

APPENDIX

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Yankee Springs Township

2005 Land Use Plan Update Community Survey

The Yankee Springs Township Planning Commission is in the process of updating its Land Use Plan to help guide the future growth and development of the Community. We are seeking the opinion of Township residents and stakeholders like you in order to understand the Community's preferences for the future development of the Township and the surrounding area.

Please take a few moments to complete this survey to help us in this effort. When you are finished, please place it in the appropriate box at the Township Hall or send it to the Township Hall (284 N. Briggs Road, Middleville, MI, 49333) as soon as possible so that we can begin to compile the results. All surveys must be received by June 20, 2005. Thank you for your time and your prompt response. If you have any questions, please feel free to call (269) 795-9091 or (269) 382-4443.

1. How old are you? (Circle one): **0-17** **18-24** **25-44** **45-64** **65-84** **85 & Over**

2. What is your gender? (circle one): **Female** **Male**

3. Do you live in the Township? **YES** **NO** **IF YES, for how many years: _____**

4. Do you own or rent your home: **Own** **Rent**

5. What type of home and lot size do you have? (circle one for your primary residence)

Single family (5+ acre lot)	Single family (2-5 acre lot)	Single family (1/2-2 acre lot)	Single family (less than 1/2 acre lot)
Condominium (multiple-unit)	Apartment or Duplex	Mobile or Manufactured Housing in a Park	Other: _____

6. What type(s) of property do you own in Yankee Springs Township? (circle all that apply)

My Home	Rental Housing	Vacant Residential	Vacant Commercial/Industrial
Commercial Property	Industrial Property	Agricultural Land	Recreational/Seasonal/ Second Home
Open Space/ Natural Area	None	Other: _____	

7. Considering the growth of the Township, do you think Yankee Springs is growing...: (circle one)

Too Slowly About Right Too Quickly

1.....2.....3.....4.....5

8. How would you rate the Township's efforts to guide and direct growth? (circle one)

Poor Fair Satisfactory Good Excellent

1.....2.....3.....4.....5

9. In your opinion, how important are each of the following priorities for the Township? (check one box per line: 1=not important, 2=somewhat not important, 3=no opinion, 4=somewhat important, 5=important)

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
a. Preserving farmland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Providing more paved roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Improving traffic flow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Establishing pedestrian and bike trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Providing housing opportunities for young families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Increasing housing opportunities for seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Improving police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Improving fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Expanding office development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Expanding industrial development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Expanding commercial development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Improving the appearance of neighborhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Maintaining the gravel roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Improving parks and recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Enforcing zoning and home maintenance rules	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p. Preservation of the natural environment (e.g. wetlands, woodlands, wildlife habitat, groundwater, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1 = Not Important 5 = Important

10. Please indicate how concerned you are about each of the following: (check one box per line: 1=not concerned, 2=concerned, 3=very concerned)

	<u>1</u>	<u>2</u>	<u>3</u>
a. Ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Development in open lands and natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Lack of public water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Consistent enforcement of Zoning Ordinance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Failing septic systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Over-development of the lakes area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Lack of commercial and industrial tax base	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Too much commercial development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1 = Not Concerned 3 = Very Concerned

11. Community Perceptions: Please circle up to three (3) of the most positive aspects of life in Yankee Springs Township

- | | | |
|----------------------------------|--------------------------------|--------------------------------|
| Recreation | Sense of Community | Orderly Growth |
| Rural Character | Good Schools | Low Crime Rate |
| Lake Living | Township Government | Convenience to Shopping |
| Proximity to Employment | Good Condition of Roads | Affordable Housing |
| Little Traffic Congestion | Large Lots | Close to Nature |
| Suburban Lifestyle | Quality Housing | Neighborhoods |
| State Park | Emergency Service | Other _____ |

12. Community Perceptions: Please circle up to three (3) of the most negative aspects of life in Yankee Springs Township

- | | | |
|---------------------------|-----------------------------------|----------------------------------|
| Traffic Congestion | Poor Roads | Township Government |
| Unregulated Growth | Lack of Sense of Community | Commercial Signage |
| Emergency Services | Lack of Affordable Housing | Lack of Jobs |
| Pollution | Crime | Overcrowding around Lakes |
| Outdoor Storage | Unattractive Development | Other _____ |

13. What types of housing would you like to see in Yankee Springs Township? (circle up to 2)

- | | | | |
|--|---|---|---|
| Single family
(5+ acre lot) | Single family
(2-5 acre lot) | Single family
(1/2-2 acre lot) | Single family
(less than 1/2 acre lot) |
| Condominium
(multi-unit) | Apartment or
Duplex | Mobile or Manufactured
Housing in a Park | No new Housing |

14. What types of commercial development would you like to see in Yankee Springs Township? (circle up to 2).

- | | | | |
|--------------------------------|------------------------------------|----------------------------------|--|
| Professional
Office | Sit down
Restaurants | Fast food
Restaurants | Neighborhood
Shopping Center |
| Specialty
Shops | Gas / Convenience
Store | Other:
_____ | No New Commercial
Development |

15. Please indicate your opinion as to the quality of the following Township services: (check one box per line: 1=poor, 2=fair, 3=satisfactory, 4=good, 5=excellent)

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
a. Office hours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. Building Code enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Zoning enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f. Police protect	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. Parks and recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Elections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	h. Road maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Community Planning Issues. Please indicate whether or not you agree with each of the following statements: (check one box per line: 1=strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=strongly agree)

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
a. Yankee Springs Township should preserve its rural character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Preserving rural character means preserving forested areas, open spaces, and natural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A residential development with small lot sizes surrounded by a buffer of open space, woodlands, and natural features has preserved rural character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Commercial uses should be concentrated into larger, coordinated developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. More economic and employment opportunities are needed in and around Yankee Springs Township.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. The pattern of strip commercial development occurring on Chief Noonday Road and throughout the Township should be continued.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. It is easy to get things done in the Township (i.e. permitting, construction, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Neighborhood shopping facilities (such as grocery stores, drug stores, dry cleaners) should be concentrated in Cities and Villages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. The Township should take stronger measures to guide growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1 = Strongly Disagree 5 = Strongly Agree

17. Are there any additional ideas or suggestions you may have or would like to submit regarding the Yankee Springs Township Land Use Plan Update? _____

Thank you very much for your participation!!!

Yankee Springs Township

2005 Land Use Plan Update Community Survey

RESULTS SUMMARY – 7/20/05
 534 Surveys Tabulated (~2700 distributed = 19.8% response)

1. How old are you? (Circle one):

0-17	1	0.19%
18-24	1	0.19%
25-44	105	19.85%
45-64	248	46.88%
65-84	159	30.06%
85 & Over	15	2.84%

2. What is your gender? (circle one):

Female	232	44.44%
Male	290	55.56%

3 Do you live in the Township?

YES	418	80.23%
NO	103	19.77%

3b How many years? 18.23, avg (80, max)

4 Do you own or rent your home

Own	519	98.48%
Rent	8	1.52%

5 What type of home and lot size do you have? (circle one for your primary residence)

Single family(less than ½ acre lot)	229	43.62%
Single family(½-2 acre lot)	163	31.05%
Single family(2-5 acre lot)	55	10.48%
Single family(5+ acre lot)	50	9.52%
Other:	24	4.57%
Condominium(multiple-unit)	3	0.57%
Mobile or Manufactured Housing in a Park	1	0.19%
Apartment or Duplex	0	0.00%

OTHER RESPONSES:

3 lots
 75 acres.

- Association on Gun Lake (Oak Grove)
- Cement Block
- Club
- Cottage (3)
- Cottage / House on lake (2)
- House
- Lake
- Lake Front (2)
- Mobile on private land
- Single family home within an Association
- Single Family Lake Lot
- Stick Home
- Walk-out Ranch.

6 What type(s) of property do you own in Yankee Springs Township? (circle all that apply)

My Home	401	60.12%
Recreational/Seasonal/ Second Home	112	16.79%
Vacant Residential	38	5.70%
Open Space/ Natural Area	31	4.65%
Rental Housing	26	3.90%
Agricultural Land	22	3.30%
Vacant Commercial/Industrial	18	2.70%
Commercial Property	11	1.65%
Other:	6	0.90%
Industrial Property	1	0.15%
None	1	0.15%

OTHER RESPONSES:

- Building Lots
- Cottage
- Garage
- Lake
- Lake Lot
- Pole barn with lot 70 x 100.

7. Considering the growth of the Township, do you think Yankee Springs is growing...:

AVG: 3.87

<u>Too Slowly</u>		<u>About Right</u>		<u>Too Quickly</u>	
12.....	13.....	194.....	107.....	188.....	
2.33%.....	2.53%.....	37.74%.....	20.82%.....	36.58%.....	

8. How would you rate the Township's efforts to guide and direct growth?

AVG: 2.58

<u>Poor</u>	<u>Fair</u>	<u>Satisfactory</u>	<u>Good</u>	<u>Excellent</u>
59.....	175.....	187.....	70.....	6.....
11.87%.....	35.21%.....	37.63%.....	14.08%.....	1.21%.....

9. In your opinion, how important are each of the following priorities for the Township? (check one box per line: 1=not important, 2=somewhat not important, 3=no opinion, 4=somewhat important, 5=important)

	<u>AVG</u>
a. Preserving farmland	4.04
b. Providing more paved roads	2.98
c. Improving traffic flow	3.19
d. Establishing pedestrian and bike trails	3.46
e. Providing housing opportunities for young families	2.68
f. Increasing housing opportunities for seniors	2.84
g. Improving police protection	3.47
h. Improving fire protection	3.61
i. Expanding office development	2.12
j. Expanding industrial development	2.05
k. Expanding commercial development	2.32
l. Improving the appearance of neighborhoods	3.78
m. Maintaining the gravel roads	3.88
n. Improving parks and recreation	3.58
o. Enforcing zoning and home maintenance rules	4.10
p. Preservation of the natural environment (e.g. wetlands, woodlands, wildlife habitat, groundwater, etc.)	4.47

10. Please indicate how concerned you are about each of the following: (check one box per line: 1=not concerned, 2=concerned, 3=very concerned)

	<u>AVG</u>
a. Ground water quality	2.70
b. Development in open lands and natural areas	2.58
c. Lack of public water	1.84
d. Consistent enforcement of Zoning Ordinance	2.49
e. Failing septic systems	2.47
f. Over-development of the lakes area	2.82
g. Lack of commercial and industrial tax base	1.73
h. Too much commercial development	2.12

11. Community Perceptions: Please circle up to three (3) of the most positive aspects of life in Yankee Springs Township

Lake Living	19.76%
Close to Nature	15.29%
Rural Character	12.63%
Recreation	12.02%
Low Crime Rate	6.95%
Good Schools	5.20%
State Park	4.35%
Little Traffic Congestion	3.81%
Emergency Service	2.36%
Orderly Growth	2.36%
Suburban Lifestyle	2.24%
Good Condition of Roads	1.75%
Neighborhoods	1.45%
Township Government	1.27%
Large Lots	1.21%
Sense of Community	1.21%
Proximity to Employment	1.03%
Quality Housing	0.97%
Affordable Housing	0.73%
Convenience to Shopping	0.60%
Other	0.48%

1,616 Total Responses

OTHER RESPONSES:

- Be tolerant
- Casino
- Development of farmland
- Good schools
- It is ours, we pay to be here for a reason.
- Need responses from Yankee Springs Station -
Emergency Service
- Open Space
- Snowmobile Trails

12. Community Perceptions: Please circle up to three (3) of the most negative aspects of life in Yankee Springs Township

Overcrowding around Lakes	27.65%
Unregulated Growth	14.78%
Unattractive Development	11.10%
Pollution	6.62%
Outdoor Storage	6.54%
Lack of Jobs	4.85%
Poor Roads	4.85%
Traffic Congestion	4.63%
Other	3.97%
Commercial Signage	3.24%
Lack of Sense of Community	3.16%
Township Government	3.16%
Emergency Services	2.21%
Crime	1.62%
Lack of Affordable Housing	1.62%

1,360 Total Responses

OTHER RESPONSES

- 5 feet from lot line is too little.
- Absolutely no mobile/Mfg housing parks
- Better recycling
- Bike Trails
- Cell Towers

Convenience to grocery/shopping
 Distance from major stores (Meijer)
 Junk cars Ex: zoning not enforced
 Junk homes and lots
 Junk in yard, messy (2)
 Junk, unlicensed autos on private properties
 Junky, messy yards - no mobile or manufacturing housing parks
 Lack of drug store
 Lack of recreation
 Lack of pedestrian walk/bike paths on road
 Lack of support re: commercial development that is here
 Lack of zoning enforcement (2)
 Making builders build on proper footings - not being enforced.
 Messy yards, etc.
 Neglected property on lake front like 2157 Parker - George Property
 No community center no playgrounds, no ball fields, etc. no bike trails
 No negative aspect, but I feel the government built too big of fire barn for our needs.
 Noise Pollution
 Noisy boats, motorcycles, snowmobiles
 Not sure if it is called "regulated" growth or not. Long way to go for groceries!
 Old deteriorating cottages and trailer parks - such as Streeters Area - eye sores
 Overcrowding on lake.
 Polluted water.
 Poor H₂O quality of lakes, Milfoil, Zebra mussels etc.!
 Poor roads by High and Middle schools. Lack of fast food restaurants, major retail / wholesale stores;
 too many tanning, movie rental, dollar stores.
 Public water
 Road up keep with snow removal; snow plowing (2)
 Speeding down private roads.
 Taking over (or losing) small family farms
 Taxes: high, over taxed, high property taxes (7)
 Too many boats allowed on the lake at times, weekends, holidays, etc.
 Too many modular type housing allowed
 Too much regulation
 Unattractive behind the BP Station
 Unkept homes/property
 We had a bad experience with the Zoning Administrator.
 You are not regulating boats on the lakes.
 Zoning Board

13. What types of housing would you like to see in Yankee Springs Township? (circle up to 2)

Single family(½-2 acre lot)	29.96%	801 Total Responses
No new housing	20.85%	
Single family(2-5 acre lot)	18.35%	
Single family(5+ acre lot)	12.23%	
Single family(less than ½ acre lot)	8.86%	
Condominium(multiple-unit)	6.49%	
Apartment or Duplex	2.37%	
Mobile or Manufactured Housing in a Park	0.87%	

14. What types of commercial development would you like to see in Yankee Springs Township? (circle up to 2).

Sit down Restaurants	24.91%	799 Total Responses
No new Commercial Development	24.53%	
Neighborhood Shopping Center	14.89%	
Specialty Shops	13.27%	
Professional Office	12.27%	
Other	4.01%	
Fast food Restaurants	3.50%	
Gas / Convenience Store	2.63%	

OTHER RESPONSES

A new gym for Gun Lake Gym & Fitness

A retail district with specialty shops and restaurants rather than having commercial development spread out like Caledonia did.

Book store

Casino (2)

Factories

Gas stations on the water.

Grocery Store (7)

Hardware (East side)

Hotels

Industrial/Commercial in Industrial Park

Industry

Limited Manufacturing

Local bars/restaurant (sport)

Manufacturing (2)

More recreation to bring people for local business.

Motorcycle Shop

Non-polluting. And creating jobs for the kind of housing brings people into area.

Seems we have enough of these - commercial developments

Senior progressive care.

Sporting good/rec. supplies

Sports show (Bikes, cc. Skies, snowshoes, hiking)

Things for kids and young to do.

Video store not movie gallery

YMCA ballfields, tennis courts, community pool.

15. Please indicate your opinion as to the quality of the following Township services: (check one box per line: 1=poor, 2=fair, 3=satisfactory, 4=good, 5=excellent)

	<u>AVG</u>
a. Office hours	3.11
b. Zoning enforcement	2.63
c. Fire protection	3.60
d. Elections	3.67
e. Building Code enforcement	2.84
f. Police protection	3.16
g. Parks and recreation	3.66
h. Road maintenance	3.18

16. Community Planning Issues. Please indicate whether or not you agree with each of the following statements: (check one box per line: 1=strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=strongly agree)

	<u>AVG</u>
a. Yankee Springs Township should preserve its rural character.	4.53
b. Preserving rural character means preserving forested areas, open spaces, and natural areas.	4.53
c. A residential development with small lot sizes surrounded by a buffer of open space, woodlands, and natural features has preserved rural character.	2.89
d. Commercial uses should be concentrated into larger, coordinated developments.	3.55
e. More economic and employment opportunities are needed in and around Yankee Springs Township.	2.90
f. The pattern of strip commercial development occurring on Chief Noonday Road and throughout the Township should be continued.	2.50
g. It is easy to get things done in the Township (permitting, construction, etc.).	2.92
h. Neighborhood shopping facilities (such as grocery stores, drug stores, dry cleaners) should be concentrated in Cities and Villages.	3.55
i. The Township should take stronger measures to guide growth.	3.94

YANKEE SPRINGS TOWNSHIP

2005 Land Use Plan Update Community Survey Comments

Survey #	Additional Ideas or Suggestions
0001	I would like to see more housing regulation on housing development - there is too many being planned and built in the Yankee Springs Twp area.
0003	It would help to have a sense of community if there were beautifying elements added to Chief Noonday and other areas such as flower beds, Christmas lights, & commercial area that seemed unified rather than pieced together.
0012	Please enforce zoning codes, and enforce property maintenance on homes, yards, etc.
0016	I live in a very rapidly growing Township where the Township Board nearly always goes along with what the developers want not the will of the residents. I would hope Yankee Springs Township would not take this route.
0022	Office hours are extremely inconvenient for anyone who works in GR, Kalamazoo, etc. A drop box would at least help but either early or late hours at least X 1 weekly seems reasonable. Our experience getting a deck permit was frustrating - partially due to hours, partially due to lack of communication. It could have been a single concentrated time - maybe overall it's not bad.
0023	Recycling - Excellent
0026	Lets help in getting the Casino getting put in - so would help Chief Noondays development growth.
0027	We are unable to give a truthful answer (or knowledgeable) answer since we use our cottage 3 months of the year, occasionally.
0029	Let the residents who live in the community all year round have more input on what is needed and what should happen in the community. For instance, the County Park is so congested and busy from outside people. We can't even enjoy the Park that we paid for and are still paying. We pay the extra dollars to live here and can't enjoy it because it's so busy with outside people on the water.
0032	I moved to the area because of the beauty & quietness of living in the country. Yankee Springs is a great place to live but only large lots should be developed with people having lots of acres to preserve our area. (Also the Road crew does an excellent job of removing snow).
0034	Get the DNR to plant some walleye
0037	There is a current effort underway to establish a village around Gun Lake. I would be very interested to hear the Twp Board's position on this issue. How would such a Village affect Township matters? I've currently been asked if I would support this issue and have been given a lot of positive information, I'm wondering what my current local government thinks of this idea. Thank you for asking and serving the community! REALLY!

Survey #	Additional Ideas or Suggestions
0044	New people moving into Yankee Springs Township should be made aware of animal control, either by the realtors selling the property, or maybe a note on the tax notices. Its too bad some do keep dogs and cats under control and not others. Other people's dogs are a pain in the A__.
0046	I think the whole layer of more government (Gun Lake City) is stupid. We are doing fine right now
0047	Building code violations abound in the Township. We need an enforcement agency which cares about safety rather than just collecting fees
0048	More regulation on boats allowed on the lake at any given time.
0051	Pave all gravel roads. Stop all strip development along Noonday Road. All commercial/industrial should be in Industrial Parks
0055	No new housing without careful planning
0057	Roads should not be improved by the tar and stone method.
0062	No more housing developments like on Shaw Lake Road. Let's keep our quiet and private land without development.
0063	16-g) This question may be misrepresented. 16-h) City Plans are unavailable in response to question 16-l) This question is offered w/out support info and plans a leading question. Very poor plan resulted in a heavy consequence to Gun Lake considering the landfill - water tower equaling poor-unsafe water standards. This has not suggested much confidence in the City or Ordinance Planning. Greedy developers are not acting n Yankee Springs' best interest. Concerned with the amount of deceit and manipulation development has tried to get away with concerning zoning. It is a law that a home property owner can have reason for grievance/sue for obstruction of air and property obstruction rights.
0065	My in-laws for 33+ yrs have property next to us. 8) Question size of properties approved. 9-i) Helps the Tax Base. 12) Latest developments - lots too small Shaw Lake Rd. 15) Have never experienced any problems with the Twp Services. We have really loved our experiences but remember we liked the old Shaw Lake road when it was gravel and went up and down. So change is always difficult. Plan - Plan- Plan
0069	We have all the fire equipment we did not need. We did not need a Twp park, which is for the Drake Apartments at Township expense. We have a state park.
0070	Safe bike / walk along roadways a must.
0073	Cursory inspection of municipal properties to insure against encroachment and misuse of public properties I.e.: landscaping, fencing, or blocking to insure public non-usage of said properties instead of waiting for complaints to spar action (read: fire safety)
0080	Help us fight the "Village".
0081	Children and young adults (teens) should not use the road as a playground. Noise control of Boom Boxes and control of drugs and alcohol with teenagers.
0087	Can't think of any at this time

Survey #	Additional Ideas or Suggestions
0089	The development going in on Chief Noonday and Payne Lake Road are going to increase traffic flow in the area too much
0094	I cannot comment on Township Services because I have had very little experiences with them. However, I think this service is a great idea.
0099	We need to focus on the Community as there needs to be more involvement to create a more unified Township.
0104	Clear corners for visibility. Force people on Westside of Oakwood Shore to use Culvert Bldgs. Example: Blooms Barn on Bowen Mills eyesore for 20 years. Nothing done about it. Mudslide and standing water unsafe. Create Ice ponds in road on Oakwood Shores.
0105	Empty lots should be maintained and not be a dumping ground for a neighborhood.
0106	Finish the park off of Parker
0108	No enforcement of junk cars, boats, snowmobile, on residential lots. Road resurfacing on residential streets should be redone. The work done last summer is worse than before work was done.
0109	Very concerned that more isn't done to property owner's whey they trash their property and neighbors then have to view it. Very upset about the road re-surfacing. Now with the snow plowing our road is so bad!!! Should have saved the money because the before was 99.5% better than what the so-called improvement is now.
0110	I don't want to see this beautiful area turned into a mess like Caledonia.
0118	Continue to develop trails and pathways similar to those in Yankee Springs Recreation area and State Park.
0119	We support Gun Lake becoming a Village.
0121	Totally against Gun Lake Village! It will ruin this Township!!
0122	Allowing contractors to build cheap housing: i.e. Godley homes at Bernice and Patterson on slabs with no footings on foundation, is disgusting!! What's he got on you?
0123	No more bars, nightclubs.
0126	More incentives to the farmer to keep land instead of selling to developers.
0128	More police protection!! We need a balanced approach to maintain the benefits of rural living with modern convenience.
0132	Is there any kind of an ordinance where semi trucks should not be able to park in close neighborhoods
0133	Yes - most important! - Top priority needs to be established consistent zoning, communication, and cooperative collaborations among the 4 Townships that border Gun Lake - for Gun Lake!!
0138	Building along property lines should have 1 set distance. Should not be penalized for having a large lot.
0142	Allegan County Park on Gun Lake brings in a lot of boat traffic with that came Zebra Mussels and Milfoil! We pay to treat the lake and they launch boats for free! (Not really paying when you only use the honor system!) Charge park users! Other lakes do!
0143	Get rid of mobile homes, ground water, junk, old boats, cars etc. Please encourage property appearance - trees, flowers, clean-up i.e. Oakleigh Road

Survey #	Additional Ideas or Suggestions
0149	I feel the Township can be a little too picky on regulations on certain projects that patriots own land. Should have some say in the matters, but also should be up to the owner, or the should or shouldn't do. (Within reason)
0151	Not to let the rich city people move out here and then run it like it's a city and wanting everything the city has. This is a country that's why I'm here and never left here.
0154	Please check on "old" Mesick Dump - Landfill for monitoring water pollution from area. Sleeping monster that could damage our lake and water.
0159	On going as always
0168	Our gravel roads need to be graded more often and something needs to be done about controlling the dust on those roads.
0176	If I wanted fast food, gas stations, and convenient stores, I would move to Grand Rapids or Kalamazoo.
0186	Promote "recreational area" need safe walkways, snowmobile, golf cart, and bike paths.
0187	There is no low income housing - we need some. I would like to see commercial development neighborhoods not just ribbons along the main roads.
0188	Why with all this zoning, I have a direct neighbor with an excavating business in his front yard?????
0189	Unightly along W M-179. Live here year round.
0192	Need "New Blood" get rid of Ken Worshum and his bias group of "good 'Ol Boys". Village looks good because of its "fresh face".
0194	The Board needs to be consistent in their zoning decisions.
0196	Identify and protect key open spaces, natural features, wetlands, recreation areas, and PRESERVE them. Then carefully plan for and allow managed growth of housing and commercial developments. Get the BEST of both preserving open spaces and stimulating economic growth!
0199	Use caution please!
0200	Please slow down or stop commercial and large residential development. This is polluting our township (Yankee Springs). Lets keep our beautiful, natural setting! Protect our land, lakes, streams, and underground water supply. Septic tanks should be checked (mandatory)
0201	I disagree with the extraction of rock in the lake due to fish life.
0203	Work with Wayland to minimize the impact of the Yankee Springs casino.
0204	Work with Wayland to minimize the impact of the Yankee Springs casino.
0206	Would like the Board to enforce making landowners keep unused and empty lots pleasing to the eye, instead of junkyards.
0211	Do not get greedy - stop all the building on and near Gun Lake. If lots keep getting smaller, where will all the horses, chickens and other farm animals live? Leave the open lands and natural area alone!
0215	Yankee Springs is slowly being choked to death by new building development and more people / traffic than it is equipped

Survey #	Additional Ideas or Suggestions
	to handle. With a casino threatening to go up in the near future, it will only get worse. Soon, what was once a pleasant recreational area will be an overcrowded swamp of new homes, condos, and unabated traffic. We need some limits here!
0218	Preserve recreational lake living.
0221	I believe in ordinances to keep property neat and orderly - no junk, auto, etc. should be enforced.
0222	Clean up junk houses.
0225	The growth of housing near Gun Lake is out of control. Digging additional lakes is crazy. Roads won't handle all of the new development.
0226	Keep the Township the way it is, development down. That's why we moved here, to get away and enjoy the rural nature. We don't need the whole Township looking like Gun and Barlow Lakes.
0228	There is need to enforce the State Law of unlicensed cars on ones property.
0230	What are chances of changing voting rights (we have none) for cottage owners who reside at that cottage 5 or more months per year??
0233	Your newsletter should inform residents yearly on how to prevent failure of their septic system. Two of my neighbors on Turner Lake planted trees and shrubs over their septic fields resulting in expensive repairs and lake pollution
0234	I live close to a pizza shop. The shop is fine, but late night customers are loud! There should be a definite buffer between stores and residences. I hope and pray Barlow Lake folks side differences with their neighbors before the local government feels forces to pass new ordinances. Lets have PEACE.
0237	Consider growth and development in adjacent Townships before decisions regarding needs in Yankee Springs in order to keep slow growth is a high priority.
0239	All you are doing is taxing people to death. For your own greed. Keep the city ways out of Yankee Springs Township. Stop catering to petty complaints and making new ordinances out of them. If you do not like the country way, then move back to the city.
0242	Make zoning rules and regulations reasonable. If there are more than 6 - 10 variances on an ordinance - perhaps the ordinance should be rewritten.
0245	More frequent communication with part-year residents. Send news in our monthly bills.
0255	I have enjoyed the four years I have lived in Yankee Springs, except for our poor (personalities) neighbors, which moved from the city and brought the city way of life with them. I believe to better Yankee Springs; more money would be used to improve roads, and boost police and file protection, though I truly have not needed their services.
0262	I, along with lots of others would like to see the Casino come in. It would bring money into the Township plus businesses would benefit also. It is a very good location.
0264	Improve zoning restrictions. They are too lenient and many variances are allowed. If the lot isn't large enough for the desired building, get a larger lot, not a variance.

Survey #	Additional Ideas or Suggestions
0282	We live on Barlow Lake in summer and fall with plans to move permanently in 5 years. Therefore, we are not familiar with schools, police, and fire protection. We love the area especially with rural surroundings.
0283	The urban sprawl is undermining the purpose of open lands, forests, and water for wise use of natural resources. We are fortunate to have as much as we do - please don't reduce these areas. I have lived at Barlow Lake for most of my life. Barlow Lake and the Yankee Springs recreational areas are to be treasured - not reduced or destroyed.
0285	Fairer way to assess taxes on seasonal property - more control on lakes.
0286	Work with Wayland to minimize the impact of the Y. S. Casino for Y.S. Township
0287	Work with Wayland to minimize the impact of the Y. S. to of the Yankee Springs Casino
0289	Work with Wayland to minimize the impact on Yankee Springs Township of the Casino.
0291	Bike paths. Yankee Springs Township park. No more gravel or sand mining. I really appreciate the new recycling drop-off center
0297	I would like to see no high-density residential areas I.e. apartments or townhouses in the future.
0304	The State must pay their fair share of taxes. Pressure should be put on the State DNR to relinquish some of their properties that do not and the recreational area for development - They have a monopoly.
0308	No gravel mining please. No mobile home parks.
0311	Control the use of firearms to certain areas, use of motorized recreation vehicles to certain areas, or no use of these (guns, motorized recreation things) at all in Township
0319	No Village.
0320	Would like sidewalks around Gun Lake to be able to walk or ride bike and visit with the community. Would like summer parties to the lake. We need more lake water pollution cared for
0326	Residential land use should be restricted 1 1/2 acres minimum. Commercial development must be uniform and concentrated but not all businesses in the same corridor. Chief Noonday will become a bottleneck of traffic. Wetlands must be preserved. High Speed internet, a natural gas service (Yankee Springs Rd.) providers need encouragement to provide service.
0327	Keep up the good work. Love this area.
0328	Concerned with large proposed and under construction developments. Schools are @ capacity with high school kids having to share lockers with 2 - 3 other people, all these kids going to be in rooms with less individual teacher focus need to expand middle and high school class rooms to keep up with increase of new families moving to area.
0329	If assessments of Ag Land continue to rise at current rates, my land will not remain in Ag, feeding deer and providing my neighbors a pleasant view. Won't pay the property tax
0336	Light pollution will become a major problem. Please consider lights that do not flood the night sky but are directed down and to specific locations. Limited number of lights. Better regulation of noise and boat traffic (ski-doo)

Survey #	Additional Ideas or Suggestions
0338	I have not seen this plan, but I know that I and the people around me did not move out here for factories, job, stores, neighborhoods, etc. We would have stayed in Grand Rapids if we wanted that and saved ourselves the long drive back and forth. Please PRESERVE this area - don't make another City!
0339	Taxing lake property to make up for other shortages is only going to drive the owners to sell off vacant land for development, which will cut more in services even though it enhances the tax base. The taxes on lake property are much higher than other real estate.
0344	Something needs to be done in our area to offer our children some place to go or do. Yankee Springs has nothing, especially in the winter.
0347	Thank you for taking a survey. We would like to keep the area rural. If you want city life amenities, then people should move to the City.
0352	No growth! Move to the Big City if you want growth. The raising of taxation to part time lake property residents will force us to sell to full time residents - which will increase the need for this Township to provide more services - which in turn cost more \$. In the end, you will not be any further ahead, in fact, most likely behind.
0354	Please take a stand on preserving Yankee Springs.
0359	Set and enforce laws regarding parkways around Barlow Lake.
0363	Make DSL or cable available. Open recreation areas back up so people can enjoy them. Elderly and families with small children are unable to view Devil Soup Bowl, for instance.
0364	I would like to see more trails for bikes and hikes and cross country skiers, better maintenance of our State Park.
0368	Protect forested areas and lakes in the Township.
0369	We have too many people in the summer. No mobile home parks and or low income housing!
0372	I believe that the 3-acre minimum should be lowered to two acres, to provide more opportunity for people to afford lots for building along Norris, Shaw Lake, Bowen's Mill, and roads throughout Township. This would create more housing and a better tax base for our Township for more services to us.
0374	Pole/pose structures on Chief Noonday as commercial properties are not attractive. We have enough gas/convenience stores. Need to increase minimum size allowed for housing. The rules regarding signage are not prohibiting unattractive signage. Cascade/ ADA Township is a good example of zoning which promotes attractive commercial and industrial development. The small size of housing allowed promotes unattractive development, for example the new little houses on east side of Patterson by the old Hummingbird are not an example of good development.
0378	Growth needs to be limited. The lake is already so crowded that safety is an issue. Developers like Timmer & Maas will strain our sewer system if allowed to further implement their personal plans to expand. The Townships around Gun Lake need to communicate about growth issues, roads, etc.
0379	That all property owners whether private or association should have to comply with ordinance and building codes equally.

Survey #	Additional Ideas or Suggestions
0384	The Township needs to have ordinances protecting small wetlands and lake features not presently covered by the DEQ. Gun Lake needs all 4 Townships working together to protect it and find a way to control fertilizer, noise, and erosion of shallow areas by boats too large for the lake. Other lakes need protection too.
0385	I have little/or no experience with the Township office, police or fire. A little disappointed with the snow plowing on Manitou Lane this winter.
0386	I feel my tax bill is way too high for the small place that I have - with all other new building and more income they ought to be a little lower. I don't know if I can hang onto my place much longer, as much as I love it here.
0388	Treat all residents equally in regard to building permits and zoning variations.
0389	Need to salt roads in the wintertime.
0390	Preserve our country-life. No more development please. No more trailer parks!
0391	We would love NO new development here. We moved here for the small town feel, if we want stores we can easily go to Hastings or Grand Rapids.
0392	Seek to improve quality of lake water for swimming and fishing. Continue to provide parks and recreation facilities such as campgrounds, picnic areas, and hiking trails. Bike and walking paths.
0396	The non-lake areas of Y.S. Township are an oasis from the relentless encroachment of development to the north. Studies have proven that the costs for service are greater than the revenue generated by the taxes paid by development. Please preserve and protect our Township for future generations and us.
0401	We area very concerned as are our neighbors regarding building on wetland type areas.
0405	Beware the interpretation of "small lot size". In order to maintain the rural nature of Yankee Springs, the smallest lot size should be at a minimum of a half-acre. Once lots are smaller than that subdivisions have a cramped suburban feel. Y.S. should maintain the low density housing for much of the county.
0407	Yankee Springs Township should stay as rural, natural, and undeveloped as long as possible!! People who live in cities and populated areas came to Yankee Springs because it is rural - Natural and undeveloped to relax and enjoy nature!!
0410	The road around the south end of Barlow Lake area 3 belong 1413 Manitou Lane has never had any Township services or attention. Cottages in this area are paying the same taxes etc. as others that get snow removal and general maintenance. This should be investigated. Apparently, what is now being used as a road is not located where the road should be according to survey stakes.
0411	We live on Gun Lake Road, which was a perfectly good road, and last summer tar and gravel was put on this road causing difficulty for walkers, bikers, and cars. We were left with lots of gravel in our yards, etc. and continues to be a rough road because of it.
0421	Think in preserving our rural character people should be allowed to have campers, tents, mobile campers etc., on their land any time they want. Tell the quarrelling parties to grow up and settle their dispute like good neighbors should. Less

Survey #	Additional Ideas or Suggestions
	regulation on people's private land.
0422	Better enforcement of noise levels in lake communities - noisy people, noisy music, noisy dogs, noisy jet skis! Stronger emphasis on stopping drug traffic problems!
0424	Stop fiddling with our resources. There probably isn't a day that goes by when someone is trying to make a quick buck by selling property/developing property. Our community seems to be run more by the aspirations of developers / realtors / builders than by residents who most of watch bring income and free time home with them.
0426	Nothing is being done about the complaints you have received on Shady Lane. 12 cars @ at one home, property run down, junk cars and boat (Beckers). Why no enforcement?
0430	Roadside bike and walking clearings could be adopted by groups or communities but are very important to get started asap. Nov. election needs to be organized to get large amounts of voters IN DOORS.
0431	Need impact fees on builders
0432	Do not have enough knowledge to answer all questions.
0434	Certain individuals (I.e. David VanderSilk) seem to be able to do whatever they want. He had a "gazebo" that has become a "party house" (wedding receptions even) has filled in wetlands, etc. and continues to do as he pleases - unchecked.
0435	The logging company at 126th and Patterson should be told to neaten up that corner. It looks like a dump. Also house on Patterson and Allegan Park - barn is an eyesore. Please try to do something about that one. It is awful.
0437	On Bowen Mills Road and Old Mill Road letting owners finish his construction. It looks bad now. Who is checking on these projects?
0446	If the community becomes a township /village it should attract franchises such as curves, YMCA until then they cannot use the population base for development. This community has nothing to offer for children other than summertime lake sports. Therefore, I will be moving to another area and have my house up for sale. I cannot understand why there are no bike trails to travel to the beautiful natural State land. The speed limit on our roads is too high for children to be bicycling one.
0454	We must control boat speeds and boat noise!! No one is doing anything effective about it!!!
0455	Township is already mostly preserved by virtue of the amount of state-owned land. Coordinated office development and industrial development would be beneficial.
0459	I think its still a great place to live. Hope it stays about the way it is.
0462	It makes no difference in doing your survey - The Township has a mind of its own and when their minds are for a situation - it doesn't care how the residents think - they make our minds up for us. We really do not have a say in what the Township does, thinks or operates. They have already made one mistake when they changed Chief Noonday Road to West M-179 Hw
0464	The creation of walking trails to promote physical fitness and respect for this areas natural environment.

Survey #	Additional Ideas or Suggestions
0465	One of the great appeals of Gun Lake is rural living with the lake life. I think the Township should closely monitor the commercial development and expansion need to focus on maintaining a rural environment
0467	You need to drop the old rules of the roads that do not exist any more so people can build and forget your make believe olds become real no more fake passage that were open to the public and start using the money to up grade our state parks. This does also mean giving back hunting to a certain point so the peoples trees and yards don't get eaten and turn into a deer booboo place. Times change it time we do - No that doesn't mean gambling
0472	Would like to see walking or bike paths on main roads (or back roads) connecting lakes, Barlow, Payne, Gun
0473	If development of land around Gun Lake continues, Yankee Springs should be declared a Flood Zone and Federal Flood Insurance offered. Sunrise Shores (West Shore Drive) is a good example of Wet Lands being destroyed by John Pillar. Take a trip down there after a heavy rain.
0476	Too little too late for asking us now after you rezoned agricultural land next to our house to residential without any notice to us and now we have seven houses beside us where it used to be open land!
0480	People are willing and want larger lots = better class of people. Mobile or Manufactured Housing = there is enough already! I strongly believe that paving of all roads should be first and foremost. Constantly upgrading (scrape and more scrape - we do appreciate the too few times it occurs) of the dirt roads is costing money. Just do it right and get it paved. We're tired of hearing - it goes past state land and we can't levy taxes on the state to pay for it. Are we not as important as the rest of the residents? We've been waiting 30 years to see Bassett Lake Rd paved. That's plenty long enough. Poor Old Irons MI is dong a better job getting roads paved.
0487	There are too many spots I the Township without the buffer zone of green space. I'd rather see multi-family housing with "smart" green space and a heavy-duty septic infrastructure than to see a strip of single-family housing. Smart green space = use of native and non-invasive trees grasses and shrubbery that will survive our sand and wildlife.
0491	Easements and yard, card storages and limits on car storage outside.
0496	We do not need to become a Village.
0498	The Board seems to be "behind times" on local issues.
0500	We think that we should develop a more community area instead of strips of development all over the lake. We should also have stricter regulations on what the buildings going up look like.
0501	Mobile on 1/2 - 2 acre lot. Too many boats and fishing contests.
0504	We need to follow-up on info received about use of residential property other than what it is intended for! (Wouldn't it be great if we knew how to instill pride of ownership in some people residential and business)
0506	1) Add bike trails where possible next to roads. 2) Have all fire personnel be trained as first responders. 3) Keep rural - avoid industrial, commercial, and housing developments 4) Make those with too much in their yards clean up or enclose.
0507	Improve on zoning and home maintenance rules - I.e. dead and non-running vehicles on lawns and adjacent lots. There

Survey #	Additional Ideas or Suggestions
	are as many as 20+ vehicles (dead) within one mile of Township Hall. If this falls under zoning enforcement then the job is not being done!
0508	Develop a policy for dealing with land deposits in private subdivision.
0511	Keep Gun Lake Village out of Township - A few people want authority to tax and throw their ideals of what's great for them on others. Just keep out of others lives. Zoning laws should only be made for health concerns, not because a couple people don't like something.
0512	Control Growth!
0516	We need a Rio Grand or Outback Restaurant or Applebee's (something affordable) and bike trails.
0517	Stop the Village.
0518	We are already over developed STOP the growth. We have become a concrete slum. Houses occupy every possible square of property. Over crowding of our residential roads. No place for kids to play other than the road!
0519	Keep Yankee Springs known as good quality recreation for many generations. Need much better sit down restaurants and good fast food restaurants
0520	Clean up eyesore property by fining property owners until they discard liter, inoperable cars and boats.
0521	We live in Yankee Springs "recreation" area. It is fast disappearing!!! How about developing more green areas, trees, grass and encourage more wildlife, and areas to enjoy it. If people want city atmosphere there are plenty of other places for them to live. Lets be the exception to over development and make our area special.
0527	We bought in Yankee Springs to get away from Commercial development.
0532	Maintain atmosphere as quaint living. Narrow roads, no set backs, loosen up building regulations.
0533	Need fair enforcement of Zoning Ordinances.

	Focus Group #2 Residential/ Non-Waterfront	Focus Group #3 Waterfront (not Gun Lake)	Focus Group #4 Gun Lake (Planning Commission)
Strengths	<ul style="list-style-type: none"> ▪ Beauty ▪ Open Spaces ▪ Quiet ▪ Nature ▪ Seclusion ▪ Close to Work ▪ Recreate at own speed <ul style="list-style-type: none"> ▪ More laid back ▪ People look out for each other <ul style="list-style-type: none"> ▪ Safe ▪ Lack of Congestion ▪ Good recreation nearby ▪ Good place to raise kids ▪ Utilities Good ▪ State Game area <ul style="list-style-type: none"> ▪ Hunting ▪ Churches – enough to serve Township ▪ 3-5 acre density <ul style="list-style-type: none"> ▪ People who have lived here for awhile like to have space ▪ Lakes and Ponds that are undeveloped ▪ Wildlife ▪ Not much traffic ▪ Doctors/hospitals convenient ▪ Convenience – close to everything ▪ Fire protection ▪ Sheriff/State Police Close ▪ Ambulance service good 	<ul style="list-style-type: none"> ▪ Lakes ▪ Streams ▪ Woods ▪ Increasing full time residents (60% full time) ▪ State land – open, natural, beautiful ▪ Wildlife ▪ State Recreation Area <ul style="list-style-type: none"> ▪ Adds to resort / recreational ambiance ▪ Small, locally owned businesses ▪ McDonald’s nice (?) ▪ Good neighbors ▪ Good people ▪ Good school system ▪ Sewers – maintains water quality ▪ Lake water quality is good – better than good! ▪ Someone is available at the Township to listen when called 	<ul style="list-style-type: none"> ▪ Low crime rate ▪ Peaceful ▪ Good schools ▪ Recreation facilities (lakes) <ul style="list-style-type: none"> ▪ State Recreation Area ▪ Campground (Private and State) ▪ Target /Shooting Rangers (state) ▪ Mountain Bike Trails ▪ Horseman’s Trail and Camp Area ▪ Hunting / Fishing ▪ State Game Area ▪ Good Roads <ul style="list-style-type: none"> ▪ Condition, for the most part ▪ Located between 4 – 5 major cities ▪ Responsive Government ▪ Clean air (except leaf burning) ▪ Large amount of natural / open state owned land ▪ Undeveloped shoreline <ul style="list-style-type: none"> ▪ Gun Lake ▪ State Park ▪ Hall Lake, Chief Nooday ▪ Other undeveloped lakes ▪ Municipal Sewer and Water Systems

	Focus Group #2 Residential/ Non-Waterfront	Focus Group #3 Waterfront (not Gun Lake)	Focus Group #4 Gun Lake (Planning Commission)
Weaknesses	<ul style="list-style-type: none"> ▪ Plowing snow on Yankee Springs Road <ul style="list-style-type: none"> ▪ Busy road – last to get done ▪ Gun Lake is too busy on the weekends <ul style="list-style-type: none"> ▪ Unsafe; can't be used ▪ Boat parking expanded at State Park <ul style="list-style-type: none"> ▪ Already too many boats and this invites more ▪ Litter and pollution along roadways <ul style="list-style-type: none"> ▪ Major roads usually ▪ State making arbitrary acquisitions in the Township, which takes land away from potentially valuable development ▪ Dirt roads – some too dusty <ul style="list-style-type: none"> ▪ Need more and / or better maintenance ▪ 3 acre lot size <ul style="list-style-type: none"> ▪ I.e. if you want to raise horses, you need more ▪ Too many people attracted to the Township ▪ Summer traffic high <ul style="list-style-type: none"> ▪ Speeding ▪ Too many people <ul style="list-style-type: none"> ▪ Weekends especially ▪ Junk – (old vehicles); sitting around on property ▪ New construction, never completed ▪ Lot of construction should have never been allowed 	<ul style="list-style-type: none"> ▪ Too much noise on the lakes ▪ State land is weakness to tax base <ul style="list-style-type: none"> ▪ Not available for development ▪ Bedroom community – difficult commercial draw ▪ Lack of cultural opportunities <ul style="list-style-type: none"> ▪ Art galleries, band shell, theater, etc. ▪ Lack of organically and environmentally concerned businesses <ul style="list-style-type: none"> ▪ Fertilizer, pesticides ▪ Lack of control on phosphate based fertilizer around lakes ▪ Lack of concern for erosion into the lakes <ul style="list-style-type: none"> ▪ No “no wake” zones ▪ Confusion over rules about lake and water structures ▪ Lack of sense of community ▪ Zebra mussels and milfoil infestation 	<ul style="list-style-type: none"> ▪ Tourists ▪ Cross – jurisdictional issues across Gun Lake <ul style="list-style-type: none"> ▪ 4 Townships and 2 Counties ▪ Lack of coordinated communication ▪ Personal Property Attitudes /Rights <ul style="list-style-type: none"> ▪ My land, I can do what I want ▪ Water pollution, ground water in Section 19 <ul style="list-style-type: none"> ▪ Former landfill ▪ Other areas of poor water quality in ground ▪ People want strict zoning as long as it doesn't affect them or NIMBY ▪ People come here from city and want to bring city with them <ul style="list-style-type: none"> ▪ Can't have all amenities in city in a rural area ▪ Road Network <ul style="list-style-type: none"> ▪ Inadequate to carry future traffic ▪ Eastside of Gun Lake, windy roads ▪ Seasonal peak traffic levels on roads too great ▪ Road Noise ▪ Heavy trucks from gravel roads and logging <ul style="list-style-type: none"> ▪ Primary Paterson Road ▪ Noise ▪ Recreation traffic at peak time <ul style="list-style-type: none"> ▪ i.e. – first day hunting season – too many hunters ▪ Motorcycles, snowmobiles – noise

	Focus Group #2 Residential/ Non-Waterfront	Focus Group #3 Waterfront (not Gun Lake)	Focus Group #4 Gun Lake (Planning Commission)
<i>Opportunities</i>	<ul style="list-style-type: none"> ▪ Noonday Commercial <ul style="list-style-type: none"> ▪ Country Theme ▪ Limited access/Access management ▪ Should not allow it to spread from existing area ▪ Bike path <ul style="list-style-type: none"> ▪ Safety along Noonday ▪ Ability to safely travel from park areas to commercial areas ▪ Prime State lands <ul style="list-style-type: none"> ▪ Adjacent to arterials; areas of potential value ▪ Zone it, plan for it ▪ Anticipate potential sale ▪ Increasing minimum lot in AG District ▪ Rural Preserve District <ul style="list-style-type: none"> ▪ 5 – 10 acre lot size ▪ Regulations to protect resources and rural character (limited tree felling) ▪ Careful over regulation 	<ul style="list-style-type: none"> ▪ Preserve, protect natural beauty of the area <ul style="list-style-type: none"> ▪ Park ▪ Attend more Planning Commission workshops ▪ Watershed regulations on fertilizers and pesticides ▪ A master plan to deal with potential of casino – strong plan <ul style="list-style-type: none"> ▪ Deal with growth and boom that will come with it ▪ Casino <ul style="list-style-type: none"> ▪ \$\$\$ ▪ Jobs ▪ Tax base ▪ Cultural Opportunities <ul style="list-style-type: none"> ▪ Small theatre ▪ Art shows ▪ Festival site ▪ Music ▪ Utilize the Women’s Club ▪ Retirees to help with park <ul style="list-style-type: none"> ▪ Garden club ▪ New signage – Gateway ▪ Opportunity to choose image / brand 	<ul style="list-style-type: none"> ▪ Develop non-strip mall retail / professional center ▪ Seek cooperation with other jurisdictions around Gun Lake for planning and zoning purposes ▪ Possible road from 131 to Middleville that trucks would use instead of M-179 ▪ To become a Charter Township ▪ Gateway into Yankee Springs <ul style="list-style-type: none"> ▪ M-179 ▪ Brand image for Township <ul style="list-style-type: none"> ▪ Signage, Arch Standards, Gateway ▪ Casino / Racetrack (if NIMBY) <ul style="list-style-type: none"> ▪ Employment ▪ Spin-off development ▪ Entertainment possibilities ▪ Increase population / property values

	Focus Group #2 Residential/ Non-Waterfront	Focus Group #3 Waterfront (not Gun Lake)	Focus Group #4 Gun Lake (Planning Commission)
Threats	<ul style="list-style-type: none"> ▪ Overpopulation <ul style="list-style-type: none"> ▪ Traffic ▪ Crime ▪ More commercial ▪ Pollution – Waterway ▪ Public services required ▪ More schools ▪ More taxes ▪ Less nature/peace ▪ We'd lose what we came here for ▪ Economic threat <ul style="list-style-type: none"> ▪ Jobs ▪ Limited industrial – light ▪ Office ▪ Lack of public transportation <ul style="list-style-type: none"> ▪ We need the ability to get to the jobs. ▪ We need incentives for high tech industries ▪ Casino – opportunity or threat? ▪ Not enough residential land for tax base 	<ul style="list-style-type: none"> ▪ Casino – Infrastructure <ul style="list-style-type: none"> ▪ Are we doing sewer, water ▪ Roads ▪ Traffic ▪ Water quality always threatened <ul style="list-style-type: none"> ▪ Existing residents ▪ New residents ▪ Exotic / imported species ▪ High speed deep draft boats ▪ Too big for lake ▪ Over population of the lakes ▪ Over population in general ▪ Potential shift in reason why people are moving to Yankee Springs <ul style="list-style-type: none"> ▪ Used to be lakes, but casino could bring others with different reasons for wanting to live here ▪ Loss of dairy barns, small farms, agriculture <ul style="list-style-type: none"> ▪ Food loss ▪ Like to buy local ▪ Loss of character ▪ Gravel pits ▪ Sale of DNR State Land <ul style="list-style-type: none"> ▪ Barry County due for review in 2007 ▪ Loss of wetlands ▪ Development reduces habitat and puts wildlife on street 	<ul style="list-style-type: none"> ▪ Casino <ul style="list-style-type: none"> ▪ Loss of rural character ▪ Noise ▪ Crime ▪ Smell of burning rubber ▪ Gambling addiction ▪ Potential detriment to local businesses ▪ Infrastructure needs = tax burden ▪ Tax benefits go to Allegan County ▪ Over population threaten wildlife and habitat ▪ Lack of cooperation between jurisdictions ▪ A lot of Township people resources live in proposed Village – brain drain ▪ Ecology of lake (Gun Lake) being ruined by big boats ▪ Congestion in lake areas where we have water and sewer

MEMORANDUM

TO: Yankee Springs Planning Commission
FROM: Gregory E. Milliken, AICP
DATE: June 30, 2005
RE: Visual Preference Survey Results Update

We have now presented the Visual Preference Survey to all of our focus groups: the Planning Commission (twice), the Commercial/Industrial focus group, (FG#1), the Residential/Non-waterfront focus group, (FG#2), the non-Gun Lake Waterfront Residential group, (FG#3) and the Gun Lake Waterfront Residential group, (FG#4). We can now begin to look at the results at some length.

In general, I am pleased with the results. I think overall they will be very useful as we move forward in putting the Land Use Plan together as well as in the future with future Zoning Ordinance issues.

It is interesting to see some of the differences in the results between the various sessions. While some of this can be attributed to operator bias and things that may have been said or questions that may have been asked in one session but not another, we can assume a lot of the difference comes from the very different compositions of the various groups. (Also, it should be noted that a minor error was located in the spreadsheet that calculated the overall averages for each image. That has resulted in some of the changes as well.)

We will begin by reviewing the overall results in each category. A table showing each of the slides and their average score has been attached at the rear for your review as well. We will then begin to look at some comparisons within the results and start the analysis process.

OVERALL RESULTS

The following table shows the top and bottom three preferred residential pictures overall, and the average score for all five groups combined. (The average score from the second testing of the Planning Commission is shown for comparison purposes, but this score was not included in any of the averages.) Recall that a score of -5 was least preferred and +5 was most preferred. The average scores for those pictures for each of the focus groups is then shown in the following columns. The pictures for each of the items are then shown below.

Image	OVERALL	PC	FG#1	FG#2	FG#3	FG#4	PC(2 nd)	JM
3	2.72	2.90	3.31	2.27	2.35	2.50	3.33	3.20
10	2.40	3.10	2.31	1.47	2.47	4.00	2.83	3.20
5	2.22	3.30	2.06	1.60	1.94	2.50	1.33	3.20
4	-4.40	-4.80	-4.19	-4.53	-4.65	-0.50	-4.67	-4.60
2	-2.91	-2.70	-2.13	-3.67	-3.06	-2.00	-1.00	-3.40
8	-1.60	-1.00	-0.69	-2.27	-2.76	0.50	-1.50	-0.20



3



10



5



4



2



8

The overall results did not change much in the residential category. The Gun Lake focus group (focus group #4) only had two people in attendance, so it is likely to have little effect on the total average, even though there may be some outlying figures, such as #10 or #4. Strangely, for people representing the lake community with its small lots and dense neighborhoods, the most favored image of these two individuals was #10 – a newer house with lots of property surrounding it. The least favored image was #11, a picture of an existing, older urban neighborhood with bungalow style single-family homes.

For the commercial category, the following table displays the top and bottom three average scores for the five groups combined as well as the scores for all of the groups for those pictures. The pictures are shown below.

Picture	OVERALL	PC	FG#1	FG#2	FG#3	FG#4	PC(2 nd)	JM
16	2.32	3.10	2.44	1.13	2.88	1.50	3.17	2.40
26	0.89	1.56	0.88	-0.20	1.53	-2.00	2.67	2.20
20	0.88	0.90	1.38	0.20	0.71	1.50	2.50	1.60
17	-1.78	-0.60	-1.13	-2.07	-3.18	-0.50	0.17	-1.20
25	-1.69	-1.67	-0.94	-1.87	-2.24	-3.00	-1.83	-1.20
23	-1.61	-2.70	-0.44	-1.64	-1.53	0.50	-1.67	-4.20



16



20



26



17



25



23

There were a couple of changes to this group based on the results from the latest meeting. Picture #20 moved ahead of picture #26 based on the positive response from the Gun Lake group to the waterfront commercial development and the negative response to the village green development.

Finally, for the other land uses category, the results for the five groups combined are presented below along with the individual results of all the groups.

Picture	OVERALL	PC	FG#1	FG#2	FG#3	FG#4	PC(2 nd)	JM
41	3.89	4.20	3.56	3.47	4.24	4.50	4.17	4.25
43	3.50	---	3.00	2.80	4.47	3.50	4.50	4.00
33	3.48	3.50	3.38	2.93	4.00	4.00	3.33	3.40
36	-2.89	-3.60	-2.19	-2.29	-3.41	-3.00	-4.33	-3.60
29	-2.61	---	-2.63	-3.13	-2.24	-1.00	-1.33	-3.00
42	-1.00	---	0.63	-2.00	-1.53	0.50	-2.00	-2.25



41



33



43



29



36



42

There were no significant changes in this group. Again, these were some of the highest rated pictures of them all. The picture of the unpaved path (#41) and the picture of the picnic area (#34) were the highest rated for Gun Lake area residents. There were three tied with the lowest average score: the lake/recreation area signage (#36), the golf course aerial (#37), and the paved streetscape with urban elements (#35).

ANALYSIS

This Visual Preference Analysis is valuable as one of the many tools used to collect information from the public. It does not tell us everything we desire to know, but it does inform us as to the form, character, and details that are preferred by the community in ways that residents often could not otherwise due to the difficulty in verbalizing some of these details. The results should not be looked at by themselves, however. They should be viewed in combination with the results of the focus group discussions and the surveys that have been collected as well.

To look deeper at the results, we will begin by reviewing the results within each category. While it is difficult to look at one picture and determine why someone may have liked or disliked a particular picture – maybe it was the color or the setback or the vehicles parked in the lot next door – it is much easier when you compare it relative to another picture within the same category.

RESIDENTIAL

Overall, the top three images in the residential category were pictures of individual homes as opposed to neighborhoods or developments. The most preferred are pictures of homes in rural areas on larger lots (#3 & #10). (The third place picture is a picture of a new home built on a lake where a cottage previously existed (#5), but that did not come through clearly in the picture. Instead it just looks like a nice, new home.) The highest rated picture of a development was the picture of a typical suburban development, which shows houses with conventional setbacks on curvilinear roads (#6). It rated fourth highest and suggested large lots.

The lowest rated images on the other hand tended to be those that demonstrated higher densities. The five images that scored below zero on the scale from -5 to +5 all involved higher densities. This included manufactured housing images (#4 and #9), an image of brownstone apartments (#2), an image of a new urbanist neighborhood with small lots (#8), and an image of an older urban neighborhood (#11).

The message that can be taken from this is that less density is preferred to more density. Manufactured housing is definitely not preferred, although apartments may be preferred less than a nice manufactured housing park. When providing for future residential development, the preferred style is one that provides property owners with plenty of space to enjoy.

Unfortunately, with the increasing demand for residential growth and the desire to protect the open space and rural character in the Township, this style of development leads to the sprawling conditions that we have heard so many tell us they do not want for the future in Yankee Springs. There will be a place for this style of development, but there will also have to be a place for greater density if the Township truly desires to maintain its character and open space.

COMMERCIAL

In general, the scores for the commercial images were the lowest of them all. This is an indication that residents are less favorable towards commercial development and some would prefer to not see any additional commercial development in the Township. The only image with an average score higher than 1.00 was the image of an office building that had been through a design review process with peaked roofs and parking in the rear (#16). It had the highest score in every group but Gun Lake.

The lowest rated image in the commercial category the image of a mixed use retail / residential building (#17). While this is a promising concept that may be used in the Township and itself may not be of concern to the residents,

the image itself was not preferred. This was likely due to the size of the structure (over three stories) and the starkness of the architecture.

Nearby at the bottom of the list was the image of a big box store (#25). At this time, there is not much chance that a major big box retailer would be interested in locating in the Township. But, that could change over the next 20-30 years, and the Plan and Ordinances should be prepared to deal with that change. It is clear from this test that the community does not have a preference for this type of development and is comfortable driving to adjacent market areas to find these stores.

The second most preferred option was the waterfront commercial development (#20). The average score was not greater than 1.0 (0.82), which means that the level of preference was barely into the positive spectrum. Although the image was of a more urbanized setting than Yankee Springs Township, it gave people a sense of what could be done along Gun Lake or one of the other lakes in the Township. A development of this sort could allow those that do not live on the water a chance to enjoy the lakes without having to drop another boat into the water. It would also be a chance to collect additional economic benefit from those who come to enjoy the Township's amenities. Many however did not feel this was in keeping with the rustic, rural, natural character of the lakes or the Township. They also feared this would bring too many more people to the area and the lakes.

A series of images were included to attempt to get a sense of the style of commercial development that was preferred. Most suburban style developments being constructed today are strip-style with large parking lots in the front. However, there are various other options available for consideration. We included these in our show. These include a typical strip style development (#18), an historic downtown (#24), a modern New Urbanist-style retail development (#21), and a village green style development (#26). Here are the results:

Picture	OVERALL	PC	FG#1	FG#2	FG#3	FG#4	PC(2 nd)	JM
26	0.89	1.56	0.88	-0.20	1.53	-2.00	2.67	2.20
21	0.74	0.90	1.88	0.07	0.00	2.00	1.33	0.80
24	-0.63	0.20	-0.31	-1.00	-0.94	-3.00	1.00	-0.20
18	-1.27	-0.20	-1.27	-1.07	-1.88	-1.50	-2.33	-1.80

Again, no picture really separated itself from the neutral position indicating that there was not a strong consensus opinion. However, of the four, the two images showing modern developments built utilizing the principles of New Urbanism and traditional design (#26 & #21) were the only images with positive preference. The images of the historic downtown and the typical strip mall (#24 & #18) had negative preferences, particularly among the focus groups. Even the first focus group, which included representatives of commercial and industrial property owners, agreed with this sentiment,

regardless of the fact that the typical strip mall is probably less expensive to construct.

This is a positive sign for the Township as it moves forward with the Land Use Plan. M-179 will be the target of commercial development and redevelopment efforts over the next 20 – 30 years. With the Land Use Plan, the Township has the opportunity to dictate the form and character of that development. Some on the Commission have indicated a preference for concentrated nodes of commercial activity that create a village style atmosphere. These results show a preference for that style of development as well.

Finally, there were a few pictures included to see if residents could identify the impact of design guidelines. Images #15 & #22 showed very similar gas stations. Image #15 was a very basic gas station; image #22 was a similar gas station with brick siding on the building and a peaked roof on the building and canopy. The hypothesis was that #22 would be higher due to the image of the design upgrades. However, the preference for #15 was actually slightly higher. Unfortunately, many respondents could not tell whether image #22 was a gas station or not and the vegetation in image #22 was also a distraction.

The conclusion that can be taken from the commercial images, particularly when coupled with other discussions and sources of public input, is that the residents are interested in limited additional commercial development. However, when there is new development, they prefer higher quality development.

OTHER IMAGES

Overall, these were consistently the most positive images in the entire show. Only three images scored below zero, and six scored higher than 3.00 – no image scored higher than 3.00 in either of the other two categories. The category contained images in three separate groups: recreation, streetscapes, and signs.

RECREATION

The recreation pictures were the most preferred of all. The group included an image of an unpaved path (#41), a paved path (#33), a picnic area (#34), a pond (#32), a playground area (#40), and a golf course (#37). The results for these images are shown below:

Picture	OVERALL	PC	FG#1	FG#2	FG#3	FG#4	PC(2 nd)	JM
41	3.89	4.20	3.56	3.47	4.24	4.50	4.17	4.25
33	3.48	3.50	3.38	2.93	4.00	4.00	3.33	3.40
32	3.16	3.60	2.75	2.80	3.24	4.00	4.67	4.25
34	3.09	2.60	3.25	2.20	4.06	4.50	4.67	2.40
40	2.39	2.80	3.06	1.07	2.47	4.50	3.83	2.25
37	1.82	1.70	2.81	0.80	2.60	-3.00	-0.83	1.50

The top two images in this group are the two images of pathways indicating a definite preference for more paths and trails. Between the two, there is a slight preference for unpaved paths versus paved paths. The more developed types of recreation areas – playgrounds and golf courses – did not score as highly. The lower preference for playground equipment could have to do with the demographics of the individuals taking the survey or the idea of open spaces being cleared for parkland. This could also be the reason for the lower score for the golf course, as well as the potential environmental impacts of any fertilizer run-off.

As the planning process moves forward, paths and trails should be a priority for the Township, as it has been a focus of the discussion in many facets of the public input process.

STREETSCAPES

Another group of images in this group showed various streetscape images with different levels of development. These pictures give a sense of what someone would see as they are driving through the Township. Input from these images could be used to guide decisions on setbacks from the road, infrastructure improvement priorities, paving requirements, and the general character of the Township that is preferred by the residents. The images showed an undeveloped rural gravel road (#38), a gravel road with homes (#31), and a paved road with streetscape elements (#35). The results for these images are shown below:

Picture	OVERALL	PC	FG#1	FG#2	FG#3	FG#4	PC(2 nd)	JM
38	3.25	3.10	3.00	2.27	4.12	4.00	4.33	4.25
31	1.78	3.10	0.19	1.27	2.82	0.00	3.67	3.00
35	0.66	0.60	1.50	-0.13	1.29	-3.00	2.17	-0.50

The trend shows that the less developed the streetscape was in the image, the more preferred the image was. Picture #38 shows no homes or development at all. Therefore residents prefer to see the rural countryside as opposed to the effects of development.

SIGNS

The final group of images within this category was signs. Signs can have a significant impact on the aesthetic appeal of a community, and regulations can be created to govern the types of signs that are created. However, it is important to understand first what types of signs are preferred. This is one way to begin to answer that question. Three types of signs were included in this group: a ground sign (#30), a pole sign (#42), and recreation/resort signs (#36). The results from all the groups are as follows:

Picture	OVERALL	PC	FG#1	FG#2	FG#3	FG#4	PC(2 nd)	JM
30	0.72	2.80	1.56	-0.80	0.53	0.00	2.83	-0.60
42	-1.00	---	0.63	-2.00	-1.53	0.50	-2.00	-2.25
36	-2.89	-3.60	-2.19	-2.29	-3.41	-3.00	-4.33	-3.60

The most preferred image was the ground sign, followed by the pole sign, followed by the example of recreation/resort signage. This would seem to indicate a general preference for sign guidelines that limit the extent of pole signs. This would also correlate with the earlier finding that the residents are interested in quality development. The low preference for the resort/recreation signs lend strength to the argument that the gateway to the Township at M-179 and Patterson Road should be enhanced. The corner is currently filled with examples of recreation/resort signage. One could easily imply based on the results of this study that the residents do not prefer this image and would prefer a more attractive gateway for their community.

FINAL THOUGHTS


















This is just a simple analysis of the results from the Visual Preference Survey. As we get into the Land Use Plan and other projects down the road, we can refer back to this tool and determine other uses or applications that may be appropriate. Specific analysis would be completed at that time on those areas of interest.









This tool should also be considered in light of the results from the public input survey and the focus group discussions as well. Individually, they tell us one story, but when all of the elements of the public input are considered together, a more complete idea of what the public believes can be obtained.

Yankee Springs Township Land Use Plan Focus Groups Visual Preference Survey

Visual Preference Survey Results Summary
(Average Scores, Per Category, In Descending Order)

RESIDENTIAL			COMMERCIAL		
Photo #	Picture	Avg. Score	Photo #	Picture	Avg. Score
3		2.68	16		2.32
10		2.33	20		0.82
5		2.13	26		0.77
6		1.73	21		0.73
1		0.88	15		0.64
7		0.75	22		0.47
12		0.40	14		0.08
11		-0.77	19		-0.03
9		-1.47	28		-0.32

8		-1.72	24		-0.67
2		-2.87	13		-1.19
4		-4.38	18		-1.22
			23		-1.39
			27		-1.43
			25		-1.73
			17		-1.83
PUBLIC SPACES					
Photo #	Picture	Avg. Score	37		1.84
41		3.87	31		1.68
33		3.48	30		0.83
43		3.46	35		0.73

38		3.18	39		0.37
34		3.15	42		-0.90
32		3.08	29		-2.58
40		2.40	36		-2.83

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