

Appendix A

2013

Property Owners Survey Findings

1. Please indicate your level of agreement regarding the importance of providing each of the following possible recreational opportunities at a new Township Waterfront Park:

	Combined agreement			Combined disagreement		Rating Count
	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree	
Picnic area	79.4% 46.6% (145)	32.8% (102)	6.1% (19)	14.5% 3.2% (10)	11.3% (35)	311
Covered pavilion for group use	67.9% 35.7% (111)	32.2% (100)	14.5% (45)	17.7% 3.2% (10)	14.5% (45)	311
Rustic camping area	34.0% 11.7% (36)	22.3% (69)	28.8% (89)	37.2% 12.6% (39)	24.6% (76)	309
Rustic rental cabins	22.3% 7.5% (23)	14.8% (45)	28.2% (86)	49.5% 19.3% (59)	30.2% (92)	305
Campfire area	55.7% 21.7% (67)	34.0% (105)	20.7% (64)	23.6% 6.1% (19)	17.5% (54)	309
Tennis courts	23.0% 7.9% (24)	15.1% (46)	28.9% (88)	48.2% 20.0% (61)	28.2% (86)	305
Volleyball	39.8% 8.9% (27)	30.9% (94)	31.6% (96)	28.7% 10.9% (33)	17.8% (54)	304
Restroom	83.7% 60.3% (188)	23.4% (73)	2.9% (9)	13.5% 1.3% (4)	12.2% (38)	312
Trail head for the planned Boyne City to Charlevoix non-motorized trail	62.8% 36.9% (114)	25.9% (80)	14.6% (45)	22.7% 8.1% (25)	14.6% (45)	309
Swimming area	78.9% 49.8% (156)	29.1% (91)	5.8% (18)	15.4% 2.9% (9)	12.5% (39)	313
Boat launch	62.0% 36.7% (113)	25.3% (78)	14.0% (43)	24.1% 4.9% (15)	19.2% (59)	308
Fishing opportunities	56.3% 26.2% (81)	30.1% (93)	20.7% (64)	23.0% 6.8% (21)	16.2% (50)	309
Canoe/kayak rental	31.0% 12.4% (38)	18.6% (57)	33.0% (101)	36.0% 12.1% (37)	23.9% (73)	306
Camp store - concessions	30.3% 11.5% (35)	18.8% (57)	30.6% (93)	39.2% 12.2% (37)	27.0% (82)	304
Winter activities (such as ice fishing, ice boating, snowshoeing, X-C skiing)	58.6% 29.0% (86)	29.6% (88)	18.2% (54)	23.2% 6.7% (20)	16.5% (49)	297

Other (please specify)

29

answered question

315

skipped question

6

2. In your opinion, how important is it that future park improvements utilize 'green' environmentally friendly design/construction techniques and materials?

		Combined	Response Percent	Response Count
Very Important	<div><div></div></div>	63.5%	33.7%	105
Important	<div><div></div></div>		29.8%	93
Neutral/ Uncertain	<div><div></div></div>		15.7%	49
Unimportant	<div><div></div></div>	20.9%	10.3%	32
Very Unimportant	<div><div></div></div>		10.6%	33
answered question				312
skipped question				9






3. Improvement opportunities at the Township's Eastern Avenue lake access property are limited due to site size and legal restrictions. Please respond to the following:

	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree	Rating Count
	Combined			Combined		
An on-site unisex restroom (ADA compliant), is desirable:	28.1% (88)	33.9% (106)	21.4% (67)	8.9% (28)	7.7% (24)	313
answered question						313
skipped question						8

4. Are you aware of and/or have you used the following Township public sites?

	Have used	Aware of site	Unaware of site	Rating Count
Townline Road Lake Access	18.0% (55)	26.2% (80)	55.7% (170)	305
Bayside Park (Spring St, Bayshore) Lake Access	15.7% (48)	34.4% (105)	49.8% (152)	305
Maple Grove Road Lake Access	29.9% (93)	28.0% (87)	42.1% (131)	311
Eastern Avenue Lake Access	25.2% (77)	25.2% (77)	49.5% (151)	305
Township Hall Park	15.0% (46)	48.7% (149)	36.3% (111)	306
answered question				316
skipped question				5

5. A non-motorized trail is planned from Boyne City to Charlevoix. Phase I between Boyne City and Young State Park is anticipated for construction in 2014. Grant funding is being pursued for phase 2 from US-31 to Susan Lake area. How important is completion of the trail through Hayes Township?

	Combined	Response Percent	Response Count
Very Important	 32.0%	32.0%	101
Important	 20.9%	20.9%	66
Neutral/ Uncertain	 19.9%	19.9%	63
Unimportant	 11.7%	11.7%	37
Very Unimportant	 15.5%	15.5%	49
answered question			316
skipped question			5









6. Hayes Township is considering community volunteers to assist with recreation improvements and/or maintenance projects. Please indicate your interest level in participating (if time and scheduling permit):

	Likely	Uncertain	Unlikely	Rating Count
Installation of recreation improvements (project by project basis)	15.9% (50)	28.9% (91)	55.2% (174)	315
Friends group to maintain a specific recreation property (on-going)	14.0% (44)	29.6% (93)	56.4% (177)	314
Landscape maintenance assistance (annual)	19.3% (61)	28.2% (89)	52.5% (166)	316
answered question				316
skipped question				5

7. Please rate the importance of the following types of business in Hayes Township both now and for future growth:

	Very Important	Important Combined	Neutral/ Uncertain	Unimportant Combined	Very Unimportant	Rating Count
Farming	56.4% (173)	31.3% (96) 87.7%	10.7% (33)	0.3% (1) 1.6%	1.3% (4)	307
Commercial/retail/service	18.5% (56) 59.4%	40.9% (124)	24.4% (74)	10.9% (33) 16.2%	5.3% (16)	303
Resort and tourism	28.6% (87) 65.8%	37.2% (113)	20.4% (62)	6.9% (21) 13.8%	6.9% (21)	304
Light manufacturing	18.2% (56) 50.8%	32.6% (100)	30.0% (92)	9.8% (30) 19.2%	9.4% (29)	307
Mining (Sand & Gravel)	7.2% (22) 26.0%	18.8% (57)	37.8% (115)	21.1% (64) 36.2%	15.1% (46)	304
High-tech office business	17.1% (51) 37.8%	20.7% (62)	37.1% (111)	12.4% (37) 25.1%	12.7% (38)	299
Other - list below	22.2% (16) 27.8%	5.6% (4)	55.6% (40)	5.6% (4) 16.7%	11.1% (8)	72
				Other (please specify)		19
answered question						308
skipped question						13

8. The Big Rock property is one of the last large parcels in Hayes Township which may become available for redevelopment. If so, what types of development do you prefer? (select all that apply):

		Response Percent	Response Count
Research/Office Park		25.3%	75
Commercial Wind or Solar Energy Facility		39.7%	118
Residential and Commercial - Mixed use		25.9%	77
Recreation		47.1%	140
Industrial		14.5%	43
Residential		14.8%	44
Educational		22.2%	66
Conservation/Undeveloped		45.1%	134
Other (please specify)			19
		answered question	297
		skipped question	24




9. Please indicate level of agreement that the following home-based alternative energy systems are compatible with residential development.

	Combined agreement			Combined disagreement		Rating Count
	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree	
Solar panels	35.8% (108)	38.7% (117)	16.6% (50)	5.0% (15)	4.0% (12)	302
Small scale wind turbine generators	26.6% (81)	30.2% (92)	21.6% (66)	10.2% (31)	11.5% (35)	305
Outdoor wood burners	18.8% (57)	29.6% (90)	25.0% (76)	13.8% (42)	12.8% (39)	304
answered question						305
skipped question						16



10. Please respond to the following statements:

	Combined agreement			Combined disagreement		Rating Count
	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree	
Hayes Township should work to preserve scenic views.	81.3% 58.3% (180)	23.0% (71)	8.1% (25)	10.7% 5.8% (18)	4.9% (15)	309
Hayes Township should work to preserve farmland.	79.2% 51.5% (158)	27.7% (85)	13.0% (40)	7.8% 4.9% (15)	2.9% (9)	307
Hayes Township should work to preserve open space.	74.6% 47.2% (145)	27.4% (84)	13.7% (42)	11.8% 7.2% (22)	4.6% (14)	307
answered question						309
skipped question						12

11. What level millage, if any, would you support to preserve Farmland or Open Space through a potential Purchase of Development Rights program (PDR) (0.5 mill on 100,000 value = \$50.00 annually)

		Response Percent	Response Count
1/2 mill		34.2%	103
1 mill		19.3%	58
None		46.5%	140
answered question			301
skipped question			20

12. Are you generally satisfied with how the Township has developed?





		Response Percent	Response Count
Yes		77.5%	217
No		22.5%	63

Please explain/comment:

83







answered question	280
skipped question	41

13. Please check the statement that most closely matches your views about growth:







		Response Percent	Response Count
I would like to see growth encouraged.		15.5%	47
I would prefer to let growth take its own course in this area.		26.6%	81
I would prefer planned and limited growth in this area.		53.6%	163
I would like to see a goal of no growth in this area.		4.3%	13

answered question	304
skipped question	17



14. How long have you lived in Hayes Township, either part-time or full-time?

		Response Percent	Response Count
Do not live here		8.6%	26
0-4 years		7.3%	22
5-10 years		12.6%	38
11-20 years		26.8%	81
21-30 years		15.6%	47
> 30 years		29.1%	88
answered question			302
skipped question			19






15. Approximately how much of the year do you reside in Hayes Township?

		Response Percent	Response Count
< 1 month		7.1%	21
1-3 months		6.4%	19
3-6 months		7.1%	21
6-9 months		11.5%	34
9-12 months		6.4%	19
All Year		61.4%	181
answered question			295
skipped question			26



16. Is your Hayes Township home on the waterfront?

		Response Percent	Response Count
Yes		32.9%	96
No		67.1%	196
answered question			292
skipped question			29

17. How long have you owned property in Hayes Township?

		Response Percent	Response Count
0-4 years		9.7%	29
5-10 years		12.3%	37
11-20 years		34.3%	103
21-30 years		17.3%	52
> 30 years		26.3%	79
answered question			300
skipped question			21

18. Are you a registered voter in Hayes Township?

		Response Percent	Response Count
Yes		73.2%	221
No		26.8%	81
answered question			302
skipped question			19

19. Additional Comments:

**Response
Count**

56

answered question

56

skipped question

265

Page 1, Q1. Please indicate your level of agreement regarding the importance of providing each of the following possible recreational opportunities at a new Township Waterfront Park:

1	I prefer you do nothing with it you should not have bought the property in the first place.	Jul 23, 2013 9:45 AM
2	Restrooms need to be away from the shoreline.	Jul 10, 2013 11:23 AM
3	small sailboat rental; windsurfers	Jul 8, 2013 9:20 PM
4	How about winter access.	Jul 8, 2013 9:56 AM
5	I think it is important that things be done well. I'd rather see fewer things done well than a bunch of things all done not-so-well.	Jul 6, 2013 10:15 AM
6	Restroom should not be on or near the beach.	Jul 5, 2013 12:59 PM
7	I think the whole idea of buying Camp Seagull was ill-advised	Jul 3, 2013 9:29 AM
8	This new park is a bad financial decision by Ethel Knapp, we cannot afford more taxes. This park is going to be nothing but a money pit. There is no way this park will support itself. It should be sold to something that will bring in tax dollars. Shame on you Ethel.	Jul 2, 2013 8:04 PM
9	There are enough parks, close by.	Jul 1, 2013 10:46 AM
10	Township board is making bad decision on this whole park... Taking tax producing land from roles and any future lg taxes for the residents of the township to off set taxes and increasing cost, replaced by a project that will cause all residents more money over the years to come! Very poor financial decision to us the people that live here ...egos are making decisions here not sound financial thinking!!!!	Jun 30, 2013 3:30 PM
11	tax paying owners would like other ammenties ie high speed internet services, natural gas to homes, new FIRE HALL IN HAYES TWP. before a park we don't want and CAN'T afford new taxes to pay for and maintain!!!!	Jun 29, 2013 7:25 AM
12	We are not in favor of the purchase of Camp Seaagull. Jim and Janice Harvey	Jun 28, 2013 2:02 PM
13	I believe the plan was "low impact".	Jun 27, 2013 10:10 AM
14	Small boat launch would be nice non-powered boats or those that can launch quietly.	Jun 26, 2013 1:27 PM
15	Showers!!!!!!!	Jun 26, 2013 8:57 AM
16	Keeping waterfront areas open is important. It needs to be done without adding high fixed costs that have to be supported with tax money.	Jun 25, 2013 8:15 AM
17	Don't agree with spending the money for any of the above.	Jun 24, 2013 9:49 PM
18	I see the boat ramp on the blueprint will be in shallow water being useless should stay next to breakwall that is there or you will be dredging to launch a boat and cost us more	Jun 24, 2013 6:51 PM
19	Kiteboarding in summer, kiteboarding on ice in winter	Jun 24, 2013 1:41 AM

Page 1, Q1. Please indicate your level of agreement regarding the importance of providing each of the following possible recreational opportunities at a new Township Waterfront Park:

20	In my opinion this will become a 911 trouble spot like the Whiting Park South of Boyne City = trouble.	Jun 23, 2013 1:34 AM
21	no new taxes to maintain park	Jun 22, 2013 7:35 PM
22	it would be good for this to be a revenue generator	Jun 22, 2013 11:53 AM
23	Boat launch would be unsafe for swimmers and motorized water craft would possibly cause gas and oil toxins in the water.	Jun 22, 2013 10:16 AM
24	24 Hour Camp Ground Host, Modern Rest Rooms with Showers	Jun 22, 2013 9:07 AM
25	dont want a park. would never use. no need to spend tax \$\$\$ survey not clear. does the city own a park or want to develop a park	Jun 22, 2013 8:36 AM
26	NO PARK...WHO IS GOING TO MONITOR IT, PROVIDE SECURITY TO NEARBY NEIGHBORS AND PAY OF ALL THIS EXCESS...NOISE POLUTION, WATER POLUTION..ETC, ETC, ETC	Jun 22, 2013 7:46 AM
27	passes for yearly, or seasonal, ect. what type of lawinforcement, who will run it. traffic onto main road. will there be a life guard, I think in summer there should be a life guard. Play area for children, swingd, merry go around, slides,ect. Hayes township hall should have a play area also for children, sad not to see one there	Jun 21, 2013 6:31 PM
28	rv camping	Jun 21, 2013 4:06 PM
29	Who will pay for all this. I was told the Park would not cost taxpayers anything. Where does the money come from?	Jun 21, 2013 10:53 AM

Page 2, Q7. Please rate the importance of the following types of business in Hayes Township both now and for future growth:

1	Mining reclamation required.	Aug 12, 2013 9:52 AM
2	Educational & Recreational	Jul 15, 2013 10:42 AM
3	Allowance for home-based businesses (bearing in mind neighbors' rights to quiet enjoyment)	Jul 10, 2013 10:54 AM
4	We need to encourage small business in our Township with possible tax abatements as well.	Jul 8, 2013 9:57 AM
5	Licensed Daycare	Jul 5, 2013 7:19 PM
6	educational facilities--college	Jul 3, 2013 12:38 AM
7	Would like to see orchards, winery, brewery.	Jul 1, 2013 11:29 AM
8	People buying property on the lake and paying these very high mich. property taxes...the board should be looking at ways to reduce taxes to attract people to build in Hayes township rather than others...it then becomes a selling tool to why people should come this township!!!!	Jun 30, 2013 3:35 PM
9	Important to keep any commercial and business activity concentrated along the US 31 corridor	Jun 30, 2013 11:30 AM
10	Winery	Jun 29, 2013 9:17 PM
11	Home buisness if high speed internet was available to all of Hayes township.	Jun 28, 2013 6:54 PM
12	Cottage business, home grown.	Jun 26, 2013 1:33 PM
13	This is an area that seems best suited to resort / tourist related businesses. It seems the Charlevoix area does not attract people for winter visits and to make the area more economically viable this needs to change but, unfortunately, I don't have any ideas on how to fix this.	Jun 25, 2013 8:26 AM
14	Golf	Jun 24, 2013 1:13 PM
15	Health services	Jun 24, 2013 10:27 AM
16	Govt. shouldn't favor any type, let people be free.	Jun 23, 2013 11:28 AM
17	any new business is good	Jun 22, 2013 7:38 PM
18	the township needs to stay the way it is	Jun 22, 2013 11:57 AM
19	BUSINESS THAT PAY TAXES, SO PROPERTY OWNERS DO NOT HAVE TO PAY FOR AND MAINTAIN FOOL HARDY PROJECTS LIKE THE WATER PARK	Jun 22, 2013 7:52 AM

Page 2, Q8. The Big Rock property is one of the last large parcels in Hayes Township which may become available for redevelopment. If so, what types of development do you prefer? (select all that apply):

1	None	Jul 11, 2013 9:49 AM
2	None of township business.	Jul 11, 2013 9:46 AM
3	At the present time it's not ours to decide what to do with it.	Jul 11, 2013 9:33 AM
4	The township IS NOT in the business of purchasing land and developing it at taxpayers expense!!!	Jul 9, 2013 10:54 AM
5	developed residential only if not like bay harbor and much consideration given to the impact on the whole township	Jul 7, 2013 2:07 AM
6	I know it is a beautiful piece of property, but it should be utilized for something productive to bring economic stability to the township, rather than another scenic or recreation area.	Jul 6, 2013 10:17 AM
7	kite turbine farm to produce energy for all of Hayes.	Jul 3, 2013 12:38 AM
8	we do NOT need another park. We cant afford more taxes. We need things that bring in tax dollars.	Jul 2, 2013 8:04 PM
9	we do NOT need another park. We cant afford more taxes. We need things that bring in tax dollars.	Jul 2, 2013 7:38 PM
10	We need more business for tax revenue.	Jul 1, 2013 10:47 AM
11	Any. We need jobs in charlevoix	Jun 29, 2013 9:17 PM
12	This would be a very nice site for a professional campground	Jun 28, 2013 8:31 PM
13	Foot trails for hiking, snowshoeing, xcountry skiing	Jun 28, 2013 4:02 PM
14	Maybe a great resort property. It will be a hard sell considering the history of this property. I am not at all sure that I would feel comfortable moving my family into a home on that property.	Jun 25, 2013 8:26 AM
15	This would be an ideal site for kite turbines to produce electricity. Kite turbines could produce all of Hayes townships electricity.	Jun 24, 2013 1:47 AM
16	Don't over regulate land use.	Jun 23, 2013 11:28 AM
17	very expensive piece of land ---good for everything	Jun 22, 2013 7:38 PM
18	Small Conservation educational facility w/modest restroom facility...i.e. bike trail traffic	Jun 22, 2013 10:22 AM
19	DEVELOPMENTS THAT ADD TO THE TAX BASE....NOT DEplete!!!!	Jun 22, 2013 7:52 AM

Page 3, Q12. Are you generally satisfied with how the Township has developed?

1	As long as public access to water/recreation areas is pursued to "neutralize" private development of prime township natural resources.	Aug 12, 2013 9:53 AM
2	You are spending money we don't have.	Jul 23, 2013 9:47 AM
3	Strongly disagree with bike path in our front yard. It's an infringement on our privacy!	Jul 15, 2013 2:36 PM
4	But would like to see fiber optic internet available.	Jul 15, 2013 10:50 AM
5	Very Poor Leadership and no lack of direction. It seems like not one person in office has any real understanding of fiscal issues and make decisions based on emotional attachments rather than sound analysis.	Jul 12, 2013 10:47 AM
6	Let it develop at its will.	Jul 11, 2013 9:34 AM
7	The Township board does not provide full disclosure on possible items, does not encourage resident involvement and does not give adequate notice for meeting dates and times.	Jul 10, 2013 7:48 PM
8	I wish I would get more involved, I feel that I am out of the loop by my own choosing. Busy Life.	Jul 10, 2013 2:00 PM
9	Would like to see more transparency in the budget as well as continued efforts to gather and incorporate input from tax payers.	Jul 10, 2013 11:36 AM
10	I recognize that the township has worked hard to provide guidance and laws which reflect what they understand to be the will of the residents here, based on surveys and other input. I guess it's just an ongoing process and changes do take place over time. Our township is developing beautifully, so far, and appears to be achieving a balance between growth and preservation, with many positive preservation efforts by the township alone and in conjunction with others, such as the L.T. Conservancy. How fortunate we are to have the preservation of the US-31 view corridor and now the township is trying to acquire Camp Sea Gull. These are examples of projects which will be of increasing benefit to residents and the public alike as time passes. Please continue to make conservation a priority, while still planning for and allowing growth as necessary. Plan now for growth we may not yet see, in conjunction with our closest municipality, the City of Charlevoix, to ensure a vibrant larger community, while preserving our local beauty, overall rural character, and public and open spaces, etc. Hayes Township is not an island. It's a tall order, but vitally important to plan for the future! I consider ourselves very fortunate to have those working hard on behalf of the township to make our community a better place, and a blessing for our officials to be able to make a difficult leap of faith, intent and effort to capture such a jewel as Camp Sea Gull for all to enjoy forever.	Jul 10, 2013 11:13 AM
11	Yes, except for the pursuit of the Camp Seagull property. The Township's approach is to buy now and worry about it later, with no regard for present or future costs or the taxpayer's legal right to vote for such an expenditure. Camp Seagull is a shocking and disappointing departure from the conservative principles the majority of people in this area hold.	Jul 10, 2013 11:07 AM
12	I believe the Townsh has not properly managed the budget and continues to use	Jul 9, 2013 10:57 AM

Page 3, Q12. Are you generally satisfied with how the Township has developed?

	funds for selected interested groups.	
13	Please do not allow a Motor Coach Community.	Jul 9, 2013 10:26 AM
14	does not seem to be any active pursuit of industrial/commercial tax base	Jul 9, 2013 8:40 AM
15	Generally I'm happy with the development. However, a few years ago the township decided to tar and chip our perfectly good blacktop road. Now our road is a mess where kids have a hard time skate boarding and roller skating on the road which was previously fine. You should consider asking people's opinion before doing such projects. The road was much better off before the tar and chip project. My yard, lawn mower and snow-blower were much better off as well.	Jul 8, 2013 5:55 PM
16	I appreciate the mix of farming, year round homes, vacation homes, and open space. I do not want to see more buildings and less green space.	Jul 8, 2013 2:48 PM
17	I don't think we encourage business growth.	Jul 8, 2013 9:58 AM
18	Yes and No. If you have all these parks why do we need more? If you have all this money why not give it back to the people?	Jul 8, 2013 9:49 AM
19	Except bike trail.	Jul 8, 2013 9:44 AM
20	has been done with care and consideration	Jul 7, 2013 2:08 AM
21	But we are NOT satisfied with the assessor Mr Hoadley.	Jul 6, 2013 10:23 PM
22	I feel that the township overly regulates the use of one's own property - that the township is more concerned with conservation and "green" issues than it is with economic development. There needs to be more of a balance in Hayes Township - far too regulated.	Jul 6, 2013 10:18 AM
23	Land is now being parcelled off into smaller chunks in the same area I owned previously which Hayes Township would not let me do as a landowner.	Jul 5, 2013 7:21 PM
24	IN general I support outdoor parks and some of their facilities, however there are more important issues in Hayes twp that need addressing. The attitude of the zoning board of appeals and board members is appalling. They forget who they work for, that they are here to serve the public! Members should assist, and provide additional information to all people instead of providing incomplete/inaccurate data. Currently, record keeping, minutes and application of laws/ordinances is incomplete, inaccurate or non existent. This leaves the twp. exposed to lawsuits, and the general fund monies will be responsible for the judgements because of improper procedures and records. Mr Scheel's records are incomplete and he doesn't tell the truth to the residents and the boards. It is a re-occurring comment by many residents that its "who you know" in Hayes Twp. The comments made by officials are frequently rude, condescending and sexist when dealing with public. I would prefer that more money be spent on operations, management and training of the twp. offices and officials rather than to adding more parks or facilities. Add staff or pay higher wages to provide competent staff to provide better service. The twp. is taking on these long term expenditures and projects while discouraging residential/business grow and	Jul 5, 2013 2:17 PM

Page 3, Q12. Are you generally satisfied with how the Township has developed?

	development which is critical to increasing funding of the general fund. The residential taxes are insufficient to support these type of projects and programs long term. Officials should listen to the public and heed their suggests and concerns.	
25	I am not happy with the push to increase tourism. I feel the area is oversaturated especially in the area of boating and fishing to the point of at times being unsafe for swimming. Boaters and bass fishermen have no regard for swimmers.	Jul 5, 2013 1:15 PM
26	Odd residential development like manufactured homes popping up in large, once beautiful farm fields. Those homes will remain an eyesore for eternity.	Jul 3, 2013 4:03 PM
27	I am very pleased to have Camp Seagull as a Twp. Park; I would be interested in Township Involvement in providing Internet access for residents.	Jul 3, 2013 10:40 AM
28	With the exception of the Camp Seagull fiasco	Jul 3, 2013 9:34 AM
29	Need sewers for Susan Lake properties.	Jul 3, 2013 9:08 AM
30	Yes and no, I am very pleased with camp sea gull accusation, but not thrilled with expanding trash facility. Our area is beautiful and should be kept that way.	Jul 3, 2013 12:40 AM
31	Would like to see the township maintain its rural caracter with limited comercial developement.	Jul 2, 2013 8:35 PM
32	The new Native American housing on Murray was done tastefully - way to go, tribal folks!	Jul 2, 2013 5:00 PM
33	we cant afford more parks seems like the board has its own agenda times are hard for many of us you dont seem to care its just spend spend spend	Jul 2, 2013 3:56 PM
34	Keep up the good work!	Jul 2, 2013 9:45 AM
35	Would like to see more NEW residential and commercial development in Hayes Township, especially along US31.	Jul 1, 2013 12:28 PM
36	I currently pay over \$6,000 property taxes and receive "0" services from local government. I am retired on a fixed income and chose to live here because it is quiet, rural and scenic and I want it to stay that way.	Jul 1, 2013 11:32 AM
37	Too much concern about tourism. This isn't Charlevoix.	Jul 1, 2013 11:09 AM
38	We already pay enough taxes. We don't need it.	Jul 1, 2013 10:48 AM
39	would like to see less opposition to natural growth	Jul 1, 2013 9:21 AM
40	Until this park decision.... It is not in the best interest of the tax payers...it will cost money to run while laminating a lot of future tax base that could reduce taxes....board should be focus on reducing these high taxes rather then creating increase!!!!	Jun 30, 2013 3:38 PM
41	However, I am dissatisfied with plans to purchase Camp Seagull and operate a public facility and park. This is an unnecessary expense for Hayes Township residents with Young State Park a mere 7 miles away. Tax revenues from a few	Jun 30, 2013 11:30 AM

Page 3, Q12. Are you generally satisfied with how the Township has developed?

	new homes on the property would be a much better contribution to Hayes Township than an additional expense of a park.	
42	We need a boat launch to lake michigan or lake charlevoix desparatley in hayes township	Jun 30, 2013 10:09 AM
43	I am unhappy with the wind turbine that I can see in my backyard. These things are fine as long they destroy personal property owner views.	Jun 29, 2013 9:18 PM
44	we need high speed internet, natural gas to homes, new fire hall in township,NOT A NEW PARK THAT CREATES MORE CONJESTION IN AREA, ON WATER AND LAW ENFORCEMENT!!!	Jun 29, 2013 7:31 AM
45	We are behind the times with internet access. Many home based business are int he area and high speed is almost a necessity now a days. I think this hurts all businesses in the area.	Jun 28, 2013 6:56 PM
46	The township provides a rural feel as one drives around and this should be maintained.	Jun 28, 2013 4:05 PM
47	Let us get on with BC Road trail and Camp Seagull Park!	Jun 27, 2013 2:30 PM
48	Over the 28 years I have been a resident of this township, I believe the board has done a good job of keeping growth at a reasonable pace and keeping the area highly desirable.	Jun 27, 2013 10:17 AM
49	Living in Texas, I have no knowledge of the development scene in Michigan.	Jun 27, 2013 8:10 AM
50	Nice rural area that preserves the natural beauty of the land. Open spaces, quiet is hard to find and desirable	Jun 27, 2013 6:57 AM
51	township growth should be up to individaul property owners, if someone wants to develop a water front camp let them, it should not come out of tax payers pockets, know matter how you size it up, the tax payer always get burned.	Jun 26, 2013 3:04 PM
52	No Coment	Jun 26, 2013 2:40 PM
53	poor management of elected officials	Jun 26, 2013 2:28 PM
54	I am very happy and proud to be in Hayes Township. A beautiful job has been done to preserve the beauty of the area and I feel the purchase of the new park was a wonderful addition to the township.	Jun 26, 2013 1:35 PM
55	Need to replace Big Rock property with more business for jobs & funds	Jun 26, 2013 9:00 AM
56	THe new park is the idea of a few that will create a financial burden for many. The idea that it will self supporting is not correct and a poor judgement . It is not responsible , the overhead of the township should be reduced. Gov. Overspending will create great pain for everyone in the future .	Jun 25, 2013 10:24 PM
57	the township is trying to review all changes to see how it will impact residents	Jun 25, 2013 7:52 PM
58	There is very little, if any, growth and shrinking property valuations. Together these must equate to shrinking tax revenues. The economic outlook is less than	Jun 25, 2013 8:33 AM

Page 3, Q12. Are you generally satisfied with how the Township has developed?

	bright. I think we should be taking a very conservative approach to spending tax revenue and begin.	
59	The Township needs to be more proactive in it's planning and zoning efforts (vs. reactive), and preserve/protect R-1 residential areas. Also, the Township needs to ENFORCE it's current zoning laws, especially in regards the 50' shoreland protection strip. The Township's Zoning Administrator turns his head the other way in regards this part of the ordinance.	Jun 24, 2013 10:50 AM
60	Would like to see township push for tech/research development taking advantage of our beautiful area to recruit year-round business revenue to township.	Jun 24, 2013 10:30 AM
61	We could use more good jobs.	Jun 24, 2013 1:50 AM
62	not sure	Jun 23, 2013 5:59 PM
63	If businesses want to develop along US-31 or B.C/Chx roads, they should be permitted to do so.	Jun 23, 2013 11:30 AM
64	uncertain	Jun 23, 2013 10:46 AM
65	New to township, so not a lot of knowledge yet.	Jun 23, 2013 10:28 AM
66	Highway 31 needs to be kept in good shape . . . Lake views should be enhanced by removing some lake side trees along US 31.	Jun 23, 2013 9:23 AM
67	Keep it green / undeveloped = don't make Hayes Twp. another Bay Harbor / Petoskey.	Jun 23, 2013 1:37 AM
68	We desperately need access to Lake Charlevoix and Lake Michigan.	Jun 22, 2013 6:09 PM
69	There seems to be an effort to retain rural setting but allowing some small development	Jun 22, 2013 4:28 PM
70	To many restrictions on how "my" land may or may not be developed!	Jun 22, 2013 11:19 AM
71	The township should not had let the owners of a very large scale house at the end of Maple Grove lake access area fill in the beach. Need to enforce natural beach area for all lakeside residents...no chemicals to kill off beach grasses that harm our aquafers.	Jun 22, 2013 10:26 AM
72	I have owned property in Hayes Township for a few years. I have not been notified if and when any developments take place. Nor have I been informed when and if there have been township meetings to discuss future development proposals.	Jun 22, 2013 9:16 AM
73	the people who are in charge of assesments have no clue	Jun 22, 2013 8:38 AM
74	It's good now we don't need a bunch of extras in hays township	Jun 21, 2013 11:56 PM
75	would like to see more development outside at the township hall like a play area for children, then maybe the people would use the picnic tables and fire grills. I never see anyone using them, I live accross from there. what a waste of money	Jun 21, 2013 6:41 PM

Page 3, Q12. Are you generally satisfied with how the Township has developed?

	on grills and picnic tables. what about a water fountain , flower garden, to attract people. Like the large stones and flag. will veterans names from hayes township be ingraves on the stones? We need to honor all the men and women from our township.	
76	we like the open space and farmland	Jun 21, 2013 5:43 PM
77	Lack of infrastructure including natural gas, decent cellular, Internet, cable TV. We are missing ALL of the amenities that other townships around us have.	Jun 21, 2013 4:13 PM
78	The purchase of Camp Segul will only benifit the haves not t hheave nots!!!!!!!!!!!!!!!!!!!!!!	Jun 21, 2013 2:23 PM
79	Appreciate township attention to blight and prompting property owners to keep up their property.	Jun 21, 2013 2:06 PM
80	Too many people burning wood for heat, I'm ready to leave so I can breathe.	Jun 21, 2013 1:37 PM
81	In the 8 years we have lived here the twp has relatively unchanged. We are pleased with the Camo Seagull project.	Jun 21, 2013 12:35 PM
82	The Township should not have purchased Camp SeaGull. This will cost us the residents extra taxes. There is no such thing as a free ride. When will we learn. It took 14 years to repave Charlevoix/Boyne City Rd. because we did not have the funds to do it, and in less tha a year we find funds to buy Camp SeaGull	Jun 21, 2013 11:00 AM
83	zoning Nazi's run wild over property owners rights. they want to take us back to the 1800's	Jun 19, 2013 8:46 AM

Page 4, Q19. Additional Comments:

1	I worry that the knee-jerk decisions that are being made have a total disregard for future financial implications. I believe that some of these decisions makes Hayes Township susceptible to future financial difficulties and impedes its ability to act autonomously within the County and State because of its need to rely on outside sources as a financial crutch. No money from outside sources comes without strings attached and if you rely on handouts from so-called private donors and government institutions than you ultimately become enslaved to the will of other to take the Township in the direction that they feel optimal and awarded to them because of their financial interest, and not the citizens themselves. The Township needs to become more self sustainable and not look for the strings attached handouts from "private donors" and other government agencies.	Jul 12, 2013 10:56 AM
2	Why do you send these surveys? The township board will enact ordinances to do as they want anyway.	Jul 11, 2013 9:35 AM
3	Keep the operating cost at a minimum. Picnic and swimming activity only. no camping or boat launch	Jul 10, 2013 3:45 PM
4	Local residents don't need camping. make this a daytime park for the township. no boat launch!	Jul 10, 2013 2:42 PM
5	I can't afford any tax increases.	Jul 10, 2013 11:42 AM
6	We have a lot of undeveloped commercial land already, but allowances could be made in this area for job-creating businesses. We've had a nice respite during these difficult economic times from development pressures and that may not change any time soon, but it could return in the future. Without jobs and families, Charlevoix will be a very seasonal resort destination with lower year-'round job prospects and wages, and an increasing dichotomy between our summer and year-'round residents. It'd be nice to develop jobs in our community while still preserving what keeps us all here and what draws our summer visitors and residents. I don't know what's best. I guess plan for some growth and preserve the rest! What a balancing act! Regardless, please keep up the effort to uphold the residents' desire for preservation of our natural amenities and beauty, and public access to these amenities.	Jul 10, 2013 11:29 AM
7	Once again the Township wants to determine if my views are based on owning lake front property or not.	Jul 9, 2013 10:59 AM
8	Again, please do not allow a Motor Coach Community.	Jul 9, 2013 10:27 AM
9	What are you trying to do, if you're going after the big city- no. If people like this big city life they should move there!	Jul 8, 2013 9:51 AM
10	Thank you for all you do	Jul 7, 2013 2:08 AM
11	As I said we are very upset with the assessors office and incomplete support!! We are currently pursuing legal action.	Jul 6, 2013 10:24 PM
12	We do not need this new park. It was not thought thru at all. There is no way this park will support itself, although it is the misguided thinking of three board members that it will. We can not afford the taxes it will take to maintain this park.	Jul 6, 2013 1:07 PM

Page 4, Q19. Additional Comments:

	Something this big should have gone before the voters of this township. It is my hope that comments like this will be taken seriously. It is my fear that certain board members are out for (look what I did) and simple dont care how it affects the voters. WE DONT NEED THIS NEW PARK, OR MORE TAXES. The Big Rock property needs to be developed into something that will bring in tax dollars for the township. NOT A PARK.	
13	Since you have provided us with this opportunity to include additional comments, I want to voice my angst with our friendly (NOT) tax man. It is regrettable that Paul Hoadley had developed such a reputation of being rude and insufferable with Hayes Township residents. I, myself, have been put off by his arrogance numerous times. Just recently I had an question and called the Township office. Paul answered the phone. As he did not ask nor did I volunteer, I do not believe that he knew who I was. After hearing my 1 sentence question, his response to me was demeaning, arrogant and flippant. If he is unable to comport himself with a sense of professional decorum, then I think that this board must limit his personal contact with the residence of Hayes Township. After all..... He is our employee, and common courtesy must be demanded. Thank you for hearing me out.	Jul 5, 2013 10:12 PM
14	I would encourage growth that does not include a cost incurred to me as a property owner. I am adamantly opposed to the Non-motorized trail on the non-lake side of the BC/CHV Rd. It seems to me that it takes property away from those land/home owner who have less property in the first place.	Jul 5, 2013 7:25 PM
15	There appears to be an "us vs. them" attitude between elected and appointed officials of this township and residents who are considered new to the area. This type relationship never accomplishes anything but a culture of distrust, frustration and contempt. Everyone needs to feel they are listened to as well as being heard. Currently, many new and part-time residents express feelings of arbitrary and capricious application of Township ordinances favoring long-time locals and/or monied individuals. This is not "your grandparents township" any more and officials need to accept that fact and change with the times.	Jul 5, 2013 2:17 PM
16	Question # 16 is not appropriate and makes your survey biased and useless.	Jul 5, 2013 1:20 PM
17	Property taxes too high for the limited services available Non residents bear too heavy a burden of taxes and unfair tax assessments	Jul 4, 2013 1:06 AM
18	Properties by Susan Lake need developing.	Jul 3, 2013 9:09 AM
19	Thanks for getting "The People's Opinion"!	Jul 2, 2013 5:02 PM
20	you the board have bought a money pit in camp seagull lets give it to the county or the state we cant afford it shame on you people	Jul 2, 2013 4:01 PM
21	Slow, steady and planned should be the course of development in Hayes Township.	Jul 1, 2013 11:37 AM
22	Any change should be evaluated on its ability to guarantee cost neutrality, with regards to property taxes and assessments.	Jul 1, 2013 11:34 AM
23	We don't need bike trails and parks. They are only for tourist. 95% of locals don't	Jul 1, 2013 11:17 AM

Page 4, Q19. Additional Comments:

	use them. If the tourism group hadn't run industry and manufacturing out of northern Michigan, the locals would have time and money enough to enjoy all these things that the tourists do. Hayes Township should concern itself with the people that live here! To hell with the tourists. The reason they are tourists is because they come from areas that have industry and manufacturing. They have good jobs and own businesses so they can afford to travel and be tourists. Lets make more Hayes Township Residents "Tourists."	
24	Thanks for asking.	Jul 1, 2013 10:43 AM
25	Caqmp Seagull should be a dusk to dawn park. No camping and no boat launch. If the park is limited to swimming and picnicing it will draw less tourests and be available more for township residents to swim and picnic. A limited park will also cost less to manage and take care of.	Jul 1, 2013 8:46 AM
26	I'm totally against this project... I love parks and we are big hikers, but this is not a good financial decision for all tax payers for the years to come.... Plus there are plenty of parks now on the lake... Not to count that this 5-10m dollar project will be used about 3 months a year actively.... I will be counting the cars daily from Oct. 1st to June 1st to see how we'll you spent our money!!!! Feels like too much of, every other township has one so we should have one decision!!! Never a good way to spend our money!!!	Jun 30, 2013 3:47 PM
27	We have only lived here for two summer and only are in the summer so I realize we don't know verything about the township/area. However, there seem to be plenty of places for recreation around Charlevoix, Boyne City and Petoskey. It doesn't seem necessary to raise taxes even more to add another recreation area. We already pay a very high amount of taxes to live here for the summer and don't even send our three kids to school here. In addition, Great Lakes energy charges us more for our electricity than year round residents which seems entirely unfair. We put a lot of money into this area, pay high taxes and electricity and support the area economically. Please Don't ask summer residents to pay even more taxes to add another rec area.	Jun 30, 2013 1:31 PM
28	Please please please concentrate on a small boat launch and picnic area. All the site indicated above are very poor sites that you cannot launch a boat or have a nice picnic with your family. I have to go into town to areas that are congested and packed with people. We need a nice site here in our township. We have a beautiful township with very poor recreation ammenities. I have visited all the listed sites above and they suck.	Jun 30, 2013 10:14 AM
29	Annual township trash pick-up is a good idea, and helps prevent blight. We love the farms/farm markets.	Jun 30, 2013 6:32 AM
30	Hayes Township Board, keep up the good work. Thanks for all you do.	Jun 29, 2013 10:34 AM
31	I DO NOT WANT A BIKE PATH ON MY PROPERTY	Jun 29, 2013 8:47 AM
32	ON THE BIKE PATH USE THE 33 FOOT ROAD RIGHT AWAY NOT THE 50 FOOT RIGHT AWAY BIG ROCK SHOULD BE US AS A WIND GENERATOR SITE	Jun 29, 2013 8:19 AM
33	NO NEW PARK!!!!, we need other services before addin additional overhead	Jun 29, 2013 7:34 AM

Page 4, Q19. Additional Comments:

	costs, besides I would like a reduction in my property taxes, and services that other twps have around us that we still don't have???? what's going on with that????	
34	I am excited about the prospect of a boat launch on our side of the lake and the lake access it provides for our township. It is very inconvenient right now for people on our side of the lake to have to go all the way through town to launch a boat. If there was a launch in Boyne City, that is way too far and too much gas usage to haul your boat if you want to go out to Lake Michigan. It will also be very nice to have a nice place to get in the water on a hot summer day or ice fish or skate in the winter.	Jun 28, 2013 8:36 PM
35	We can be a beacon to other townships who still have open land if we preserve and protect nature in every way possible. Hayes township is beautiful place but the encroachment of development is knocking on the door and as farms sell off their acreage we see more and more houses, cars & crime happening right next door.	Jun 28, 2013 4:14 PM
36	Having property on a seasonally maintained road I would like to see more improvements to these roads in order to obtain access anytime of the year. Example: Stephens Rd. Being that we pay taxes for all township road improvements, schools, etc. I believe this should be looked at since the lack of some roads not being maintained means there are ruts in the road, making it impossible to get to some tax payers property, or the winter weather prevents access. (Mid Dec-late April.)	Jun 28, 2013 4:02 PM
37	We are NOT in favor of the purchase of Camp Seagull. Jim and Janice Harvey	Jun 28, 2013 2:03 PM
38	Question #16: I own a waterfront lot in Hayes Township, no home on the property.	Jun 27, 2013 8:11 AM
39	Several hilltops ~350' above Lake Charlevoix and 1 mile to it's north would make ideal wind generator sites.	Jun 26, 2013 8:15 PM
40	Township goverment should work for the people, a park would be nice if someone else other than the township purchases it, I remember the swimming pool issue, all that does is cost the township money, every year I see that millage on my property tax assessment.Like the old saying the rich dance and have fun while the tax payers pay the band.	Jun 26, 2013 3:13 PM
41	The value of the township is its rural character with open spaces and natural beauty. Overdevelopment will reduce the value for everyone in the long run.	Jun 25, 2013 10:26 PM
42	I very much appreciate the annual cleanup / pickup and chemical / electronic drop off opportunities. Helps keep our township cleaner and safer. The road improvements have been slow in coming but make driving on some of these roads much safer - especially the Boyne City road. I also appreciate having such easy access to township officials as needed and they are always courteous and helpful,. This is a very nice township to live in and taxes are quite reasonable in comparison. Public office is nearly a no win situation and I think our township officials all deserve a big thank you.	Jun 25, 2013 8:45 AM
43	Since I am a permanent resident of California now and only pay minimal taxes	Jun 24, 2013 11:52 PM

Page 4, Q19. Additional Comments:

	on a garage attached to a mobile home at Lake Michigan Hgts., which I am in the process of selling, I don't believe that I am truly qualified to render any opinions called for in this survey. I wish you all the best there in beautiful Charlevoix Co. Ora K. Thomas	
44	I would like to see small scale growth of locally owned business such as farm stands and cabin/outdoor sports equipment rental. I want to see profits generated that depend on keeping the land beautiful but still generate both interest in the area and revenue for upkeep.	Jun 24, 2013 9:38 PM
45	I chose to live here because it is rural and quite. I already pay for services that have never benefited me. I want to see a certified plan for Camp Sea Gull that includes all the peripheral requirements and a realistic plan for paying for it all that does not include the Tax Payers.	Jun 24, 2013 9:48 AM
46	It appears anyone can fill out this survey without having to prove one is a Hayes township resident. How can one be sure only Hayes township residents input is evaluated for this survey?	Jun 24, 2013 1:52 AM
47	I do not want any additional millages for any of the projects or ideas mentioned in this survey. Don't go looking for ways to spend more money.	Jun 23, 2013 11:33 AM
48	Bought house, not moved yet.	Jun 23, 2013 10:28 AM
49	I really do think we need another park!!!	Jun 22, 2013 9:54 PM
50	new business is good	Jun 22, 2013 7:39 PM
51	I live in Traverse City now near my daughter. We bought the land when we lived in Boyne City about 40 years ago, We stayed in Boyne for 18 yrs then moved to Grand Rapids area. We check on the property a couple times a year and have had timber select cut about every 6 to 8 yrs. We have a forester who advises us when the timber is ready to cut. We also have friends who hunt on the land and tell us if there is anything unusual going on.	Jun 22, 2013 7:07 PM
52	I WOULD LIKE TO SEE STRICT REGULATIONS ON OUT DOOR WOOD BOILERS	Jun 22, 2013 11:24 AM
53	In this hard economic time we feel "a fancy color" bulletin is without merit & a waste of taxpayer monies. The spring pick up: after reading the bulletin I wondered what if anything you could put out to be picked up?	Jun 22, 2013 11:21 AM
54	When if ever are local, full time natives going to have a chance to enjoy this area. All of the benefits to our area goes to people with money!!!!!!!!!!!!!!	Jun 21, 2013 2:28 PM
55	Charlevoix needs both jobs and affordable housing in order to grow. Downtown seems to be unable to attract and keep new businesses, so it is up to the outlying townships to take the lead on providing innovative incentives in order to attract and keep business and industry in the area. There also needs to be incentive for development of more affordable housing within our school district, but close to areas that are currently providing work for our residents (e.g. Boyne City & Petoskey) as we continue to lose families to those areas simply because they don't have anywhere to live.	Jun 21, 2013 12:41 PM

Page 4, Q19. Additional Comments:

56	The township needs to strengthen and enforce regulations on green belts and wetland protection and take seriously the need to preserve the northern Michigan scenic character of the area,	Jun 21, 2013 12:01 PM
----	--	-----------------------