

Suttons Bay Township Master Plan Community Survey - Agriculture

Through the planning process, the Township will explore the relationship between agriculture, the local economy, and rural character. These general survey questions are intended to begin to understand the community's thoughts on those important community elements.

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

- ☐ I am a year-round Township resident
- ☐ I am a seasonal resident of the Township
- ☐ 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. What challenges do you see for agriculture in Suttons Bay Township? Check all that apply.

- ☐ Cost of farmland
- ☐ Pressure to develop farmland into other uses
- ☐ Fluctuating commodity prices
- ☐ Lack of agricultural labor workforce
- ☐ Environmental concerns (soil health, water quality, etc.)
- ☐ Access to processing, distribution, or markets
- ☐ Climate change impacts
- ☐ Other (please specify)

3. What programs or policies would help sustain agriculture in the Township? Check all that apply.

- ☐ Incentives or support for young/new farmers
- ☐ Policies to encourage farm succession planning (keeping farms in operation when older farmers retire)
- ☐ Better infrastructure for farm operations (roads, irrigation, broadband, etc.)
- ☐ More flexibility for value-added agricultural businesses (farm processing, farm stays, events, etc.)
- ☐ Designated areas for concentrated development to relieve pressure away from important agricultural land
- ☐ Allowing commercial-scale renewable energy projects
- ☐ Other (please specify)

4. What type of non-traditional agriculture activities would you support that are next to where people live or have homes? (Check all that apply.)

	Not at all	Could be ok with appropriate standards like screening, limited hours, and to prevent nuisances	Yes - no problem
Farm markets and similar retail sales	☐	☐	☐
Tasting rooms (such as wine tasting)	☐	☐	☐
Tourist attractions (such as corn maze, pick-your-own operations, bed and breakfasts)	☐	☐	☐
Places where weddings, receptions, parties, and similar events take place	☐	☐	☐
Farm product processing (such as packing plants, food processing, etc.) and other similar agricultural-related businesses	☐	☐	☐
Commercial-scale solar or wind projects that allow farming to continue	☐	☐	☐

Other (please specify)

5. Should agricultural land be protected from development? If yes, why? Rank in order of importance with #1 as the most important and #4 as the least important.

In the online survey, the choices can be moved around by "grabbing" the horizontal bars on the left or the arrow tabs on the right.

☐	Agricultural land is important for food production
☐	Agricultural land is important to our local economy
☐	Agriculture provides income to land owners
☐	Agricultural land is beautiful to look at

6. Peninsula Township has an ordinance to allow for the purchase of development rights for farmland and open space from landowners who voluntarily offer those rights for sale. The purpose of this ordinance is to protect farmland and open space from future development. Would you be willing to support a similar program in Suttons Bay Township?

- ☐ No millage
- ☐ 0.5 mills (\$0.50 for each \$1,000 of taxable value, or about \$25.00 per year for a home with a taxable value of \$50,000)
- ☐ 1 mill (\$1 for each \$1,000 of taxable value, or about \$50.00 per year for a home with a taxable value of \$50,000)
- ☐ 1.5 mills (\$1.50 for each \$1,000 of taxable value, or about \$75.00 per year for a home with a taxable value of \$50,000)
- ☐ 2 mills (\$2 for each \$1,000 of taxable value, or about \$100.00 per year for a home with a taxable value of \$50,000)
- ☐ Other (please specify)

7. If you have additional thoughts or comments, please share them with us here.

Thank you for your time! Please visit the Township website for more information about the master plan process and how to continue to stay involved.

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
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- ☐ I am a business owner in the Township
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- ☐ 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.

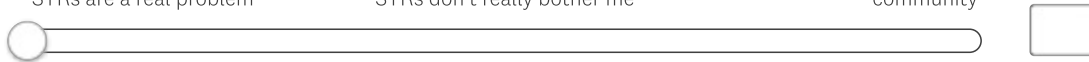
- ☐ New neighborhoods should include a mix of single-family housing and other housing types like duplex and triplex homes.
- ☐ Housing should be developed in a compact layout to preserve as much open space as possible.
- ☐ Homes should be on large lots with open space around them.
- ☐ Housing should 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?

Suttons Bay Township Master Plan Community Survey - Local Economy

The Township's Master Plan can lay out policies and initiatives that strike a balance between addressing economic conditions/needs and maintaining a high quality of life for residents. Community feedback on this topic is helpful in shaping future policies. Note that there are additional questions about agriculture's role in the local economy in the Agriculture section of the Community Survey.

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

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- ☐ I own land in the Township
- ☐ I am a business owner in the Township
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- ☐ I live outside the Township
- ☐ I farm land in the Township
- ☐ I own land that is farmed in the Township
- ☐ Other (please specify)

2. Should Suttons Bay Township be a community where employed residents mainly commute to Traverse City for work?

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

3. Should the Township allow more commercial development?

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

4. If you believe commercial development should occur in the Township, what would you like to see? Check all that apply.

- ☐ Overnight lodging
- ☐ Wineries, cideries, distilleries, breweries, etc.
- ☐ Professional services for the local community
- ☐ Medical services for the local community
- ☐ Fruit/vegetable stands
- ☐ Produce markets/grocery
- ☐ Restaurants - sit down
- ☐ Restaurants - fast casual/take out
- ☐ Other (please specify)

5. Where should commercial development take place in Suttons Bay Township?

	No	Neutral	Yes
Along M-204 near the Leelanau County Government Center	☐	☐	☐
Along M-22 outside and south of the Village of Suttons Bay	☐	☐	☐
Along M-22 outside and north of the Village of Suttons Bay	☐	☐	☐
Only where commercial development already exists	☐	☐	☐
Anywhere in Suttons Bay Township	☐	☐	☐

6. What are your biggest concerns about development? Rank the following from 1 as the most concerning to 6 as the least concerning. In the online survey, the choices can be moved around by "grabbing" the horizontal bars on the left or the arrow tabs on the right.

	Traffic - speed and volume
	Noise
	Lighting
	Sprawl/haphazard development
	Enough development elsewhere
	Intrusion into the rural landscape

7. If you have additional thoughts or comments, please share them with us here.

Thank you for your time! Please visit the Township website for more information about the master plan process and how to continue to stay involved.

Suttons Bay Township Master Plan Community Survey - Environment

The 2011 Master Plan set a goal to "preserve open space, farmland, natural beauty, and critical environmental areas." We ask about agriculture and community character in a separate set of questions and here would like community feedback specifically on the environment and recreation.

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

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- ☐ I farm land in the Township
- ☐ I own land that is farmed in the Township
- ☐ Other (please specify)

2. What concerns do you have about the environment in Suttons Bay Township? Rank in order from most concerning (#1) to least concerning (#9). In the online survey, the choices can be moved around by "grabbing" the horizontal bars on the left or the arrow tabs on the right.

		Loss of wetlands
		Development on steep slopes
		Loss of habitats
		Loss of trees and woodlands
		Light pollution
		Erosion
		Pollution from aging septic systems
		Water quality in creeks, streams, lakes, and the Bay
		Groundwater quality

3. Would you like to see the Township take a more proactive role in the preservation of open space and development of recreation amenities?

- ☐ Yes
- ☐ No
- ☐ Not sure

4. If development of more land for recreation takes place, which of the following should it be for? (Check all that apply.)

- ☐ Trails
- ☐ Parks
- ☐ Water access
- ☐ Community center
- ☐ Sports fields
- ☐ Public art
- ☐ Skate parks
- ☐ Nature preserve
- ☐ Other (please specify)

5. How much of an increase in millage for development and maintenance of land for recreation and open space would you be willing to support?

- ☐ No millage at all
- ☐ 0.25 mills (\$0.25 for each \$1,000 of taxable value, or about \$12.50 per year for a home with a taxable value of \$50,000)
- ☐ 0.33 mills (\$0.33 for each \$1,000 of taxable value, or about \$16.50 per year for a home with a taxable value of \$50,000)
- ☐ 0.5 mills (\$0.50 for each \$1,000 of taxable value, or about \$25.00 per year for a home with a taxable value of \$50,000)

6. What sustainable practices do you currently follow? (Check all that apply.)

- ☐ Recycling
- ☐ Composting
- ☐ Reducing energy consumption (e.g., energy-efficient lightbulbs, programmable thermostats, etc.)
- ☐ Using renewable energy
- ☐ Regenerative/organic farming practices
- ☐ Water conservation
- ☐ Prioritizing active and public transportation options (e.g., walking, cycling, carpooling, etc.)
- ☐ Using fuel-efficient or electric vehicles
- ☐ Reducing product consumption (e.g., reusable products, secondhand goods, etc.)
- ☐ Supporting sustainable businesses
- ☐ Engaging in sustainable advocacy, education, or community programs
- ☐ Other (please specify)

7. How important is sustainability to you?

- ☐ Not at all important
- ☐ Not so important
- ☐ Neutral
- ☐ Somewhat important
- ☐ Very important

8. What challenges do you face in implementing sustainable practices?

- ☐ Convenience
- ☐ Cost
- ☐ Access or availability
- ☐ Knowledge
- ☐ Other (please specify)

9. What types of support or resources would help you adopt more sustainable practices?
(Check all that apply.)

- ☐ Local workshops
- ☐ Recycling drives
- ☐ Composting services
- ☐ Community projects
- ☐ Updated ordinances
- ☐ Financial incentives
- ☐ Other (please specify)

10. If you have additional thoughts or comments, please share them with us here.

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Suttons Bay Township Master Plan Community Survey - Community Character

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- ☐ Other (please specify)

2. Many of the items below are mentioned when people talk about the character of the Township. How would you rank them in terms of importance to you - from #1 as the most important to #7 as the least important. In the online survey, the choices can be moved around by "grabbing" the horizontal bars on the left or the arrow tabs on the right.

		Open farmland, vineyards, orchards, forests, and water views
		The presence of active farms, wineries, and local food production
		Friendly, close-knit atmosphere
		Access to Grand Traverse Bay, inland lakes, and natural areas
		Historic buildings/structures (barns, homes, places of worship, etc.), local heritage, and traditions that shape the community
		Access to trails, boating, cycling, and outdoor activities
		A quiet, slower-paced lifestyle compared to other areas

3. Do you think any of these items are at risk? Put these items in order of risk, from most at risk as #1 and lowest at risk as #7.

		Open farmland, vineyards, orchards, forests, and water views
		The presence of active farms, wineries, and local food production
		Friendly, close-knit atmosphere
		Access to Grand Traverse Bay, inland lakes, and natural areas
		Historic buildings/structures (barns, homes, places of worship, etc.), local heritage, and traditions that shape the community
		Access to trails, boating, cycling, and outdoor activities
		A quiet, slower-paced lifestyle compared to other areas

4. Should measures be taken to retain or enhance the character of Suttons Bay Township in terms of how it looks and feels and its small town/rural atmosphere?

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

5. Are you satisfied with Suttons Bay Township's character in terms of how it looks and feels and its small town/rural atmosphere?

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

6. If you have additional thoughts or comments, please share them with us here.

Thank you for your time! Please visit the Township website for more information about the master plan process and how to continue to stay involved.