



2024 COMMUNITY SURVEY RESULTS & RECCOMENDATIONS

MARCH 11, 2025

RESPECTFULLY SUBMITTED BY THE 2024
COMMUNITY SURVEY STEERING COMMITTEE:

YEAN YOUNG

GREGG WHITLEY

JOEL ROBINSON

DAVE KEMME

DAN HOWELL

ANNE FLEMMING

CAREY CUDDEBACK

EXECUTIVE SUMMARY

Executive Summary

The 2024 Community Survey, conducted by the Hayes Township Planning Commission, aimed to gather community input to update the township's Master Plan. The survey was designed to evaluate community priorities, satisfaction with current services, and future development needs. The survey was distributed to taxpayers and renters, resulting in a 26% response rate with 431 responses.

Key findings include:

- **Demographics:** The respondents skewed older, with 80% over age 60, and had higher income and education levels compared to the general population.
- **Residency:** Over half of the respondents have lived in the area for over 20 years, and 40% of part-time and non-resident landowners plan to establish Hayes Township as their primary residence within the next 5-10 years.
- **Satisfaction with Services:** High satisfaction with EMS, Ambulance, Fire Protection, and Law Enforcement services. Areas needing improvement include Ordinance Enforcement and Road Maintenance.
- **Recreational Resources:** Positive ratings for hiking, biking, parks, and conservation lands, with a desire for more bike paths and improved beach access.
- **Growth and Development:** Strong support for managed, limited growth, particularly in single-family homes on acreage and subdivisions. There is a preference for more hobby farms and commercial farms, and a desire to restrict industrial growth.
- **Short-Term Rentals:** The community favors some level of control on short-term and vacation rentals, with preferences for limitations by location, zoning, number of occupants, and length of stay.
- **Future Needs:** A majority support requiring new development projects to allocate open natural or landscaped space. There is also support for promoting small businesses on main travel corridors and some support for more full-time local employment opportunities.

The survey results indicate a strong community desire to preserve the scenic and rural character of Hayes Township while accommodating managed growth and development. The Planning Commission will need to consider these findings in the Master Plan update to address the changing demographic trends and community priorities.

INTRODUCTION

BACKGROUND & CONTEXT

This survey project was initiated in September 2024 by the Hayes Township Planning Commission as part of efforts to update the township's Master Plan, as required by Michigan Planning Enabling Act of 2008. The Master Plan outlines the resource allocation and development strategy for the Township over a 5-10-year period. To gather relevant information, the Planning Commission decided to conduct a survey to evaluate community priorities and perspectives, and to determine what changes should be included in the Master Plan update.

Carey Cuddeback, a member of the Planning Commission and a former Brand, Marketing and Retail executive, volunteered to lead the survey effort. With many years of experience in national and international Consumer Marketing and Research, she volunteered to obtain this information without burdening the township with the significant costs of hiring a research consulting firm.

A steering committee was selected to represent owners of property from different areas within Hayes Township. We believed this would help ensure that many different perspectives from around the township were considered as the survey was developed and conducted.

We also wanted to include the Little Traverse Conservancy, as they are potentially the largest land holder in the township and provide the township with important outdoor recreational assets. Anne Flemming, the Director of Community Outreach and Communications, kindly agreed to participate in the process with us.

Lastly, we enlisted the participation of David Kemme, a long-time Hayes Township resident and Economist, who currently holds the William N. Morris Chair of Excellence in International Economics and Co-Director of the Data Science Research Cluster, FedEx Institute of Technology at the University of Memphis. He has been an important part of the steering committee providing insight and technical advice throughout the project.

The steering committee of seven people was comprised of five regional members and two additional members at our request for added expertise and insight:

1. Bayshore - Jean Young
2. AG/Interior - Joel Robinson
3. Susan Lake - Greg Whitley
4. Lake Charlevoix - Dan Howell
5. Lake Michigan - Carey Cuddeback
6. Little Traverse Conservancy - Anne Flemming
7. David Kemme, Ph.D. - Technical Consultant

PROCESS

The survey team conducted multiple workshops in October and November to design and develop the survey. These workshops were open to the public and there were several engaged citizens who attended and contributed comments as the work was conducted.

The steering committee began by clearly defining objectives, which were determined to be:

1. Measuring satisfaction with current services and levels of development
2. Understanding demographic trends and future impact
3. Assessing community needs and desires for the next 5-10 years
4. Identifying priorities for future development

With these objectives in mind, the Steering Committee determined the survey methods (paper and on-line), developed the survey questions through various workshops, conducted pilot tests with the on-line survey, and designed the promotion and outreach methods we would use to maximize community awareness and drive response rates.

The surveys were printed and mailed by KCI of Grand Rapids, the printing company that prints and mails the tax bills for the township in early December and were included in the mailing of the Township's December tax bill. Data collection efforts started shortly thereafter. In addition, residents were made aware that the survey was also available on-line and at the Town Hall for those who did not receive one by mail. The collection of surveys was officially stopped at the end of January, and data analysis was conducted throughout early February.

SURVEY COST

Costs for this survey effort came in at \$4,488.00, which is somewhat lower than the originally projected sum of \$5,000.00. The township paid over \$20,000 for the consultants that conducted the community survey in 2019, not including printing and mailing costs. We believe we were able to deliver a high-quality scientific survey and analysis at a substantially lower cost to Hayes Township.

METHODOLOGY

SURVEY DESIGN:

The Steering Committee aimed to achieve our goals within a tight timetable and a modest budget. To do this, we focused on a budget-friendly printing size that could contain about 25 questions. The questions were developed by our committee and contained several added questions based on public feedback. Two questions evaluated overall satisfaction with township services, eleven addressed future development over a 5-10-year horizon, seven covered demographics, and four provided insights on residency duration and future plans. The survey featured multiple choice, single choice, 5-point rating scales, 3-point rating scales, and one open-ended question for comments at the end.

The survey was printed to provide a four-page questionnaire that could be folded for mailing with the tax bills and returned via regular mail. To help ensure a good response rate, return postage stamps were applied to all surveys that were sent to taxpayers and all the surveys that were available at the township hall for renters. All printed surveys had a 5-digit unique number, designed to ensure no duplicates between on-line responses and completed paper surveys. All responses were completely anonymous.

SAMPLING METHOD:

For this community survey, we selected taxpayers, including both real property owners and personal property taxpayers (such as owners of mobile homes on leased land), as our primary sample group. This decision was made because the sample would be broad-based, representative and would capture the perspectives of those with a direct financial stake in the township's long-term development, considering that tax revenues are the primary funding source for public services and infrastructure.

There was a great deal of discussion about how to reach both taxpayers and township residents who did not own property. We learned that there is no list of "residents" held by the township that we could use. The main way the township reaches a general "residents" group is via the post office delivering documents into every township mailbox, as is done with the *Hayes Township Voice*. We did announce the survey in the *Voice*, but if we had sent the survey to residents using this method, we would have had sizeable duplication of recipients and would have left out the substantial number of property owners that are not full time Hayes Township residents.

We also considered using the voter rolls, which covers registered voters, but again, misses non-residential taxpayers and does not include residents who are not registered to vote in the township. Had we had more time and resources, we may have been able to comb through the voter information to pull out non-property owners to add to the mailing list. In the end, we settled on reaching out to non-property-owning residents (renters) via a front-page notice in the December 2024 Hayes Township Voice that was distributed to every resident mailbox in the township. We made extra surveys available for renters at the township hall as well.

While we believe that taxpayers were the best primary choice for our sample, we realize that this methodology does not fully capture the opinions of non-taxpaying renters in our township. Although renters are an integral part of the community, they tend to be a more transient population. In contrast, property taxpayers are more likely to have a long-term investment in the community, aligning with the survey's focus on future needs and priorities for the township.

Surveys were distributed with December tax bills on December 2nd - 5th, 2024 by KCI.

DATA COLLECTION PROCESS

We sent out 1687 surveys and provided 50 at the township hall for renters. The surveys sent out provided two ways to respond: either online via SurveyMonkey.com or by filling out the printed survey and sending it back with the postage paid Hayes Township address. A total of 435 responses were received, with 55 of these collected directly online. Of the 401 surveys sent by mail to the township, four were disqualified due to damage, duplication or blacking out of the serial number. The remaining 396 printed surveys were input into the Survey Monkey database manually. We also received 4 renter surveys as part of the total. All the responses were gathered and input by January 31, 2025.

RESPONSE RATE & RELIABILITY

The total number of responses was 431, which gave us a 26% response rate. With more than a quarter of township property owners responding, we believe this provides a representative sample of Hayes Township taxpayers. The margin of error is +/- 5%, meaning similar results would occur in 95 out of 100 repeated surveys. The responses received tended to skew heavily toward the older end of the population in Hayes Township. To address this, we examined how the age of our sample lined up with the US Census projection for 2023 by age group for Hayes Township.

In Figure 1, below, we can see the response bias: Our survey sample is much heavier in older respondents and lighter on younger respondents than US Census projections for the Hayes Township population.

There are two likely reasons for this; 1) Older respondents, most of whom are retired, may have more time to fill out surveys and send them in vs. younger taxpayers with full time jobs and busy families, and 2) Our sample was primarily property owners, and typically fewer younger people own property therefore the number of respondents would be expected to be lower in these age categories.

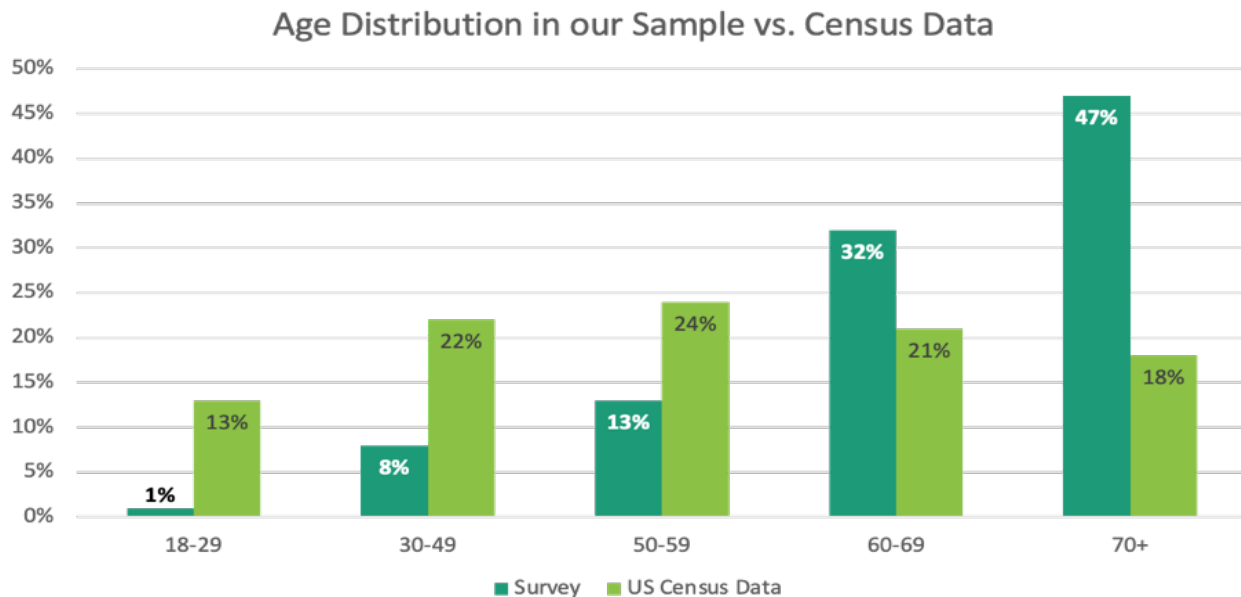


Figure 1

While we think the sample is highly representative and reliable for Hayes Township taxpayers, it likely underweights the opinions and perspectives of younger non-property owners. We can control for this in the data analysis and have included several charts with regular survey responses compared to Census adjusted survey responses in the sections that follow as well as in the appendix.

DATA ANALYSIS & KEY FINDINGS

DEMOGRAPHIC OVERVIEW

The survey contained seven questions about demographics: age, sex, marital status, size of household, income level, education level and employment status. There were a few respondents who skipped the entire demographic section of the survey, and the income question was skipped by 15% of the sample.

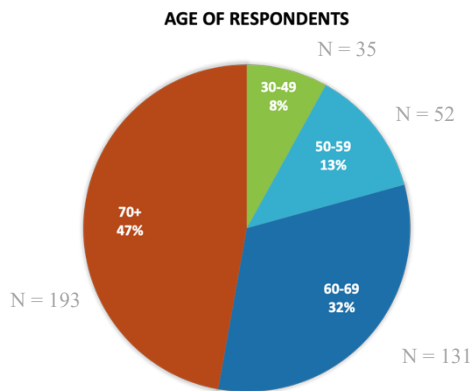


Figure 2.1

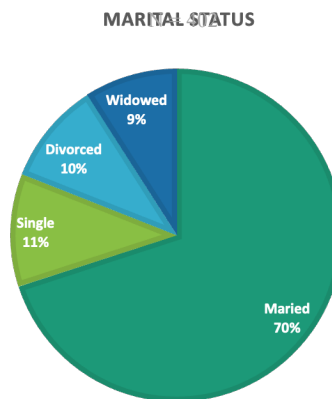


Figure 2.2

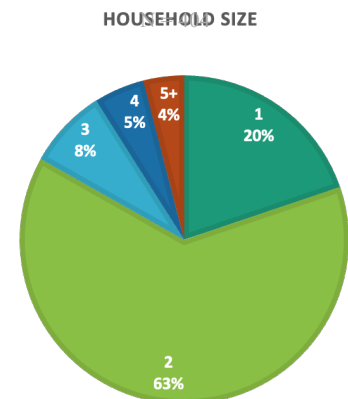


Figure 2.3

As noted previously, the demographics of our respondents skew older, with nearly 80% of our respondents over age 60 (figure 2.1). Most are married and live in one or two person households (figure 2.2).

Respondents in houses occupied by 3 people or more represent 17% of the total (figure 2.3). These are likely to be either families with children or multi-generation adult households.

The income level of our respondents (figure 3) is notably high, with over 50% earning an annual income of \$100,000 or more. According to U.S. Census data for Hayes Township, 38% of estimated township residents have incomes of \$100,000 or greater. This indicates that our sample falls into income brackets higher than those represented in the Census data.

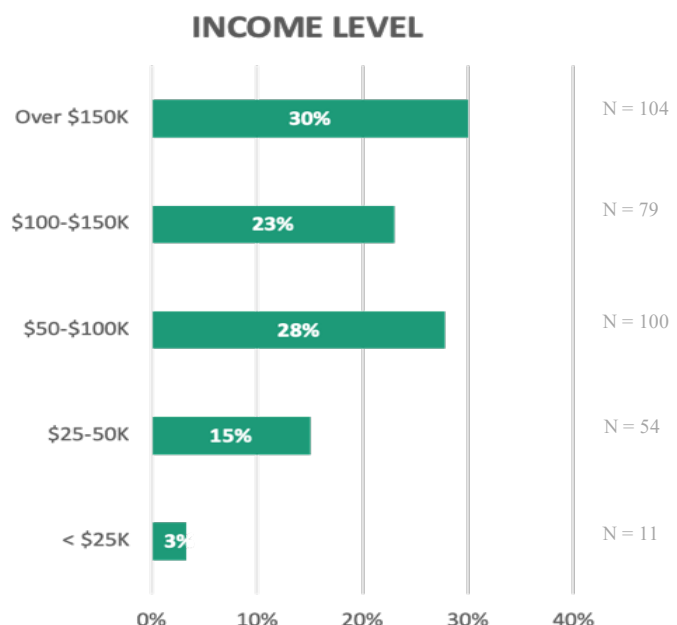


Figure 3

Similarly, our sample respondents exhibit a high level of educational attainment (figure 4), with 67% holding college degrees or advanced graduate degrees. This figure is notably higher than the US census data for Hayes Township, which reports that 31% of residents possess Bachelor's, Graduate, or Professional Degrees.

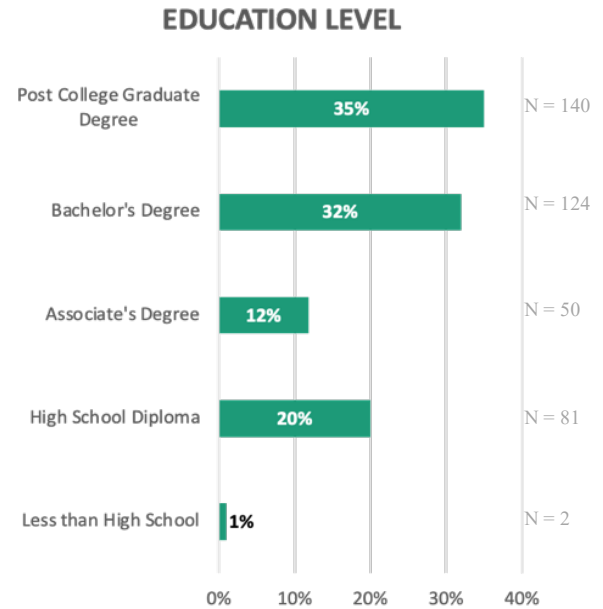
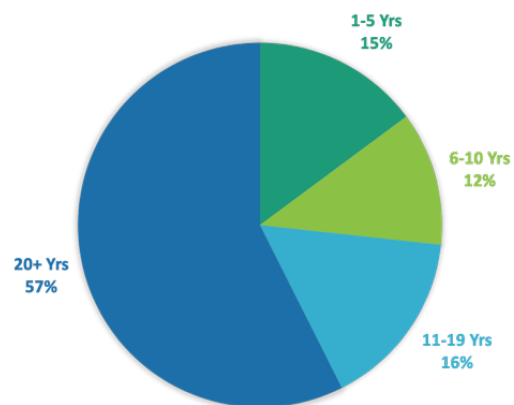


Figure 4

RESIDENCY AND FUTURE PLANS

We asked about current and future residency in Hayes Township. Over half of the respondents have lived in the area for over 20 years, with several reporting (writing on the survey) residency durations of 30, 40, or more than 50 years (figure 5).

LENGTH OF RESIDENCY (PART & FULL TIME) IN HAYES TWP

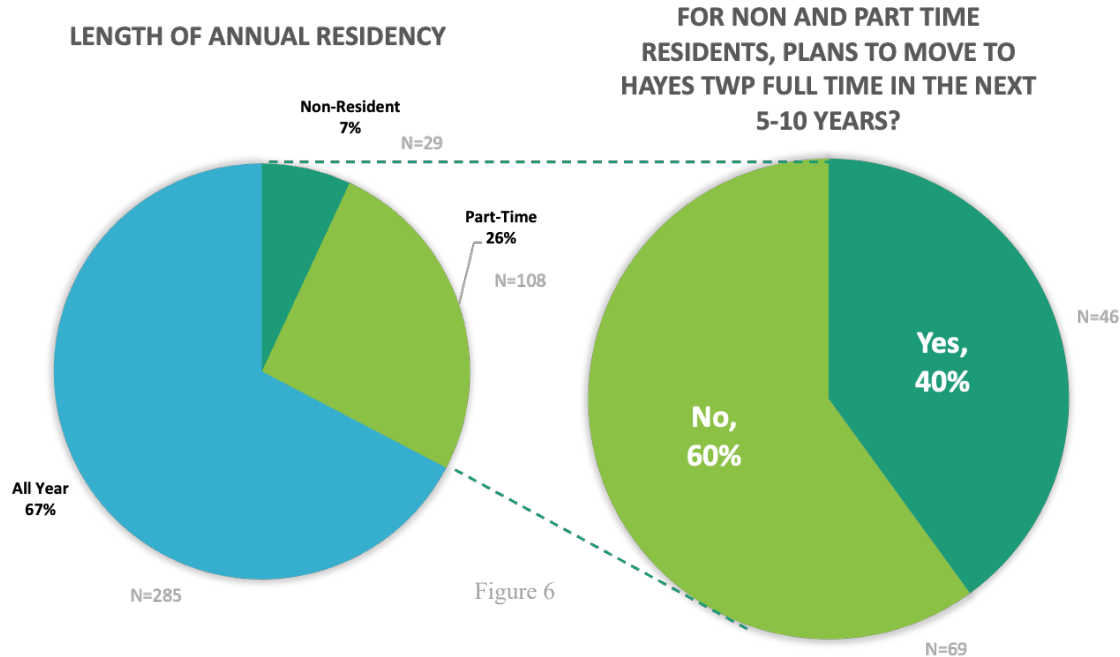


N = 408

Figure 5

We can see that 27% of our sample reports less than 10 years of residency. This group tends to be younger, have higher incomes, and possess higher levels of education compared to the sample average (please refer to the appendix for additional charts).

We also inquired of part-time residents and non-residents about their intentions to relocate to the township on a full-time basis within the next 5-10 years. As can be seen in the chart below, 40% of part-time and non-resident landowners plan to establish Hayes Township as their primary residence within this timeframe.



Translating the 40% who have plans to move to Hayes Township full time into an actual number of part time and non-residential properties, we can estimate the impact to be about 200+ properties in the township, likely resulting in growing demand for zoning permits for both new residential building and renovations in the next 5-10 years. Per the numbers on figure 6, above; $(1687 \text{ total taxable properties} \times (7\% + 26\%) = 556 \times 40\% = 223)$.

OVERALL SATISFACTION WITH TOWNSHIP SERVICES AND RECREATIONAL RESOURCES

Figure 7, below, illustrates that taxpayers in Hayes Township are quite happy with EMS and Ambulance services as well as Fire Protection and Law Enforcement. While the biennial spring clean-up has a 65% approval rating, some of the comments received indicated that people would prefer to have the spring-cleanup effort more often (annually).

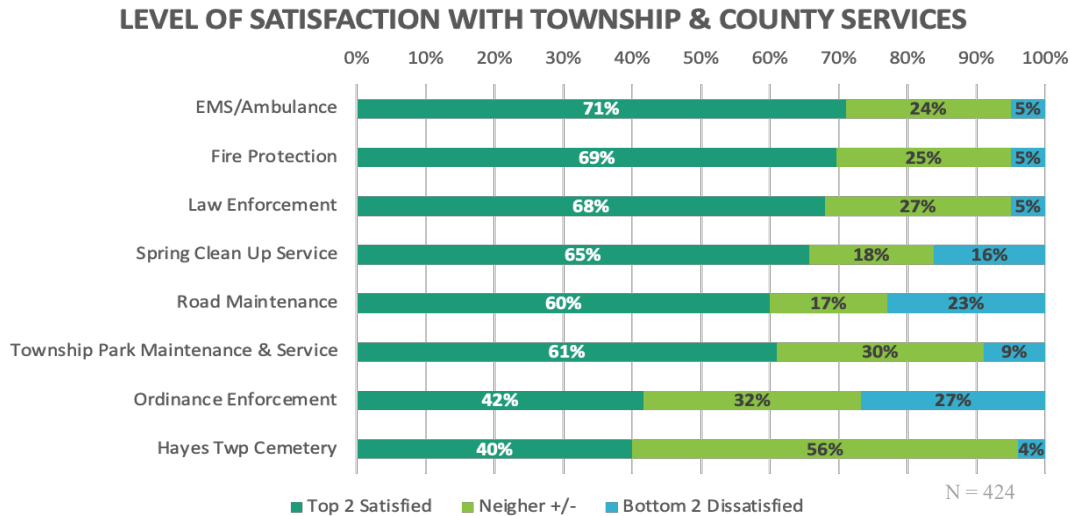


Figure 7

Areas with the most improvement needed were Ordinance Enforcement and Road Maintenance, with blight enforcement being a key issue mentioned. The lack of satisfactory maintenance of Major Douglas Stone Road was also mentioned frequently. The detailed comment section in the appendix provides more insight into these areas.

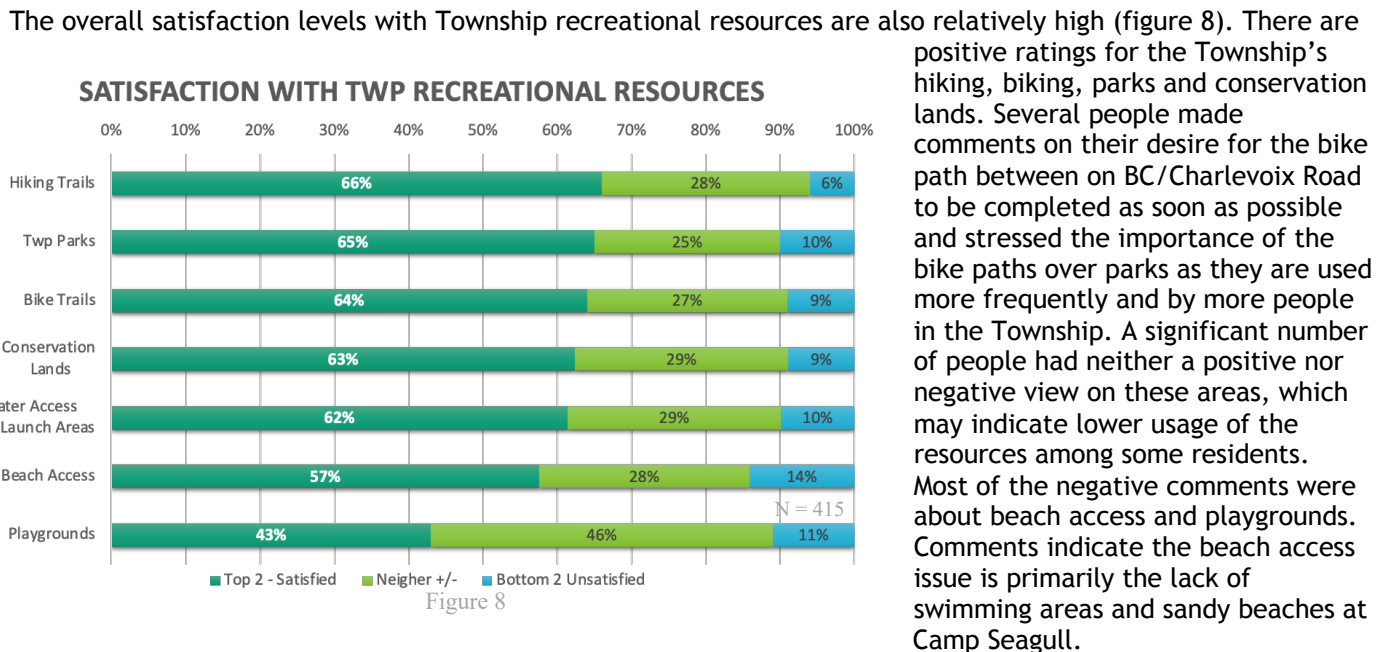
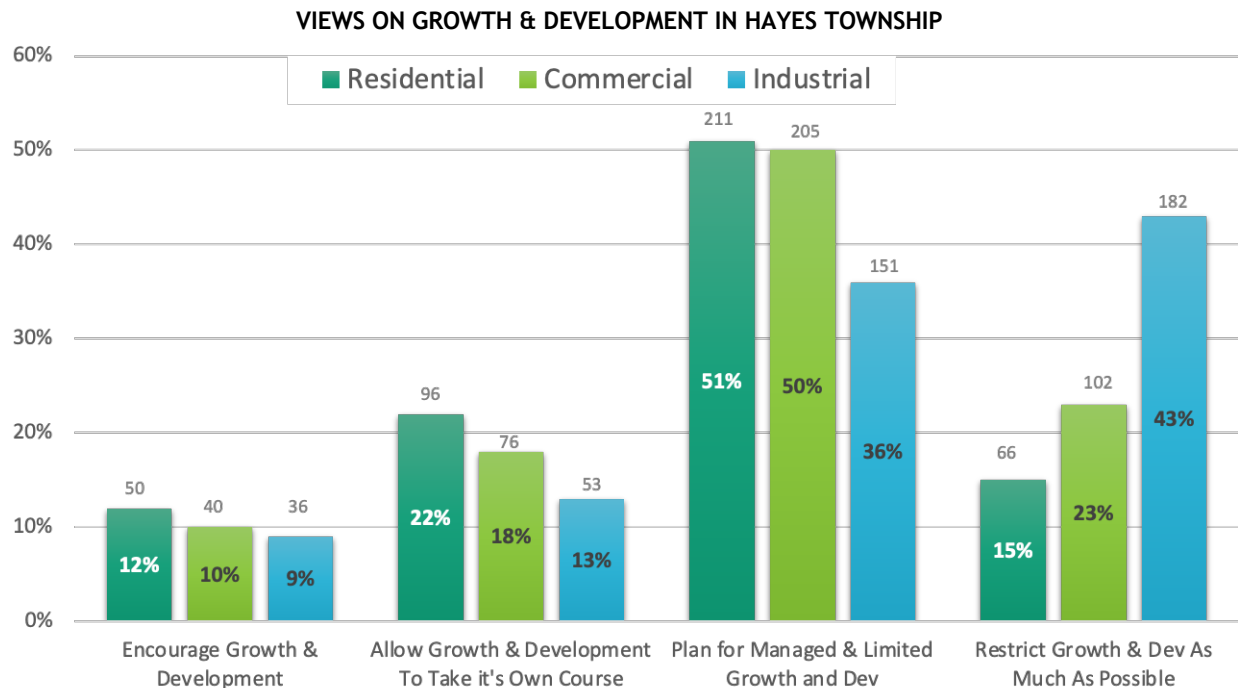


Figure 8

The overall satisfaction levels with Township recreational resources are also relatively high (figure 8). There are positive ratings for the Township's hiking, biking, parks and conservation lands. Several people made comments on their desire for the bike path between on BC/Charlevoix Road to be completed as soon as possible and stressed the importance of the bike paths over parks as they are used more frequently and by more people in the Township. A significant number of people had neither a positive nor negative view on these areas, which may indicate lower usage of the resources among some residents. Most of the negative comments were about beach access and playgrounds. Comments indicate the beach access issue is primarily the lack of swimming areas and sandy beaches at Camp Seagull.

PERSPECTIVES ON GROWTH & DEVELOPMENT FOR THE FUTURE

Overall, Hayes Township taxpayers are strongly in favor of managed, limited growth. Most people do not want residential and commercial growth to be overly restricted, but managed and limited, as can be seen in the chart below (figure 9). However, when it comes to industrial, most respondents want to see growth in that area restricted as much as possible.



In examining whether response bias is affecting these results, we compared the sample to the Census Weighted survey responses. The weighted responses indicated an increase in scores specifically in Residential growth (figure 10), with US Census data showing higher scores for allowing growth to proceed at its own pace in Residential areas. No significant differences were observed in either commercial or industrial sectors between the survey responses and the weighted US Census data (see appendix for more charts).

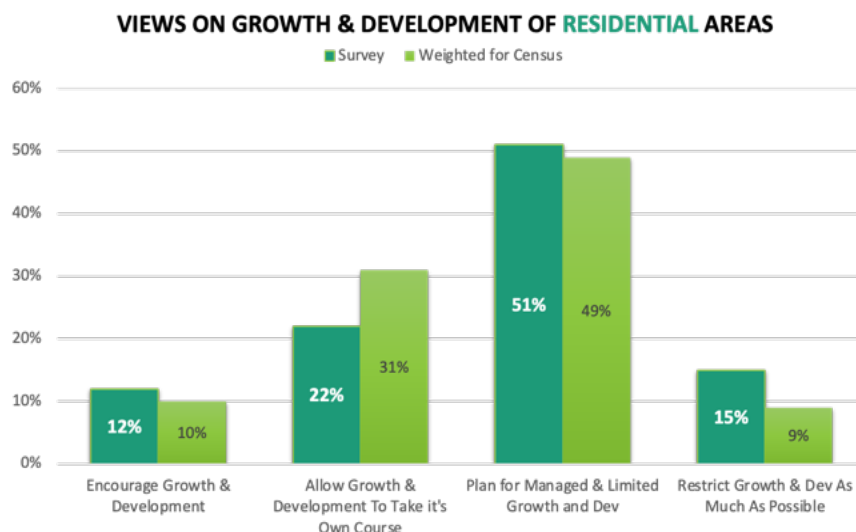


Figure 10

Continuing with the analysis of Residential development (figure 11, below), 63% of respondents wanted to see growth in single family homes on acreage. Nearly 40% of respondents wanted to see more single-family homes in subdivisions. Tiny Home communities were favored by 26% of respondents, with only 16% of respondents saying they did not want to see more of any housing.

It's interesting to note that most respondents favored tiny homes over other types of affordable housing like apartments, multi-family homes or mobile home communities.

WHAT TYPE OF HOUSING WOULD YOU LIKE TO SEE MORE OF, IF ANY?

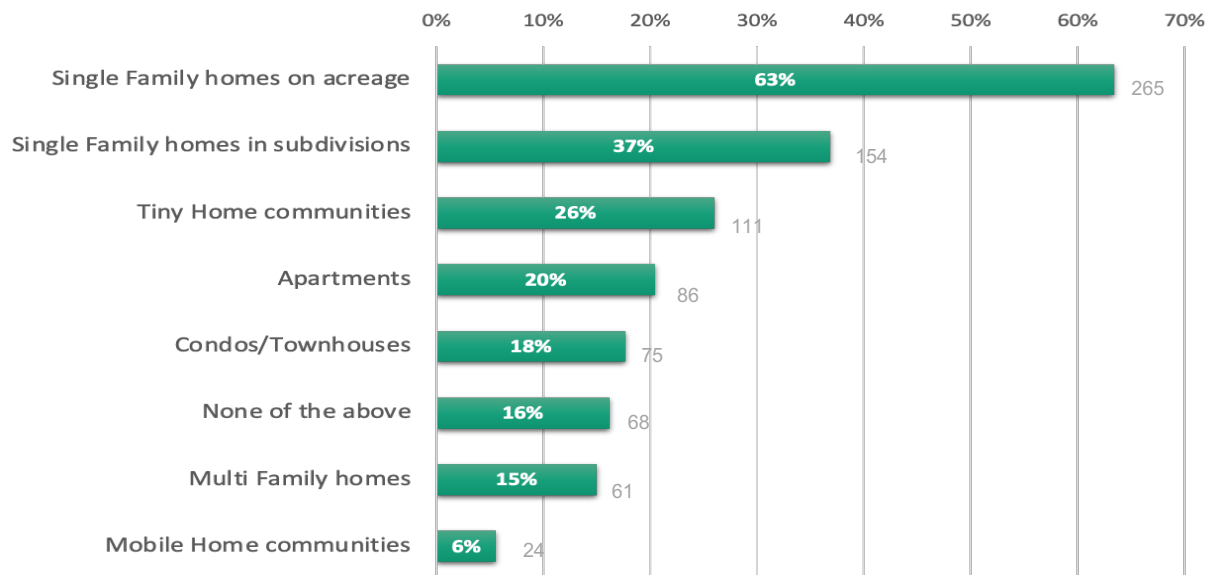


Figure 11

When we compare our survey responses to those weighted by the census (figure 12), there is a notable increase in demand for single-family homes both on larger plots of land and within subdivisions.

Survey Responses vs. Census Weighted Responses

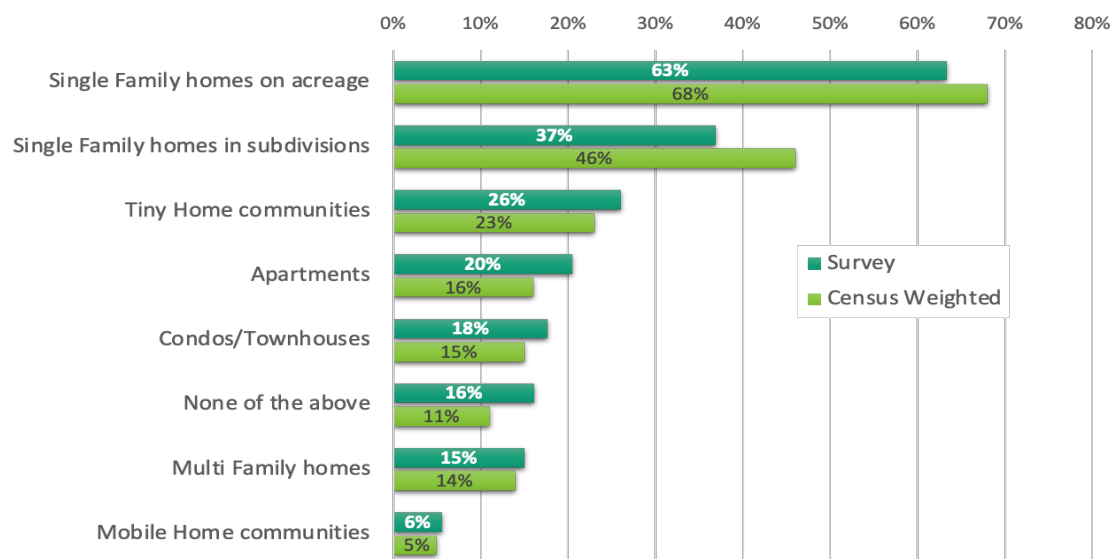


Figure 12

We also analyzed this data by age groups. We combined the younger responses into one group aged 18-49 (as there were only two respondents in the 18-29 age group), and split the rest into two groups, 50-69 and 70+. As you can see on the chart below (figure 13), the desire for single family housing, both on acreage and in subdivisions, goes up significantly for people under 50, with a big 81% wanting to see more homes on acreage and nearly half wanting to see homes developed in subdivisions.

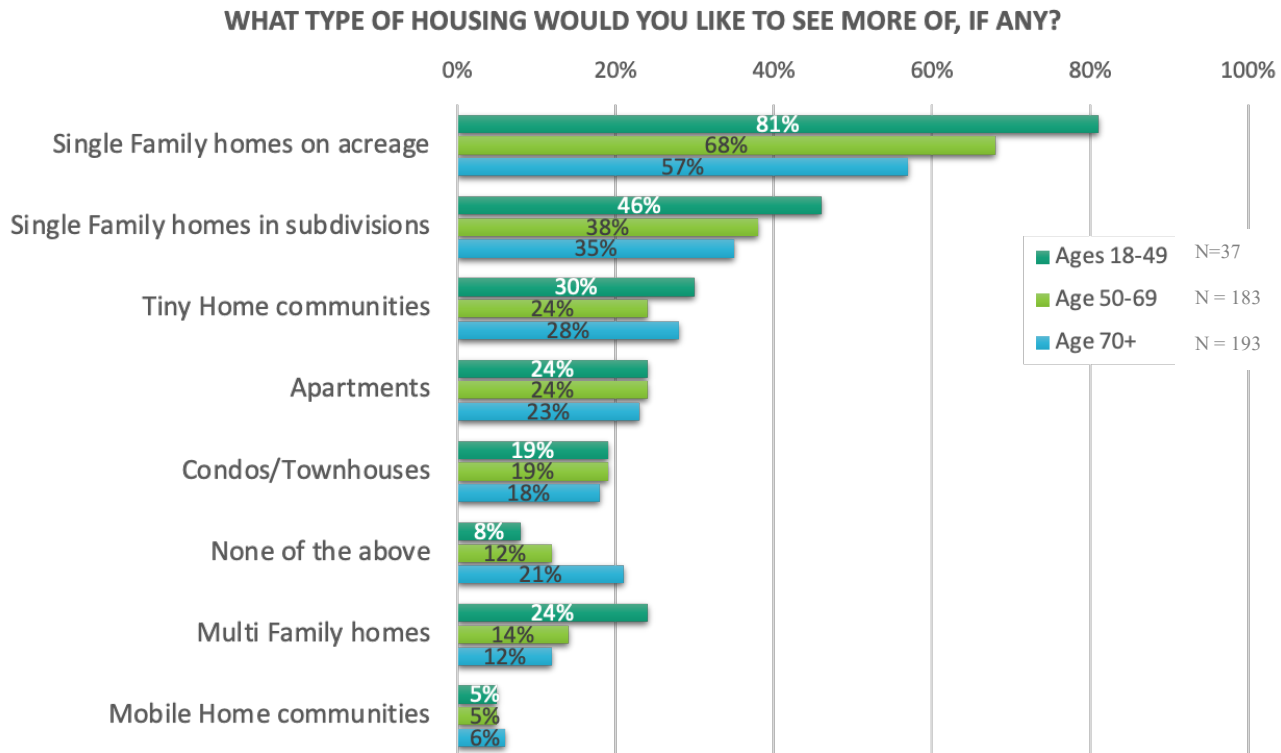


Figure 13

To paint a clearer picture of what specific type of development people wanted to see, we asked them to tell us if they wanted to see more, the same or less of a list of residential, agricultural, commercial and industrial uses (figure 14). The highest "more" scores are ranked from highest to lowest in the chart below.

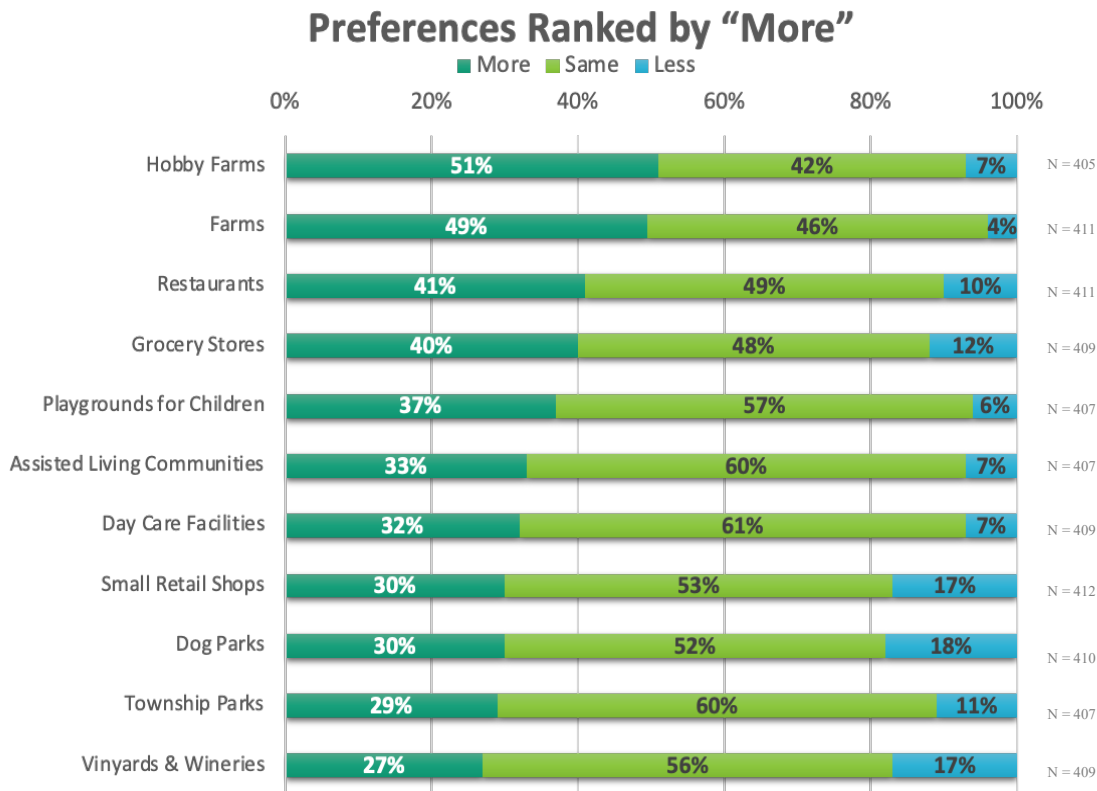


Figure 14

The data indicates that there is a clear preference for more hobby farms and commercial farms in the township. Restaurants and grocery stores received the next highest scores, though the "more" scores in both categories did not exceed the "same" scores of each one. These results seem to indicate that while one in three or one in four people want to see more of the land uses listed below, a larger number of respondents are satisfied with the current level of these land uses.

If we look at the same chart with census-weighted results (figure 15), there are some shifts with higher responses on hobby farms, restaurants and especially day care facilities. This is because the preferences of younger people, when weighted to reflect the township's Census population, indicate different priorities than older respondents.

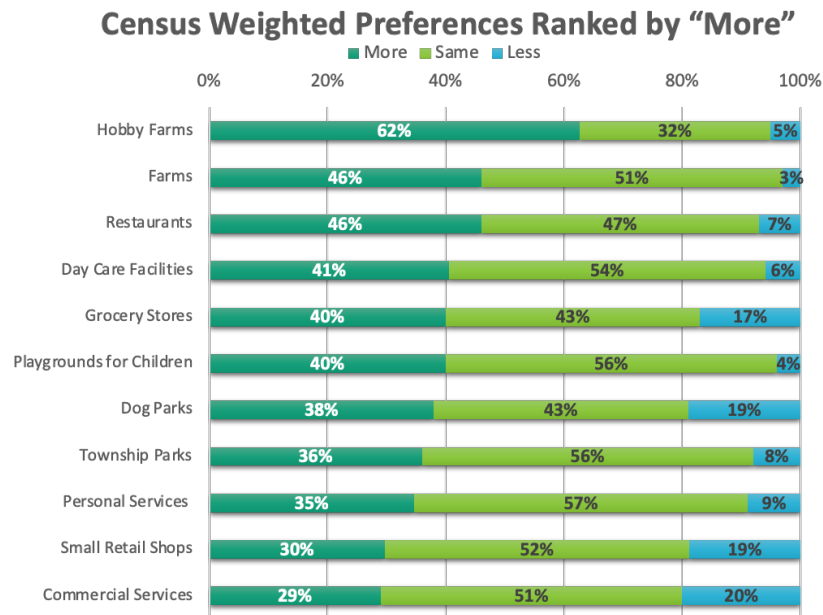


Figure 15

The Township is united on the things they don't want or things they want to see stay the same. The chart in figure 16 is ranked by the highest "less" scores and clearly indicates that most respondents would like to see less of gravel and mining operations followed by the same or fewer storage facilities. Higher "less" scores were also seen for short-term and seasonal rentals, tourist resorts and RV campgrounds.

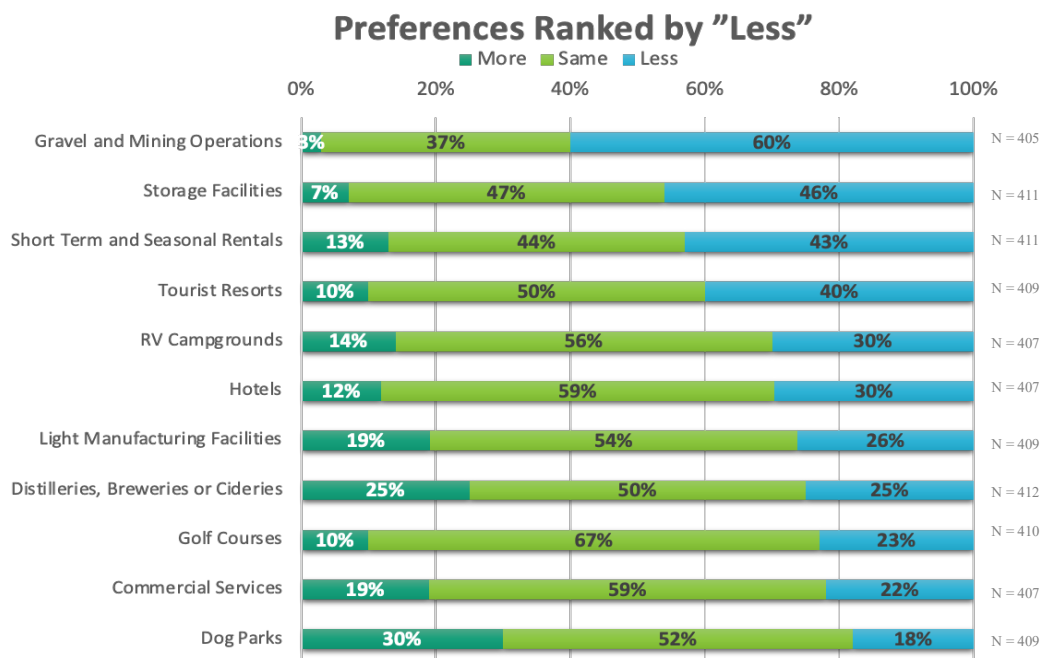


Figure 16

We also looked at the census weighted data for the above chart and did not see any meaningful differences in selections.

PRIORITIES DIFFER BY AGE GROUP

Looking at the “more/same/less” responses across all areas by age group, we see a clearer picture about the different priorities for growth and development held between younger vs. older respondents.

The red bars in figure 17, below, show that respondents under the age of 50 have higher levels of interest (some significantly higher) in most land uses listed compared to older respondents, especially in Hobby Farms, Restaurants, Playground, Parks, Distilleries and Vineyards.

“More” Comparison by Age Group

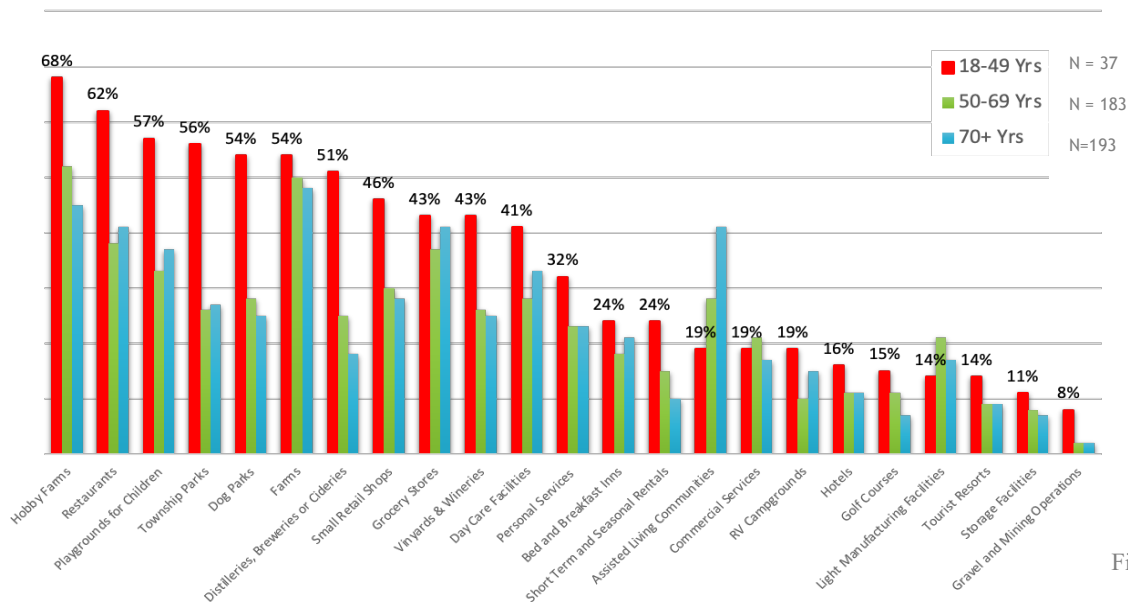


Figure 17

We can also see the opposite in the “Same” comparisons by age, in figure 18, below. People under the age of 50 marked “same” on fewer items than their 50+ counterparts.

“Same” Comparison by Age Group

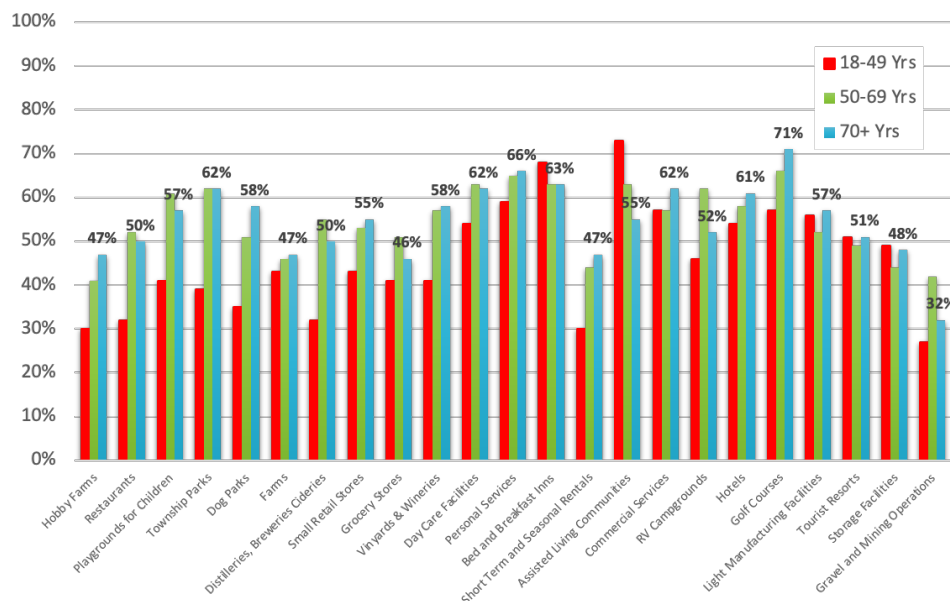


Figure 18

The “Less” comparison (figure 19), seems to be more aligned in specific areas between age groups indicating that the community is more aligned on what it wants less of, than what it wants to see grow and develop.

“Less” Comparison by Age Group

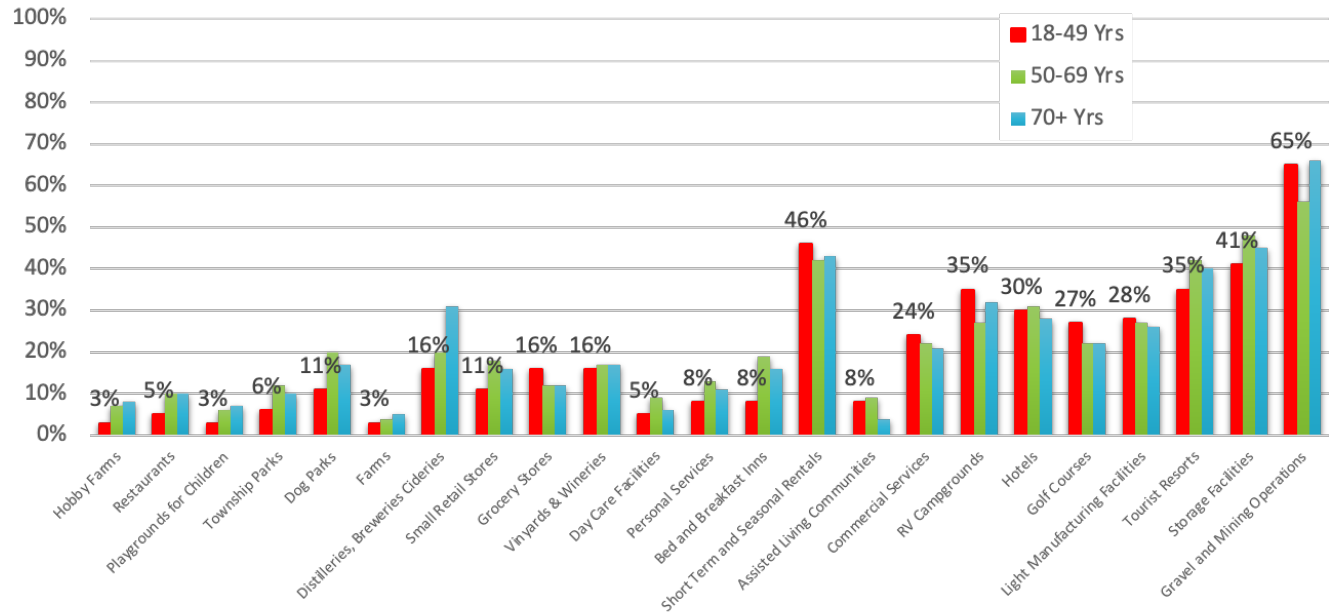


Figure 19

VACATION RENTALS

The Township is clearly in favor of some level of control on short-term and vacation rentals (figure 20). On the two extremes, we saw 19% not wanting to have vacation rentals anywhere, and on the opposite end, 18% saying that vacation rentals should not be regulated or limited at all.

Most people, however, indicated a preference on limitations by location and zoning, followed by limitations on the number of occupants, and limitations by the length of stay. This was a “check all that apply” question, so those respondents not on the extremes, expressed a clear desire for limits but varied on the types of limitations that should be applied, with limited by location and zoning the most frequent response.

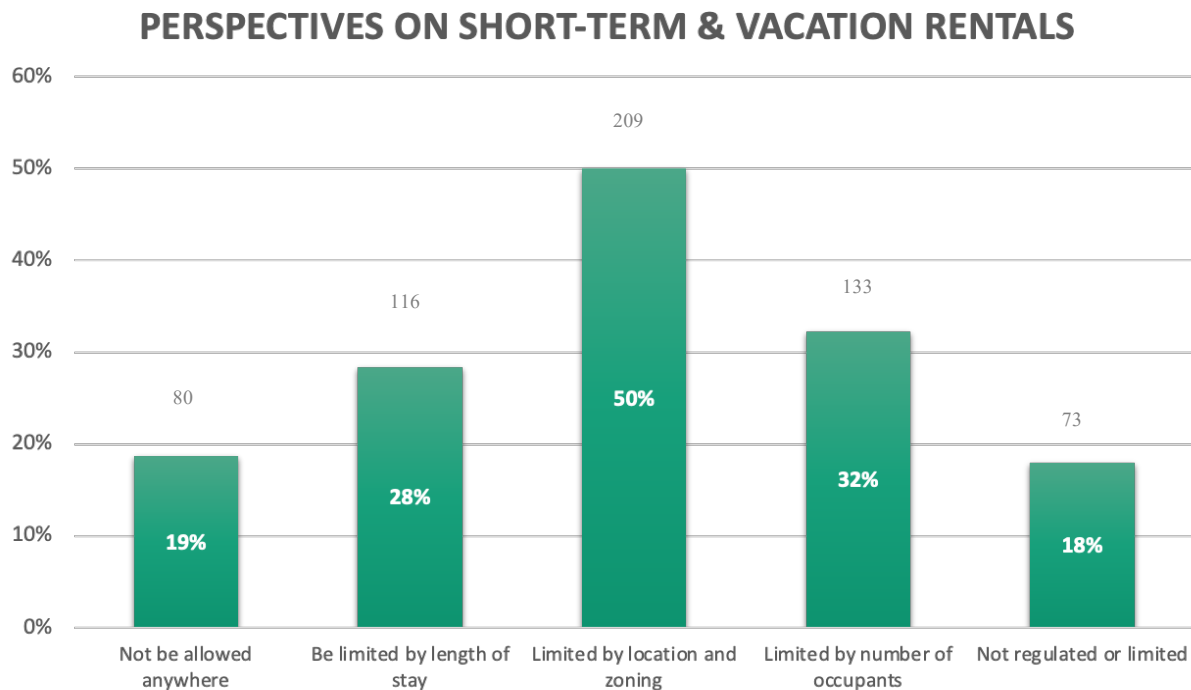


Figure 20

COMMUNITY PERSPECTIVES ON DEVELOPMENT PRIORITIES

There is nearly unanimous consensus that protecting and preserving the scenic resources of the Township, the farms and farmland are highly desired and very important to our taxpayers and residents (figure 21). There is also strong consensus with the idea that the Township needs to help make it possible for younger families to establish homes in Hayes Township.

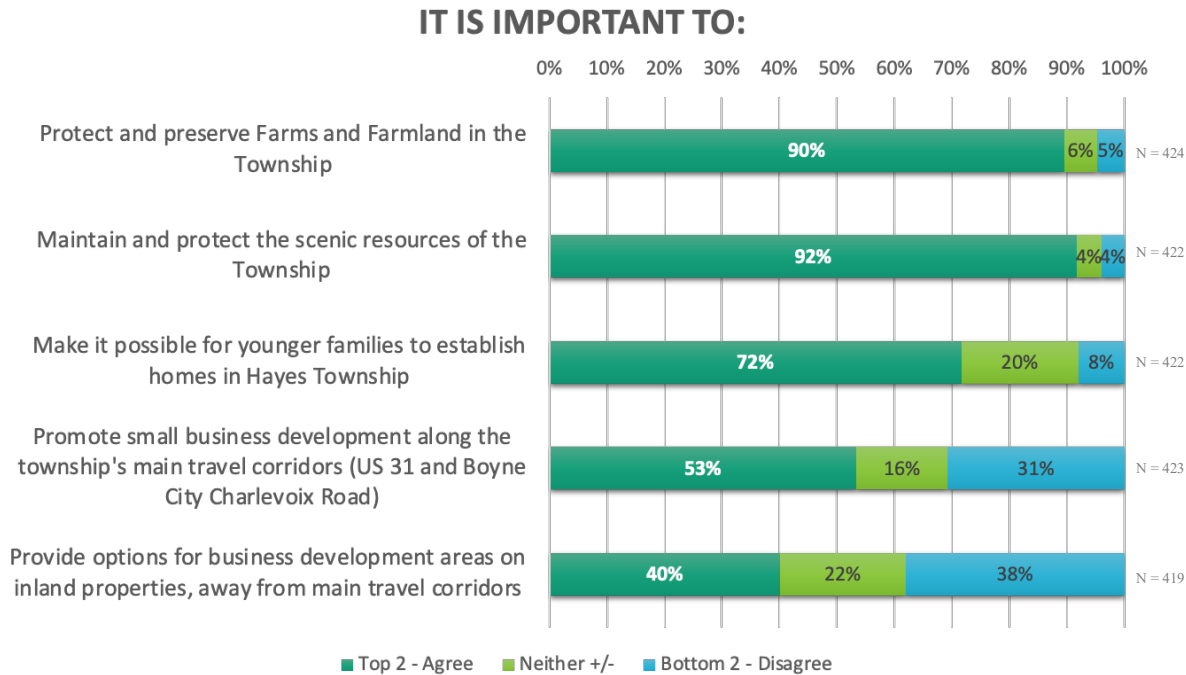


Figure 21

On the issue of business development, as seen in the fourth and fifth bars above, a small majority of respondents favored promoting small business on the Township's main existing travel corridors rather than establishing new business development areas in areas on inland properties. Respondents who indicated agreement with providing options for inland business development away from main travel corridors were about the same percentage as those who opposed it. A further analysis by age group on the question of whether the Township should promote small business development on main travel corridors (Figure 22) shows that respondents under the age of 70 are generally more supportive of this initiative compared to those aged 70 and older. Specifically, 84% of individuals aged 18-49 and 77% of those aged 50-69 agree with this direction.

Important to Promote Small Business Development Along the Township's Main Travel Corridors?

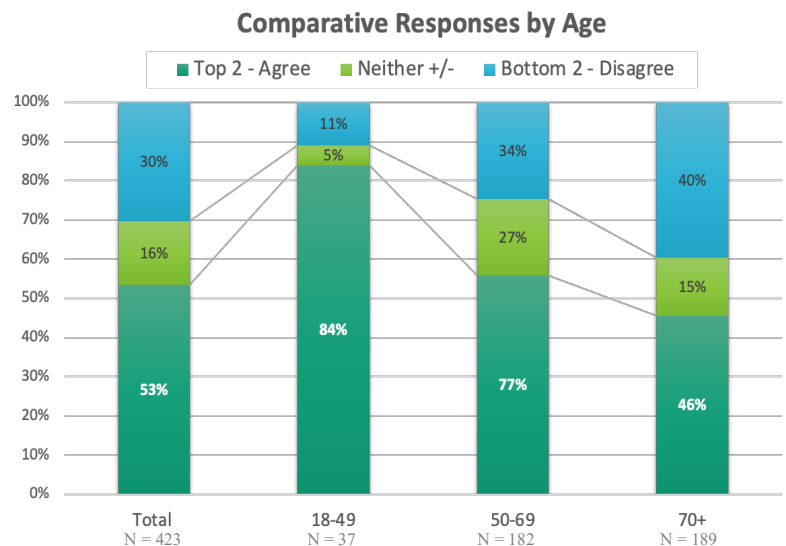


Figure 22

COMMUNITY PERSPECTIVES ON FUTURE NEEDS

Looking to respondents' views on future needs, we see a large majority, 75%, being in favor of requiring any new development projects in the Township to allocate open natural or landscaped space proportional to the scale of the project (figure 23). This is consistent with the scores in prior questions on the importance of maintaining the natural beauty and rural character of the township.

Promoting small businesses that promote tourism in Hayes Township was 50/50 tie. But a deeper dive into the age data for this question indicates it is not a tie by all age groups. For people under the age of 50, 70% agreed with this statement. Conversely, for people over the age of 70, only 40% agreed with this statement.

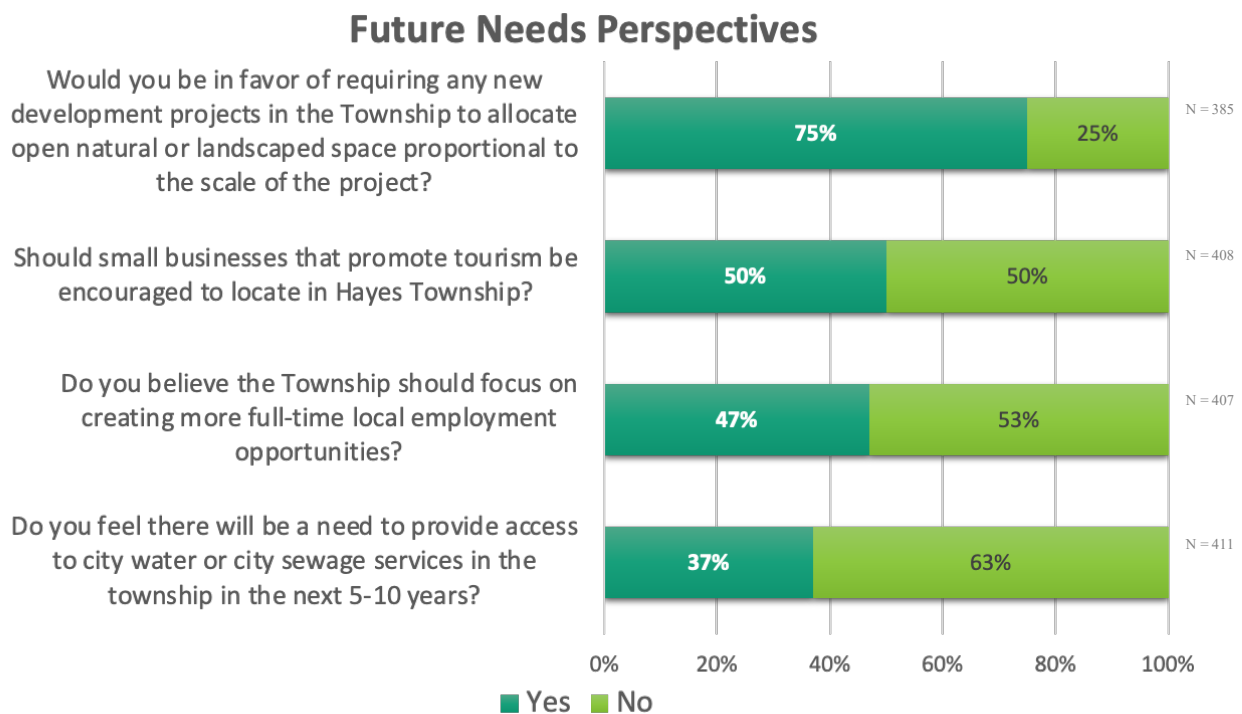


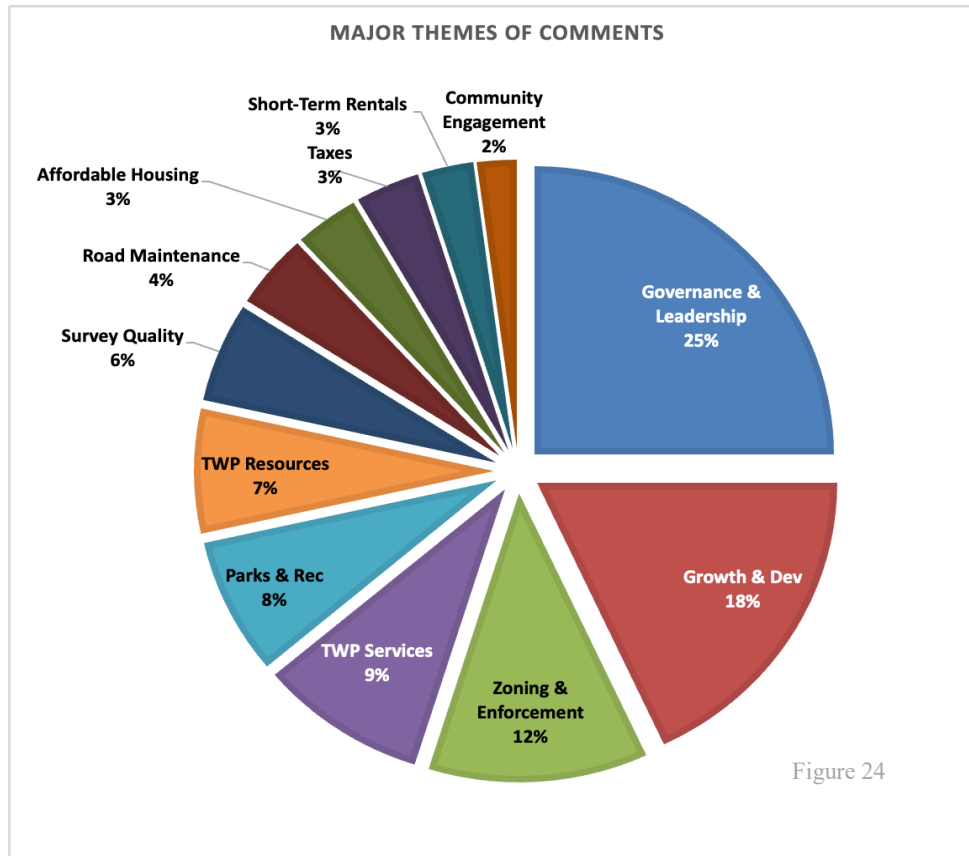
Figure 23

Perspectives on whether the township should focus on creating more full-time local employment opportunities was also split, and the responses by age group were quite consistent with each other. We had some good comments on this question from several people who noted that it's not the responsibility of the Township to CREATE jobs, but only to provide incentives to encourage full time local employment opportunities. We agree with that assessment. We should have used the terms "incentivize" or "encourage" instead of describing the activity as creating jobs. This may have changed the outcome of the responses somewhat, but the consistency of answers between age groups suggests that respondents generally understood the question the same way.

Lastly, 37% of our sample thought that there would be a need for city-provided water and sewer in the next 5-10 years. Answers were very similar across all age groups.

SUMMARY OF OPEN-ENDED COMMENTS & THEMES

There were 151 comments received. One quarter of the comments received were about the current governance and leadership issues in the township. The comments are generally self-explanatory and worth reading. Many respondents expressed displeasure with recent local politics. There is a clear and strong difference of opinion on the performance and effectiveness of both the Township Supervisor and the Zoning Administrator.



There is notable displeasure with legal costs being born by Township taxpayers because of prior lawsuits and the current lawsuit of the Supervisor against the township. More comments expressed general displeasure with the infighting and acrimony among Board members that often is mirrored among meeting attendees. Many comments in this area were pleas to stop the acrimony and find a way for people to work together as good neighbors.

The second highest area (18%) of comments were people's thoughts on growth and development. Many, many comments were received with viewpoints on opposite sides - people strongly against growth and others urging moderate growth, especially in residential options for younger people. There were several comments advocating for controls on short term rentals.

Next highest at 12% were comments about issues related to zoning and enforcement. These were largely about either blight enforcement or about the desire to let people improve homes on existing land.

Two other areas of concern in the comments that may not have been fully (or explicitly) addressed in the survey questions were: 1.) The need for fiscal responsibility and maintaining low taxes; and 2.) On going concerns about shoreline protection.

A full list of these comments, organized by the categories noted in the chart above, can be seen in the appendix.

DISCUSSION & INTERPRETATION

KEY TAKEAWAYS

A key finding from this study was the strong community support for managed and controlled growth, with development for both residential and commercial uses. Growth must be meticulously managed, as there was nearly unanimous agreement on the importance of protecting and preserving the scenic resources of the township while maintaining its rural character.

The community supports increased availability of single-family homes on acreage and in subdivisions, as well as affordable housing options such as tiny home communities. There is consensus that the Township should encourage efforts to make the community more welcoming to younger families by increasing housing options. Respondents expressed a strong desire for more hobby farms and commercial farms within the Township. Additionally, there is significant support for incorporating open natural or landscaped space requirements into developments to help preserve the natural scenery and maintain the township's rural character. The desire for added housing and the desire for added farms and scenic spaces, creates a dichotomy of wishes in Hayes Township, where preserving farms, forest lands and open spaces limits the ability to create more housing on acreage or creating new subdivisions.

Our sample is primarily based on property owners, taxpayers. Therefore, the age distribution of our sample has a larger number of older residents compared to the Census projected population of the township. After statistically controlling for this factor, the results show a relative increase in support for allowing residential development to proceed at its own pace, a slight decrease in support for limited growth, and a reduction in support for restricting residential development.

An equally important finding was the strong support for restricting industrial land uses for the future, especially those around gravel and mining.

We also saw strong support for providing some sort of controls and/or limitations on short-term and vacation rentals - in the form of location limits via zoning and/or through limiting the number of occupants and/or the length of stay.

The support for commercial development (to the extent there is support) was for development along the main travel corridors of US-31 and the Boyne City/Charlevoix Roads, rather than inland. This was driven by younger respondents (i.e. less than 70 yrs old). Support was highest (84%) among people under 50, and very strong (72%) among people aged 50-69.

Respondents were generally happy with county and Township services, particularly EMS, Ambulance, Fire Protection, and Law Enforcement. Areas such as Ordinance Enforcement, Road Maintenance and the frequency of spring clean-up programs have room for improvement, despite being positive overall.

Township natural resources also received satisfactory remarks, with positive ratings on bike trails, Township parks and hiking trails. There continue to be concerns about Camp Seagull and residential access to sandy beaches and swimming areas, and many comments were received about the importance of completing the Boyne City/Charlevoix Rd. bike path as soon as possible.

IMPLICATIONS

Most of our respondents are over the age of 70 and have been here for over 20 years. Views on growth and development differ between the older respondents and younger respondents, some significantly. It's fair to assume, based on the robustness of our sample, that property ownership in the Township is also somewhat skewed toward older people that have been here for a long time.

While there will be increased demand for housing development as more people retire here full time, there will also be turnover on existing properties due to the death of older residents. Social Security actuarial tables indicate that life expectancy at age 70 is approximately 15 years. This suggests there will be notable turnover in ownership of properties in Hayes Township in a 5-10-year time horizon. This may increase demand for residential and commercial growth, which is largely supported (if limited and managed properly), by the community at large. It may also increase the supply of agricultural lands for sale and possibly available for housing development, which will have to be addressed with steps to ensure the preservation of natural resources and the maintenance of the township's rural character.

It is essential to evaluate the potential implementation of Tiny Home communities (as well as other small lot planned communities) within this Township. We anticipate that the ideas of what a Tiny Home community should look like will vary significantly among residents. We're assuming that people see these communities on a range from a permanent RV park to HGTV style glamour camp. Therefore, the Planning Commission should review examples of how Tiny Home Communities have been developed successfully in other townships to gain further insights and develop planning and zoning requirements.

The strong support within the community for limits on Short-Term and Seasonal Rentals indicates that the Planning Commission and Board of Trustees will need to address this issue with zoning ordinances and/or regulations. We have heard comments from the community that there were issues with enforcement of these ordinances in the past. Developing an enforceable ordinance is an area where the community wants to see action taken and should be high on the agenda.

When the factors above are combined, we see a difficult dichotomy that will need to be addressed by the Planning Commission in both the updated Master Plan and in zoning ordinance updates. On one hand, the community is united in the desire to preserve and maintain the Township's rural and scenic character, and many older residents want things to largely stay the same as they have been for 20+ years. On the other hand, younger property owners and residents in our community, who represent the demographic future of Hayes Township, want to see more residential and commercial development to provide for their residential and business needs over the next 5-10 years. Given demographic realities, the supply of land will likely be available to meet this demand for development in a myriad of desired uses. It will be the task of the Planning Commission to find a path that can both support modest growth and preserve the scenic resources of the township.

RECOMMENDATIONS

Based on the findings and implications from this study, the following recommendations are proposed to guide the Hayes Township Planning Commission and Board of Trustees in addressing community priorities while balancing growth and preservation:

- **Managed Growth with Scenic Preservation**
 - Develop a realistic growth management plan that prioritizes the protection of scenic resources and the Township's rural character. Incorporate open space or landscaped area requirements into all new residential and commercial developments.
 - This could include designating specific zones for hobby farms, commercial farms, and natural areas to ensure these elements remain integral to the Township's identity while accommodating limited housing expansion.
- **Housing Development Strategies**
 - Encourage the development of single-family homes on acreage and in subdivisions, alongside affordable housing options like tiny home communities.
 - To address varying expectations, the Planning Commission should conduct a feasibility study reviewing successful tiny home and/or zero lot line community models elsewhere (e.g., zoning, design standards, and infrastructure needs) and engage residents in defining what these communities should entail locally.
 - Plan for property turnover over the next 5-10 years to facilitate possible conversion of agricultural land to other residential uses, while ensuring safeguards to preserve rural scenery and avoid overdevelopment.
- **Regulation of Short-Term and Vacation Rentals**
 - Draft and implement enforceable zoning ordinances to regulate short-term and vacation rentals, focusing on location restrictions, occupant limits, and stay durations.
 - Given past enforcement concerns, establish a clear compliance framework, potentially including fines or a reporting system for violations, to ensure these rules are effective and responsive to community needs.
- **Commercial Development Focus**
 - Establish commercial zoning ordinances that ensure development enhances, rather than detracts from, the Township's rural character.
 - Plan for small business commercial development with appropriate scale and road access along US-31 and Boyne City/Charlevoix Roads. Limit inland commercial expansion to maintain rural character.
 - Further engage property owners under 70 in planning discussions to understand their vision, and their role as the Township's future demographic base.
- **Industrial Land Use Restrictions**
 - Formalize restrictions on industrial development, particularly gravel and mining operations, through updated zoning ordinances. This aligns with widespread community opposition and reinforces the commitment to preserving natural resources and scenic beauty.
- **Infrastructure and Service Improvements**
 - Prioritize completion of the Boyne City/Charlevoix Rd. bike path to address a key community concern and enhance recreational offerings.
 - Continue to update and enhance facilities at Camp Seagull.
 - Explore additional resource options to improve Blight Ordinance Enforcement, Road Maintenance, and spring clean-up programs, identified as areas needing enhancement despite overall satisfaction with township services.

- **Balancing the Dichotomy of Growth and Preservation**
 - Recognize the likely forthcoming property turnover due to an aging population and plan for responsible residential growth.
 - Anticipate the likely increase in demand for both housing and commercial space as younger families and retirees settle in the Township.
 - Develop a forward-looking Master Plan update that accommodates both the preservationist views of long-term residents and the developmental needs of newer property owners.
 - Potential solutions include planned unit developments and clustered development designs that maximize open/natural space or incentives for landowners to maintain agricultural or natural areas.
- **Community Engagement and Education**
 - Host public forums to gather input on tiny home or other planned communities, rental regulations, and growth plans, ensuring transparency and broad participation. Provide educational materials on how proposed changes balance the needs of younger families with the preservation goals valued by long-term residents.
 - Ensure that planning decisions reflect the diverse perspectives of both older and younger residents.
 - Regularly review and update township policies to adapt to changing demographics and community needs.

By implementing these recommendations, Hayes Township can thoughtfully navigate its demographic shifts and land use challenges, fostering a sustainable future that honors both its rural heritage and evolving community needs.

APPENDIX

OPEN ENDED COMMENTS AND MANIFESTOS

Leadership & Governance

- Bill Conklin has a personal vendetta against Ron Van Zee and members of the current Board of Trustees and Planning Commission (it's obvious in 2 meetings he has conducted). His lawsuit vs. Hayes Township is disgusting. Time for him to step down already!
- Can we focus on ending the corruption in the Township Hall and not Charlevoix our township? I like it the way it is, I just want to be able to trust the elected officials.
- Concerned specifically with the next 4 years. The board needs to come together, work for Hayes residents and be very aware that absolutely every action they take is done at the expense of Hayes taxpayers (residents). They ran on being transparent. Now is the time to put that declaration into action. Good survey - looking forward to seeing results.
- Don't think at election time those running for office should go house to house and making notes on how people feel nor should they ask how people are voting. We need some regulation on industry, rentals, building projects, or the beauty of the location will be destroyed, but you can't stop industry and building. People need jobs. I wouldn't mind seeing a little more law enforcement on these back roads in the summertime.
- Everyone needs to get along!
- Four re-elected Board members are doing an outstanding job. Especially having to deal with a new Supervisor that is trying to be the King of Hayes TWP or Ruler of Hayes TWP. He treats board members unprofessionally in meetings.
- Hire Elon Musk to be the township engineer.
- I would be very careful that the cost of running Hayes TWP is kept on the conservative side...the cost to operate during the Marlene Golovich time and now is quite a big jump in overhead. Do not price us locals out of the township!
- I would like to see less complaints from the community and NOT to cost our township time and money. Let's focus on the future and strongly encourage problems to be directed away from the township. This may be unrealistic, but possibly letting the people vote to show where the major voice is?
- I would love for all township actions to be transparent. It seems like our township will let those with the money dictate what goes on in the township. Rules are not reinforced with those that have the money, our township backs down. Why have rules and regulations if the township doesn't fine or enforce rules if the township is too afraid of being sued. A lot of public trust has been lost.
- I'm very concerned about the new supervisor. I think Ron Van Zee did a wonderful job and I hope Bill Conklin doesn't try to make sweeping changes.
- In the recent election...I was appalled at how low BOTH sides went to deride & discredit & slander their opponents. It doesn't matter how you grow or don't grow - this township...if you forget how to ACT LIKE NEIGHBORS.
- It is a waste of taxpayers' money to defend the frivolous lawsuit brought against the township by the current supervisor Bill Conklin. If you do not want to lead the township then step down now!
- Listen to the people. Do what they say.
- My concern is having newly elected board members suing the township instead of working with the rest of the board. Do they not realize this is costing the township money? This is not how we should be spending taxpayer's dollars.
- My concern is the fire truck. Has Ron paid our township back??? And why did 2 members sign that check?
- Natural gas trunk line along main routes allowing for home connections. File a countersuit against Ellis Boal and LuAnn Kozma for harassment and unfounded lawsuits. Restore Ron VanZee as Supervisor!!
- No more changing road names to honor individuals! Name a park in their honor and erect a plaque instead.
- Please bring sanity and rationale to the leadership of our township. We all must live together and get along - no one gets everything they want!
- Please communicate instead of filing lawsuits. Taxpayer dollars are better spent on betterment of our community. Very embarrassed for the new supervisor.

- Please keep our township the beautiful place it is and get rid of the people who disrupt township meetings with their nasty attitudes! (and costs us all money) Improve our "little" parks & keep camp Seagull a beautiful place (despite the landscape architect who destroyed the hill above the parking area!) & continue to grow "preserved areas". Stop uncontrolled growth and greedy people.
- Ron Van Zee needs to be removed from his influence in the township. He was voted out twice (primary and general election) and needs to stop his toxicity.
- Single family homes should only be used (occupied) as single-family homes. New supervisor is only a pawn for a couple of people who want to destroy the township.
- Stop all the arguing in the township government and start doing something to help us. Spend money on only necessary infrastructure.
- Stop letting rich people dictate the fate of our shoreline by stuffing the pockets of the board of trustees to sway them to allow the dredging and bulldozing of our natural land. Choose what's best for the township, not what's best for your bank account.
- Stop the lies and negative rhetoric and encourage our community to work TOGETHER and embrace FACTS. It's sick to hear the awful things against good people.
- The cost of managing the Township should be the first priority of the Township Board. Their decisions should be based on the cost and the benefit to all Hayes Township residents. The property owners pay for all decisions, bad or good.
- The new supervisor (Bill Conklin) appears to be led on a leash by a vigilante group which only reflects their own personal beliefs and not the will of the local community.
- The new supervisor is determined to spread discord and does not want to work with the rest of the board. He needs to reflect on being only one of five. He is stoking fear of becoming another Traverse City which is preposterous and serves only to create tension and derail efforts to improve services in the township. His anti-business stance seems at odds with his hard right republican position.
- Watch out for the "Old Buddy" network buying up property.
- We love Hayes TWP and are very happy it is involving residents in future plans. We appreciate the approach you are taking - fair and considerate.
- Wish Ron Van Zee were still supervisor. Glad rest of board & officers are still there.
- Would be great to have any master planning with citizen review process.
- Would like for the cut-throat politics to stop. This divides the township. Focus needs to be also on affordable housing for local population. Need to help local people more than millionaires.
- Would like to see township officials work together better for the good of all residents.
- 2025 Supervisor (Bill Conklin) does not recognize the fact that he has only 20% of the voting power on the Board. He had the lowest vote total of all the board members. Go back to Traverse City if you keep acting the way you have been.
- I would like to see this township encourage the development of good, affordable homes and the businesses that would support them. I want speed regulations to be put in place on Townline road from US-31 to Pincherry/Upper Bay Shore. I would encourage you to encourage Reith Reily to properly conclude their business in the time allotted with the "green pit" or "Bay Shore pit" and see it developed into either homes or renewable resource energy production, like solar. I would encourage you to make your monthly meetings more inviting and less hostile to the residents that raise concerns. If those concerns are valid or not, they are the concerns that they have. NOT addressing them in a way that resolves anything only increases the concern. It sows doubt in your leadership and creates opportunity for paranoia to replace logic. If a resident brings up a concern that is outlandish, instead of dismissing them or mocking them, discuss with them in an open setting their concern and work to resolve it. This is what happened over the last 3 years with regards to the pit in bay shore. Every meeting there were concerns brought up and never addressed. This allowed rumors to spread and when those rumors were not properly addressed, it allowed them to solidify in people's minds. Have an open discussion. Talk to your constituents. Listen to them. Hear them.
- Protect our lake. Uphold the shoreline protections. Hire a zoning administrator that will enforce the ordinance. Ambulance millage is too high. All new development needs to preserve natural open space.
- Protect our lakes & natural resources. Keep the rural character of our township. Hire a new zoning administrator.
- Finish the bike trail. Former supervisor Ron Van Zee did a fine job.
- Big difference between "Open Natural" and "Landscaped". We need a new zoning administrator.

Growth and Development

- All development should be closest to Charlevoix, particularly housing subdivisions. Saves distance from schools, services and does not fragment township interior. We do not need more commercial or light industrial in Bay Shore nor on BC/Charlevoix roads. we need affordable housing, starter homes for families and affordable apartments. the waterfront is already saturated with mansions, condos, etc. Let realtors and developers make their money somewhere else. Keep Hayes Rural.
- Be careful with development. People go "Up North" to get away from "over" development so be very careful with what you allow to come in. Example: Petoskey's empty "mall" on 131 as you come into town. Stores move in and out and we have an empty eye sore. Charlevoix is starting with the 2 big Krist Stations. Protect the beauty of the NORTH!
- Be sure to preserve the natural beauty of Hayes Twp!
- Do everything possible to preserve the beauty of Lake Charlevoix and its surroundings and maintain the peacefulness of the people who live near it.
- Do not make plans to accommodate commercial or residential growth anywhere in Hayes Twp - keep it the way it is.
- I moved here for the small town feel & the natural beauty. I would hate to lose that with overdevelopment! Also I think it is important to keep families here which means affordable/available housing.
- I think you are doing a good job for Hayes Twp residents except for the horrendous gravel and mining operation you have allowed. Shame on you.
- I would be more inclined to develop my property if my neighbor clearly realizes that my access is clearly listed on my property taxes. I also need to know if the nuclear rods have been removed from the former plant.
- I would like to see no new residential subdivisions allowed. the land and beauty of our area is what attracts people living.
- If residential and commercial growth isn't allowed the township will be stagnant.
- Important to maintain pristine atmosphere along Lakeshore Rd between Petoskey and Charlevoix - tourists love and enjoy views more than retail developments.
- It is important not to destroy the beauty of the area with overdevelopment, e.g. Union Lake in Oakland County.
- It would be nice to have a small grocery store, bank and other services that require an individual to either cross the bridge in Charlevoix or drive to Petoskey
- Keep Hayes as natural as possible - Acreage restrictions are very important to maintaining nature.
- Maintain rural, scenic charm. Push for completion of bike path on Boyne-Charlevoix Rd between Horton Bay and Charlevoix.
- Maintaining farmland and undeveloped tracts along the BCC road would preserve the sense of peace & retreat that makes our area a haven. I honestly haven't given industrial/commercial development much thought, but I think it would help to consider a plan for it.
- Need a balance for all peoples & economic status. A balance is needed, more housing is needed for our kids. More jobs and services etc. TWP needs the revenue to meet needs for roads, fire, police & EMS. A variety of different land plans could provide nature areas, farms, recreation, services, jobs & shopping and still make Hayes TWP a desirable Northern Michigan community. There are needs that could help our residents here long-term.
- No need to develop Hayes. Good as is. Do not need more people either. Paradise as is. Thank you, Gary C. Roach, ESQ.
- No to any marinas or alterations to our shoreline protection as currently in our ordinance. Keep the 31 corridor free from commercial use as much as possible. A good example of what we don't need is the recent permitted display of boats on 31.
- On the initial questions about services I was neutral as we don't use or have experience with the majority of the services provided. We are in favor of managed growth for a county that has a country life style of year round young people who can live and work locally. We don't need to be another Charlevoix for the Chicago Jetset.
- Over development. Loss of rural lifestyle. Consider cluster development on acreage with limits? and planned open spaces.
- Protect our lake. Uphold the shoreline protections. Hire a zoning administrator that will enforce the ordinance. Ambulance millage is too high. All new development needs to preserve natural open space.

- Protect our lakes & natural resources. Keep the rural character of our township. Hire a new zoning administrator.
- Shoreland protection is primary. See the book "Protecting Michigan's Inland Lakes: A guide for Local Governments" underwritten in part by MDEQ (now EGLE) describing the shoreline as a "ribbon of life"
- There is plenty of property in Emmet County for the Emmet county salt storage. Leave Bay Shore the way it is! Please.
- Township focus should be on maintaining natural beauty of the township and creating/maintaining spaces for residents to enjoy the natural beauty. Building and development in the township should be tightly managed to avoid harming the natural beauty and to avoid overuse and trash/pollution of water and land.
- Traffic planning needs to be a vital component growth in addition to planning for water and sewer lines. Over population of the area without the proper planning and infrastructure is a recipe for failure to the existing residence compliment. Managed growth is a key component. City water will become an issue - Nestle pumps 456 million gallons of underground water each MINUTE. So, well water sources will become scarce before long.
- TWP Zoning and Ordinances have done a good job in preserving the rural character of the township. However, change IS the law of life therefore it is very important to have plans that allow and/or limit development to certain designated areas.
- We enjoy the rural side of Hayes TWP but are not opposed to business growth on main roads/areas. Keep the natural beauty...love the hiking and biking trails, could always use more.
- We like it the way it is. Don't want to see development. Keep it rural/quiet. Don't ruin it.
- We live in the township for what it is now. We live here for the country not city.
- We moved here over 20 years ago to get away from the city of Charlevoix. Keep Hayes Township rural! It's already changed too much!
- We need a level of growth to sustain the local community and the regional area. Our locals are being priced out of home ownership and the cost of renting does not allow us to bring new workers to the area. We will suffer from a lack of skilled resources, particularly in areas like healthcare, accounting, engineering and other highly trained people which are necessary to maintain our way of life. A balance must be struck between those old owners who have their spot already and those who need to bring into the area.
- We need to limit industrialization along the Hwy 31 and maintain the beauty along Lake Michigan and Lake Charlevoix.
- Please keep our township the beautiful place it is and get rid of the people who disrupt township meetings with their nasty attitudes! (and costs us all money) Improve our "little" parks & keep camp Seagull a beautiful place (despite the landscape architect who destroyed the hill above the parking area!) & continue to grow "preserved areas". Stop uncontrolled growth and greedy people.
- Q7: BC-CHX Road is included and should not be. Land along that road is not commercial. Q10: too broad of a question. Not all businesses are alike. Q13: Definition of Short Term Rental used to be less than 30 days. Regulation includes more than answers provided. Includes inspections, safety issues, noise, number of parking spaces, emergency contacts, etc. No questions about noise nuisance. Shoreland protection should be highest priority. Large shoreline protection strips are necessary to protect lake quality and environment. Survey did not ask about protecting water, lakes, forests, wetlands, air quality - these should be the highest priority to protect. Use "Protecting Michigan's Inland Lakes" publication as a guide. Strengthen, do not weaken, shore protection. No grass in shoreland protection strip. Nuke wastes are another worry - our public safety depends on responsible management. Would like to see those wastes removed from township and brought somewhere else.
- Survey was sent out to property owners only. Not residents who live here who don't own property. Property owners with more than one parcel got more than one survey. Survey data therefore will be distorted, favoring landowners with more parcels, even vacant parcels. Parcels don't have survey answers (or vote), people do. The distribution of this survey should have been to people who live here. It also will heavily favor out of town landowners over residents who rent here. Each voter and each living resident should have been given this survey. Another important demographic which has been asked in previous surveys is whether you live on waterfront parcels, or not. Short term rental regulations need to be re-established. We need limits on the number of them. This was not given as an option asking for our "thoughts." Safety issues, inspections, parking regulations and noise requirements are also part of regulation we used to have. Length of stay is part of the definition of "short term." It was defined in the ordinance that was revoked recently. Given the amount of attention that shoreland protection,

waterfront regulations, and zoning enforcement has taken place in the township for decades and decades--since the very first ordinance-- shoreline protection should have been a specific question. For example it could have been added to question #2. Lack of zoning enforcement regarding shoreland protection should get high priority in the master plan. Waterfront is such an important type of land use here. Therefore its issues should have been highlighted. Boyne City Road should not be commercial or industrial. It is not zoned as such. Batch plant controversy some years ago proved that. Rural, natural settings, conservation areas, township park and mainly R-1 low density residential is what makes Boyne City Charlevoix Road the beauty road that it is, making it attractive to a bike path that is going in. Keep BC/CHx road beautiful and natural. Question 7: This question should have included shoreline protection. Instead the question is worded heavily stacked toward development of housing and business. Scenic does not necessarily mean natural. Rural view sheds are also scenic. But it's bad development decisions that make an area not scenic. The recent decision to allow boats for sale real close to US 31 is a great example of ruining the scenic corridor. Question 9--employment--is not the business or purpose of the township. Townships are not job creators. Regarding parks, I answered dissatisfied because the Parks committee is completely unprofessional in dealing with the public, had a poorly designed and executed survey, Board has refused to install designated swim area at Camp Seagull as promised to granting agencies and by way of a resolution passed some years ago. Safety demands a designated swim area and rescue equipment and removal of harmful materials on the shore. Parks committee has been publicly hostile to any community input on this and other topics. Encroachment by a private landowner on Eastern Avenue Beach goes against a Michigan Court of Appeals decision in the Township's favor and against the landowner. That beach is a public beach and the encroachment should not be tolerated. Eastern Avenue Beach should be expanded when opportunities arise. Encouraging small hobby farmers is a proper function of local government that could help sustain rural activities here. Good agricultural land must be protected. Nuclear power plant site still has highly radioactive waste on site and development like housing and recreational development should not be located there.

- [responses abridged from memo attached to survey] 1. Poor ordinance enforcement, not properly supervised by the current zoning administrator. 2. Township does not need more retail shops nor gravel mining. 3. No multiple housing developments until sewer and water lines are established. 4. Restrict growth 5. younger families ok but can't afford housing here. 6. Full time employment opportunities - township is not an employment agency.

Zoning and Enforcement

- Continue to enforce zoning.
- Enforce Blight Ordinance!
- Enforce noise restrictions on residential zoned streets, e.g. dog kennels.
- I would like to see existing lakefront homes be allowed to expand within reasonable limits.
- Let people do renovations and improvements on real estate.
- Like to see grandfathered lake homes allowed to improve and/or add on to home with approval.
- Need to let people do rebuilds or renovations on their existing properties. They are improving their real estate!
- No Rezoning.
- Please do not allow mobile homes.
- poison ivy on roadside needs maintenance. Need to address trailer used for junk in upper Bay Shore. Boat launch by Burgess Rd/Lake Michigan needs poison ivy maintenance.
- Private property rights should always be observed whether on the lake or not. Home improvements should be allowed with little restriction.
- Question of water, sewer and housing types should be answered by Zoning Plan inclusion of Planed Unit Developments" for appropriate zones. Plan requirements should include central water, sewer and specific housing types (single, duplex, condos, etc.) and zoning should call for township approval of all such plans.
- Wood boilers should not be legal within 500ft of other homes.
- Worried that unreasonable zoning changes hurt property values or restrict usage. Worried that too much development/population growth reduces rural feel.
- Would like to see the ability to improve lake homes that are within the setback and were grandfathered.
- Zoning ordinances are not being followed or enforced.

- I think our roads could use more attention & signs 2. I see some properties in my area that are a magnet for blight or infestation. 3. Can't wait until BC Rd. bike path goes all the way through :-)
- 4. My husband and I filled this out together. We have the same views. Thank you for giving us the opportunity to share our thoughts.

Township Services and Resources

- Better plowing of roads, beach access (swim area, safe, sandy without destroying current vegetation), dog friendly areas.
- Bike trail needs to be completed between Boyne City & Charlevoix
- Bike trails along Boyne City-Charlevoix Road the entire route through Hayes TWP, please. A spring, Summer, Fall resident x 23 years.
- Boat launch on Lake Michigan. Picnic tables, sites (park across from Burgess Rd). Trails by town hall and better basketball hoop. (Outside talits[?] and town hall)
- Hayes TWP should prohibit the commercial pumping of water out of Susan Lake, with a sign at launch site.
- I'm concerned about the bike trail on Boyne City Road from Horton Bay through to Burgess Rd. How much damage to private property in cases of old established homes. [unreadable sentence]. Could conservation paths be considered?
- more public-use land (hiking and biking trails, lakefront access, parks, etc..)
- please complete the sidewalk from Boyne City to Charlevoix.
- stop putting money into TWP parks, they are underutilized. Finish the bike/walkway path - utilized by many, daily. Keep the rural charm of Northern Michigan.
- Susan Lake boat launch needs improvement.
- All types of trash drop off points, restricted to Hayes Twp tax payers. (Possible option would be to partner with some business owners approval to dump in their dumpsters. Reimburse for verified use?
- Better job on internet and cable choices. I live on a dirt road with no easement for internet or cable.
- Desperate need for Pickleball facilities in the Township. The current offering is not sufficient for the growing sport. REPAVE route 31, it's not very appealing to visitors and tourists traveling that beautiful roadway. It will also cut down on noise in the township (we walk the trail regularly and hear large trucks hitting the bumps in the pavement making incredibly loud sounds which detracts from the ambience of our pristine community.
- I would like Hayes Twp to consider having a recycling station.
- I would like to see yard waste composting for leaves, grass clippings - so we aren't burning leaves and have a place to take grass clippings. It could perhaps be turned into mulch for township residents.
- Please keep EMS service intact. We would love to see a local bar and grill on 31 sometime in the near future. Thank you for the survey.
- Spring clean up should be once a year and NEVER more than every other. People count on that service.
- Township cleanup yearly. Protecting green zone along Lake Charlevoix. Listen to all the residents, not just a few.
- We need Recycling pickup!!!
- We need water and sewage provided by the county/township.
- Would appreciate Spring clean-up annually instead of every two years.
- Would like both a Spring and Fall bulk Trash/junk pick up yearly.
- Would like natural gas in our township. Would like the township to work with the utilities to make this happen
- Strongly opposed to short-term rentals. Public spaces for kids and dogs are needed in a safe area. Independent businesses are needed within the township for people to make a livable income. More open hours to access Clerk and Treasurer would be nice too.

Parks & Rec

- Camp Seagull is a joke. Maintain Rural Living!
- Camp Seagull Park is a total waste of money! It is only for monied people and non-residents.
- Camp Seagull was a positive improvement in Hayes Twp. It should be open year round so Ice fishermen have a launch site for snowmobiles, x-country skiing, and sledding.
- Cost overrides at Hayes-Camp Seagull Park? How will they be covered?

- Finish the bike trail. Former supervisor Ron Van Zee did a fine job.
- Hayes TWP should do the following before summer 2025: 1. clearly define and post a description of the limited public use areas of the Eastern Ave Beach. 2. Enhance ADA accessibility to the beach area. 3. Post and enforce the ordinances & rules for use of the beach area.
- I would be interested in seeing Camp Seagull Park completed with pickleball courts.
- Let me help Parks & Rec committee - disc golf course @ seagull. I'll be in touch.
- There is no beach, sand, etc. at Camp Seagull.
- We need restrooms at Easter Ave. Beach and a swim area at CSG. Replace VanZee as zoning administrator. Be more respectful to everyone. The Township Hall should be open Mon - Friday at least half a day.
- Year-round access to parks.
- Better plowing of roads, beach access (swim area, safe, sandy without destroying current vegetation), dog friendly areas.

Road Maintenance

- 1. I think our roads could use more attention & signs 2. I see some properties in my area that are a magnet for blight or infestation. 3. Can't wait until BC Rd. bike path goes all the way through :-)
- 4. My husband and I filled this out together. We have the same views. Thank you for giving us the opportunity to share our thoughts.
- Fix the end of Murray Road past Stolt. It is a hazard in cold weather!
- Our main road, Major Douglas Sloan Rd, I believe is scheduled for a re-do in the next few years and as someone who has lived on this road since 1987, and knowing something about roads, it would be nice if the paved surface could be wider to accommodate walkers and cyclists, of which there are a lot on this road and it would also move the payment edge further away from heavy trucks. The pavement edge is always the first part of the road to break down.
- Road maintenance is poor. You want my input on this, but not when you change the name of Old 31 to Major Doug Sloan Rd.
- Seasonal roads do not receive the care they deserve. Obviously I live on one but but I pay taxes and am ignored when I ask to have my road graded or repaired after logging trucks have ruined it.
- We need a lot better roads in Hayes TWP
- poison ivy on roadside needs maintenance. Need to address trailer used for junk in upper Bay Shore. Boat launch by Burgess Rd/Lake Michigan needs poison ivy maintenance.

Survey Quality

- #12 Question is way too broad and unclear on "proportional natural space" 13. Vacation rentals may need to register with township re census data? Demographies.
- 1. This is a good survey. It was very well developed and conducted. Thank you. 2. Please re-institute, administer, and enforce a short-term rental ordinance. Hayes Township eliminated their then-existing, short term rental ordinance in the summer of 2022, contrary to the wishes of many property owners. 3. Embrace and include the recommendations of the Hayes TWP Advisory Group from 2023 regarding changes to the Township Master Plan and Future Land Use map. 4. Increase the pick-up frequency of the Spring Clean Up service to annual. 5. The four re-elected members of the Hayes Township Board of Trustees are presently demonstrating a refusal to work as team members with the newly-elected township supervisor. More positive results could be achieved for the township's benefit with cooperative teamwork. 6. TWP parks and recreation survey questionnaire of 2023 had very limited representative responses, some biased questions, and only provided online participation. Please redevelop and re-execute the P&R survey questionnaire in a more professional manner, similar to this Hayes TWP 2024 survey. Paper ballots should be mailed to all property owners. Thank you for the opportunity to provide constructive feedback.
- Big difference between "Open Natural" and "Landscaped". We need a new zoning administrator.
- Q7: BC-CHX Road is included and should not be. Land along that road is not commercial. Q10: too broad of a question. Not all businesses are alike. Q13: Definition of Short Term Rental used to be less than 30 days. Regulation includes more than answers provided. Includes inspections, safety issues, noise, number of parking spaces, emergency contacts, etc. No questions about noise nuisance. Shoreland protection should be highest priority. Large shoreline protection strips are necessary to protect lake quality and environment. Survey did not ask about protecting water, lakes, forests, wetlands, air quality

- these should be the highest priority to protect. Use "Protecting Michigan's Inland Lakes" publication as a guide. Strengthen, do not weaken, shore protection. No grass in shoreland protection strip. Nuke wastes are another worry - our public safety depends on responsible management. Would like to see those wastes removed from township and brought somewhere else.

- Survey is not scientific, it should have been sent to voters. Multiple property owners receive more than one survey (several surveys). This will skew the results. This survey does not appear to follow the MTA guidelines for a survey. It favors the rich because the more land you own, the more surveys you can fill out. You can fill out a survey if you do not vote in Hayes Township. Two of us had to fill out one survey, even though we are both taxpayers in Hayes and have different opinions. For all of the above reasons, this survey is not valid (in our opinion) and must be thrown out.
- Survey was sent out to property owners only. Not residents who live here who don't own property. Property owners with more than one parcel got more than one survey. Survey data therefore will be distorted, favoring landowners with more parcels, even vacant parcels. Parcels don't have survey answers (or vote), people do. The distribution of this survey should have been to people who live here. It also will heavily favor out of town landowners over residents who rent here. Each voter and each living resident should have been given this survey. Another important demographic which has been asked in previous surveys is whether you live on waterfront parcels, or not. Short term rental regulations need to be re-established. We need limits on the number of them. This was not given as an option asking for our "thoughts." Safety issues, inspections, parking regulations and noise requirements are also part of regulation we used to have. Length of stay is part of the definition of "short term." It was defined in the ordinance that was revoked recently. Given the amount of attention that shoreland protection, waterfront regulations, and zoning enforcement has taken place in the township for decades and decades--since the very first ordinance-- shoreline protection should have been a specific question. For example it could have been added to question #2. Lack of zoning enforcement regarding shoreland protection should get high priority in the master plan. Waterfront is such an important type of land use here. Therefore its issues should have been highlighted. Boyne City Road should not be commercial or industrial. It is not zoned as such. Batch plant controversy some years ago proved that. Rural, natural settings, conservation areas, township park and mainly R-1 low density residential is what makes Boyne City Charlevoix Road the beauty road that it is, making it attractive to a bike path that is going in. Keep BC/CHx road beautiful and natural. Question 7: This question should have included shoreline protection. Instead the question is worded heavily stacked toward development of housing and business. Scenic does not necessarily mean natural. Rural view sheds are also scenic. But it's bad development decisions that make an area not scenic. The recent decision to allow boats for sale real close to US 31 is a great example of ruining the scenic corridor. Question 9--employment--is not the business or purpose of the township. Townships are not job creators. Regarding parks, I answered dissatisfied because the Parks committee is completely unprofessional in dealing with the public, had a poorly designed and executed survey, Board has refused to install designated swim area at Camp Seagull as promised to granting agencies and by way of a resolution passed some years ago. Safety demands a designated swim area and rescue equipment and removal of harmful materials on the shore. Parks committee has been publicly hostile to any community input on this and other topics. Encroachment by a private landowner on Eastern Avenue Beach goes against a Michigan Court of Appeals decision in the Township's favor and against the landowner. That beach is a public beach and the encroachment should not be tolerated. Eastern Avenue Beach should be expanded when opportunities arise. Encouraging small hobby farmers is a proper function of local government that could help sustain rural activities here. Good agricultural land must be protected. Nuclear power plant site still has highly radioactive waste on site and development like housing and recreational development should not be located there.
- Thank you for conducting this survey. I trust that those using this information will impart the majority view of the residents of Hayes Twp.
- The survey needs to be specific to the township, not generic. If we don't know how many are in the top, we can't know if it should be increased and what is the current ordinance to know if it should be changed, etc. It needs Twp stats to know.

Taxes

- Lower property taxes. Next time send an envelope to keep responses confidential.
- Lower Taxes
- No increase in property taxes!

- Property taxes are too high, especially for older people who only spend the summer months in Hayes Township.
- There has already been too much tax dollars wasted on EMT & Fire, as there are others close enough to respond to emergency calls.

Affordable Housing

- Further residential development should promote affordable housing for first time home buyers.
- I think there's a need for affordable housing in the area.
- I would like to see this township encourage the development of good, affordable homes and the businesses that would support them. I want speed regulations to be put in place on Townline road from US-31 to Pincherry/Upper Bay Shore. I would encourage you to encourage Reith Reily to properly conclude their business in the time allotted with the "green pit" or "Bay Shore pit" and see it developed into either homes or renewable resource energy production, like solar. I would encourage you to make your monthly meetings more inviting and less hostile to the residents that raise concerns. If those concerns are valid or not, they are the concerns that they have. NOT addressing them in a way that resolves anything only increases the concern. It sows doubt in your leadership and creates opportunity for paranoia to replace logic. If a resident brings up a concern that is outlandish, instead of dismissing them or mocking them, discuss with them in an open setting their concern and work to resolve it. This is what happened over the last 3 years with regards to the pit in bay shore. Every meeting there were concerns brought up and never addressed. This allowed rumors to spread and when those rumors were not properly addressed, it allowed them to solidify in people's minds. Have an open discussion. Talk to your constituents. Listen to them. Hear them.
- More affordable housing for year-round people, limit development of non-residential property, community has a voice in planning.
- We must find a way to provide more affordable housing and maintain our rural character.
- I moved here for the small town feel & the natural beauty. I would hate to lose that with overdevelopment! Also I think it is important to keep families here which means affordable/available housing.

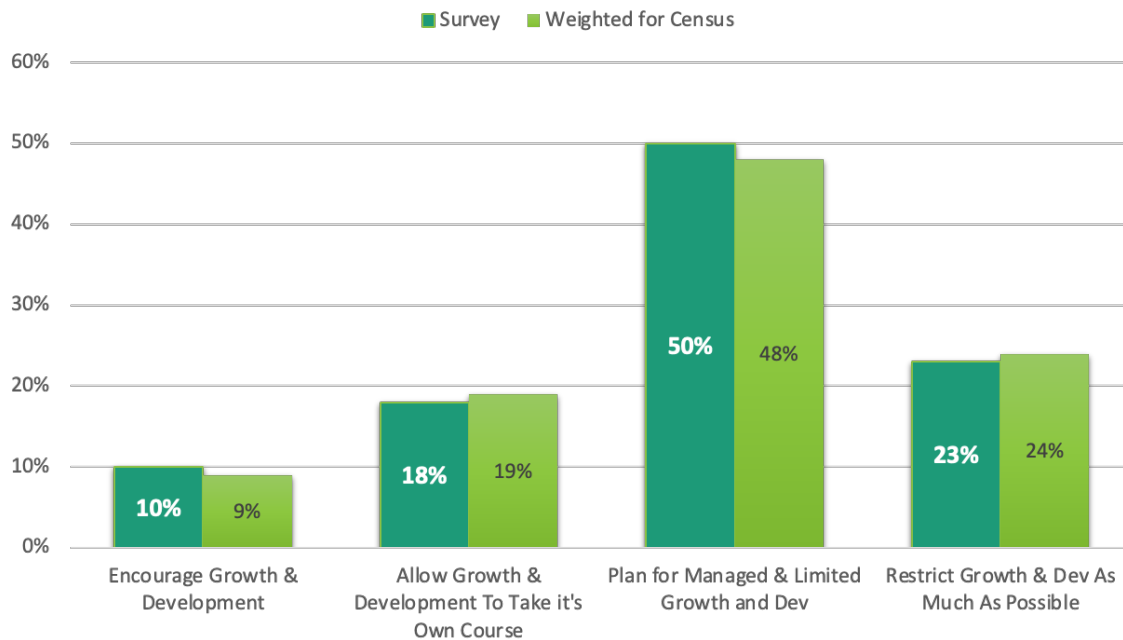
Short-Term Rentals

- Less short-term rentals. This provides less housing in this small community.
- Ron VanZee said he couldn't enforce short term Rental restrictions, so the board approved a free for all short term attitude without public vote. Without logical restrictions there should be no short-term rentals.
- Short-term rentals should be limited by ownership. A house purchased by an entity for full-time rental should not be allowed. Consider large playground development similar to Boyne City at Petoskey East Park.
- Strongly opposed to short-term rentals. Public spaces for kids and dogs are needed in a safe area. Independent businesses are needed within the township for people to make a livable income. More open hours to access Clerk and Treasurer would be nice too.
- #12 Question is way too broad and unclear on "proportional natural space" 13. Vacation rentals may need to register with township re census data? Demographies.
- 1. This is a good survey. It was very well developed and conducted. Thank you. 2. Please re-institute, administer, and enforce a short-term rental ordinance. Hayes Township eliminated their then-existing, short term rental ordinance in the summer of 2022, contrary to the wishes of many property owners. 3. Embrace and include the recommendations of the Hayes TWP Advisory Group from 2023 regarding changes to the Township Master Plan and Future Land Use map. 4. Increase the pick-up frequency of the Spring Clean Up service to annual. 5. The four re-elected members of the Hayes Township Board of Trustees are presently demonstrating a refusal to work as team members with the newly-elected township supervisor. More positive results could be achieved for the township's benefit with cooperative teamwork. 6. TWP parks and recreation survey questionnaire of 2023 had very limited representative responses, some biased questions, and only provided online participation. Please redevelop and re-execute the P&R survey questionnaire in a more professional manner, similar to this Hayes TWP 2024 survey. Paper ballots should be mailed to all property owners. Thank you for the opportunity to provide constructive feedback.

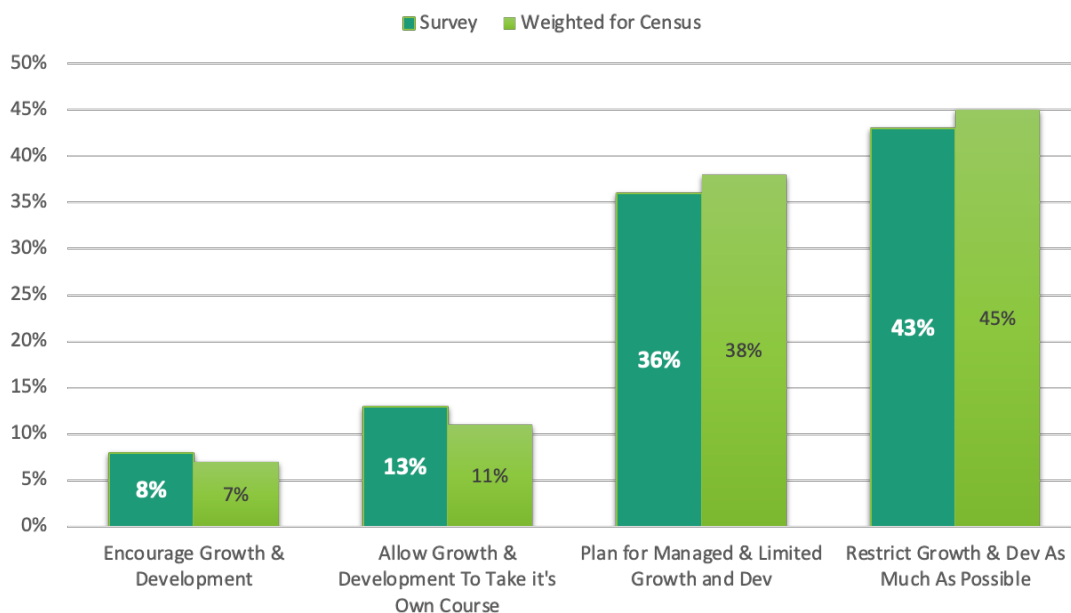
SUPPLEMENTARY CHARTS & DATA

Additional Census-Weighted Charts:

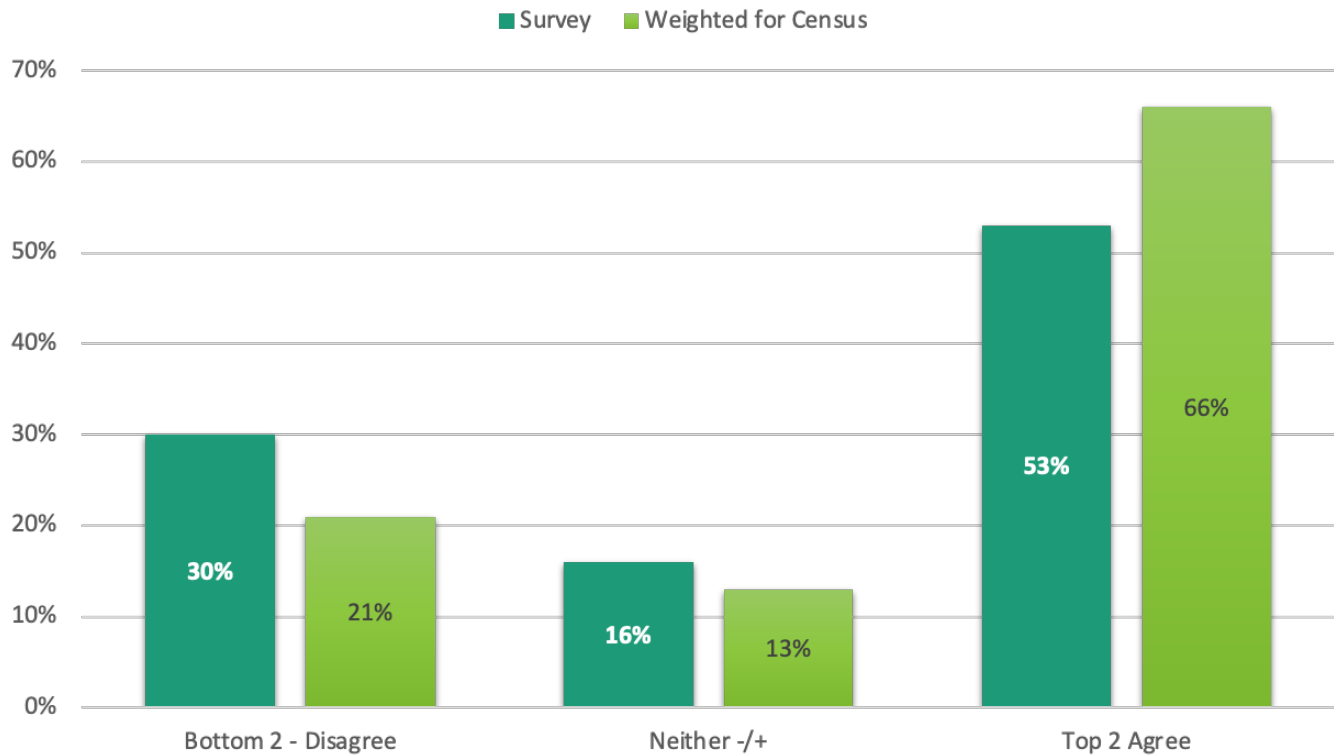
VIEWS ON GROWTH & DEVELOPMENT OF COMMERCIAL AREAS



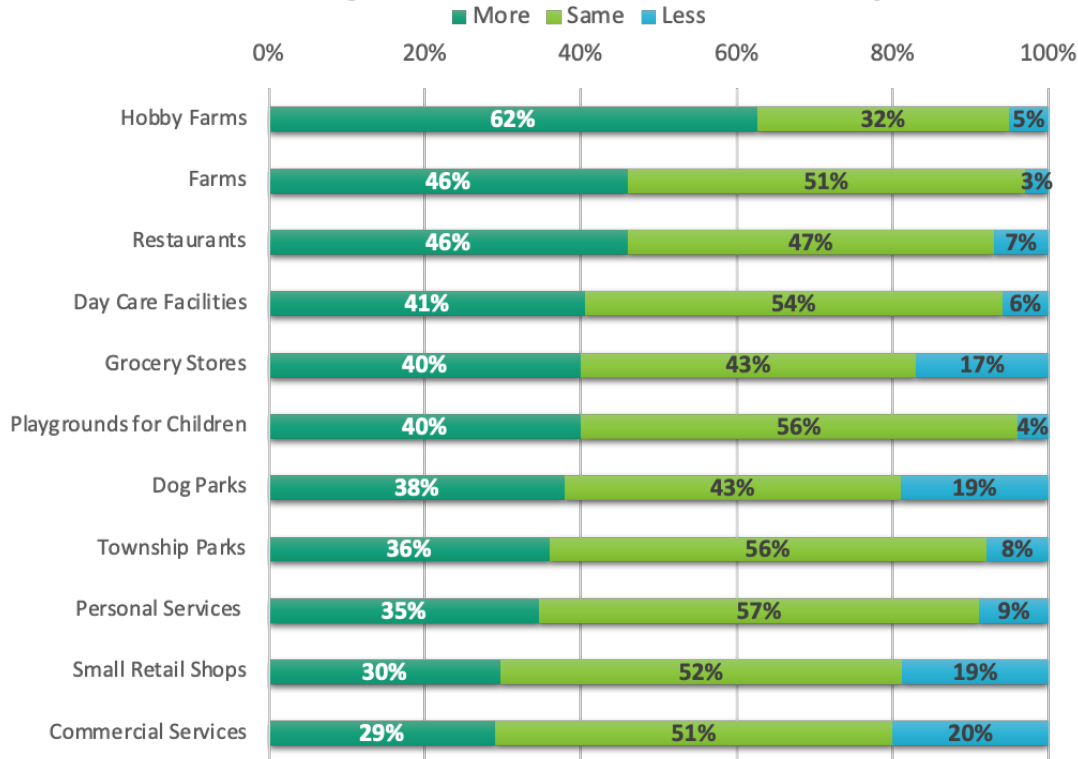
VIEWS ON GROWTH & DEVELOPMENT OF INDUSTRIAL AREAS



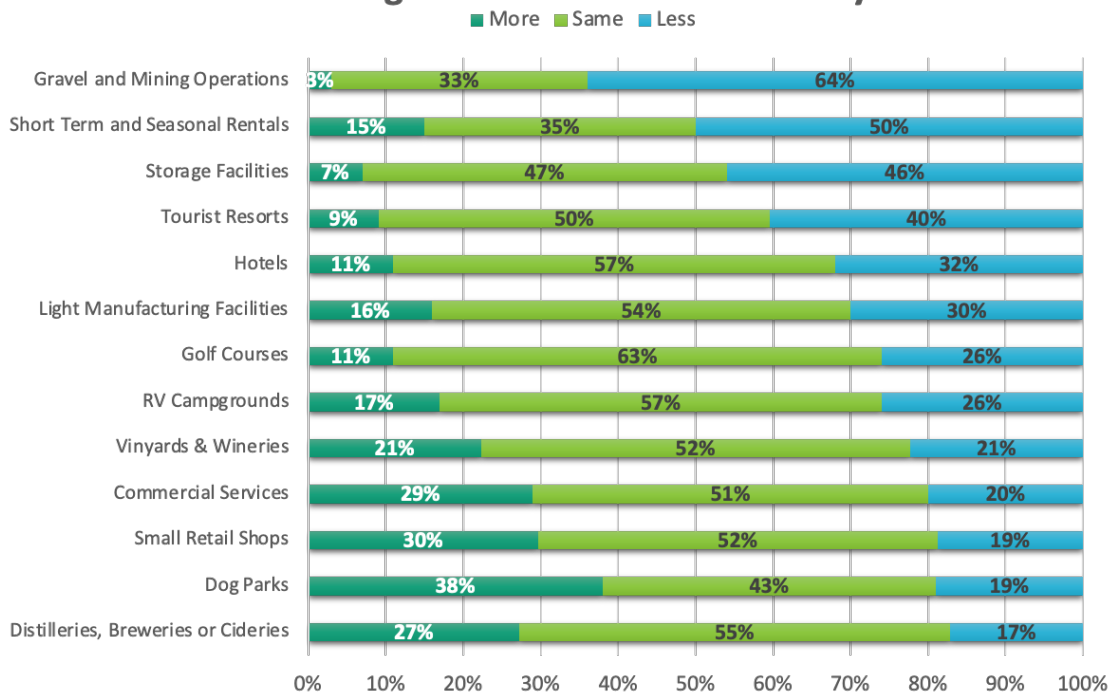
It is important to promote small business development along the township's main travel corridors(US 31 and Boyne City Charlevoix Road)



Census Weighted Preferences Ranked by “More”



Census Weighted Preferences Ranked by “Less”

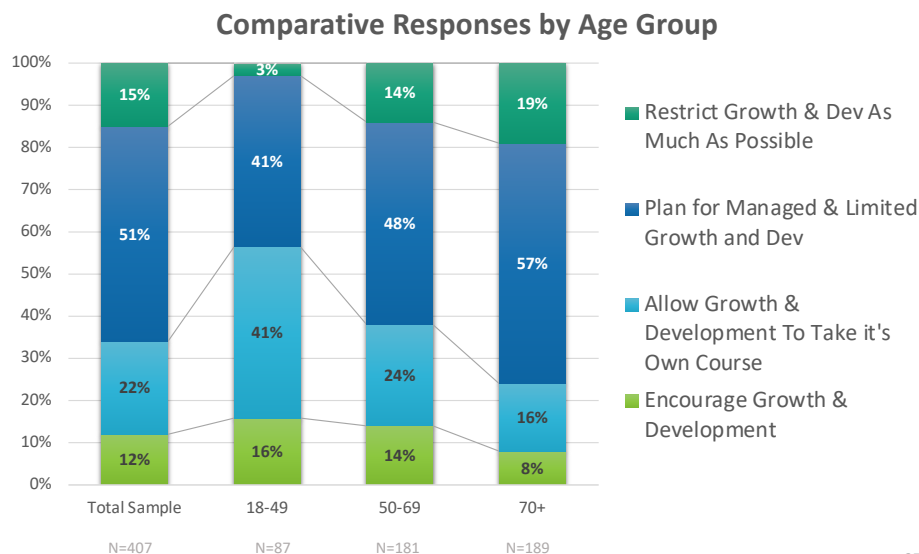


CROSSTABS BY

1. Age Group
2. Months in Residency/Yr
3. Years in Hayes TWP

By AGE

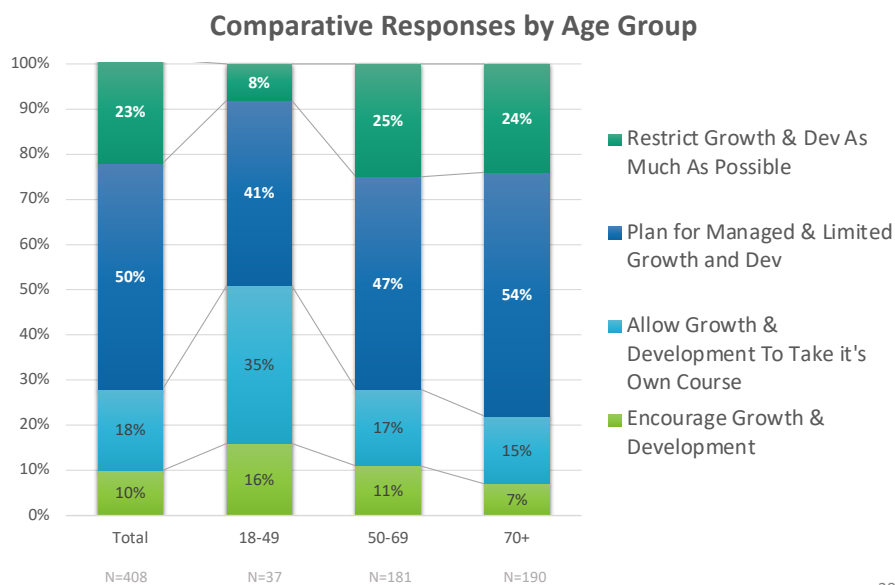
Q4: What are your views on growth and development of **Residential** areas in Hayes Twp?



37

By AGE

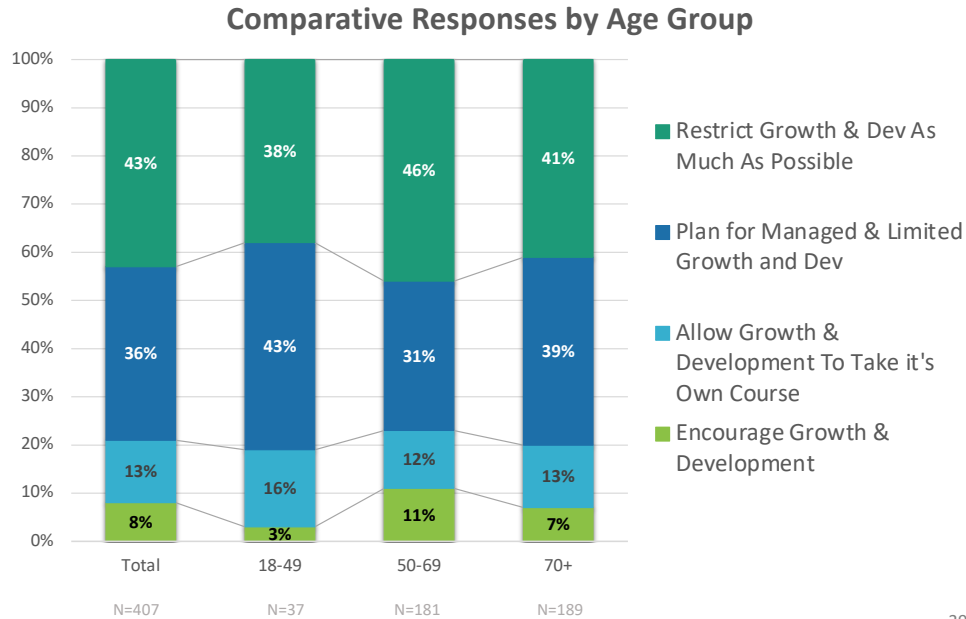
Q5: What are your views on growth and development of **Commercial** areas in Hayes Township?



38

By AGE

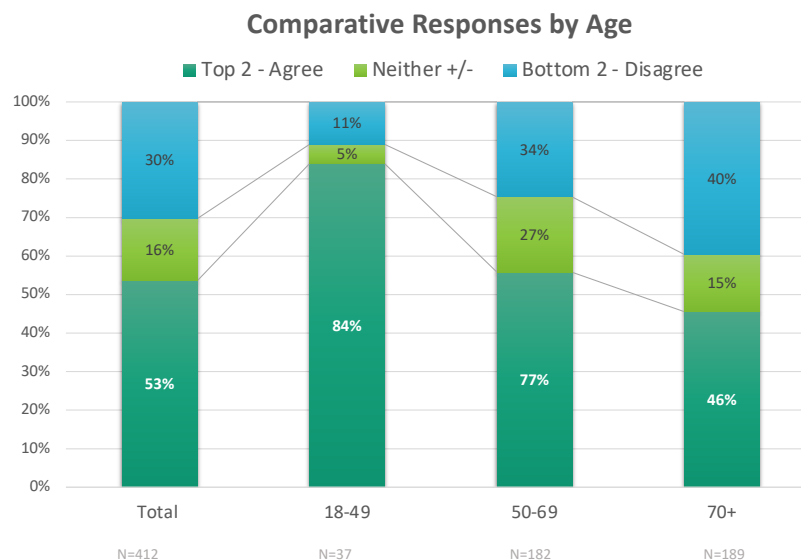
Q6: What are your views on growth and development of **Industrial** areas in Hayes Twp?



39

By AGE

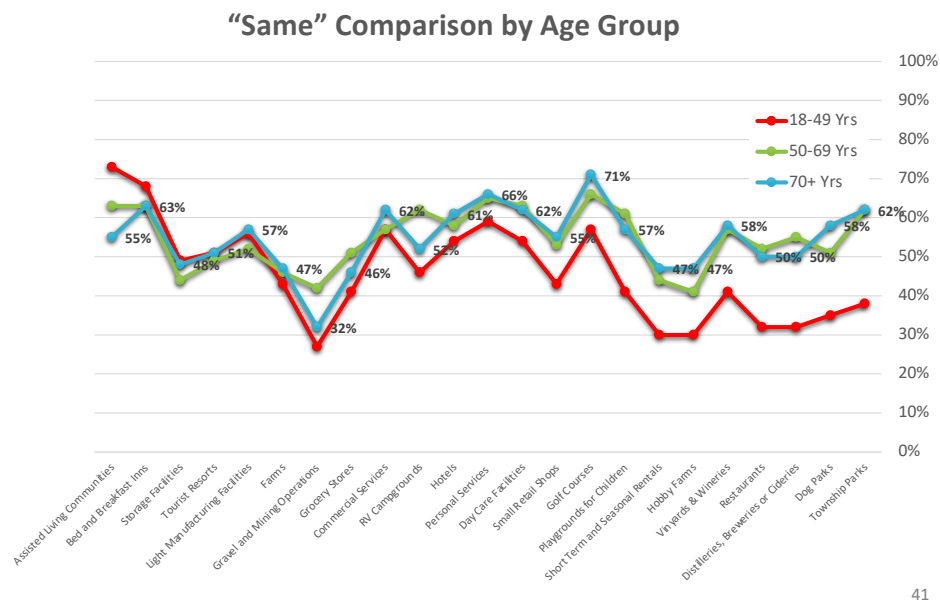
It is Important to promote small business development along township's main travel corridors (US 31 and BC/CVX Rd)



40

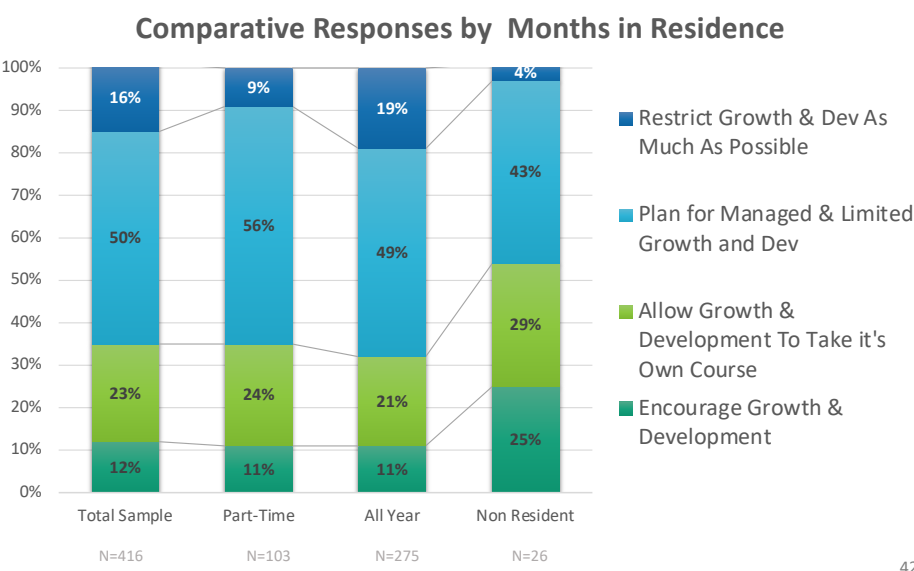
By Age Grp

Q3: Would You Like to See More, the Same or Less of the following in Hayes Twp in the Next 5-10 Years?



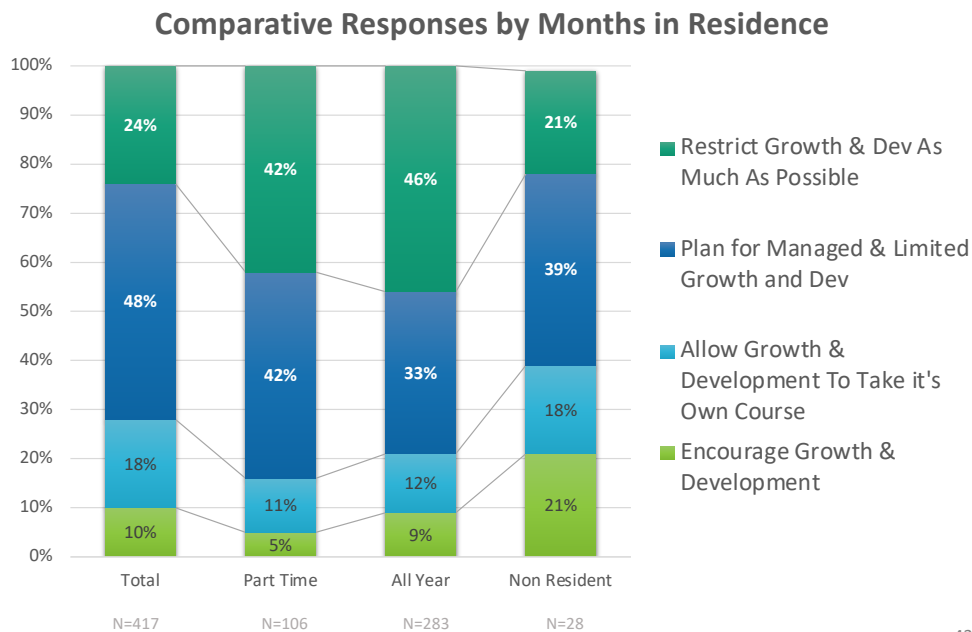
By Full/Part Time

Q4: What are your views on growth and development of **Residential** areas in Hayes Twp?



By Full/Part Time

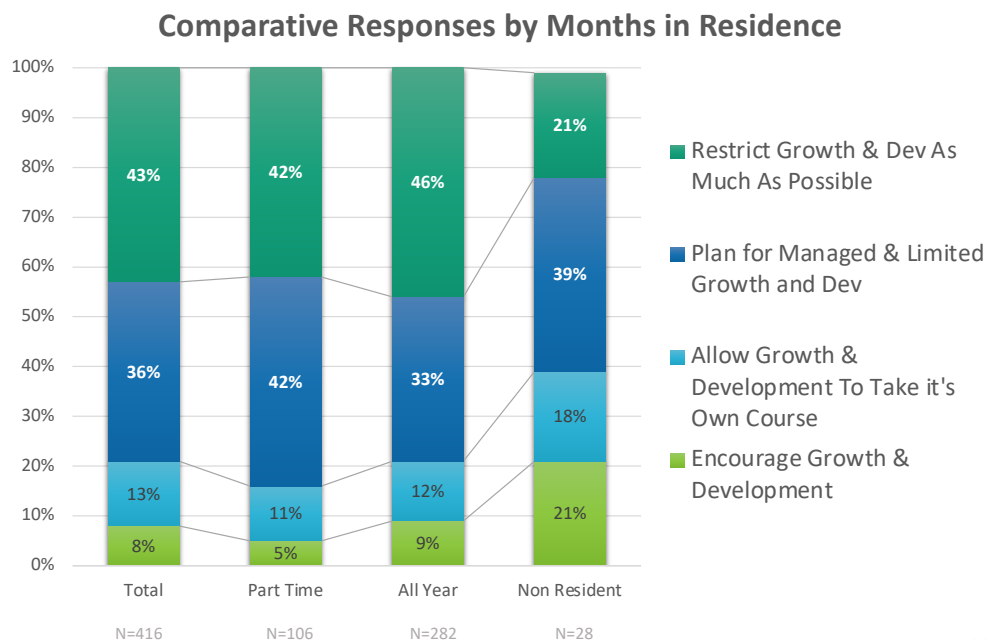
Q5: What are your views on growth and development of **Commercial** areas in Hayes Township?



43

By Full/Part Time

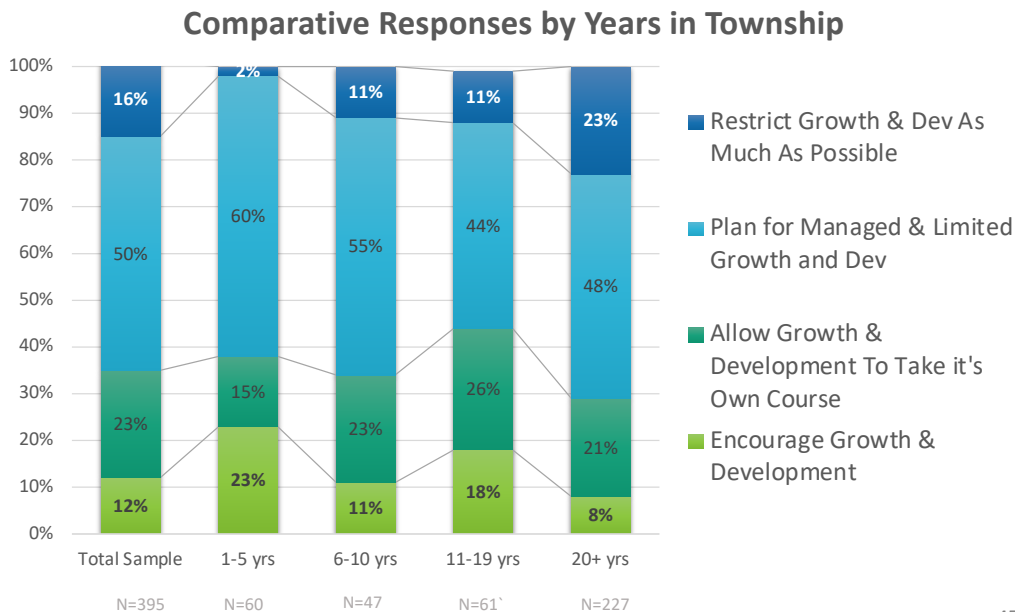
Q5: What are your views on growth and development of **Industrial** areas in Hayes Township?



44

By Years in TWP

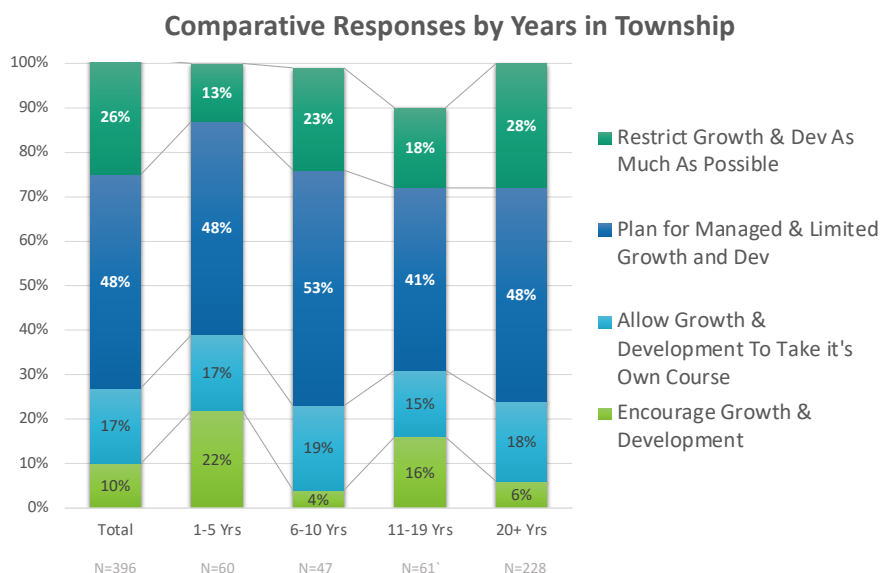
Q4: What are your views on growth and development of **Residential** areas in Hayes Twp?



45

By Years in TWP

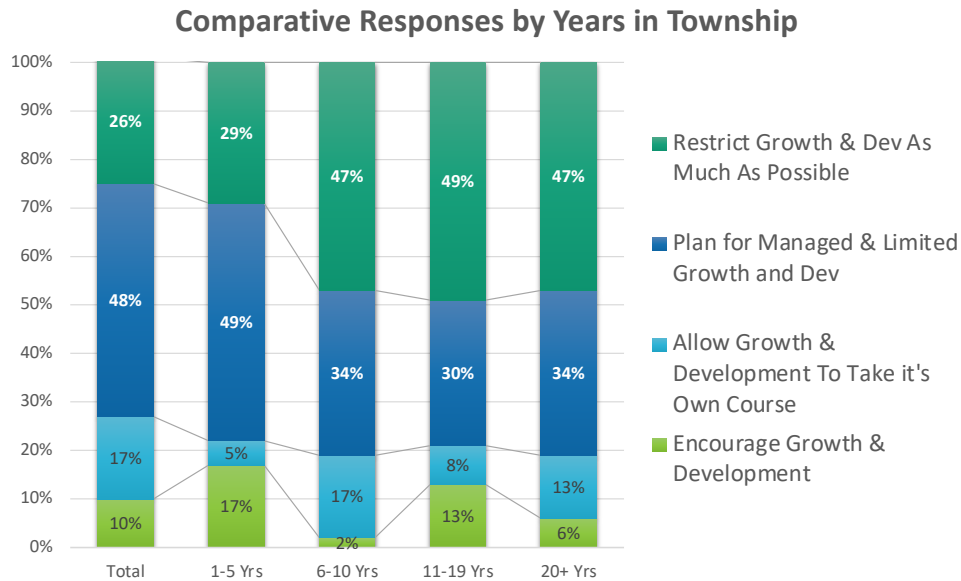
Q5: What are your views on growth and development of **Commercial** areas in Hayes Township?



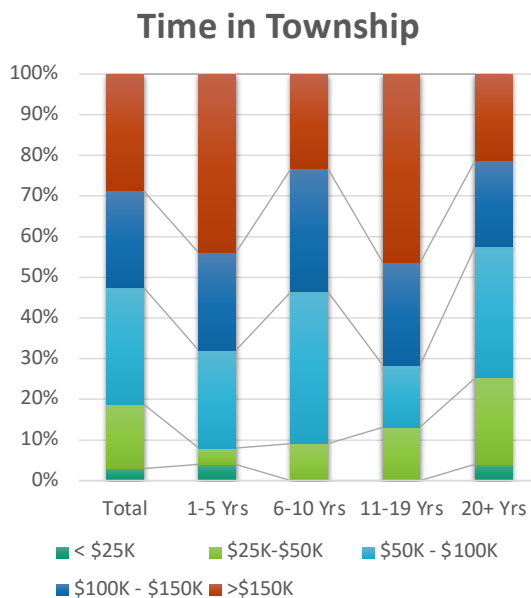
46

By Years in TWP

Q5: What are your views on growth and development of **Industrial** areas in Hayes Township?



Income by Months in Residence & Time in Township

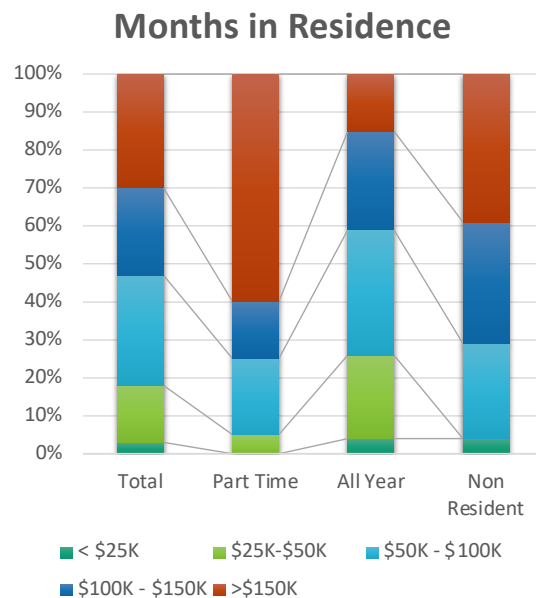


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N=88

N=131

N=189



< \$25K

\$25K-\$50K

\$50K-\$100K

\$100K-\$150K

>\$150K