

BAY TOWNSHIP 2018 SURVEY SUMMARY

INTRODUCTION

The following report summarizes the 2018 Bay Township Community Survey results. The Planning Commission developed the 2018 Community Survey to better understand the needs and desires of the residents of Bay Township. The results from the survey will be used to update the Bay Township Zoning Ordinance and will also help identify future land use practices and provide guidance to the Township Board.

METHODOLOGY

In February of 2018, a total of 1,103 surveys were mailed to Township residents. Addresses were compiled from the list of registered voters and from the County Equalization office. Due to the seasonal nature of many Bay Township residents, it was common for residents to receive a copy of the survey at their permanent address and at their Bay Township address. Every effort was made to reach all residents, including renters.

A total of 421 individuals completed the survey. Because one survey was mailed to each household (including seasonal property owners living outside the Township), we can estimate the response rate to be approximately 51%. This is based on the fact that there are 847 housing units in the Township (2016 American Communities Survey 5-year estimates). While 340 of the housing units are classified as vacant, the Census estimates that 92% of all vacant housing units are actually occupied seasonally. The vast majority of the surveys were returned by mail (92%), while 8% of surveys were completed online.

CONTEXT

The Bay Township Planning Commission is continually examining its planning and zoning goals and policies. The Bay Township Master Plan was last updated in 2006. During this update process, the Planning Commission developed a similar survey to inform goals, policies, and objectives for the 2006 Master Plan, and ultimately the Zoning Ordinance. As applicable, results from the 2018 survey are compared with results from the last community survey, which was conducted in 2004.

A full compilation of all long answer responses to the survey questions is available upon request at the Township.

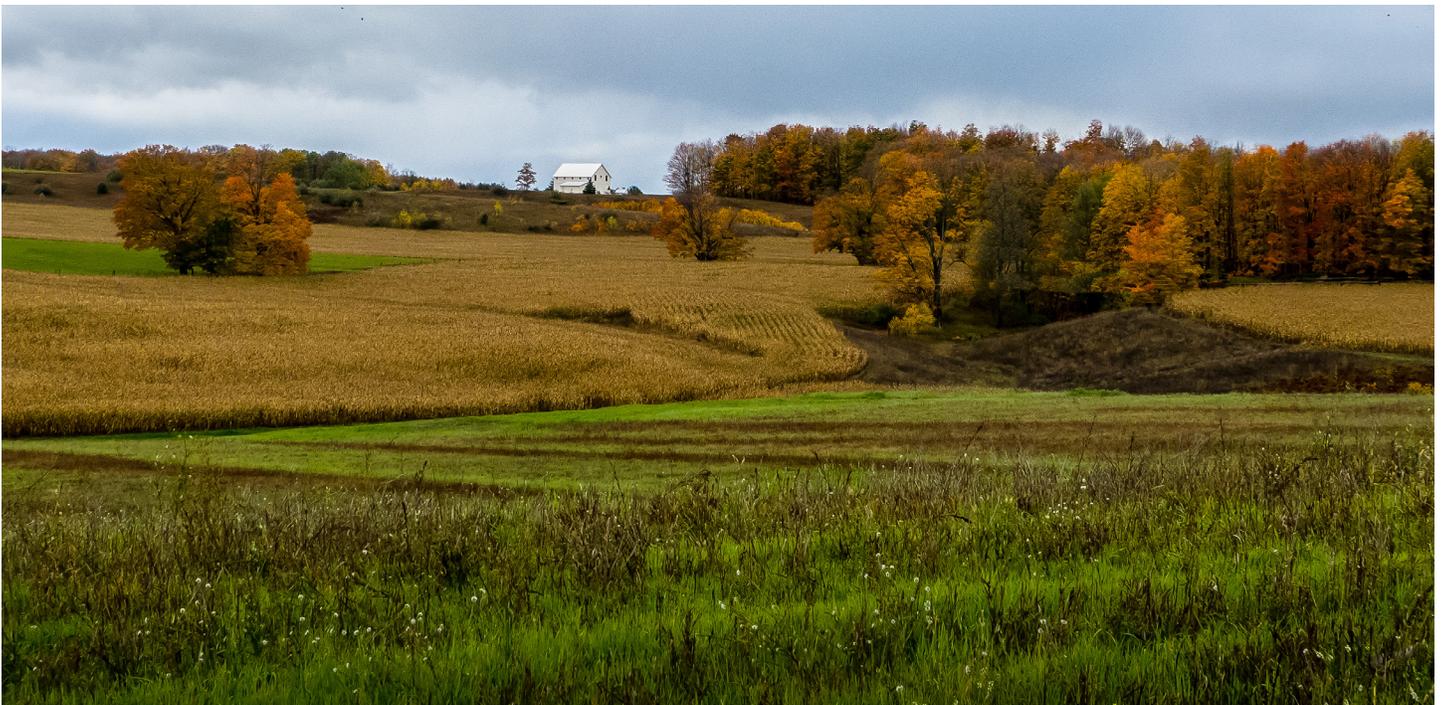
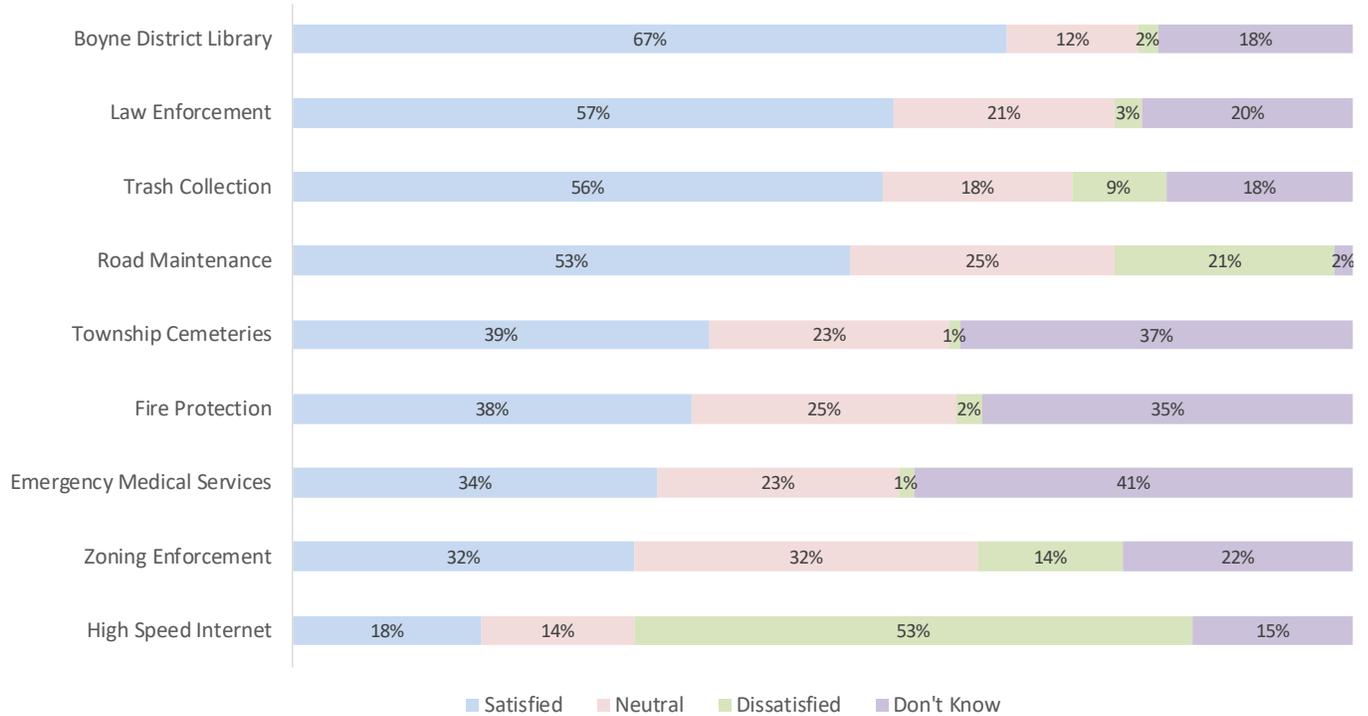
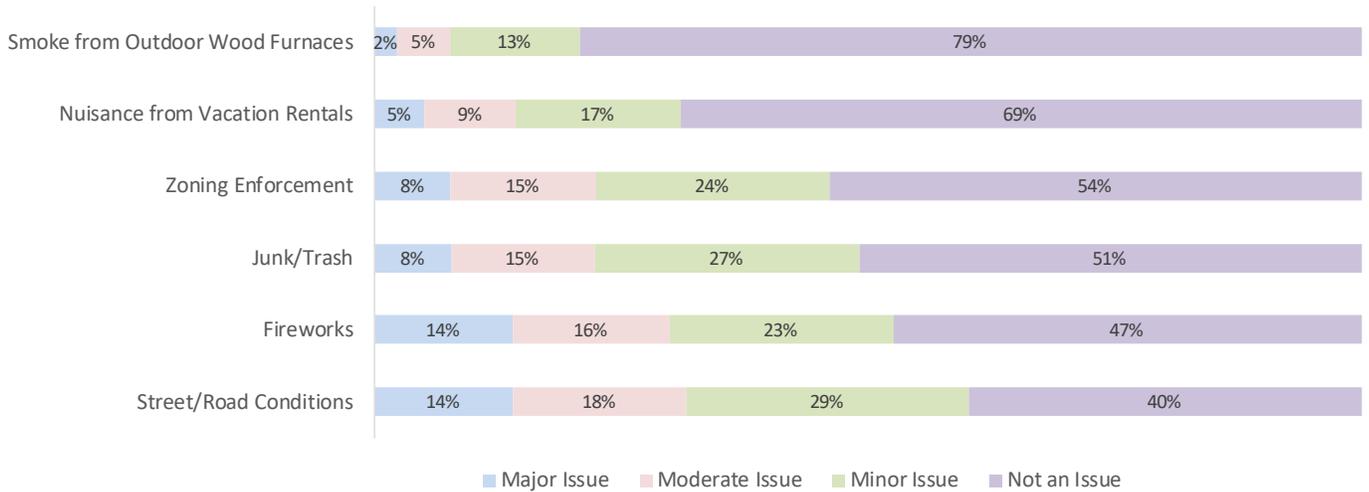


Photo courtesy of Rob Maxwell

Question 1: How would you rate your satisfaction with the following public services?



Question 2: Please rate how much of a problem, if at all, each of the following are in the Township:

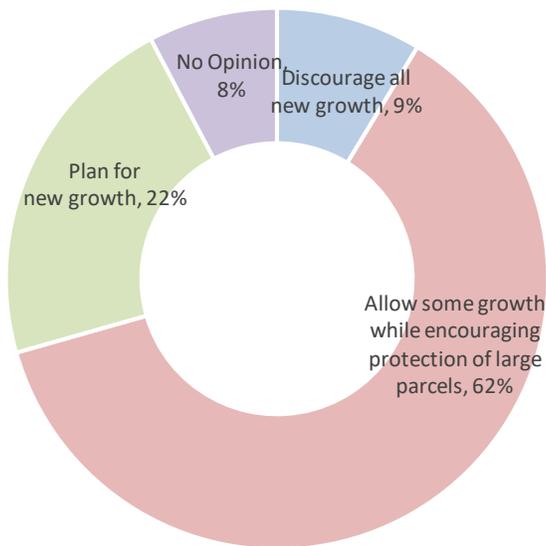


Question 3: Please expand on any items you identified as an issue in Question #2.

- **Street/Road Conditions:** 67 people provided additional comments about roads. Comments focused on paving County roads that are currently dirt, snow removal, removal of dead/dangerous trees, speed enforcement, culverts and drainage, signage, and general road maintenance.
- **Fireworks:** 56 individuals provided additional comments about fireworks. The primary concern surrounding fireworks was that they occur well beyond the 4th of July period. People noted that they go off all summer into the late evening hours, causing noise and light pollution, and scaring children and pets. Some people expressed a sentiment that fireworks are simply a part of living in a resort community.
- **Junk/Trash:** 56 people provided additional comments about junk and trash. Many of these comments were about the importance of the annual junk pick-up, as well as a desire for regular trash collection and recycling services. Numerous comments also focused on areas of the Township with junk in yards, along with poorly maintained structures and properties.

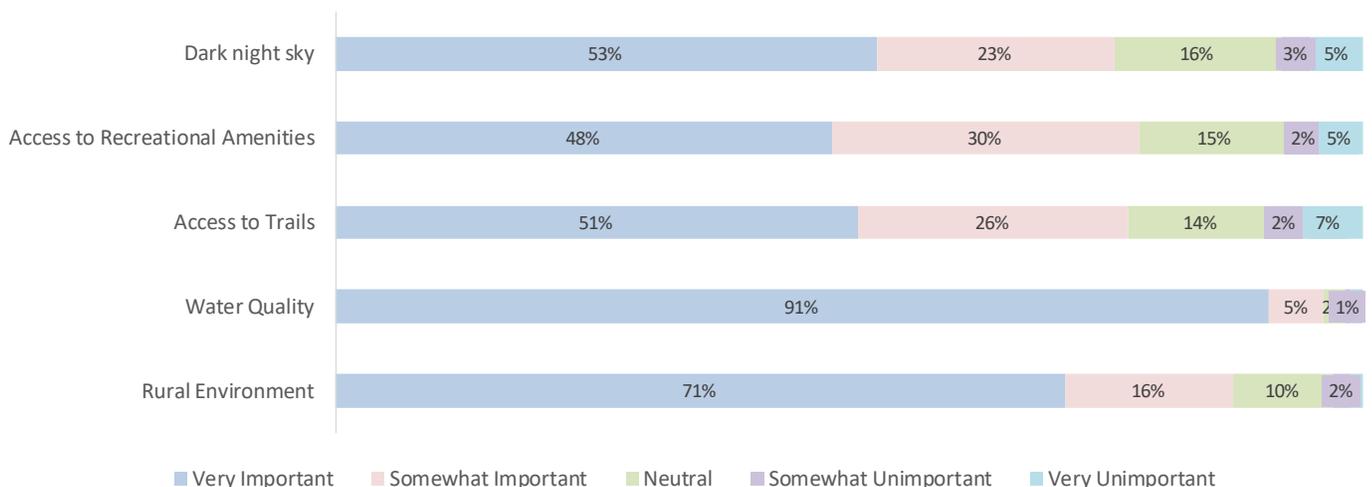
- Zoning Enforcement: 27 people provided additional comments about zoning enforcement. These comments focused on the need for enforcement, particularly along the waterfront. Respondents also articulated a desire for more consistent administration of the zoning ordinance.
- Smoke from Outdoor Wood Furnaces: 15 people provided additional comments about smoke from Outdoor Wood Furnaces. Four of the responses indicated that it is not a problem, while 11 comments indicated concerns about public health and general nuisances.
- Nuisance from Vacation Rentals: 15 people provided additional comments about vacation rentals. Key concerns focused on enforcement, noise, and excessive partying. On the other hand, some people expressed support for people visiting the Township and focused on the economic benefits of vacation rentals.
- Other: There were 23 “Other” comments. These comments focused on Internet and cellular services, the bike path and other recreational facilities, taxes, and various aspects of land use control.

Question 4: Please select the one statement below that most closely matches your views on growth and development in the Township. “I would prefer the Township to . . .” (Please choose only one)

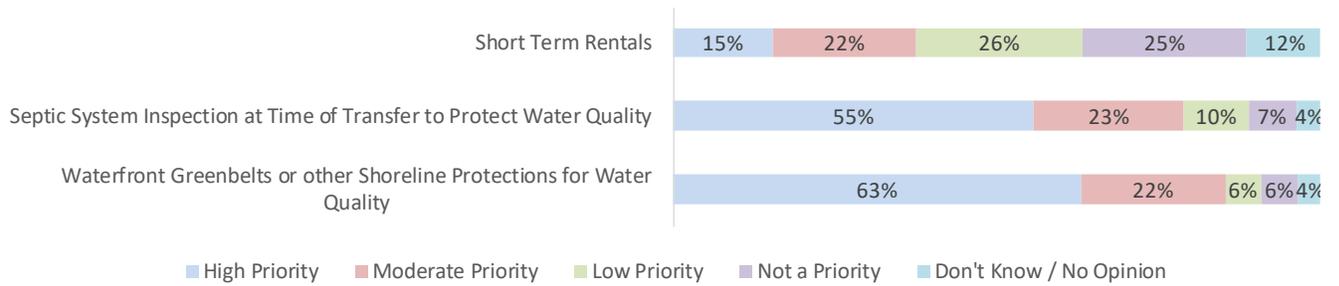


A question very similar to question #4 was posed in the 2004 Community Survey. 57.8% of respondents in 2004 wanted to see limited, controlled growth; which is similar to the 2018 sentiment of 62% of respondents who want to allow for some growth while encouraging protection of large parcels. In both 2018 and 2004, there seems to be a strong desire to protect the Township’s open space and natural resources, while still allowing for controlled growth and development in targeted areas.

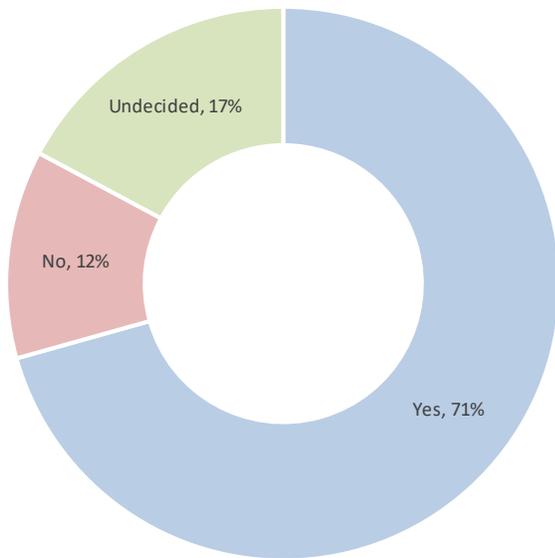
Question 5: How important are the following in Bay Township?



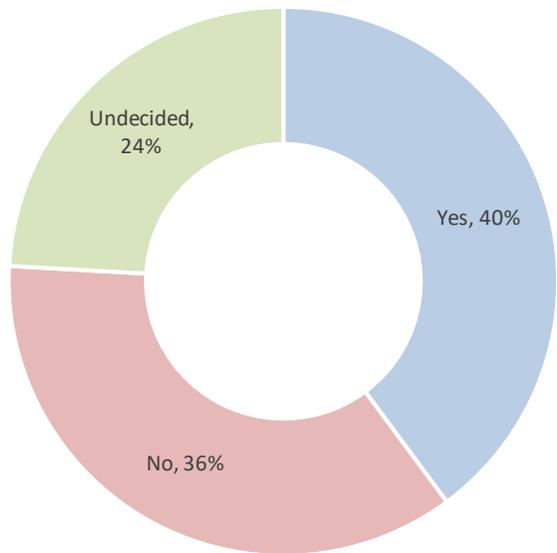
Question 6: Rate each of the following issues as a priority for regulation in the Township.



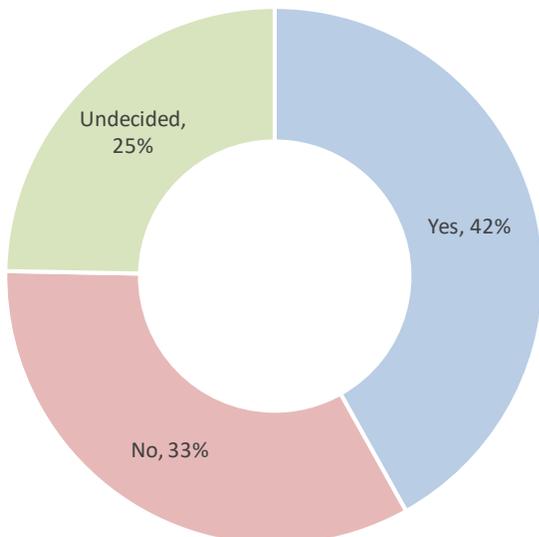
Question 7: Should Bay Township partner with conservancies and others to protect farmland and other important natural features?



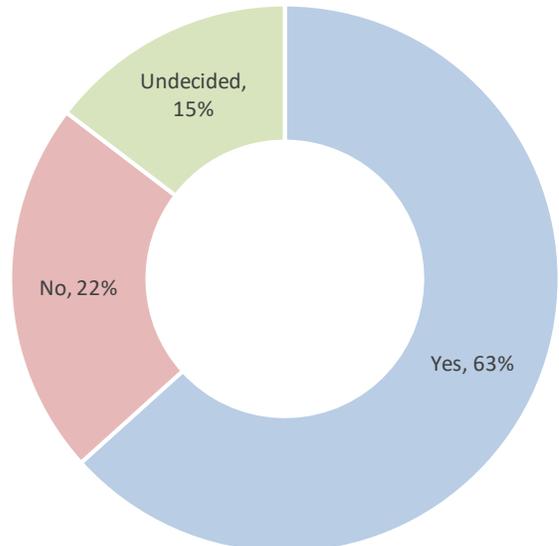
Question 8: Would you support an increased Township millage to repair and upgrade roads in the Township?



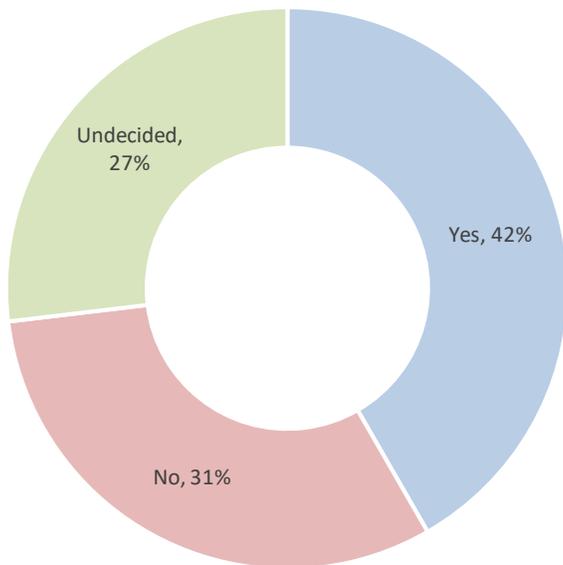
Question 9: Would you support an increased Township millage to support fire and ambulance services in the Township?



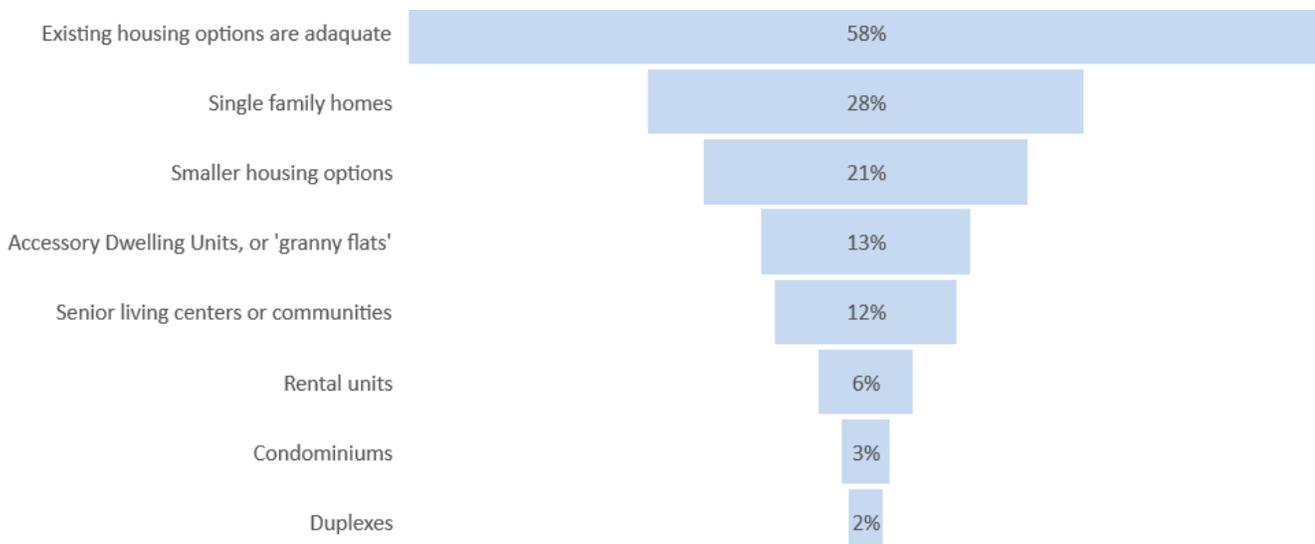
Question 10: Would you be supportive of non-motorized trails and expanded recreational opportunities for Township residents?



Question 11: If you answered yes to Question #10, would you be willing to support these expanded facilities through a Township millage?



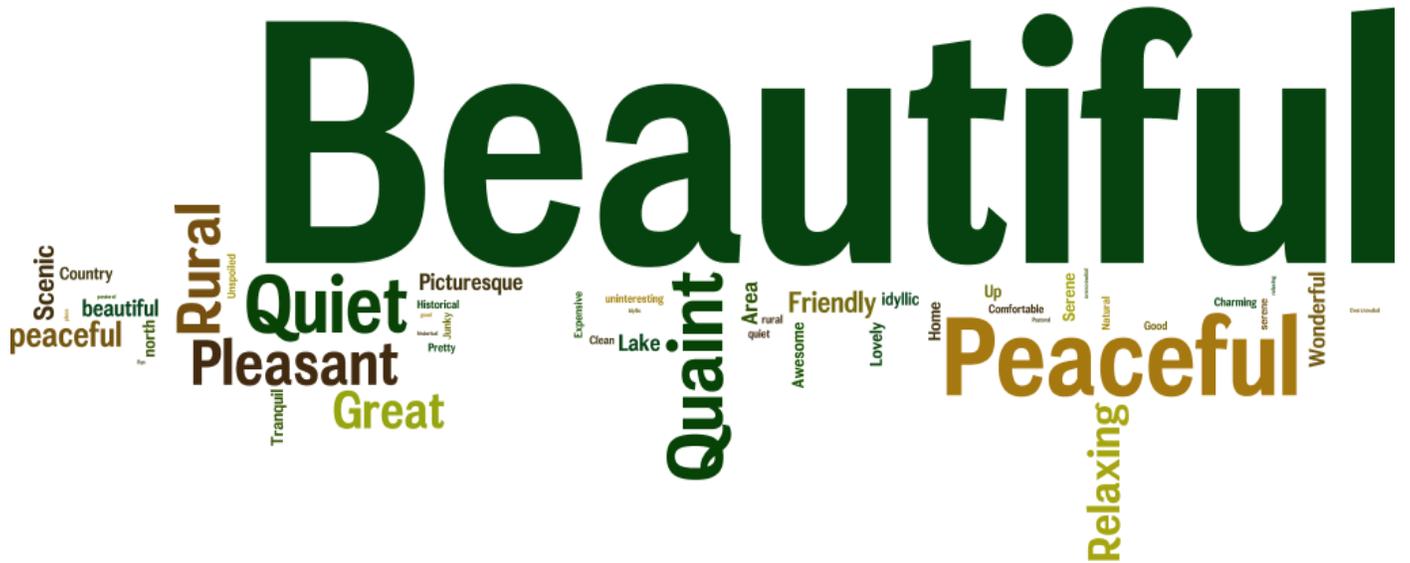
Question 12: What type of housing (if any) does Bay Township need more of? Please check all that apply



Although the most common responses as to the need of new housing was (1) that existing options are sufficient, and (2) that there is the most support for new single family homes, there seems to be acknowledgment in the Township that there is a place for other types of housing formats. Interestingly, 21% of respondents felt Bay Township would benefit from smaller housing options and 13% were supportive of (more) accessory dwelling units. According to the Census, the average household size has declined in Bay Township by 4% from 2000 to 2010 to 2.41 people. Additionally, demographic research indicates an aging population will likely desire smaller housing formats (missingmiddlehousing.com).

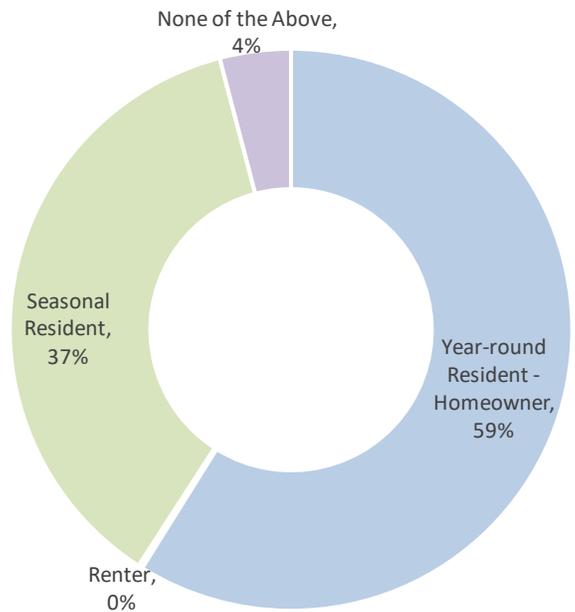
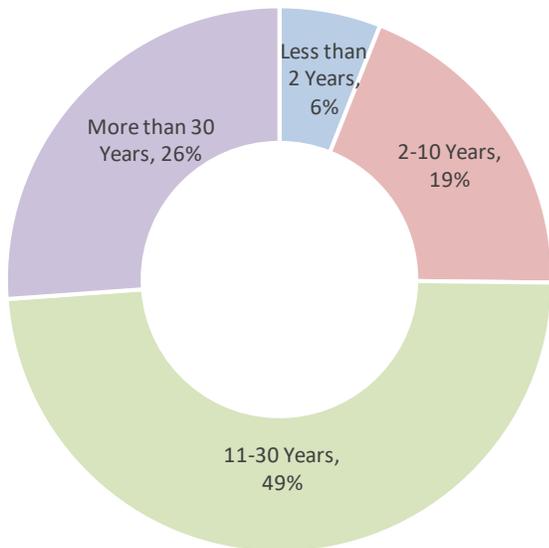
Question 13: What is one word you would use to describe Bay Township to someone planning a visit?

Answers to this question were fairly varied. 63 people chose the word "beautiful," 25 people chose the word "peaceful," 16 people chose the word "quiet," 14 people chose "quaint," 13 chose "rural," and 11 chose "pleasant."

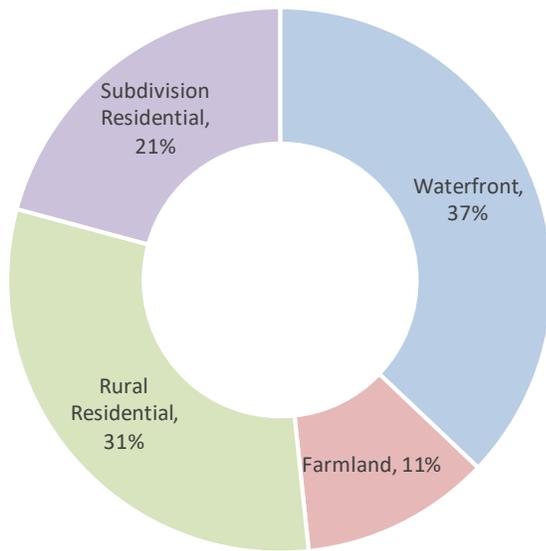


Question 14: How long have you lived in Bay Township?

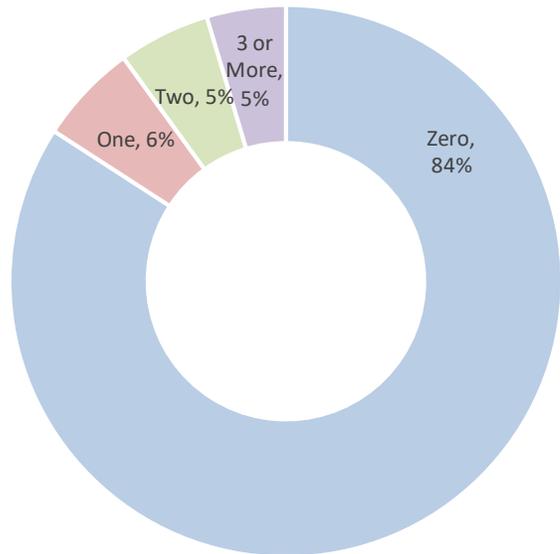
Question 15: Please classify your residency in Bay Township



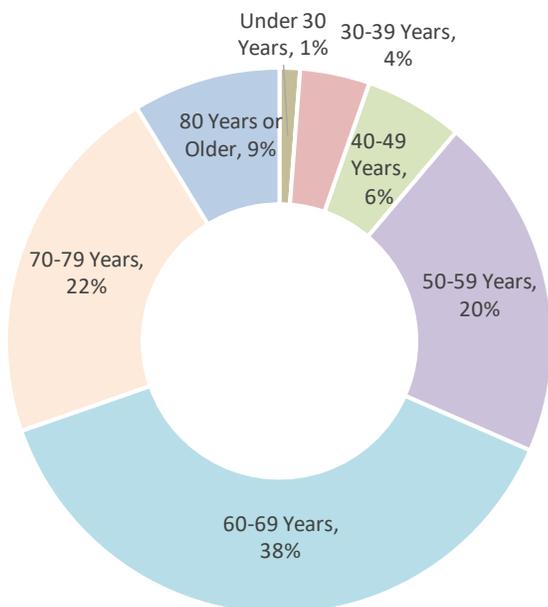
Question 16: Which best describes your property in Bay Township?



Question 17: How many children age 17 or younger live in your household?



Question 19: What category is your age?



It is useful to compare the demographics of survey respondents with the demographics of the general population.

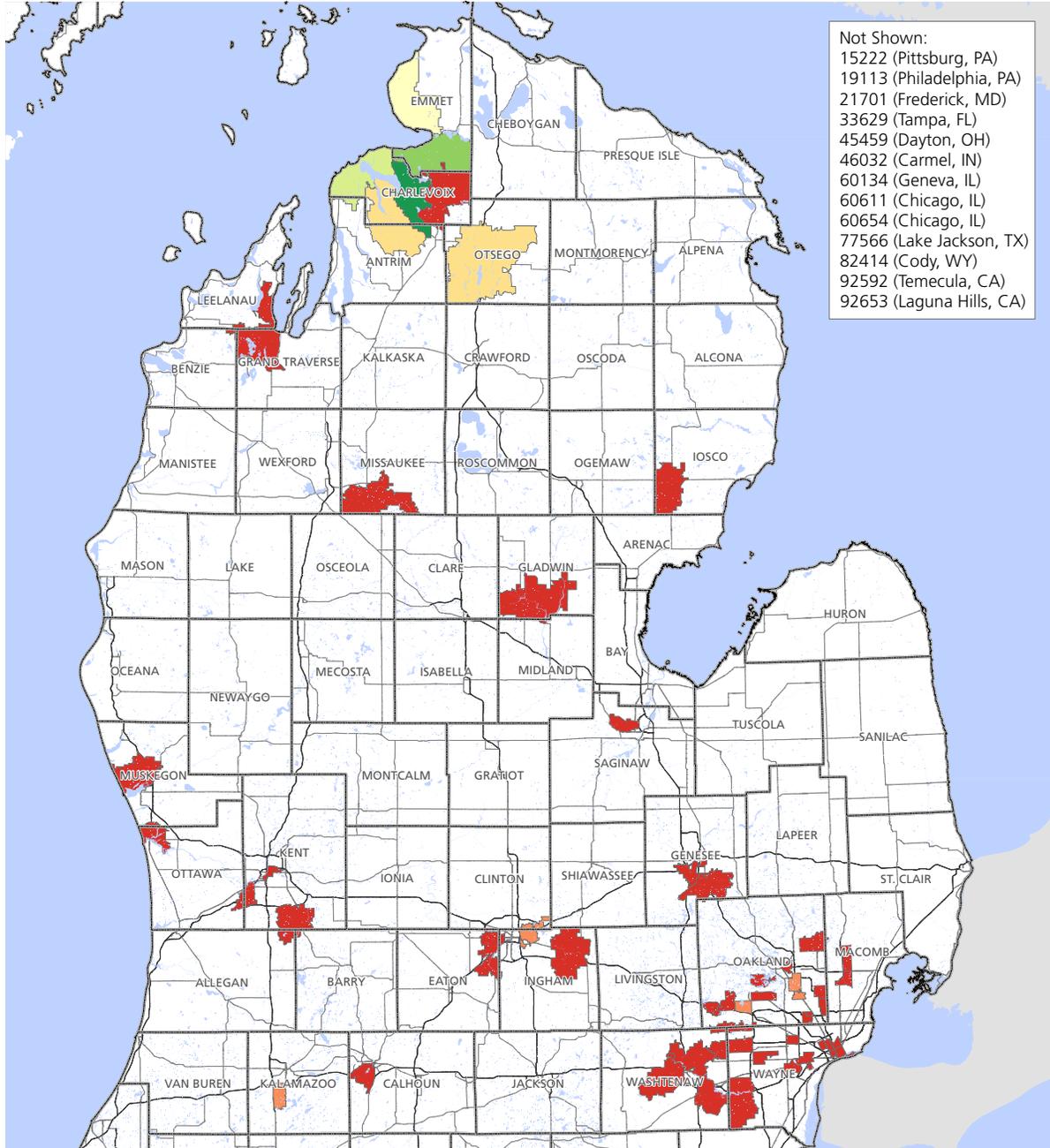
The 2016 American Community Survey estimates that 39% of total housing units in Bay Township are vacant. This is likely due to the fact that most of these housing units are used for seasonal residents. This number mirrors the 37% of surveys respondents who said they are a seasonal residents.

The 2016 ACS estimates that 2.2% of the residential housing units in the Township are renter-occupied. This number is higher than the fraction of one percent (.24%) of survey respondents who identified as a renter. Due to the difficulty of reaching renters, this population was likely underrepresented in the survey results.

Survey respondents appear to be older in general when compared with Bay Township residents. According to the 2010 Census, 27.6% of Bay Township residents are 60 years or older. However, 69% of survey respondents reported being 60 years or older. This discrepancy could partially be attributed to the fact that many of the seasonal residents are older on average.

Question 18: Please indicate the zip code where you work (if applicable).

Of the 421 survey respondents, 71 individuals provided a zip code of employment. As illustrated by the map, places of employment are concentrated in an around Bay Township, although many respondents reported working out of the region and even out of the state. This is likely due to the fact that 37% of respondents are seasonal residents as well as the fact that working remotely is becoming increasing more common.



BAY TOWNSHIP COMMUNITY SURVEY
Place of Employment by Zip Code

Data Sources: State of Michigan Geographic Data Library, Michigan DNR Open Data Portal

- Freeways
- State Trunklines
- County Boundary
- Lakes / Ponds
- Rivers / Streams

Employment by Zip Code:

- 59 Residents (49712)
- 44 Residents (49770)
- 12 Residents (49720)
- 4 Residents (49740)
- 3 Residents (49735 & 49727)
- 2 Residents (Multiple)
- 1 Resident (Multiple)



Beckett&Raeder

Question 20: Please feel free to comment below regarding any concerns or suggestions you may have that were not addressed in the survey.

A total of 146 individuals provided additional comments. There were a variety of topics covered; ranging from zoning issues, to development, to Township leadership and services. In general, most respondents seem satisfied with the Township's efforts to provide services and communicate with residents.

Many people articulated a desire for high speed Internet service, as well as better cable and cellular services. People noted safety concerns and called for the Township to work with potential private providers to improve services.

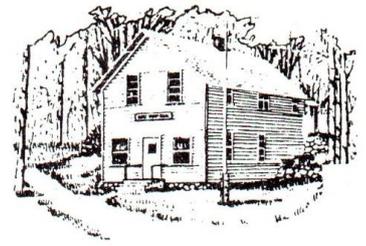
There was a wide variety of opinions expressed in terms of development and zoning regulations. A number of people said they wanted less regulation, while others supported more zoning protections on waterfront property and to protect against blight and trash.

As is the case in most communities, road maintenance and upkeep was an important issue. There was also widespread support for recycling services and more frequent garbage/junk pick-up. Other topics that reemerged from earlier in the survey included the bike path, short-term rentals, outdoor wood burning, and fireworks.



Photos courtesy of Rob Maxwell

The Bay Township Planning Commission is continually examining its planning and zoning goals and policies and would like community input. Your feedback is instrumental in helping the Township update its zoning ordinance to better reflect the needs and desires of all residents. Results from this survey will also help identify future land use practices and prioritize Township services. Please complete this survey by March 16, 2018. This survey can also be completed online at: www.surveymonkey.com/r/baytownship. Your feedback is greatly appreciated. Thank you!



1. How would you rate your satisfaction with the following public services?

	Satisfied	Neutral	Dissatisfied	Don't Know
Emergency Medical Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Law Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High Speed Internet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trash Collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boyne District Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township Cemeteries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. Please rate how much of a problem, if at all, each of the following are in the Township:

	Not an Issue	Minor Issue	Moderate Issue	Major Issue
Zoning Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Junk/Trash	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street/Road Conditions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Smoke from Outdoor Wood Furnaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nuisance from Vacation Rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireworks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Please expand on any items you identified as an issue in Question #2.

4. Please select the one statement below that most closely matches your views on growth and development in the Township. "I would prefer the Township to . . ." (Please choose only one)

- Discourage all new growth
- Allow some growth while encouraging protection of large parcels
- Plan for new growth
- No Opinion / Don't Know

5. How important are the following in Bay Township?

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Very Unimportant
Rural Environment	<input type="radio"/>				
Water Quality	<input type="radio"/>				
Access to Trails	<input type="radio"/>				
Access to Recreational Amenities	<input type="radio"/>				
Dark night sky	<input type="radio"/>				

6. Rate each of the following issues as a priority for regulation in the Township.

	Not a Priority	Low Priority	Moderate Priority	High Priority	Don't Know / No Opinion
Waterfront Greenbelts or other Shoreline Protections for Water Quality	<input type="radio"/>				
Septic System inspection at Time of Transfer to Protect Water Quality	<input type="radio"/>				
Short Term Rentals	<input type="radio"/>				

7. Should Bay Township partner with conservancies and others to protect farmland and other important natural features?

- Yes
- No
- Undecided

8. Would you support an increased Township millage to repair and upgrade roads in the Township?

- Yes
- No
- Undecided

9. Would you support an increased Township millage to support fire and ambulance services in the Township?

- Yes
- No
- Undecided

10. Would you be supportive of non-motorized trails and expanded recreational opportunities for Township residents?

- Yes
- No
- Undecided

11. If you answered yes to Question #10, would you be willing to support these expanded facilities through a Township millage?

- Yes
- No
- Undecided

12. What type of housing (if any) does Bay Township need more of? Please check all that apply

- Condominiums
- Single-family homes
- Smaller housing options
- Duplexes
- Accessory Dwelling Units, or 'granny flats'
- Senior living centers or communities
- Rental units
- Existing housing options are adequate

13. What is one word you would use to describe Bay Township to someone planning a visit?

14. How long have you lived in Bay Township?

- Less than 2 Years
- 2-10 Years
- 11-30 Years
- More than 30 Years

15. Please classify your residency in Bay Township

- Year-round Resident - Homeowner
- Year-round Resident - Renter
- Seasonal Resident - Primary Residence in another Community
- None of the Above

16. Which best describes your property in Bay Township?

- Waterfront
- Farmland
- Rural Residential
- Subdivision Residential

17. How many children age 17 or younger live in your household?

- 0
- 1
- 2
- 3 or More

18. Please indicate the zip code where you work (if applicable)

19. What category is your age?

- | | |
|--|---|
| <input type="radio"/> Under 20 Years Old | <input type="radio"/> 50-59 Years |
| <input type="radio"/> 20-29 Years | <input type="radio"/> 60-69 Years |
| <input type="radio"/> 30-39 Years | <input type="radio"/> 70-79 Years |
| <input type="radio"/> 40-49 Years | <input type="radio"/> 80 Years or Older |

20. Please feel free to comment below regarding any concerns or suggestions you may have that were not addressed in the survey.

Thank you for completing this survey! If you would like to get more involved in the Township, please visit the Bay Township Website at www.baytownshipmi.org