem soon, but not now.

86 As a relatively new property owners in SBay we love the feel and character of the Village. One main experience with increased development & expansion is with the water system which doesn't offer confidence in future expansion of the area & development. We would consider tax increases after the water rates are rolled back. On a primary property I wrote a check for \$75 for 3 months - for SBay \$90 for 1 Month! Something is wrong with that!

87 SB needs to better maintain the boat launch at 204. Old unused utility poles, tall weeds and poor road surface all

contribute to poor appearance. Brush & trees growing on shoreline block spectacular view. Village entrance from N & W should be spectacular.

88 We are fortunate to live in this wonderful area. With so many options in agriculture & commercial development it does need to be regulated.

89 I am one who believes in less gov't., less restrictions, and using resources that are already available. Lots of us have opinions on the topics in this survey but they are mostly subjective. This type of planning needs staff educated in this area and w/creditable experience. Their ideas and suggestions are therefore much less subjective and more viable.

90 Implement a PA (Participatory Action) system to include all people who are affected by decisions. This means minorities and low SEC individuals. Other countries do it. So should we.

91 1-Keep integrity of Village

2-Don't want Disney image

3-Responsible/rational growth

4-Don't want low-income housing

92 Maintain status quo - expansion of side walks at business owners expense - normal cost of business-

93 The current Bay View complex and residentially zoned lots (up on hill) have been approved with very little green space -Pour Village zoning! Lack of character! Too close to road!

94 If a landowner wants to be paid not to develop his land in Leelanau County, he should talk with the Leelanau Conservancy. That way he gets paid, the land is saved and no favors are granted to developers. If an area is "designated" low density, rural, AG, why should it be allowed to be developed beyond that? Sounds like #35 was written by a developer. When do you stop development, when as far as you can see are buildings? If residential development was restricted to a minimum parcel size of 5 acres per house, most of the problems this survey is trying to correct would not exist in the first place. It's because developers are allowed to cram as many homes into any given parcel in order to feed their greed, that communities face these expensive problems.

95 Developers shouldn't be allowed to purchase "development rights"

96 Thanks for survey. S.b. needs to protect itself - ? Good

creative zoning is only realistic way

97 To enhance the attraction of young entrepreneurs SB needs to "cool". One element of that "cool" needs to be the wide proliferation of recycling containers in parks

marinas and along the tourist main st. of SB

98 I prefer No restrictions, ordinances, or taxes. We already have too many