

## **Appendix C**

### **Plan Update Public Input Summary (2007)**

# Hayes Township Master Planning Process

## Community Opinion Update- Response Summary

### Introduction

Below are the findings from an informal Hayes Township Planning Commission questionnaire that was made available for township residents and property owners to complete and return during January and February 2007. The questionnaire was available on-line, at a public forum (January 2007) or by request. Township property owners were made aware of this questionnaire via a post card which was sent out, using a mailing list provided by the Township Assessor. The intent of this effort was to determine whether or not the findings from a previous survey still applied, and allow residents an opportunity to provide additional input early in the Hayes Township Master Plan update process. The findings were to provide an idea of the views of the Township residents, for general planning purposes only, and were not intended to provide statistically valid survey results.

The findings below are based on the very limited number of questionnaires that were returned, 52 responses. The findings presented here should be used with extreme caution due to the low response rate. Additionally, due to the limited response, this is only one of means by which the Planning Commission is seeking input into the planning process.

### A. Growth Management

1. The issue of controlling growth and development can be controversial. Please check the statement that most closely matches your views about growth:
  - 3.8% I would like to see growth encouraged.
  - 7.7% I would prefer to let growth take its own course in this area.
  - 80.8% I would prefer planned and limited growth in this area.
  - 7.7% I would like to see a goal of no growth in this area.

### B. Land Use

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

|                                  | Very Important | Important | Neutral/<br>Uncertain | Unimportant | Very Unimportant |
|----------------------------------|----------------|-----------|-----------------------|-------------|------------------|
| a. Farming                       | 55.8%          | 34.6%     | 9.6%                  | 0%          | 0%               |
| b. Commercial / retail / service | 6.0%           | 16.0%     | 28.0%                 | 36.0%       | 14.0%            |
| c. Resort and tourism            | 12.0%          | 36.0%     | 18.0%                 | 20.0%       | 14.0%            |
| d. Light manufacturing           | 7.8%           | 35.3%     | 21.6%                 | 17.6%       | 17.6%            |
| e. Mining (Sand & Gravel)        | 2.0%           | 15.7%     | 25.5%                 | 23.5%       | 33.3%            |
| f. High-tech office business     | 10.0%          | 30.0%     | 22.0%                 | 14.0%       | 24.0%            |
| g. Other (specify): _____        |                |           |                       |             |                  |

2. How would you like the Big Rock property used in the future: (circle one)
  - Commercial/Industrial (0%)      Recreation (82.7%)      Housing (1.9%)      Other (15.4%)

Hayes Township Master Planning Process  
*Community Opinion Update- Response Summary*

**C. Housing**

|   | Strongly Agree | Agree | Neutral/<br>Uncertain | Disagree | Strongly Disagree |
|---|----------------|-------|-----------------------|----------|-------------------|
| 1. The mix of housing in the Township meets the diverse needs of the residents. | 14.0%          | 44.0% | 24.0%                 | 14.0%    | 4.0%              |
| 2. Adequate affordable housing is available in Hayes Township                   | 11.8%          | 29.4% | 23.5%                 | 23.5%    | 11.8%             |

**D. Environment and Open space**

|   | Strongly Agree | Agree | Neutral/<br>Uncertain | Disagree | Strongly Disagree |
|---|----------------|-------|-----------------------|----------|-------------------|
| 1. Hayes Township should work to preserve scenic views. | 72.5%          | 21.6% | 5.9%                  | 0%       | 0%                |
| 2. Hayes Township should work to preserve farmland.     | 60.8%          | 25.5% | 13.7%                 | 0%       | 0%                |
| 3. Hayes Township should work to preserve open space.   | 64.7%          | 31.4% | 3.9%                  | 0%       | 0%                |

4. Which of the following best describes what “Open Space” means to you? (rank 1-6, with **1 being best**)

*Note: The numbers below indicate the number of respondents which rated each type of open space 1 through 6—all respondents did not follow the instructions to rank 1-6, so the total number of “1” responses is greater than the number of responses (52).*

|       | Forests | Wetlands | Scenic views | Parks/Sports fields | Pasture/meadow | Farmland |
|-------|---------|----------|--------------|---------------------|----------------|----------|
| 1     | 19      | 12       | 15           | 5                   | 20             | 18       |
| 2     | 7       | 4        | 8            | 3                   | 10             | 8        |
| 3     | 12      | 12       | 10           | 3                   | 6              | 1        |
| 4     | 6       | 11       | 3            | 3                   | 6              | 12       |
| 5     | 4       | 6        | 10           | 3                   | 6              | 9        |
| 6     | 1       | 3        | 3            | 30                  | 1              | 1        |
| total | 49      | 48       | 49           | 47                  | 49             | 49       |

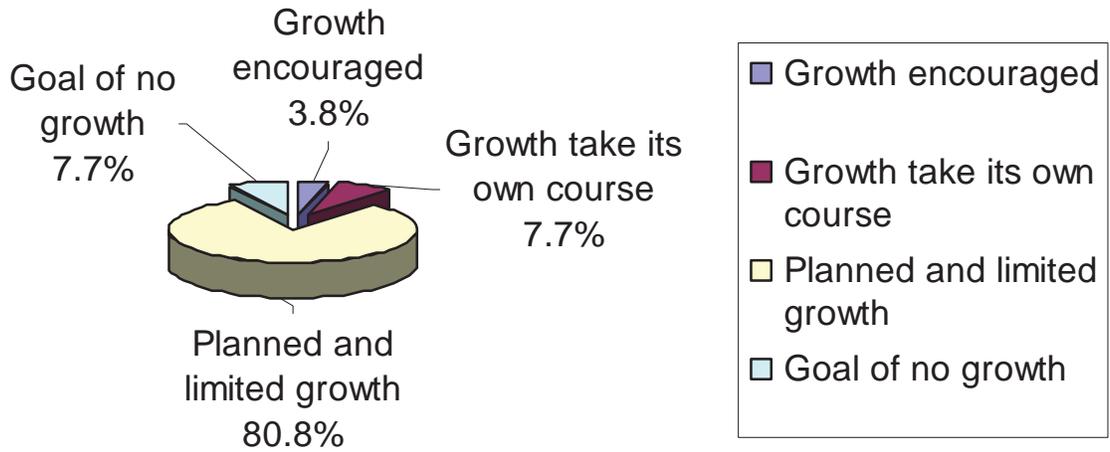
**E. Zoning**

Past surveys have indicated the protection of rural character is important to residents and property owners in Hayes Township. Based on this sentiment the Township consider zoning for rural residential areas at a density of:

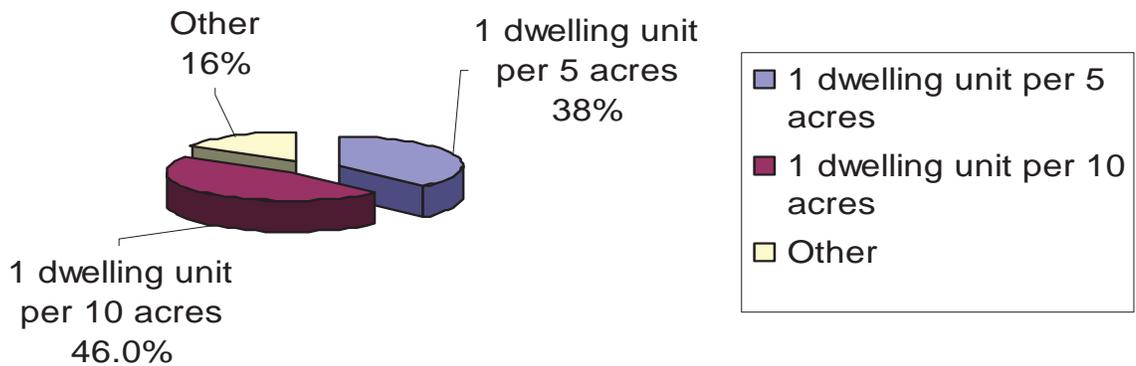
38.0%                                      46.0%                                      16.0%  
 1 dwelling unit per 5 acres          1 dwelling unit per 10 acres          other (define)\_\_\_\_\_

(current zoning standard)

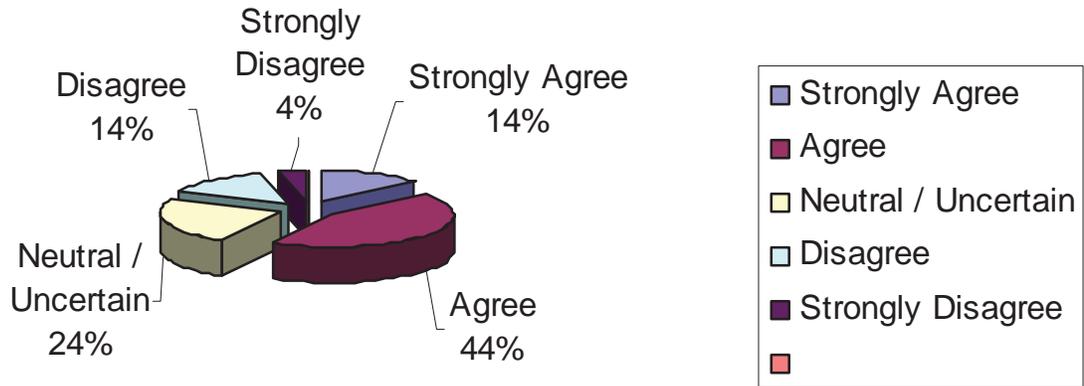
## Growth Management



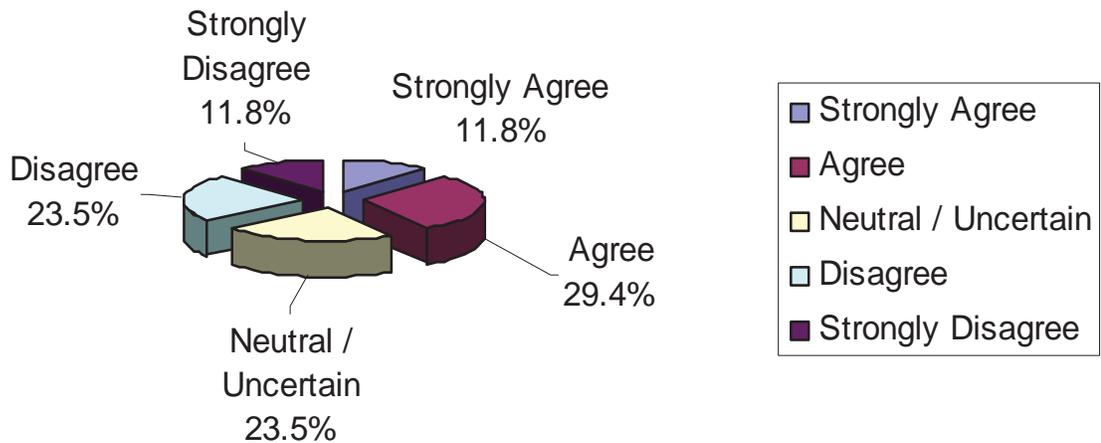
## Zoning



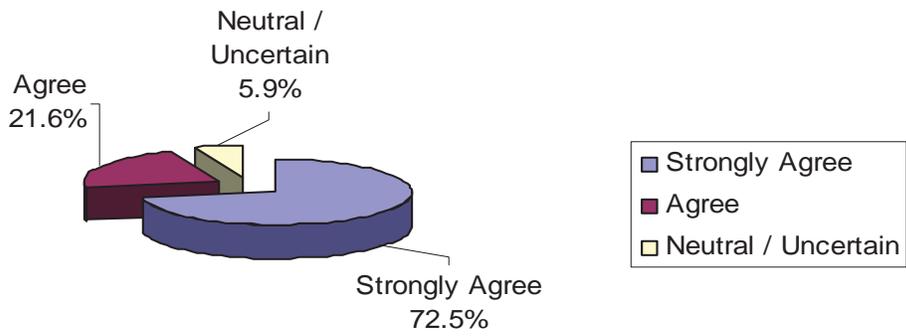
### The mix of housing in the Township meets the diverse needs of the area



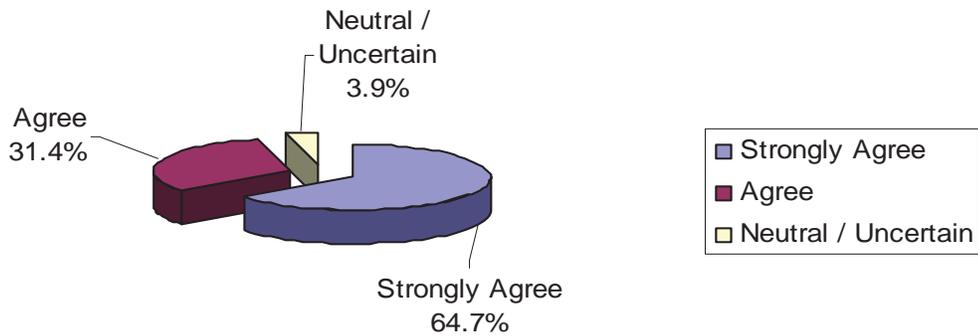
### Adequate affordable housing is available in Hayes Township



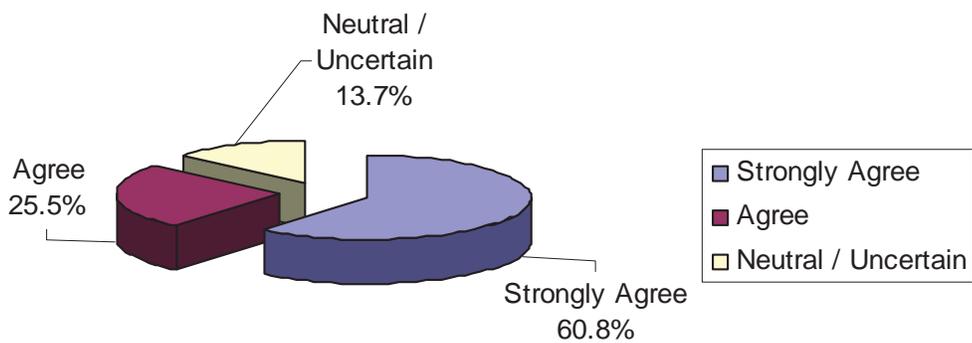
### The Township should work to preserve scenic views



### The Township should work to preserve open space



### The Township should work to preserve farmland



# Hayes Township Master Planning Process

## Comments Received

(through 2/28/07)

### Growth Management

- I believe there's room for commercial uses providing we have screening, etc in order.

### Land Use

- I support the concept that a land owner should be allowed to be self-supporting/self-sufficient as long as activities conform to environmental regulations, are not "Blight-producing/encouraging", and do not infringe on the rights and enjoyment of neighbor's properties.
- Allocate land for ...
  - homes.
  - engineering businesses.
- Turn Big Rock into...
  - a new nuclear facility.
  - a State Park.
  - park land and open space.
  - a preserve.
- Preservation of water quality (lakes & streams).
- Let all the land be, return to nature.

### Zoning

- I am not opposed to higher density (ie 1 dwelling per 5 acres), but only as an incentive to quality "development." My idea of quality "development" is one that preserves qualities that originally attracted me to this Township. Again, forests forever, open spaces & views and of course, farmland. Though productive acreage is currently less than in our farming history, in light of large scale agri-business failures (food recalls, E. Coli, etc), I anticipate an increased appreciation of local food productions. In the last year, I have purchased pumpkins, beef, corn, flowers, apples, herbs and vegetables from "small" farms here in Hayes and Bay Townships, despite having my own garden. I wouldn't prevent nor discourage the possibilities of those whom seek some return to a more traditional lifestyle, have sufficient land, and are not afraid of the work. Therefore, I'm only supportive of increased residential density when it is thoughtfully "clustered" so as to preserve the larger land mass for wildlife, pasture, recreation and farming that will support our healthy future.
- Protect by conservation.
- Cluster housing with Open Space.
- PUD/Cluster housing.
- I would support cluster housing with green space in 40-50 acre sections. Put the housing on 5-10 acres and leave the rest wooded, wetlands or pasture.

- I am concerned about the way the Township Board makes decisions with little regard for the input from the Charlevoix County Planning Commission and the County Planner. For example, when an application is made to rezone from A-1 to RR-1, the PC automatically approves it. When it goes to the County PC they deny it because of the piece meal way the Township rezones. It goes back to the Township and the board automatically approves. I think this is a really bad way to do the public business.

The County Planner has recommended that the Township should decide what land they want A-1 and what they want RR-1 and designate it as such. I think this recommendation should be a part of the Master Plan.

I see nothing wrong with rezoning parcels 15 acres or less from A-1 to RR-1. However, I think that it is wrong to rezone A-1 parcels that are larger than 15 acres from A-1 to RR-1. This is because the issue is density.

I believe the current Master Plan indicates that most people prefer a 10 to 1 density. It seems that the board made a bad decision to go against that preference based on their lawyer's interpretation of a court case involving density. But other legal opinions have held that the case was valid on only the land the case was about (Dunmaglos Golf Course).

I think there is a simple solution. The RR-2 zone should be returned to the Ordinance. The RR-2 zone (10 to 1 density) was removed several years ago, possibly as a reaction to the Dunmaglos case. Again, it was a bad decision and a poor way to plan.

I feel that all A-1 parcels that are not being farmed and that are larger than 15 acres should be encouraged to rezone to RR-1 with a 10 to 1 density and this should be stated in the Master Plan. This would then become the guideline for rezoning from A-1 to RR-1.

- Overdevelopment can destroy Hayes Township just as it has many others. I fear that the area between the Charlevoix/Boyne City Road and the lake will in the future become multi-lot subdivisions unless restricted. The reason the area is charming is that it is mainly agricultural and/or wooded.

Setbacks and green zones should be considered. Conservation easements and large tract purchases should be addressed. It could well be that a county park should be established in a large area which would encourage a productive use.

It is only necessary to look at Houghton Lake where rings of housing with lake easements have altered a once attractive area.

In southeastern Michigan, every lake, not protected by surrounding state land has been destroyed. Large apartment complexes and subdivisions in Oakland County setting near once charming lakes have destroyed the resource. In Genesee County, many areas previously used only for farming have been turned into subdivisions with small parcels, streets and curbs only left to be unsold. This type of development, unrestricted, I fear, will soon be visited upon Hayes Township. In southern Michigan many homes remain vacant months after completion. Mobile homes should be strictly limited by zoning to mobile home parks. Minimum lot sizes, larger than presently permitted, may help promote a better housing plan.

- 1 dwelling unit per 10 acres, with clustering & open space.
- 1 dwelling unit somewhere less than 5 acres.
- 1 dwelling unit per 50 acres.
- For further development, use density as a guide.

- Cluster development.
- Cluster development to protect open space.
- Per acre is less of a concern to me than the amount of green space per house. Clustering housing with lots of open space around is a better option than 1 dwelling unit per so many acres.

## **Blight**

- There are several parcels of land in the Township whose appearance is detrimental to the beauty of the area. One in particular has taken on the appearance of a “dump” for used construction equipment. It is MOST unattractive. Perhaps the zoning is for commercial purposes at that sight, but it appears to the passer-by as a definite negative and perhaps abuse of the allowed zoning. It would be beneficial if the Township would investigate this property and take action as it is a blight to the Township.

## **Environment**

- The reason we moved out to this area was its rural characteristics. I feel at the meeting, the majority were in favor of this. We need to put “TEETH” into our Ordinance to prohibit unlimited “growth” and “NEED” to continue to protect our natural resources. Hayes Township needs to be a GREEN community and showcase how other Townships and Cities can follow our example. Thank You!
- Hayes Township should work to preserve scenic views, as much as they can without taking property rights.

## **Recreation**

- Turn Big Rock into Recreation land – after the casks are removed.