



## **APPENDIX 1. PUBLIC PARTICIPATION**

Public involvement is crucial to any planning process as it builds support for the plan and allows residents and stakeholders to voice their thoughts and perspectives relative to the future of their community. The Glen Arbor Township Planning Commission offered several opportunities for public engagement in the development of the plan to ensure broad participation and input. These meetings were designed to gather thoughts on current issues facing the community and to solicit ideas regarding ways in which they could be addressed.

The following public input opportunities were offered to Glen Arbor Township residents:

- |                                  |   |
|----------------------------------|---|
| <b>Visioning Meeting:</b>        | July 22, 2014 at the Township Hall Gym  |
| <b>Open House:</b>               | August 20, 2014 at the Township Hall Gym  |
| <b>Community Opinion Survey:</b> | Sent via US mail in August 2014, and responses were collected through approximately October 3, 2014 |
| <b>Stakeholder Interviews:</b>   | Conducted in summer and fall 2014   |

This chapter describes each of the public engagement opportunities listed above and summarizes the results. The policies of the Master Plan and the vision the plan expresses is based on the input received from the public.

## Visioning Meeting

Glen Arbor Township held a visioning meeting on July 22, 2014. To advertise the event, notices were sent to local media outlets and flyers were placed through the community. The Township also placed a large portable sign outside the Township Hall Gym about two weeks before the meeting. This meeting was intended to give community residents an opportunity to voice their opinions about the key issues and challenges facing the Township. About 85 people attended the workshop.

### Introduction

The meeting began with a presentation by the consultants at Williams & Works that summarized the work completed to date and provided an overview of the planning process.

### Land Use Images

A series of images were shown representing land use conditions common in communities like Glen Arbor Township. For each slide, a general discussion was held regarding each image and the planning and zoning challenges they illustrate. The primary purpose of this activity was to help the participants begin to think about the multiple dimensions of planning and land use as a precursor for visioning exercise. This exercise also helped to “break the ice” among participants and generate discussion.

Several issues were raised in the context of these images including bike trails, traffic and parking, water quality, the Sleeping Bear Dunes National Lakeshore and the challenges associated with public utilities (water and sewer).

### Visioning Exercise

The central component of the meeting was to gain ideas from residents and to learn about some of the issues facing the Township today. During this session, participants were asked to answer the following question:

*“What issues need to be addressed to ensure that Glen Arbor Township is a place I want to be in 2040?”*

Participants rotated in small groups three times among 11 table topics, and ranked issues pertaining the table topic in terms of their urgency using categories of “sizzling”,



### The Visioning Process: An Overview

- ▶ Tonight we are answering one question:
  - ▶ “What issues need to be addressed to ensure that Glen Arbor Township is a place I want to be in 2040?”
- ▶ Discuss and answer this question relative to the topic of your table.
- ▶ Everyone should get discuss three topics (or four, depending on time)
- ▶ At the end we will discuss some of the most important issues at each table

“hot” and “simmering”. After 15-20 minutes, participants were asked to switch to a new table of their choice with a different topic and repeat the process. This was completed three times to ensure participants were able to discuss topics of particular interest to them.

At the conclusion of the third round of discussions, participants summarized the ideas presented. The complete results of the visioning meeting can be found in Appendix 1; below are the “sizzling” issues identified by participants:

### **Parking**

- Increase parking locations
- Limit on street parking on North Oak with signage
- More parking or fewer cars
- Non-motorized vehicles creates more demand for parking
- Mostly a summer problem
- Trail head + bike rental creates parking problems

### **Scenic Views and Viewsheds**

- Protecting views from lake, roads by limiting cutting of trees on hilltops & hillsides & placement of houses in relation to trees so that their view is maintained by house is not primary view from the lake.
- Preserve existing views
- Replanting trees/replacement trees
- Collaborating w/ other townships

### **Employment**

- Affordable housing is key for low pay employees & full time employment
- Work with neighboring communities to develop low affordable housing with low transportation costs.
- Year round employment for adults needs to be addressed – work from home/technology tradesmen/women
- Seasonal help for local businesses.
- Affordable housing – local homeowner rent rooms to glen lake students and/or mich college students.
- Subsidized transportation – can businesses offer BATA passes at a discount to kids coming from Cedar/Maple City etc.

### **Transportation**

- Safety – parking, publishing bus & parking rules, etc.
- Manage congestion – cyclers, walker, drivers
- Make Lake Street one way South
- Improve crossing walkways (signage/stripping)

- Better shoulders for bikes
- Deal with pinch points (Lake & M22)
- Safety concerns
- Lake Street very dangerous – suggest one way (South direction)
- Reduce speed limits on State Highways & in congested areas
- Tour bus parking outside central business area

#### **Lakefront Development**

- Structures pop up that do not fit in with our character and the public has no warning or say. ex: Le Bear, latest mansion on Big Glen
- Zoning laws & enforcement need to keep this from happening everywhere
- Need greater set backs on Lake Michigan & on inland lakes
- Opposition to large scale development
- Maintain current zoning levels
- Residential vs. commercial
- Boat launch on Big Glen Lake
- Want to see harbor refuge in Glen Haven
- Use natural lake shore as public beaches not Township road ends

#### **Public Places and Recreation**

- Additional public restrooms @ park
- Jim Duff's property as public events place
- Wheel chair accessibility to Garden
- No more new recreational industries
- Pedestrian safety
- Heritage trail connection?

#### **Downtown Glen Arbor**

- Safety concerns with ever increasing bicycles/cars/people in the GA and establishing limits and lack of defined ending & beginning of bicycle trail.
- Clear sidewalks in winter! (business owners responsibility)
- Jim Fowler wants parking meters!!!
- Keep look of GA!
- Safer town for pedestrian & bicycle traffic
- Sidewalks (Art -> south)

- Trees – permaculture, edibles, regenerative ethos
- Preserve family character of mixed look - & how to preserve small independent artisan type business
- Traffic congestion
- Snow management

### **Housing**

- Maintain setbacks & height restrictions (because will force other issues to be solved in a planned way)
- Affordable housing for service workers, for seniors
- Overusing existing housing (12-20 people in a 4-5 br house)
- Housing for seasonal workers
- Develop small affordable housing PUD
- Develop retirement “Community”

### **Lakes**

- Education on impact of materials we put into septic systems
- Get septic system test at sale into law
- Continue/increase education about invasives
- Add Crystal River to this issue
- Need harbor-Lake MI
- Invasive species control water quality
- Limiting kayak hours on Crystal River: wild life

### **The Environment**

- Water quality
- Scent pollutions – coffee roaster smell
- Local environmental committee
- Better recycling in GA
- Better recycling info for visitors & bottle deposit
- Trash on beach – balloons, firework trash
- Biz that use disposables instead of china & silverware
- Deforestation cutting down trees & displacing animals habitats & bees & bugs
- Water quality: fertilizer run-off, invasives, water depth, drinking
- Water quality (drinking water) - Regular testing (Glen Lake Assoc got grant for testing last year)
- Environment – congestion

- Bicyclist situation need to be addressed
- Does bike path go through Glen Arbor, does it cross M-22 – very dangerous
- Leads to overall congested environment

### Non-motorized Transportation

- Make Lake Street pedestrian only
- Once you get to end of trail where do you go?
- Parking lots off 22
- Parking a major issue
- Small scale visiting center
- How to continue Heritage Trail thru G.A.
- Safety = good bicycle, pedestrian + auto control – mixture
- Dangerous traffic in village due to too many bicycles going from trail to trail
- No parking for bicycle users
- Trash – bathrooms
- Taking private property and people losing property values due to trails – taking privacy away
- NO MORE PATHS WITHOUT SOME FORETHOUGHT!

### Open House

On August 22, 2014 an open house was held at the Glen Arbor Township Hall Gym. The purpose of the open house was to solicit additional feedback on the Master Plan process and build on some of the issues that were identified in the Visioning Meeting. As with the visioning meeting, the open house was widely advertised via local media outlets, flyers were placed through the community and again the Township placed a large portable sign outside the Township Hall Gym about two weeks before the meeting.

The benefit of the open house format is that it allowed residents and stakeholders the opportunity to talk one-on-one with members of the consulting team and local officials in a more casual, informal manner. About 90 people attended the open house. The complete results of the open house can be found in Appendix 2.

### Open House Activities

The open house consisted of several “stations” where participants were asked to provide their input in a variety of ways. The stations, along with some key results, were as follows:

**Station 1. Planning Priorities** – This board listed some significant challenges identified at the visioning workshop and asked participants to identify which is most important to them. It also allows participants to identify an issue not listed. Below are the three most important topics and issues, according to participants.

*Key Priorities*

<i>Topic: Traffic/Transportation</i>	<i>Issue: Congestion and safety; bike/pedestrian/vehicle conflicts during summer months.</i>
<i>Topic: Glen Lake/Lake Michigan</i>	<i>Issue: Threat of invasive species, loss of water quality</i>
<i>Topic: Economic Development</i>	<i>Issue: Lack of business/services for permanent residents</i>

**Station 2. Planning Initiatives** – This board used the issues from the Station 1 and offered potential solutions. Participants were asked to vote for a solution they liked, or to add another solution. Below are the top solutions to

*Topic: Parking*    *Top Solution: Acquire land for parking*

*Topic: Traffic/Transportation-Congestion & safety; bike/pedestrian/vehicle conflicts during summer*

*Top Solution: Work to educate residents & visitors regarding bike safety*

**Station 3. Penny Jars** – This station consisted of ten jars with labels on them that related to various planning issues. Participants were given ten pennies and asked to “invest” their ten pennies in the jars in whatever manner they thought to be appropriate.

*Top Three “investments”:*

1. Enhancing downtown Glen Arbor \$0.64
2. Protecting groundwater resources \$0.61
3. Protecting surface water quality \$0.61

**Station 4. Funding and Regulation** – Using scales ranging from “more” to “less”, this board asked participants if they thought the Township should allocate additional resources towards planning and land use. It also asked if the Township should change the degree to which it regulates land use.

*Results:* Responses were generally supportive of current practices with regard to (1) How local resources are allocated toward Master Plan implementation, and (2) the degree to which the Township regulates land use and development in order to carry out the Master Plan.

**Station 5. Viewsheds Map** – This station consisted of a map of the Township and asked residents to identify their favorite scenic views in the Township using stickers and arrows that were provided.

*See Map 3 for results*

**Station 6. General Comments** – This station simply consisted of a white board where participants could write any additional comments.

*See appendix 3 for complete results.*



# Glen Arbor Township Master Plan

## Station 5. Viewsheds Mapping

Use the stickers with the arrows provided to indicate where your favorite views in the Township are located

### Legend

- Favorite Views
- Sleeping Bear Heritage Trail
- Sleeping Bear Dunes National Lakeshore



Data Source: Leelenau County and the Michigan CGI



Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

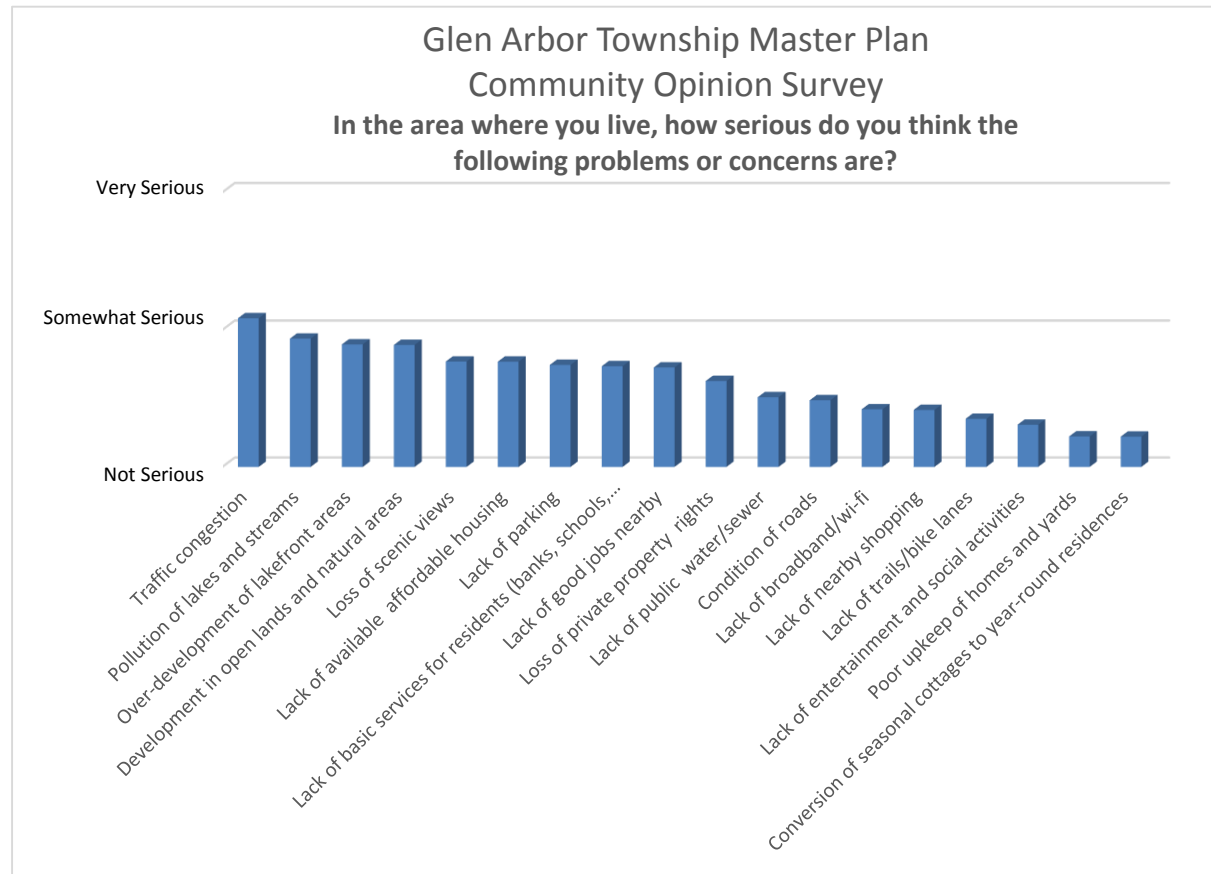
## Community Opinion Survey

In August 2014, a community opinion survey was sent to every property owner in Glen Arbor Township. The survey was a 3 ½ pages long and contained 25 questions, many of which had multiple parts. The survey was printed and mailed from Grand Rapids along with a cover letter explaining the purpose of the survey. A business reply mail account was used so postage did not need to be provided by the recipient. A total of 1,704 surveys were mailed, and 478 were returned for a response rate of 28%.

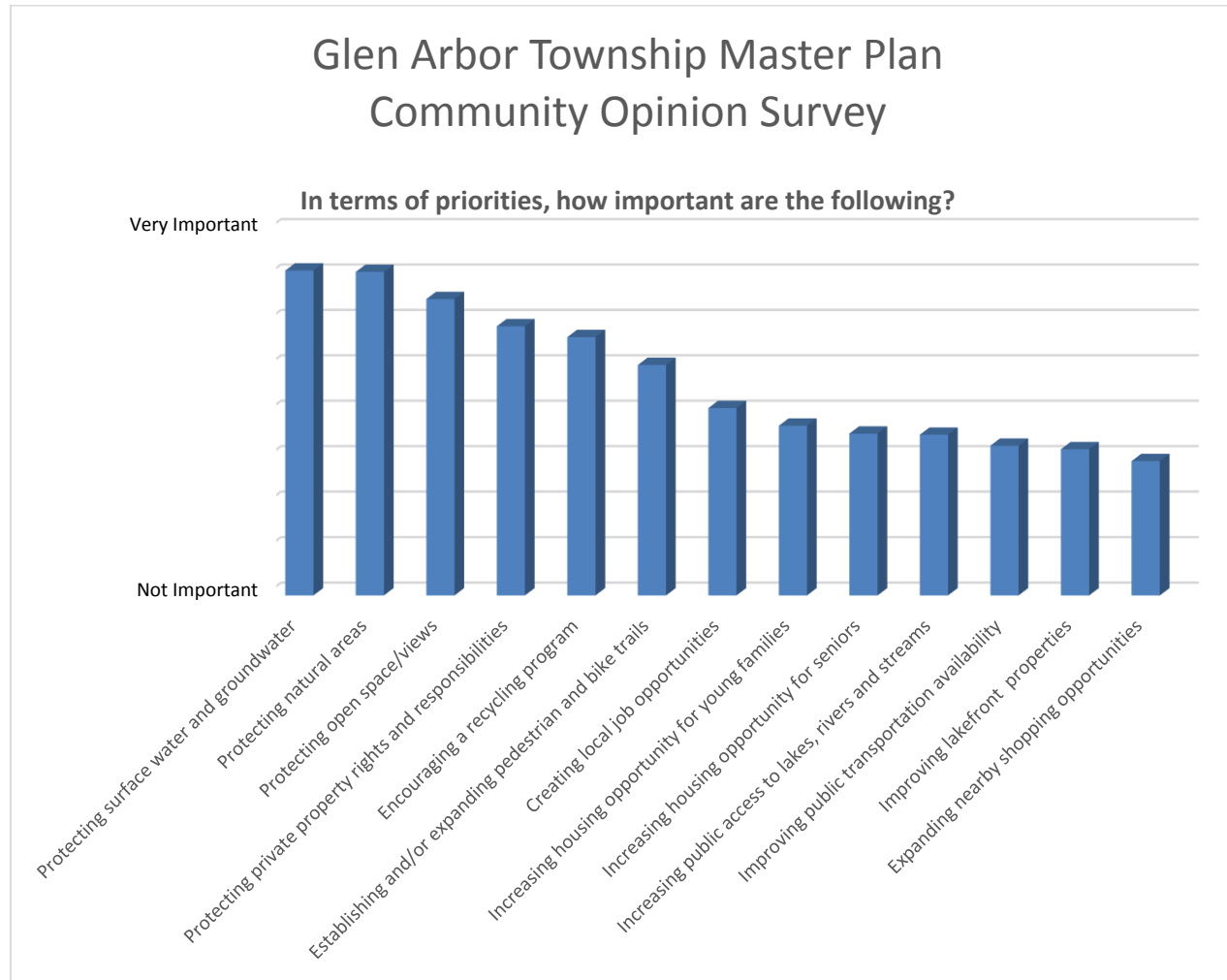
Complete survey results can be found in Appendix C, but the following list of items are a sample of some key findings of the survey:

- A majority of respondents (58.5%) do not consider Glen Arbor Township to be their primary residence.
- A majority of respondents indicated that “Natural features / attractive scenery” (87.8%), Proximity to Lake Michigan (62.4%), “Abundance of recreation opportunities” (60.4%) and “small town charm” (60%) as the reasons why they purchased property in Glen Arbor Township.
- Only 6.3% of respondents indicated that they expected to move out of the Township in the next five years. However, of that 6.3% an overwhelming majority cited the cost of living in the Township as the reason they are planning to move.
- Sleeping Bear Dunes and the Sleeping Bear Heritage Trail were the only recreation facilities that are used “frequently” by a plurality of respondents.
- A plurality (58%) of respondents rate the Township’s rate of development as “about right”, and a plurality (43.1%) also felt that the Township’s efforts to guide and direct growth and development were “good”.

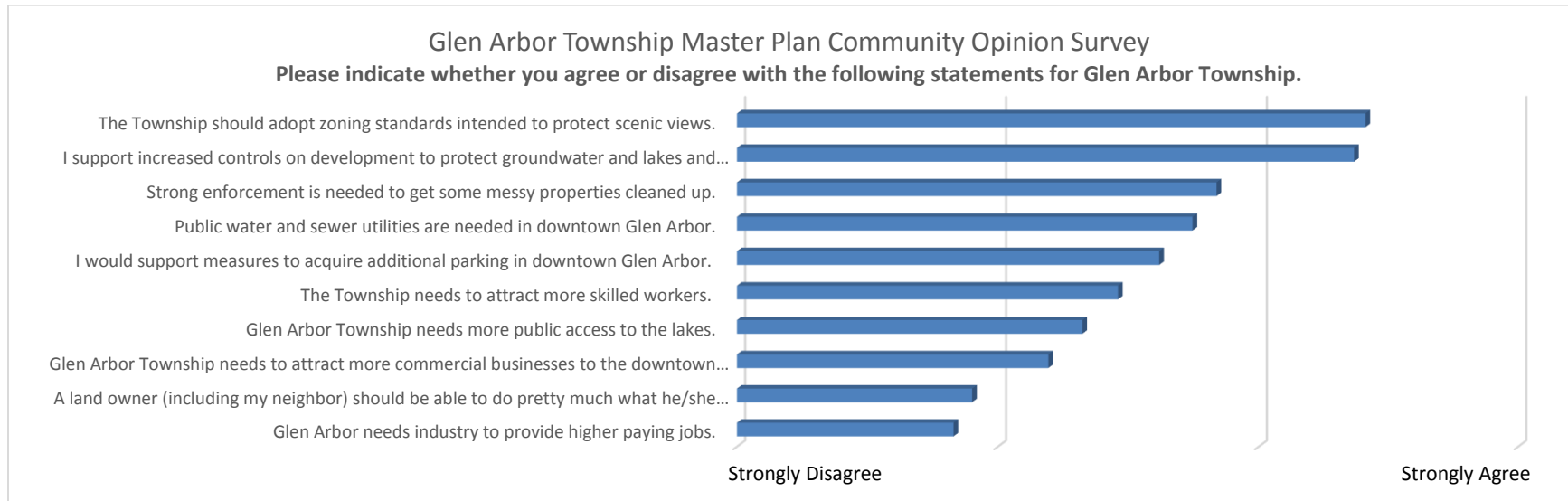
- Question 18 asked respondents to rate several concerns or problems in terms of how serious they were. The results are illustrated in the graph below.



- Question 19 asked respondents to rate several priorities in terms of how important they were. The results are illustrated in the graph below.



- In terms of specific types of commercial/ service development, a majority (51.3%) of respondents felt that health care development should be encouraged in Glen Arbor Township, while nearly half (45.8%) indicated that “goods and services for permanent residents” should be encouraged.
- Similarly, nearly half (48.5%) identified health care as a type of economic development that should be encouraged in the Township
- A plurality of respondents (29.7%) indicated that single-family homes on lots of 0.25 to 1 acre in area should be encouraged in the Township, while almost the same number (27.2%) indicated that single-family homes on lots of 1-3 acres should be encouraged.
- When asked what types of housing should be encouraged in the area where they live, a majority (50.6%) indicated “none”.
- Question 25 asked respondents to indicate if they agree or disagree with several statements. The results are illustrated in the graph below.



- When asked what measures they would support if the Township were to focus on improving downtown, a majority (52.7%) indicated that “better facilities to encourage walking and biking” were needed. Nearly half (44.4%) indicated that stronger measures were needed to protect sensitive beaches. It should also be noted that only 15.7% of respondents indicated that they thought “downtown is OK as it is.”

## Stakeholder Interviews

In summer and fall 2014, a series of interviews were conducted with six key stakeholders in the community. These stakeholders were selected with the assistance of the Planning Commission, and were selected because of their expertise, importance to the local economy or community. Conversation with the stakeholders generally flowed freely, although planned questions were asked to each stakeholder ensure a meaningful outcome. The purpose of the stakeholder interviews was to garner feedback on current challenges facing Glen Arbor Township and solutions to deal with those challenges, and other pertinent issues.

Some comments from stakeholders are summarized below:

- One stakeholder felt that Glen Arbor Township (particularly downtown) has outgrown its infrastructure. In the summer, streets are dangerous, parking is difficult to come by. This is now exacerbated by the Sleeping Bear Heritage Trail.
- Several stakeholders indicated that the lack of water/sewer services in Glen Arbor limit the Township's ability to develop and meet the increased demand that is experienced during the summer.
- One stakeholder is concerned that Township leadership, such as elected and appointed officials, volunteers and others will become "burned out" from dealing with some of the major issues that the community faces, particularly in the summer. Others indicated that the problems facing the Township will require creative, outside-the-box thinking by Township officials to properly address.
- One stakeholder thought that enhancing and preserving the downtown area was the most important challenge, and getting development to complement existing development and respecting the National Park.
- Several stakeholders also commented on the need for wayfinding signage, particularly in the village, to direct visitors to local attractions, parking, recreation facilities, and other destinations.
- One stakeholder said that the Township has everything it needs to solve some of its problems: talented, educated and engaged residents and financial resources.
- Another stakeholder said that the Township cannot make quick reactions to problems; long-term thinking and planning is necessary to accomplish many of the goals of the community.
- Several stakeholders commented on the Sleeping Bear Heritage Trail. Many are dissatisfied with routing of the trail down Northwood Drive. There are significant concerns with regard to safety for the trail users, whether on Northland Drive or M-22.
- One stakeholder thought that additional local trails should be developed to connect residents to downtown, thus lessening car dependency, traffic congestion and parking demand.
- Another stakeholder was concerned with placing additional restrictions on private property. If too many restrictions are placed on the development of a parcel it can lose value.