

Suttons Bay Township Master Plan Community Survey - Housing

Housing is a hot topic throughout the region and in our community. Many local businesses struggle to find housing for employees; older residents may need different housing options as they age. We want to understand what types of housing are most needed and where they should be located.

1. Which best describes you? Check all that apply.

- ☐ I am a year-round Township resident
- ☐ I am a seasonal Township resident
- ☐ I am a Village resident
- ☐ I own land in the Township
- ☐ I am a business owner in the Township
- ☐ I work in the Township
- ☐ I live outside the Township
- ☐ I farm land in the Township
- ☐ I own land that is farmed in the Township
- ☐ Other (please specify)

2. An issue in the Grand Traverse region and in Suttons Bay is the ability for people to be able to afford to purchase or rent a home. This includes individuals such as those just married, just starting out in their career, senior citizens on fixed incomes, people working in our community, and so on.

Should Suttons Bay Township take measures to encourage low- to mid-income housing?

- ☐ No, strongly disagree
- ☐ No, disagree
- ☐ Neutral
- ☐ Yes, agree
- ☐ Yes, strongly agree

3. If you said yes above, which of the following means should be used to encourage low- to mid-income housing? Check all that apply.

- ☐ Allow residential in commercial areas (upstairs of a store, mixed residential and commercial uses in the same building)
- ☐ Encourage a homeowner to construct a small apartment (such as above the garage or in a detached structure) for long-term rental
- ☐ Regulate so that any development includes a certain percentage of new homes to be offered in the affordable price range
- ☐ Include various financial incentives for developers (Michigan Housing Development Authority programs, tax incentives)
- ☐ Allow greater density (larger number of dwellings per acre) with homes in smaller individual lots
- ☐ Support publicly funded mechanisms to assist with low- to mid-income housing
- ☐ Allow zero lot line (building setback from the property line of zero feet)
- ☐ None of the above

4. Should the Township encourage more housing options like townhouses, duplexes, and apartments? Check all that apply.

☐ Duplex

☐ Tri-Plex

☐ Quad-Plex or Townhome

☐ Housing with five or more dwellings per building

☐ Housing with ten or more dwellings per building

☐ Other (please specify)

☐ None of the above

5. What community-building features would be attractive in new housing developments in the Township? Check all that apply.

☐ Community gardens

☐ Outdoor fitness stations/playground equipment

☐ Walking and biking paths within the development

☐ Walking and biking paths connecting to nearby trails and pathways

☐ Water feature (such as ponds, fountains, or streams)

☐ Natural area (such as an observation area with benches and trails)

☐ Other (please specify)

6. Should the Township limit lot sizes for the construction of new homes?

- ☐ New lots should be a minimum of five acres
- ☐ New lots should be a minimum of two acres
- ☐ New lots should be a minimum of one acre
- ☐ New lots should be smaller than one acre
- ☐ Lot sizes should be allowed to vary, depending on the location in the Township and the circumstances of the proposed construction
- ☐ I don't think the Township should limit lot sizes
- ☐ Other (please specify)

- ☐ I have no opinion / Unsure

7. What important factors should be considered when adding new housing to the Township? Check all that apply.

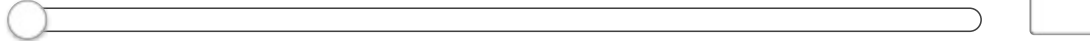
- ☐ New neighborhoods should include a mix of single-family housing and other housing types like duplex and triplex homes.
- ☐ Housing should be developed in a compact layout to preserve as much open space as possible.
- ☐ Homes should be on large lots with open space around them.
- ☐ Housing should be compatible in design and materials with existing homes and historic structures.
- ☐ Housing should be connected with a transportation network like roads, sidewalks, and pathways.
- ☐ Housing should go wherever land is available.
- ☐ We don't really need any more housing.

Additional comments?

8. A property owner has the right to rent his/her single-family home for long and short term rentals (STRs). The Township defines "short term rental" as a home rented out for a period less than 30 days at a time. The Township regulates STRs and there is currently a limit of 150 STR permits annually. On a scale of 1 to 10, how well does the ordinance mitigate the impacts of STRs?

In the online survey, you can move the button on the slider bar and in the paper survey, you can place a number in the box - with 0 as the far left (a real problem) to 10 at the far right (great).

STRs are a real problem STRs don't really bother me STRs are great for the community



9. What impacts (good and/or bad), if any, are you seeing with STRs? Check all that apply.

- ☐ STRs are a good lodging option for tourists to support the local economy.
- ☐ STRs are a good source of additional income for home owners.
- ☐ Enforcement of the ordinance has been good.
- ☐ I've observed problems with noise, parking, and trash from STR visitors.
- ☐ I've seen a few questionable events at STRs but they seem to be resolved.
- ☐ Most visitors abide by the rules set by the homeowner (and Township).
- ☐ Other (please specify)

- ☐ I have not been impacted or observed any issues.

10. How have short term rentals affected you and your property?

- ☐ Very negatively
- ☐ Negatively
- ☐ Neutral or no effect
- ☐ Positively
- ☐ Very positively

11. Should the Township reevaluate STRs and the rules that protect neighboring properties?

☐ No, disagree

☐ Neutral

☐ Yes, agree

What specific area(s) should be assessed?