



## Laketon Township Community Survey; Please Tell Us What You Think!\*



October 7, 2013

Dear Laketon Township Citizen:

Would you please help us with the extremely important task of planning the future of Laketon Township? We want to hear about your preferences for your community. Both the Planning Commission and Township Board can do a better job for you if they are armed with the knowledge of public opinion.

First, we have begun the process to update our Master Plan. Once completed, this document will set forth a vision for the future of the Township. The Planning Commission determines what will be in the document. Planning Commission members are appointed by the Township Board. The Master Plan they recommend becomes the basis for zoning and other land use regulations in the township. Second, there are various other questions that will relate to our Recreation Plan, which helps us obtain grant funding from the state. Finally, a high response rate on the survey can help the Township Board with important decisions, including the allocation of funds for current or future community services.

Our last township survey was conducted in 2001, so it is time to see if public opinion has changed. We greatly appreciate your participation in your government! Please return this survey **no later than Friday October 25, 2013**. You may use the enclosed mail-back envelope to return it; or drop your survey in our 24-hr mail slot at Township Hall. A .46-cent stamp will return the survey.

When tabulation is completed, we will present and discuss survey results at a special Town Hall meeting. We will also publish the results and provide copies at the Township Hall and on our website. If you have any questions please call 744-2454 or visit [www.laketon.org](http://www.laketon.org). While you are on line, sign up for our email updates on various township topics!

Thank you for your assistance in helping to plan Laketon Township's future.

### **Township Board**

**Kim Arter, Supervisor**  
**Christine Achterhoff, Clerk**  
**Lori Archer, Treasurer**  
**Thomas Kane – Trustee**  
**Cindy Zaagman – Trustee & PC member**

### **Planning Commission**

**Robert Schalow, Chair**  
**Cindy Ackerman, Vice-Chair**  
**Paul Prentice, Secretary**  
**Mary Marcil**  
**DJ Hilson**  
**Don Nellis**

**A. Background information: this helps us determine if we obtained input from a good cross-section of the community**

1. In what part of the Township do you live? (*Circle one*) na 9
- a. Northwest of the intersection of Giles & Buys 156 c. Northeast of Giles & Buys 116  
b. Southwest of the intersection of Giles & Buys 208 d. Southeast of Giles & Buys 266
2. I 737 own 12 rent my residence. (*Check one*) na 6
3. Which of the following best describes your place of residence in Laketon Township? (*Circle one*) na 28
- a. Country home/large lot 259 d. Subdivision 306 g. Seasonal home/cottage 2  
b. Condominium 16 e. Lakefront home 81 h. Acreage/family farm 38  
c. Apartment 3 f. Mobile home 2 i. Other 20
4. How long have you lived in Laketon Township? (*Circle one*) na 7
- a. less than one year 22 c. 5-10 years 88 e. more than 20 years 413  
b. 1-5 years 64 d. 10-20 years 161 f. live outside Township 0
5. What is your age? (*circle one*) na 16
- a. 29 or under 15 c. 40-49 90 e. 60-69 212  
b. 30-39 40 d. 50-59 185 f. 70 and over 197
6. How much property do you own in the township? (*Circle one*) na 15
- a. less than one acre 368 c. 5.1 to 10 acres 45 e. 20.1 to 100 acres 26  
b. 1.1 to 5 acres 250 d. 10.1 to 20 acres 36 f. none 14

**B. Public Opinion**

1. Please select ONE statement that best describes your general feelings about residential growth and development in Laketon Township. (*Read all statements before circling one.*) na 46
- a. We need more development throughout the Township. 31  
b. I believe growth should be allowed to take its course with as little government interference as possible. 122  
c. Growth is desirable, but the quality and location of new development should be controlled. 341  
d. Growth should be allowed under certain circumstances but tightly restricted. 81  
e. New development within the Township should be discouraged because it will destroy the community character. 34  
f. Growth should only be allowed where public water and sewer are available to serve it. 43  
g. No more development should be permitted around the lakes and Green Creek. 42  
h. New growth in the Township should be stopped completely. 15

<b>2. How important were the following factors to you in your decision to move to or remain in Laketon Township? (rank each)</b>	<b>1 Very Important</b>	<b>2</b>	<b>3 Neutral</b>	<b>4</b>	<b>5 Very Unimportant</b>	<b>NA</b>
a. family or friends nearby	208	135	237	40	110	25
b. quality of schools	294	172	179	29	65	16
c. natural features like lakes, streams, dunes, trees, and wetlands	428	180	101	14	18	14
d. close to work	106	145	287	63	125	29
e. low crime rate	400	204	103	16	16	16
f. housing prices	243	233	216	22	18	23
g. types of housing	238	254	198	25	17	23
h. lower property taxes	268	212	202	19	21	33
i. church	106	120	295	58	152	24
j. rural character/open space	299	217	158	27	28	26
k. recreation opportunities:						
state & county parks	305	229	145	27	27	22
Mullally and other local parks	208	172	179	29	65	9
boating	180	160	238	55	93	29
sports fields	86	150	342	62	82	33
bike paths	214	191	224	42	57	27
beaches	364	205	121	19	22	24
Lake Michigan	426	180	94	17	21	17
inland lakes	251	207	205	28	34	30
winter sports complex	126	173	297	61	71	27
l. other_____	51	6	13	0	9	676

<b>3. To what extent do the following features contribute to the township's character and desirability as a place to live? (rank each)</b>	<b>1 Very Important</b>	<b>2</b>	<b>3 Neutral</b>	<b>4</b>	<b>5 Very Unimportant</b>	<b>NA</b>
a. Natural vegetation	343	233	129	28	18	15
b. Wetlands	254	213	204	38	27	19
c. Scenic views	440	211	65	11	16	12
d. Wildlife	344	241	114	22	19	15
e. Forests	378	222	107	16	15	17
f. Lakes and creeks	450	205	61	10	15	14
g. Parks	338	243	127	15	17	15
h. Dunes	379	212	110	17	20	17
i. Sparse development	226	245	208	27	26	23
j. Large land parcels	235	199	230	29	38	24

<b>4. Should Laketon Township have more, about the same, or fewer of the following housing types?</b>	<b>More</b>	<b>Same</b>	<b>Fewer</b>	<b>NA</b>
a. single family homes on large lots	333	362	24	36
b. single family homes on smaller lots	65	405	239	46
c. apartments	39	272	406	38
d. senior citizen apartments	222	370	129	34
e. housing in mobile home parks	11	158	558	28
f. cluster housing with open spaces	77	373	264	41
g. estate-type executive homes	132	415	174	34
h. condominiums	113	351	260	31
i. assisted living	204	380	140	31

5. To what degree are the following conditions a problem? (rank each)	1 Serious Problem	2	3 Neutral	4	5 Not a Problem	NA
a. Traffic on main roads. Which ones? _____	103	160	232	51	173	36
b. Water quality of lakes, creeks and wetlands. Which water body? _____	84	135	291	74	126	45
c. Lack of public sewer	63	90	272	52	252	26
d. Lack of public water	65	100	252	48	267	23
e. Condition of township interior roads	133	234	238	65	58	27
f. Lack of businesses and services	27	115	287	87	215	24
g. Loss of woodlands, wetlands and open space	106	176	281	78	86	28
h. Over-development around some lakes	116	183	278	64	86	28
i. Lack of neighborhood recreation facilities	25	68	342	11 4	183	23
j. Increased housing development & growth	55	115	369	90	100	26
k. Mixing commercial uses in residential areas	85	155	312	78	104	21
l. Loss of township's rural character	92	152	287	88	112	24
m. Air Quality	129	168	168	83	175	32
n. Lack of sidewalks	134	139	174	72	209	27
o. Dependability/availability of:						
Cellular service	134	139	174	72	209	27
Internet	86	98	202	83	251	35
Natural gas lines	49	50	242	97	288	29
Street lights	62	105	228	10 0	230	30
p. Other	59	15	22	4	20	635

6. Rank each of the following in terms of their importance to you. Laketon Township should:	1 Very Important	2	3 Neutral	4	5 Very Unimportant	NA
a. continue to cooperate with surrounding communities to provide services.	363	208	135	14	14	21
b. provide a specific location for commercial development	21	246	190	28	51	25
c. increase the township's tax base	63	113	361	65	110	43
d. preserve the residential character of the Township	306	245	137	21	25	21
e. preserve the rural character of the Township	316	223	149	27	19	21
f. preserve undeveloped lands and open space throughout the Township	263	226	194	29	22	21
g. allow more development if adequate services (sewer, water, police, fire, roads, etc.) are available to support it	117	215	230	73	97	23
h. keep things as they are now	114	146	325	76	53	41
i. improve existing roads: Which ones? _____	201	134	292	31	29	68
j. encourage more affordable housing for senior citizens and young families	80	168	289	83	111	24
k. create one or more neighborhood parks to compliment Mullally & State parks	49	143	301	86	154	22
l. allow electronic messaging signs in the township	19	44	264	103	298	27
m. improve existing public services Which ones? _____	103	58	369	29	67	129

7. To what extent would you wish to have the following goods, services, or business types located within Laketon Township? (rank each)	1 Strong Desire	2	3 Neutral	4	5 Not At All	NA
a. Pharmacy	73	81	311	45	202	42
b. Grocery store	93	105	282	47	190	38
c. Gas station	83	96	275	60	201	40
d. Convenience store	65	100	302	58	186	44
e. Pub/Tavern	52	92	287	65	217	42
f. Mini-mall	25	44	168	98	379	41
g. Sit-down restaurant	125	185	241	38	132	36
h. Drive-in restaurant	30	84	277	91	230	43
i. Hair salon or barber	44	79	338	78	178	38
j. Hardware store	63	94	306	57	195	40
k. Medical offices	60	122	310	54	175	34
l. Movie theater	52	87	216	72	295	33
m. other : _____	23	9	34	4	27	658

8. I, or someone in my family, would greatly appreciate....	1 Strong Desire	2	3 Neutral	4	5 Not At All	NA
... additional bike and walking trails	342	151	146	16	65	35
... an off-leash area for dogs	102	94	281	48	196	34
... a soccer field at Mullally Park	57	93	389	49	130	37
... a better boat launch at Horton Park	126	132	298	48	112	39
... more play equipment at Mullally Park	61	125	374	46	113	36
... non-sports programs for youth (e.g., music, art)	92	172	315	37	104	35
... football field at Mullally Park	40	70	409	62	136	38
... picnic shelter at Horton Park	67	181	338	41	92	36
... additional softball fields at Mullally/Lange Park	31	45	433	69	143	34
... concession stand at Mullally/Lange Park	52	115	370	57	124	37
... Other _____	31	6	39	3	22	654

9. How do you feel about these specific development issues? Please rate accordingly.	1 Strongly Agree	2	3 Neutral	4	5 Strongly Disagree	NA
a. There should be more businesses in general, along Whitehall Road	109	176	288	60	102	20
b. There should be more restaurants along Whitehall Road (i.e. pubs etc.)	116	180	274	71	92	22
c. There should be more entertainment along Whitehall Road (i.e. theaters, etc.)	97	141	292	76	123	26
d. Whitehall Road would <u>not</u> be an appropriate location for large regional retailers such as Wal-Mart, Target etc.	384	49	128	67	110	17
e. The Township should regulate the appearance of new businesses (e.g., basic building design and certain quality of landscaping).	281	220	148	46	38	22
f. New commercial development should <u>not</u> be permitted in the interior parts of the Township.	289	146	176	69	53	22
g. Whitehall Road would be an appropriate location for professional offices such as doctors, dentists, attorneys, etc.	259	250	169	21	38	18
h. The Township should allow the continuation of commercial uses near Peterson & Memorial as long as limited in size and tasteful in appearance. i.e. convenience store, restaurant, motel etc.	190	239	192	51	65	18
i. The Township should allow small commercial nodes (2) at Peterson & Memorial and Peterson & Giles provided that they are limited in size and tasteful in appearance. i.e. convenience store, restaurant, motel etc.	177	218	197	61	82	20
j. The Township should <u>not</u> allow industrial activity in the vicinity of Whitehall Road.	206	100	222	109	97	21
k. The Township should allow some light industrial development provided it is in an industrial/research park type setting. (i.e. with some design and use controls).	156	241	200	63	69	26
l. The Township needs to expand its water service to accommodate future residential development.	127	146	283	58	116	25
m. The Township needs to expand its sewer service to accommodate future residential development.	139	147	280	54	115	20
n. The Township should limit the extension/expansion of water and sewer lines as a means to control the pace and location of new residential development.	140	121	305	80	87	22
o. The Township should allow existing storm water drainage conditions to act as a natural constraint to further growth.	129	118	364	63	46	35



<b>9. Continued.... How do you feel about these specific development issues? Please rate accordingly.</b>	<b>1 Strongly Agree</b>	<b>2</b>	<b>3 Neutral</b>	<b>4</b>	<b>5 Strongly Disagree</b>	<b>NA</b>
p. The township should consider septic system maintenance standards as a means to protect water quality.	241	187	185	47	75	20
q. The township should require dedicated open space as part of every development.	284	208	187	24	28	24
r. Junk and blight on people's property is a problem in the Township	251	193	200	44	45	22

<b>10. Please rank the following community services</b>	<b>Excellent</b>	<b>Good</b>	<b>No Opinion</b>	<b>Fair</b>	<b>Poor</b>	<b>NA</b>
a. Police protection	109	391	133	83	19	20
b. Fire protection	137	370	149	73	8	18
c. Ambulance services	124	358	199	50	5	19
d. County Rd. Commission Road Maintenance & grading	50	256	128	219	80	22
e. Yard waste facility	181	311	182	52	10	19
f. County Road Commission snow removal	71	306	62	204	89	23
g. Upkeep of Township parks	87	346	213	74	11	24
h. Zoning Ordinance enforcement	34	162	397	82	46	34
i. Local parks & recreation facilities	100	393	184	48	6	24
j. Upkeep of township cemetery	162	316	224	30	0	23
k. Township website/Facebook	41	131	517	17	4	45
l. Township newsletter	99	342	247	36	3	28
m. District library (Walker)	124	266	293	42	3	27
n. Ordinance enforcement (blight, tall grass, etc.)	28	148	297	148	101	33
o. Upkeep of bike path	80	306	295	35	7	32
p. Spring dumpster day	123	247	329	19	5	32
q. Recycling events (tire, electronics, household batteries)	154	296	220	44	15	26

11. If you have well water do you drink untreated water out of your tap? Yes **451** No **289** na **15**

If not, why not? \_\_\_\_\_

12. Please indicated to what degree you would support additional services in the Township.	1 Strongly support	2	3 Neutral	4	5 Strongly oppose	NA
a. When minor (subdivision) roads are re-constructed in the township, sidewalks should be provided as part of the road project.	200	154	<b>213</b>	75	99	14
b. All new developments should provide trail connections, sidewalks or walking paths as part of their construction project.	<b>242</b>	187	200	49	65	12
c. Would you support a one mil tax increase for additional road repairs for major county roads in the township?...or...	124	148	<b>188</b>	75	167	53
d. Would you support a one mil tax increase to expand bike and walking trails along major county roads in the township?	<b>188</b>	125	157	77	179	29
e. Would you support a 1/2 mil for both road repairs and trail development?	<b>213</b>	180	167	45	130	20

13. Please let us know if you have any other comments or concerns.

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\* Thanks for your input! Please return your completed survey to Laketon Township in the self-addressed envelope provided or drop it off at township hall; we have a 24-hour drop box on the west side of the building.

\*\* Remember to visit our website and sign up for email updates on various township topics.

OPTIONAL:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_