

**DRAFT**

# Master Plan Survey 2005 Elk Rapids Village Master Plan



Elk Rapids Village  
Planning  
Commission

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## **Rental-related Responses** Extracts from **Data Compilation Volume**

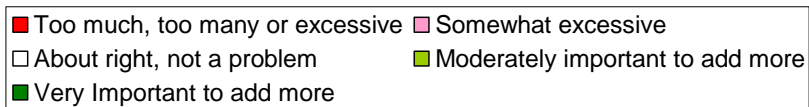
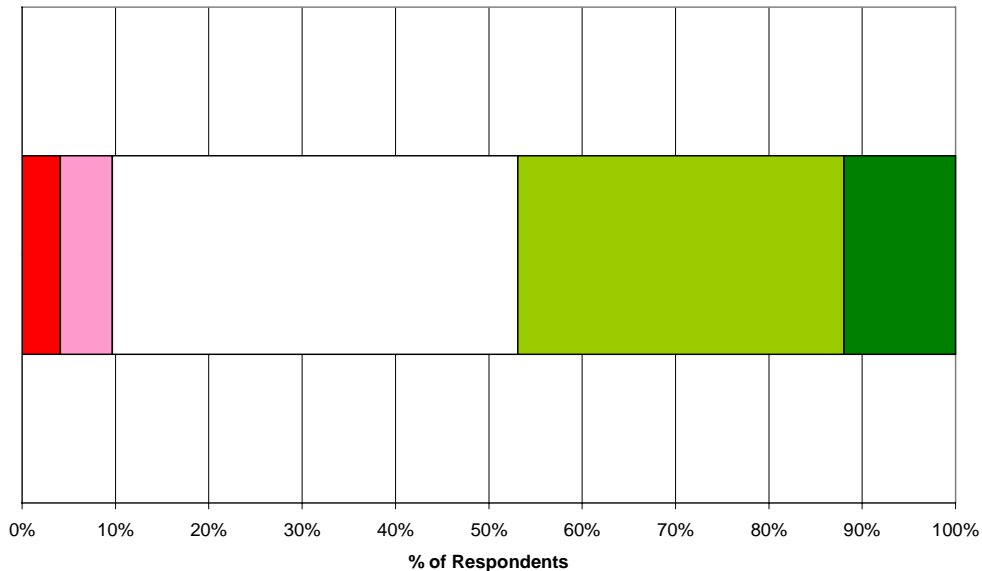
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**17. How important are rental accommodations for tourists?**

No. of survey forms returned: **500**

No. of responses to this question: **486**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	58	11.9 %
2. Moderately important to add more	170	35.0 %
3. About right, not a problem	211	43.4 %
4. Somewhat excessive	27	5.6 %
5. Too much, too many or excessive	20	4.1 %



**Respondents' Comments to Question 17**

- What kind?
- Bed & Breakfasts
- Way too many village homes for seasonal rent. Neighborhoods are empty part of year. Small motel/campground would be better.
- Lack of motels.
- private homes --- too many rentals

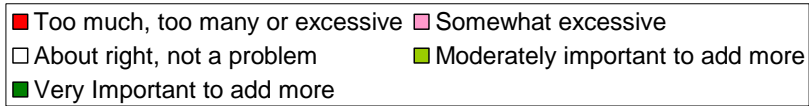
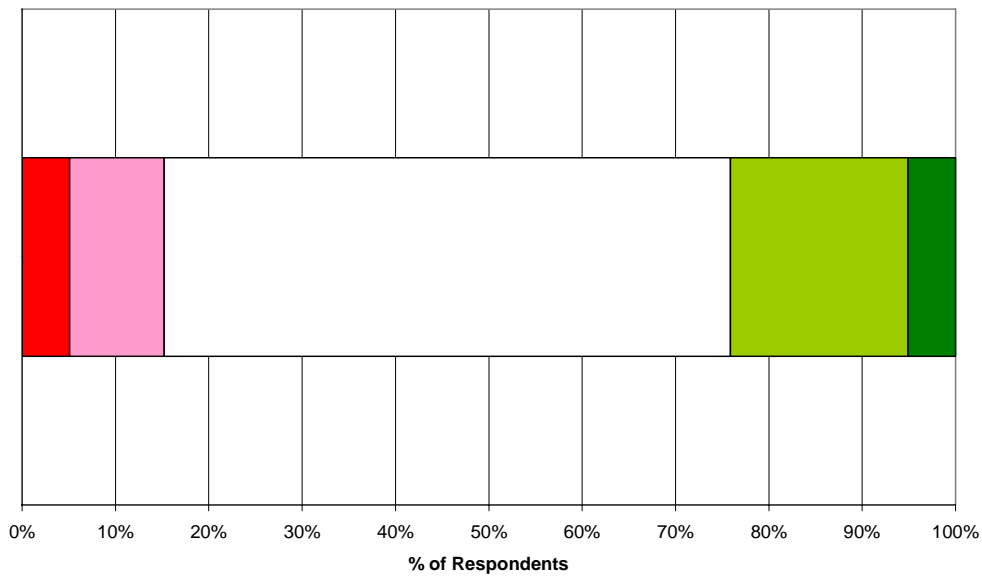
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**19. How important is our prevalence of activities geared toward tourism?**

No. of survey forms returned: **500**

No. of responses to this question: **493**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	25	5.1 %
2. Moderately important to add more	94	19.1 %
3. About right, not a problem	299	60.6 %
4. Somewhat excessive	50	10.1 %
5. Too much, too many or excessive	25	5.1 %



**Respondents' Comments to Question 19**

- Harbor Days is plenty big. Plenty of arts/crafts fairs.
- Does Harbor Days really benefit the village, or just inconvenience the residents?

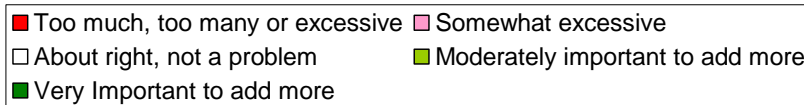
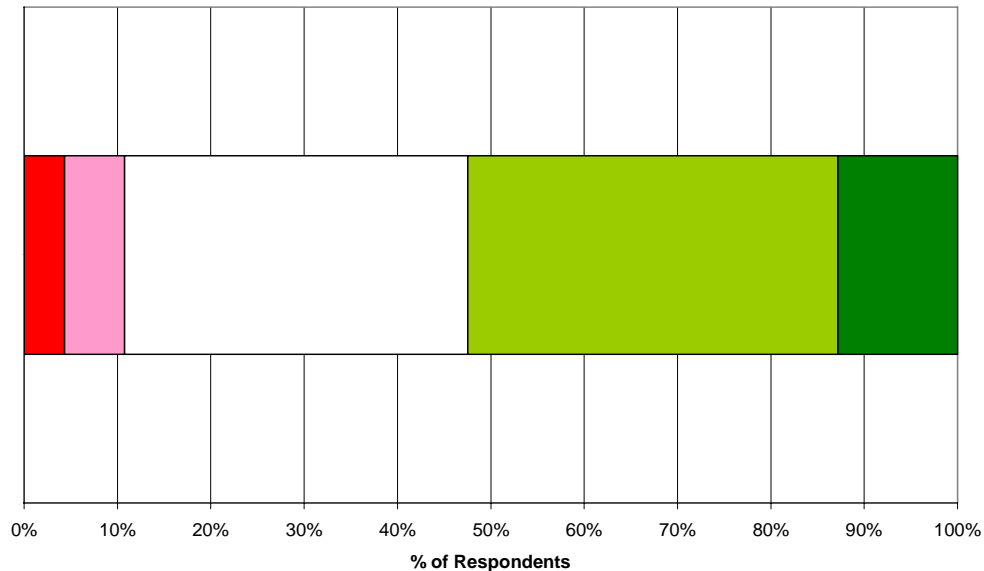
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**23. How important are resort, hotel and motel development?**

No. of survey forms returned: **500**

No. of responses to this question: **484**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	62	12.8 %
2. Moderately important to add more	192	39.7 %
3. About right, not a problem	178	36.8 %
4. Somewhat excessive	31	6.4 %
5. Too much, too many or excessive	21	4.3 %



**Respondents' Comments to Question 23**

- Would rather have some small motel added and limit seasonal home renting.
- No more.
- on 31 north or south of the village w/walking access to the village
- small scale --- no large chains

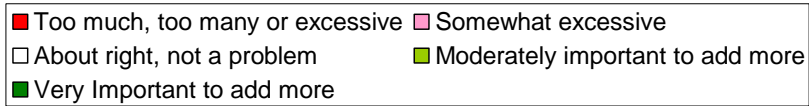
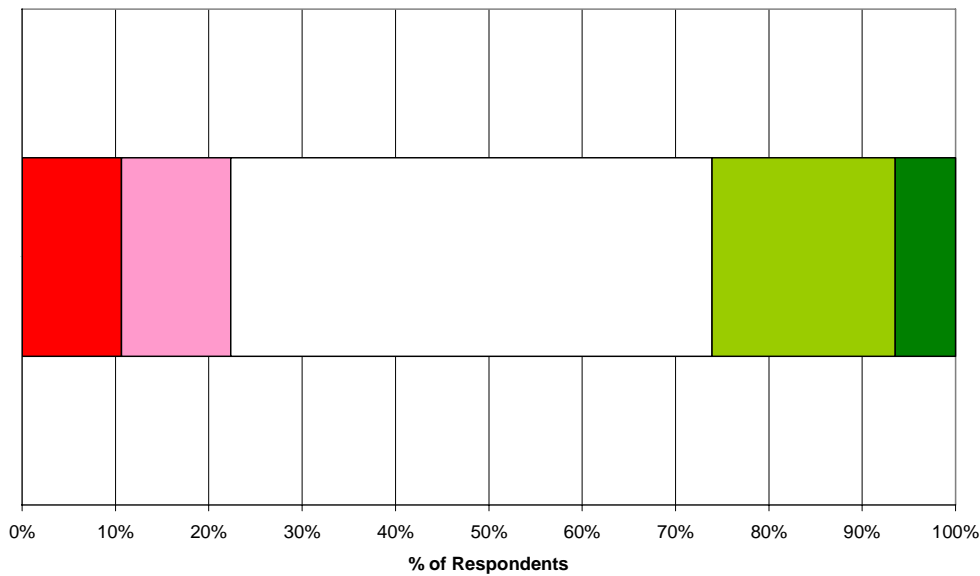
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**24. How important are seasonal and weekly rental accommodations for tourists in residential neighborhoods?**

No. of survey forms returned: **500**

No. of responses to this question: **479**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	31	6.5 %
2. Moderately important to add more	94	19.6 %
3. About right, not a problem	247	51.6 %
4. Somewhat excessive	56	11.7 %
5. Too much, too many or excessive	51	10.6 %



**Respondents' Comments to Question 24**

- B&B's important
- No more condos.
- People reside in residential neighborhoods. You're already allowing houses to be rented on a weekly basis - how long before you'll be allowing a couple of additional housekeeping cottages in the back yard, too? Yes, we already have a couple - those aren't precedent setting, they're nonconforming! What part of Single Family Residential is ambiguous to you?
- NOT in residential neighborhoods.
- No weekly rentals.

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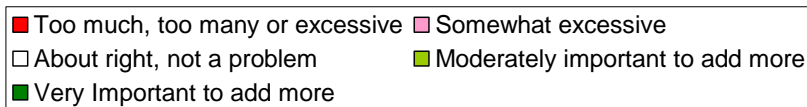
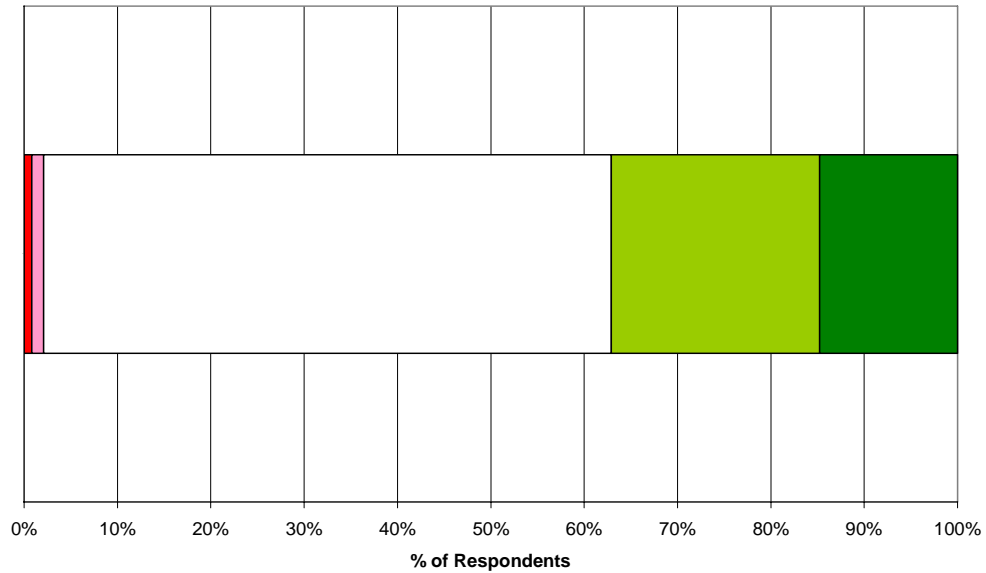
**C. *Housing***

**25. How important is single-family housing?**

No. of survey forms returned: **500**

No. of responses to this question: **480**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	71	14.8 %
2. Moderately important to add more	107	22.3 %
3. About right, not a problem	292	60.8 %
4. Somewhat excessive	6	1.2 %
5. Too much, too many or excessive	4	0.8 %



**Respondents' Comments to Question 25**

- Affordable housing!
- Affordable!
- We have enough single family houses -- try to keep families living in them.

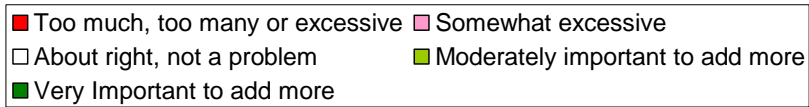
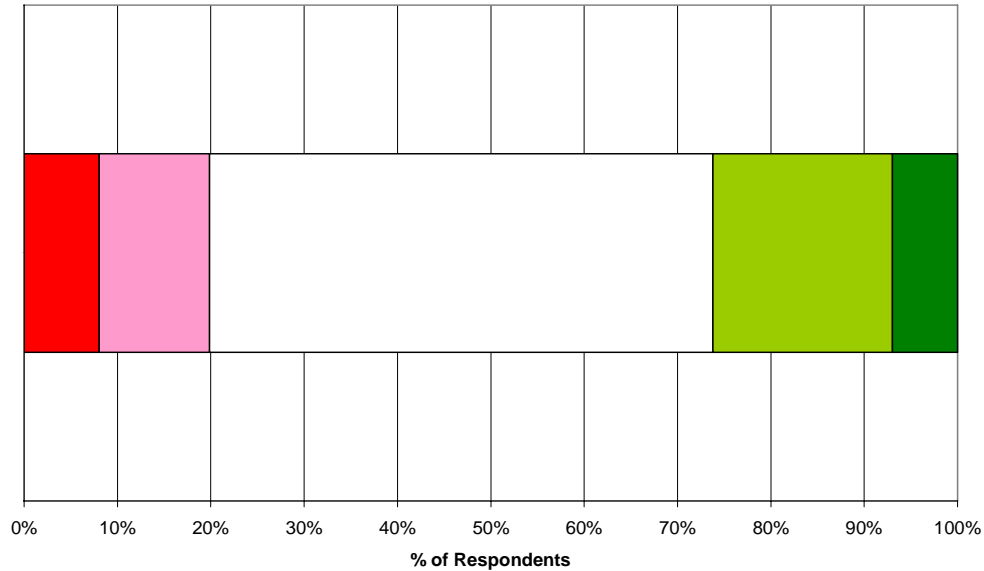
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**26. How important is low density multiple family housing?**

No. of survey forms returned: **500**

No. of responses to this question: **473**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	33	7.0 %
2. Moderately important to add more	91	19.2 %
3. About right, not a problem	255	53.9 %
4. Somewhat excessive	56	11.8 %
5. Too much, too many or excessive	38	8.0 %



**Respondents' Comments to Question 26**

- Fast becoming private sector

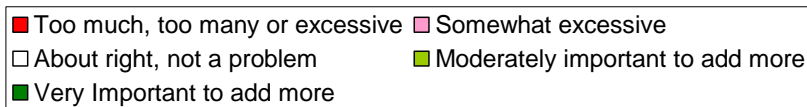
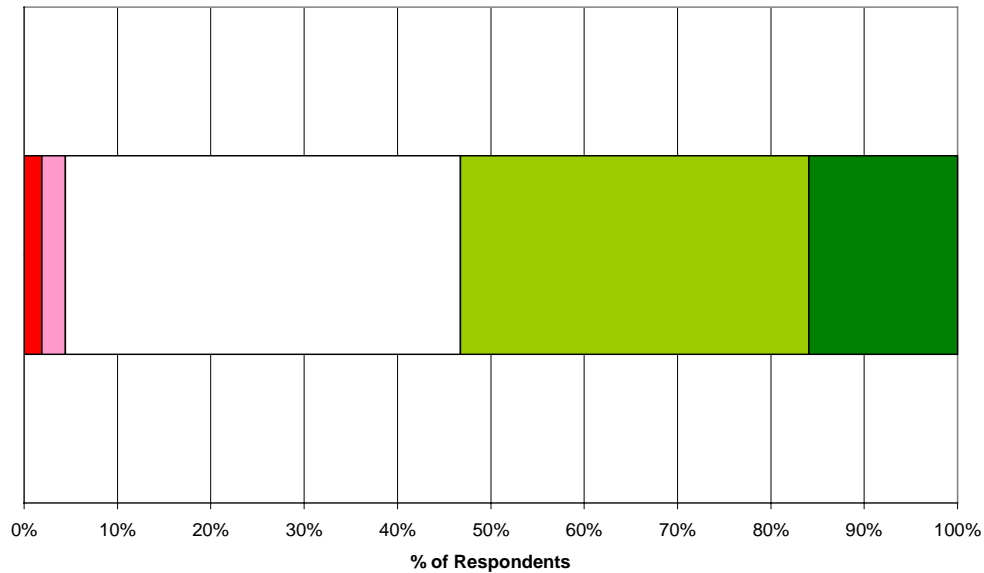
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**27. How important is housing for elderly and senior citizens?**

No. of survey forms returned: **500**

No. of responses to this question: **477**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	76	15.9 %
2. Moderately important to add more	178	37.3 %
3. About right, not a problem	202	42.3 %
4. Somewhat excessive	12	2.5 %
5. Too much, too many or excessive	9	1.9 %



**Respondents' Comments to Question 27**

- Fast becoming private sector
- Noble Pines should be bigger.

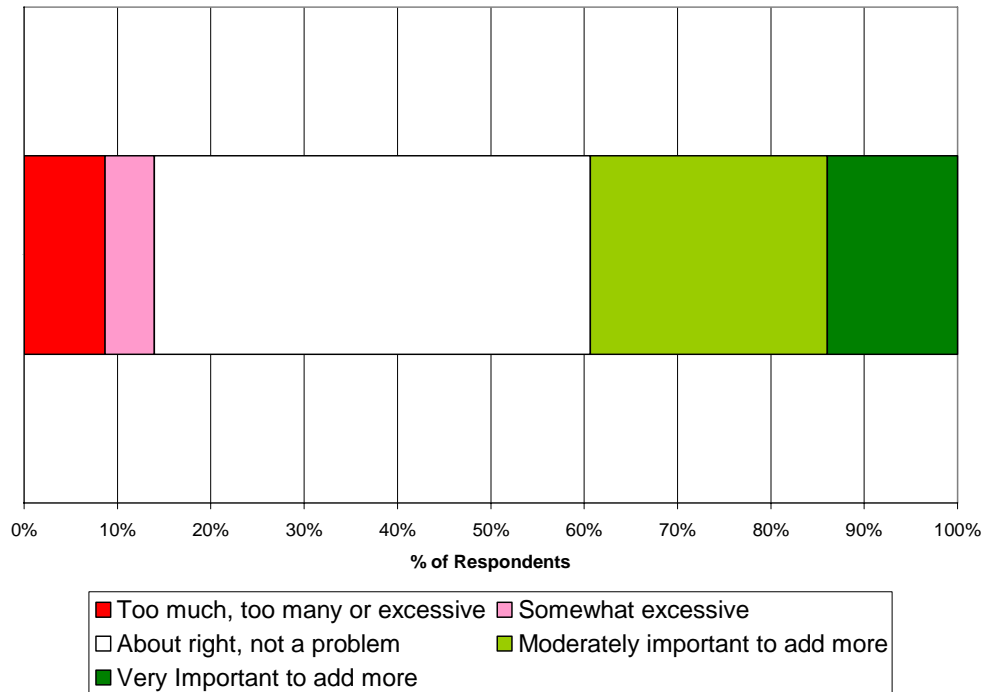
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**28. How important is affordable or low income housing?**

No. of survey forms returned: **500**

No. of responses to this question: **473**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	66	14.0 %
2. Moderately important to add more	120	25.4 %
3. About right, not a problem	221	46.7 %
4. Somewhat excessive	25	5.3 %
5. Too much, too many or excessive	41	8.7 %



**Respondents' Comments to Question 28**

- Need more affordable housing for first time buyers, also low cost rentals, year round.
- Only if well done

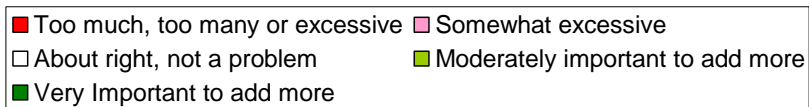
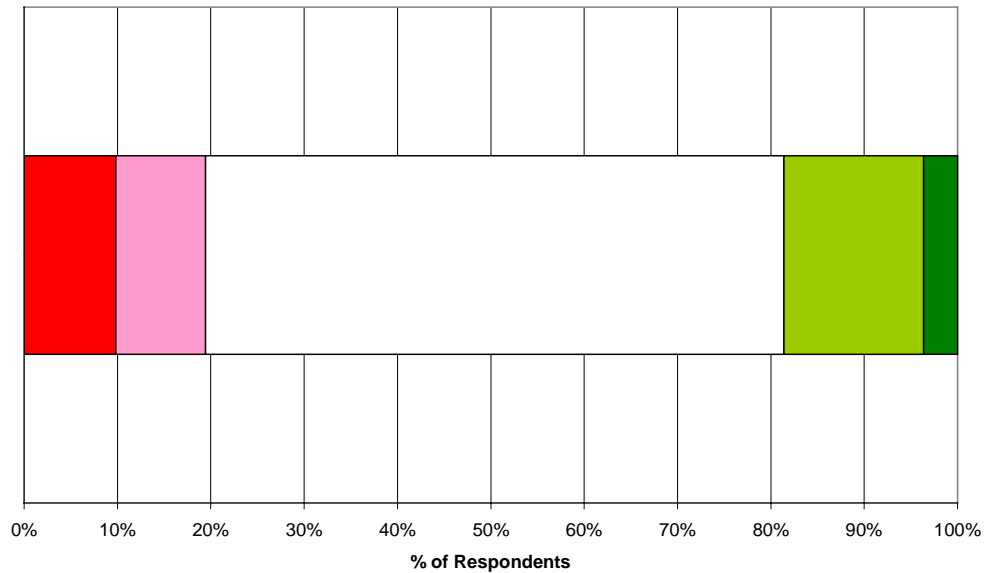
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**29. How important is duplex housing?**

No. of survey forms returned: **500**

No. of responses to this question: **468**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	17	3.6 %
2. Moderately important to add more	70	15.0 %
3. About right, not a problem	290	62.0 %
4. Somewhat excessive	45	9.6 %
5. Too much, too many or excessive	46	9.8 %



**Respondents' Comments to Question 29**

- May be answer to affordable housing.

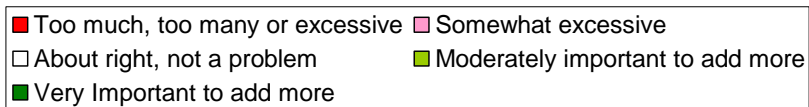
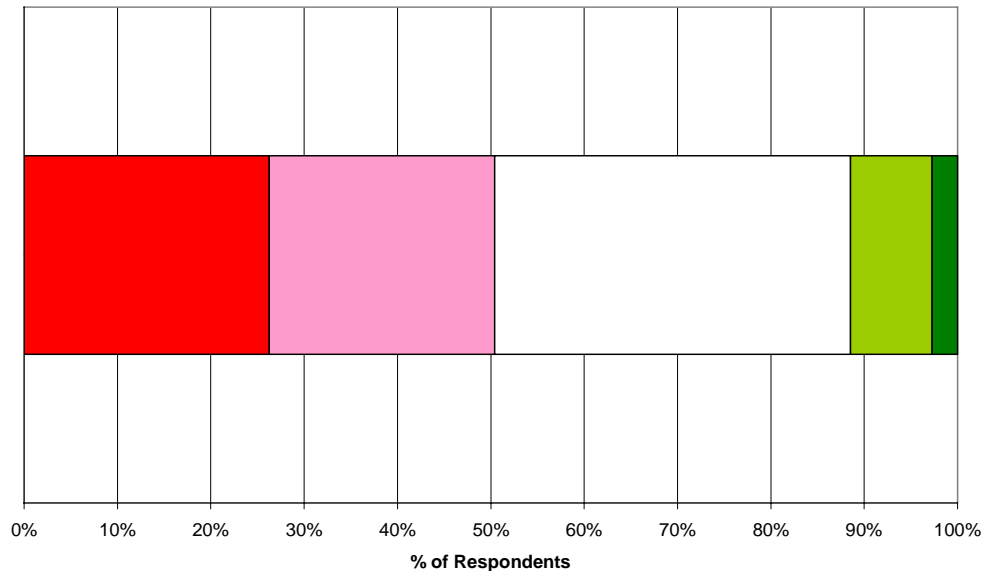
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**30. How important are condominiums?**

No. of survey forms returned: **500**

No. of responses to this question: **480**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	13	2.7 %
2. Moderately important to add more	42	8.8 %
3. About right, not a problem	183	38.1 %
4. Somewhat excessive	116	24.2 %
5. Too much, too many or excessive	126	26.2 %



**Respondents' Comments to Question 30**

- Way too much
- The Village should have NEVER approved a 3-storey condo complex on an inland waterway! In addition, it has 1 unit too many, giving the impression that the complex spills onto the road. UGLY!
- no more on waterfront, should be kept to 2 storeys
- At a moderate \$\$\$ --- \$ 200K - \$300K (under \$500K)

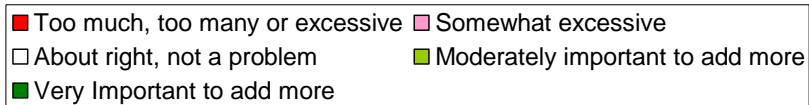
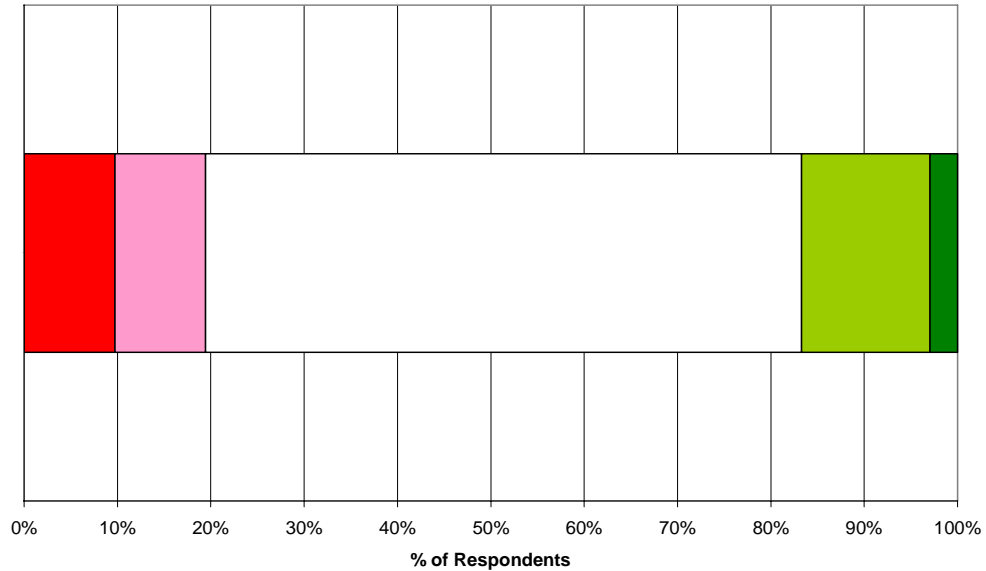
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**31. How important is rental housing?**

No. of survey forms returned: **500**

No. of responses to this question: **473**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	14	3.0 %
2. Moderately important to add more	65	13.7 %
3. About right, not a problem	302	63.8 %
4. Somewhat excessive	46	9.7 %
5. Too much, too many or excessive	46	9.7 %



**Respondents' Comments to Question 31**

- Non-seasonal

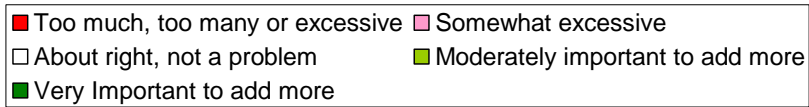
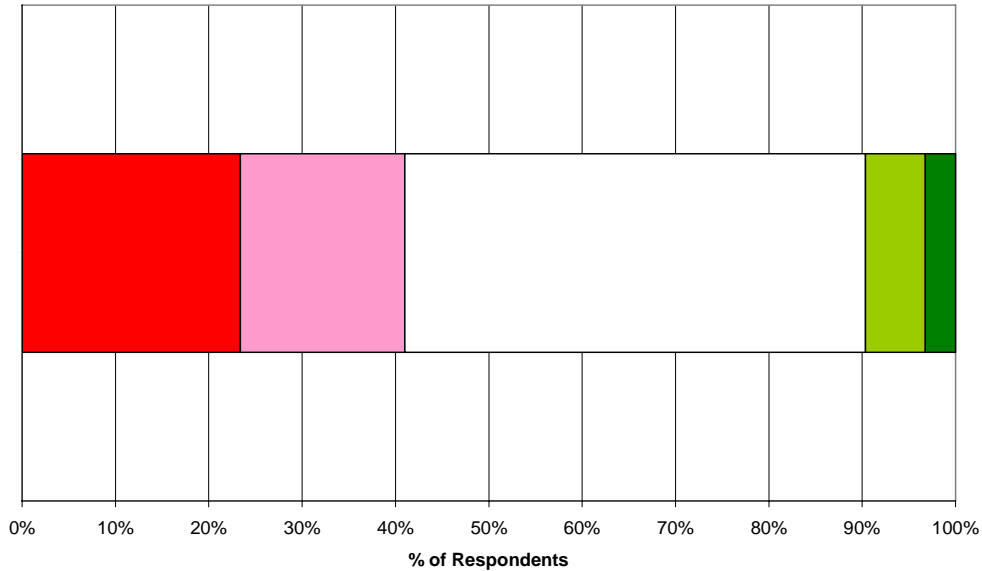
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**32. How important is high density multiple family housing**

No. of survey forms returned: **500**

No. of responses to this question: **466**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	15	3.2 %
2. Moderately important to add more	30	6.4 %
3. About right, not a problem	230	49.4 %
4. Somewhat excessive	82	17.6 %
5. Too much, too many or excessive	109	23.4 %



**Respondents' Comments to Question 32**

- It doesn't exist!
- Would help.

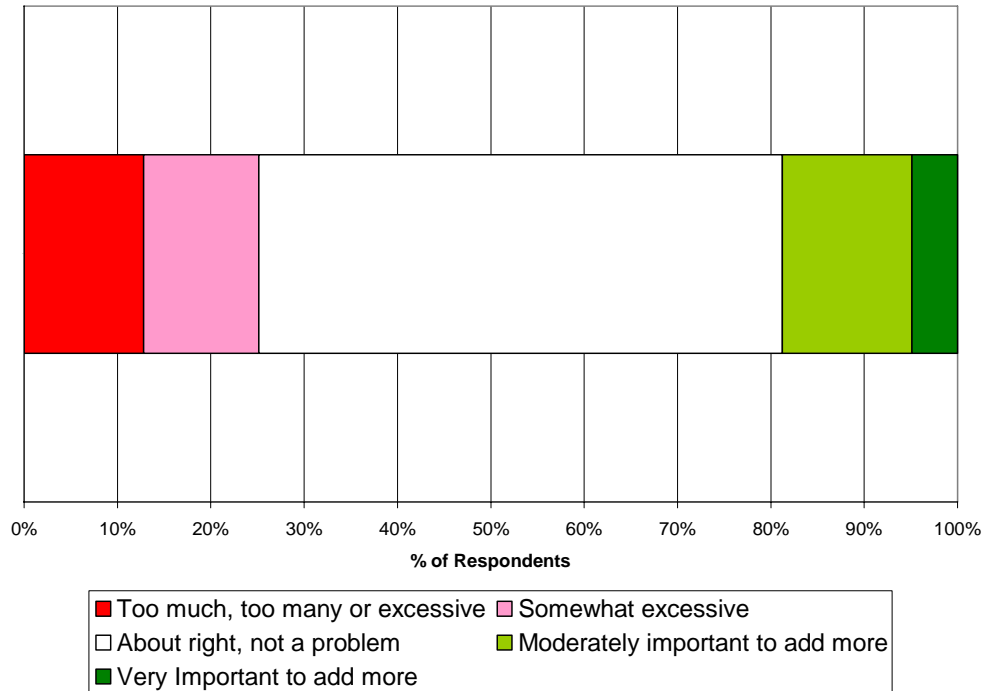
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**33. How important are guesthouses and garage apartments attached to single-family residences?**

No. of survey forms returned: **500**

No. of responses to this question: **469**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Very important to add more	23	4.9 %
2. Moderately important to add more	65	13.9 %
3. About right, not a problem	263	56.1 %
4. Somewhat excessive	58	12.4 %
5. Too much, too many or excessive	60	12.8 %



**Respondents' Comments to Question 33**

- Not in residential [neighborhoods].
- May be good solution --- family lies in main residence; guest house/garage is rented.
- Is attached the operative word? - because detached becomes unregulated back yard cottages for rent

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**D. General Comments for Section I**

- We need more hotel/motel for our tourists
- Mix must be CLOSELY watched. High density can become a big problem before the community knows what's happening. Greatly affects all quality of life.
- Buildable land in the Village is finite, and getting smaller. To get enough people, we need higher density housing.
- Retail too geared to tourists - how many antique stores do we really need?
- Necessity of toilet facilities near to the river access swimming area. The ones by play structure not convenient with small children.
- Simple restroom facilities in main park --- NW corner of tennis courts --- old blacktopped basketball area --- water and electricity nearby
- Far too many seasonal weekly rentals in residential neighborhoods
- Replacing the Elk River Inn --- a very affordable, conveniently- located motel with the INCREDIBLY UNSIGHTLY condos was a mistake of enormous proportions: shame on all who approved the already dated design, not to mention the short-sighted intent --- where will our visiting guests stay? They miss the chocolate donuts that they were offered at the ER Inn. HUGE MISTAKE!
- Get a developer to tear down vacant factory on 31 and build a motel. We do need a motel since the ER Inn was torn down.
- Housing mix - not all luxury development
- Love the gardens and walkways --- very attractive!
- RE weekly rentals: Too many rental properties in West side neighborhoods absolutely ruining the neighborhood. Properties look like rentals, not well maintained, no family feel! Totally wrong to commercialize a family neighborhood.
- I do not live in Elk Rapids --- have rental home there.
- Stop denying people who want to build within zoning ordinances, multi+ housing. Stop denying people their right to build on their property.
- We must maintain the charming wholesome Northern Michigan qualities for which we came here.
- Communities could always use more employment sources for local families.
- Would love to have Acme Super Wal-mart: we need it!
- Elk Rapids does need more affordable housing.
- There should be limitation of square footage of houses replacing original structure, which would be excessive to the apportionment of the lot. Also, have a clearly defined plan to resist strip zoning.
- Support our locals, promote our locals, support the Chamber. Invest in new Christmas decorations, use the light poles we have & use banners.
- Stop with the 1/2 million dollar condos. WE have enough.
- The area and town needs moderately priced housing for new families with young children

## IV. Growth

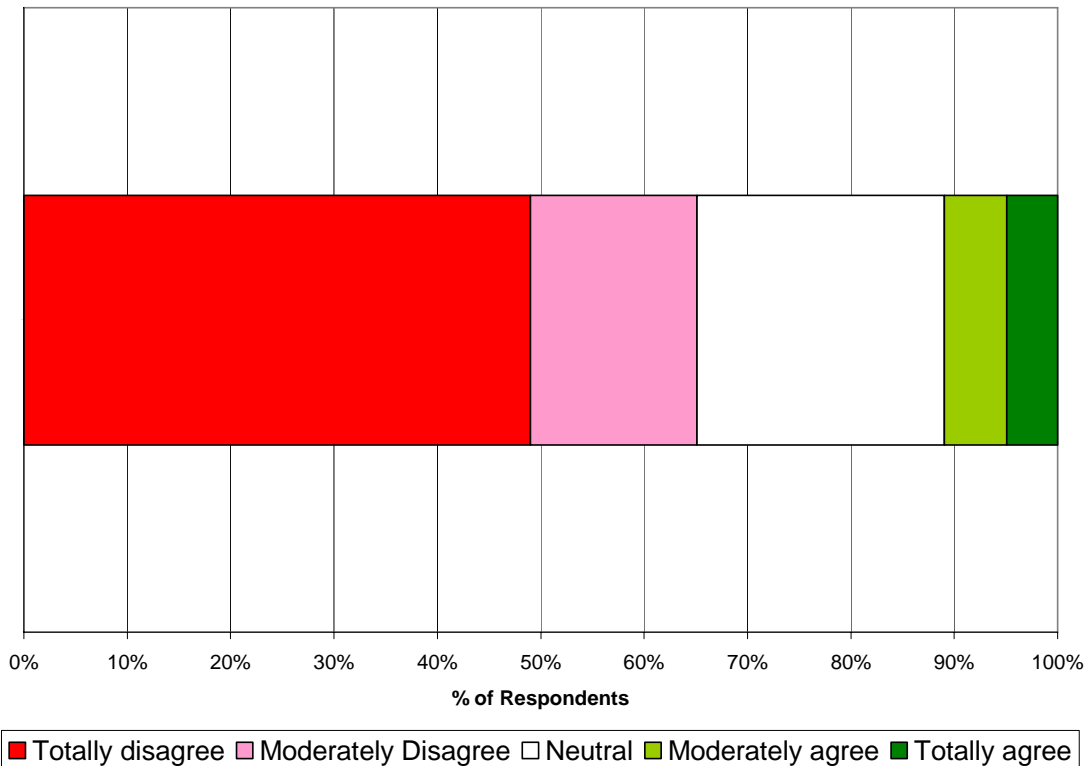
### A. *Population Growth*

**55. Given ER's future population growth, do you agree or disagree with the statement: "I am undecided or have no opinion about growth in the Village"?**

No. of survey forms returned: **500**

No. of responses to this question: **447**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	22	4.9 %
2. Moderately agree	27	6.0 %
3. Neutral	107	23.9 %
4. Moderately disagree	72	16.1 %
5. Totally disagree	219	49.0 %



#### Respondents' Comments to Question 55

- not industrial

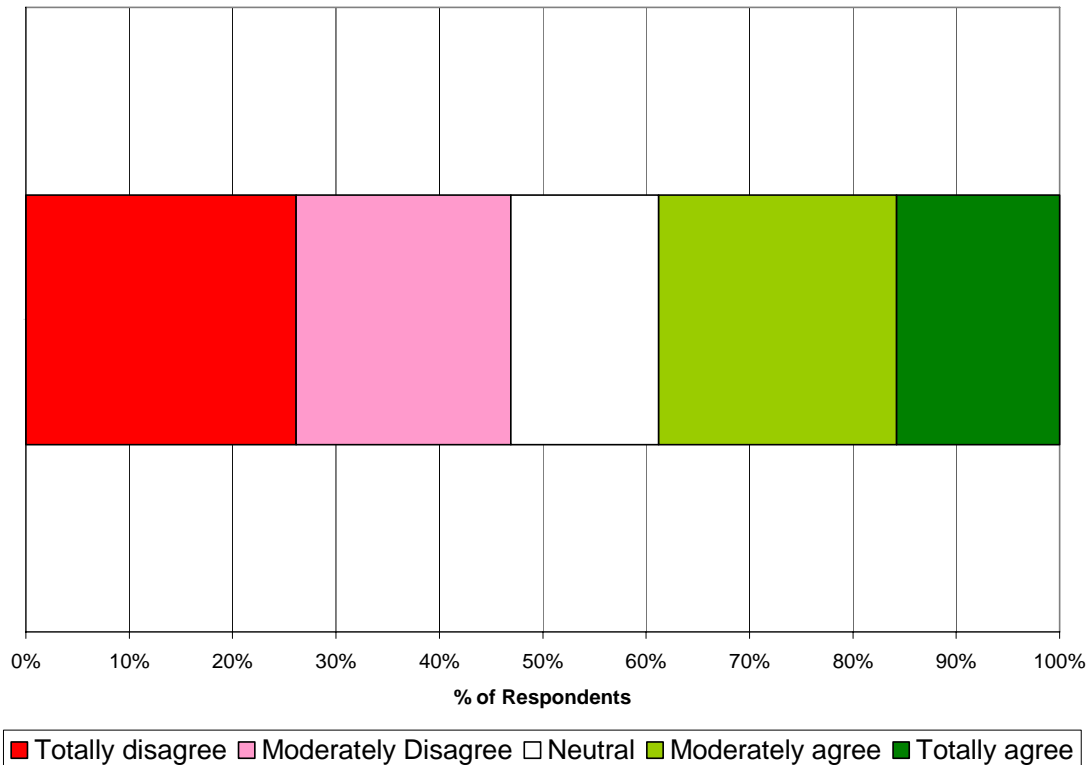
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**56. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see Elk Rapids become a hub for residential and commercial development, presuming that open and agricultural areas would be maintained surrounding the village"?**

No. of survey forms returned: **500**

No. of responses to this question: **482**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	76	15.8 %
2. Moderately agree	111	23.0 %
3. Neutral	69	14.3 %
4. Moderately disagree	100	20.7 %
5. Totally disagree	126	26.1 %



**Respondents' Comments to Question 56**

- Totally agree to keeping open, agriculture area --- But I am concerned with word "development" --- sends me a red flag!

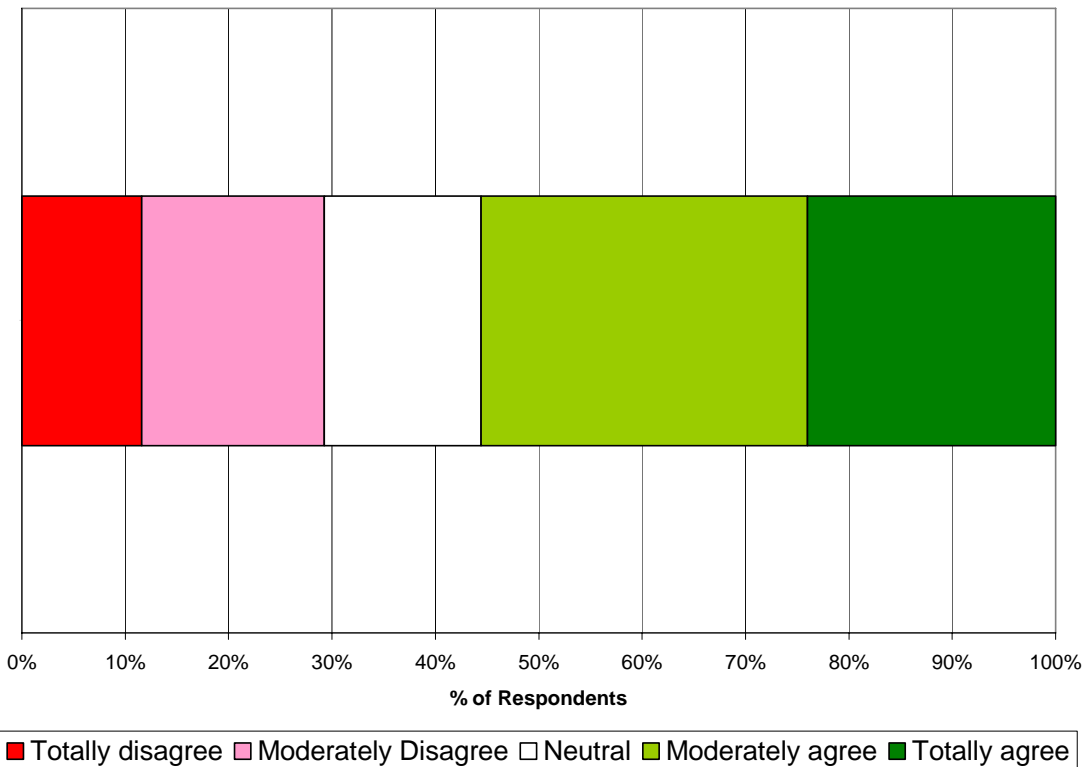
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**57. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see Elk Rapids limit its growth within the Village boundaries, presuming that suburban-like development would occur in the areas surrounding the Village limits"?**

No. of survey forms returned: **500**

No. of responses to this question: **475**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	114	24.0 %
2. Moderately agree	150	31.6 %
3. Neutral	72	15.2 %
4. Moderately disagree	84	17.7 %
5. Totally disagree	55	11.6 %



**Respondents' Comments to Question 57**

- I don't want any of the ER areas to become OVER populated. I love the country appearance of the rural areas as much as I do the in-town charming areas.
- NEVER!

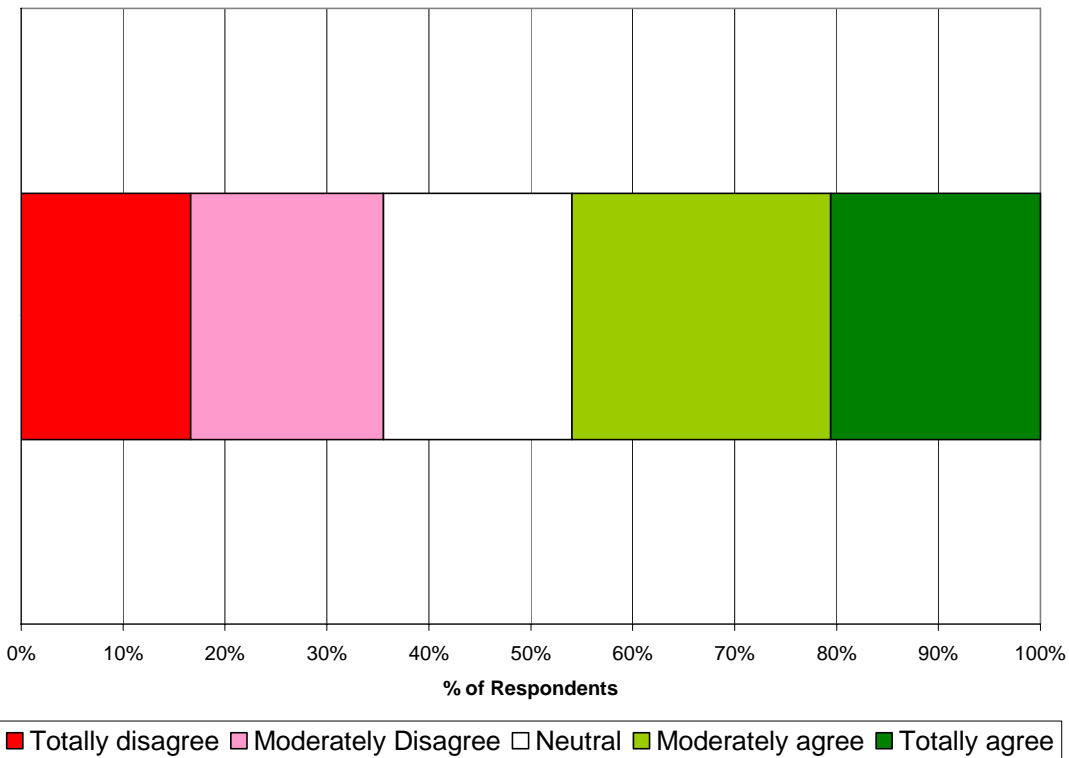
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**58. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see the Village develop as a beach community and center for family tourism"?**

No. of survey forms returned: **500**

No. of responses to this question: **481**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	99	20.6 %
2. Moderately agree	122	25.4 %
3. Neutral	89	18.5 %
4. Moderately disagree	91	18.9 %
5. Totally disagree	80	16.6 %



**Respondents' Comments to Question 58**

- Why?
- Only if the associated COST of accommodating tourism is borne strictly by the businesses that benefit from it. Don't you listen? - people who live in the neighborhoods don't particularly believe that increased tourism is good. And it's SOCIALIST to believe that everybody should be funding attractions that only benefit a few downtown businesses.
- The RESIDENTS do not benefit from tourism. We live in the Village. We pay TAXES. We should not benefit from our beaches. We do not need MORE tourists.
- Village is already a big enough center for family beach tourism

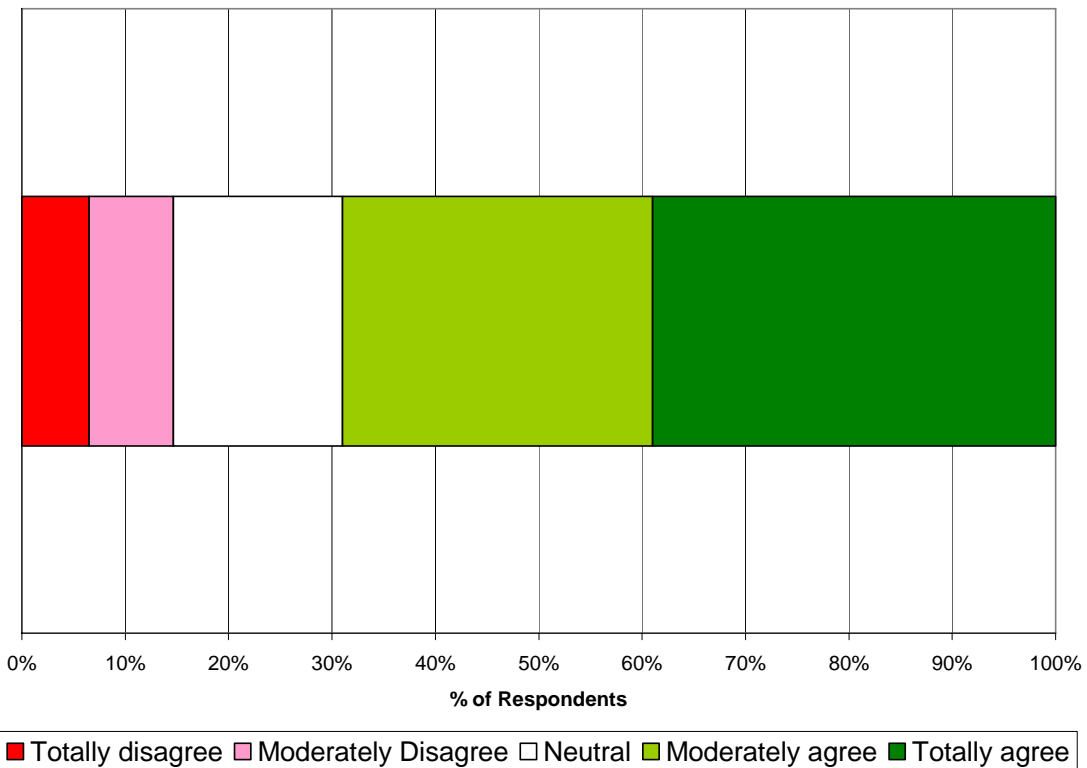
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**59. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see residential growth mainly in single family dwellings in the Village"?**

No. of survey forms returned: **500**

No. of responses to this question: **477**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	186	39.0 %
2. Moderately agree	143	30.0 %
3. Neutral	78	16.4 %
4. Moderately disagree	39	8.2 %
5. Totally disagree	31	6.5 %



**Respondents' Comments to Question 59**

- And place emphasis on 'affordable' housing for year round residents. \$250,000 condos for summer people may help the tax base, but it does nothing to bring year round residents to support business 'year round'.
- I think this would eliminate young families moving in. If single family dwellings are AFFORDABLE, this is the best option. But we need young families -- NOT more absentee landlords or ALL retirees.
- I like ER the way it is --- NO MORE GROWTH

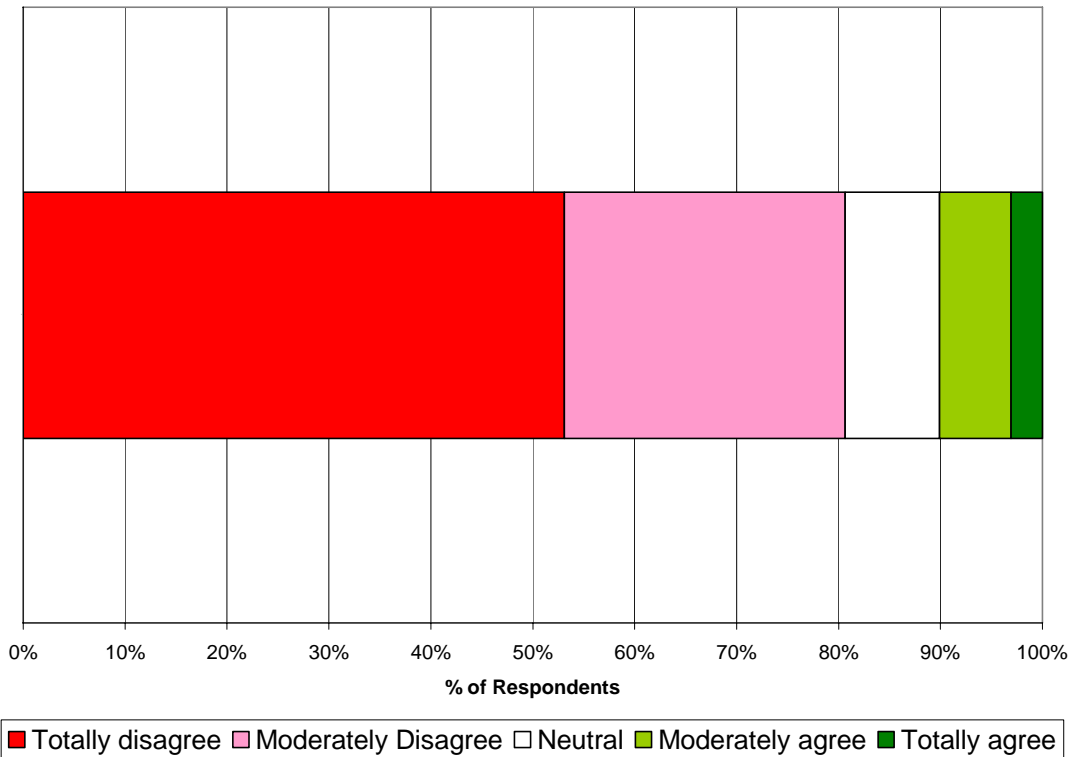
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**60. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see residential growth mainly in multiple family dwellings such as condominiums or apartment buildings in the Village"?**

No. of survey forms returned: **500**

No. of responses to this question: **486**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	15	3.1 %
2. Moderately agree	34	7.0 %
3. Neutral	45	9.3 %
4. Moderately disagree	134	27.6 %
5. Totally disagree	258	53.1 %



**Respondents' Comments to Question 60**

- combo of single- and multi-family dwellings.
- just a few
- Definitely not non-recreational trailer park.
- not condos!
- As long as it's affordable and for families
- NO!
- most families can't afford condos
-

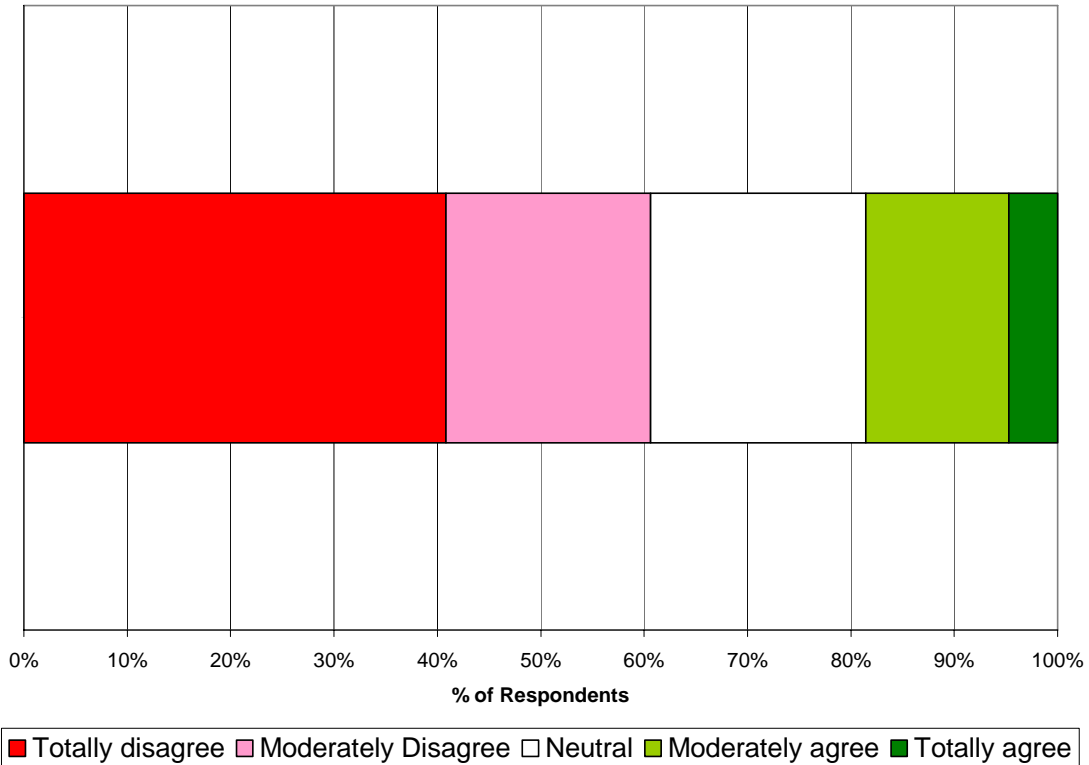
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**61. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see residential growth in the use of guest houses and garage apartments attached to single family residences"?**

No. of survey forms returned: 500

No. of responses to this question: 485

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	23	4.7 %
2. Moderately agree	67	13.8 %
3. Neutral	101	20.8 %
4. Moderately disagree	96	19.8 %
5. Totally disagree	198	40.8 %



**Respondents' Comments to Question 61**

- They will be RESIDENT-owned!

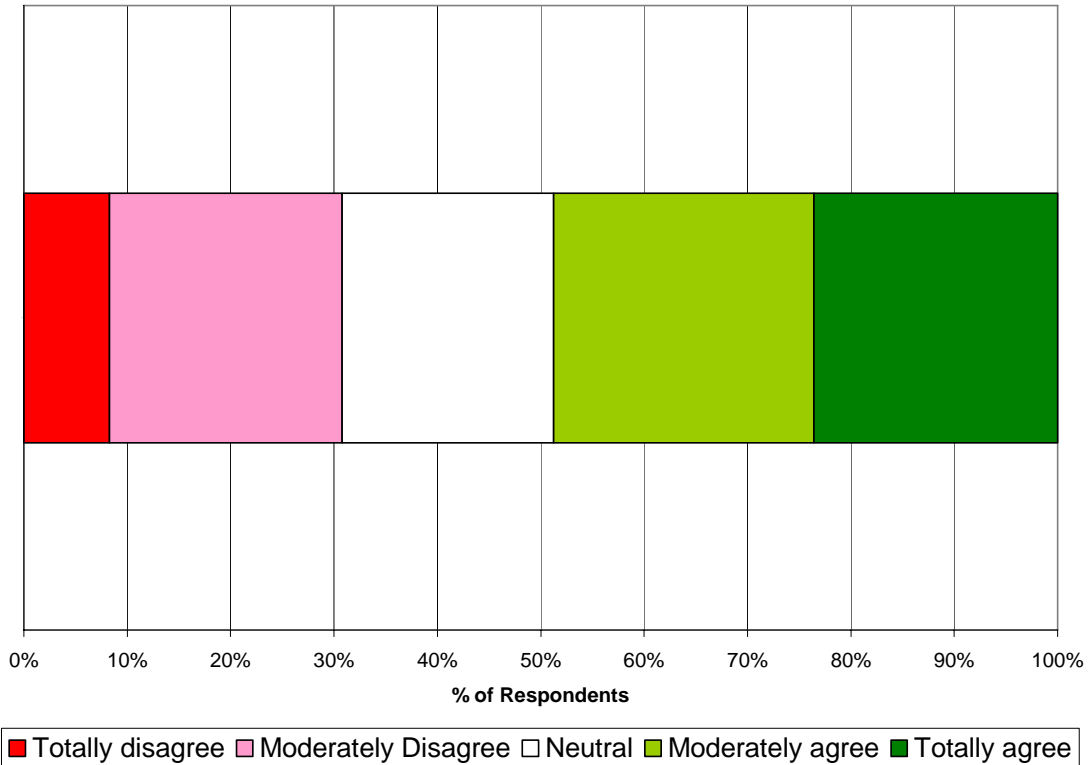
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**62. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see the residential population in the Village stay the same as it is at about 1,750 people"?**

No. of survey forms returned: **500**

No. of responses to this question: **484**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	114	23.6 %
2. Moderately agree	122	25.2 %
3. Neutral	99	20.5 %
4. Moderately disagree	109	22.5 %
5. Totally disagree	40	8.3 %



**Respondents' Comments to Question 62**

- Would rather see more population in the village than use up ag land or open space outside village.
- Village could accommodate few hundred more
  - or grow to about 1800 people

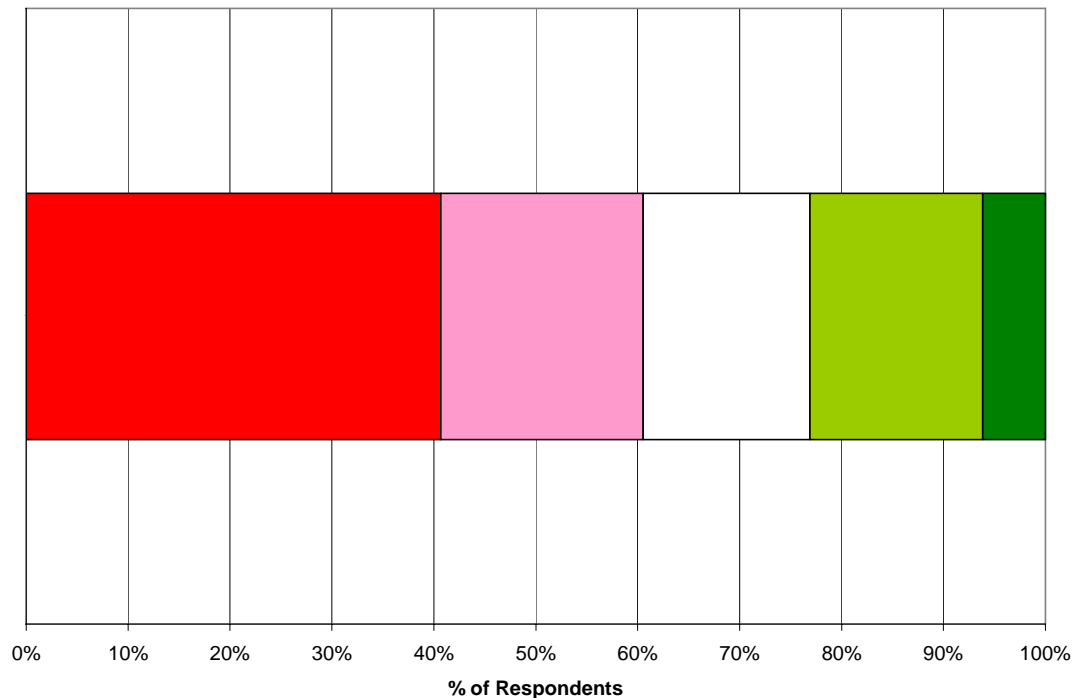
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**63. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see the residential population in the village double to at least 3,600 people"?**

No. of survey forms returned: **500**

No. of responses to this question: **489**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	30	6.1 %
2. Moderately agree	83	1.07 %
3. Neutral	80	16.4 %
4. Moderately disagree	97	19.8 %
5. Totally disagree	199	40.7 %



■ Totally disagree 
 ■ Moderately Disagree 
 ■ Neutral 
 ■ Moderately agree 
 ■ Totally agree

**Respondents' Comments to Question 63**

- NO WAY! Then we would no longer be a village and no longer unique!
- What open space, what views of Elk Lake, Elk River and the Bay? About where do you put this amount of people?

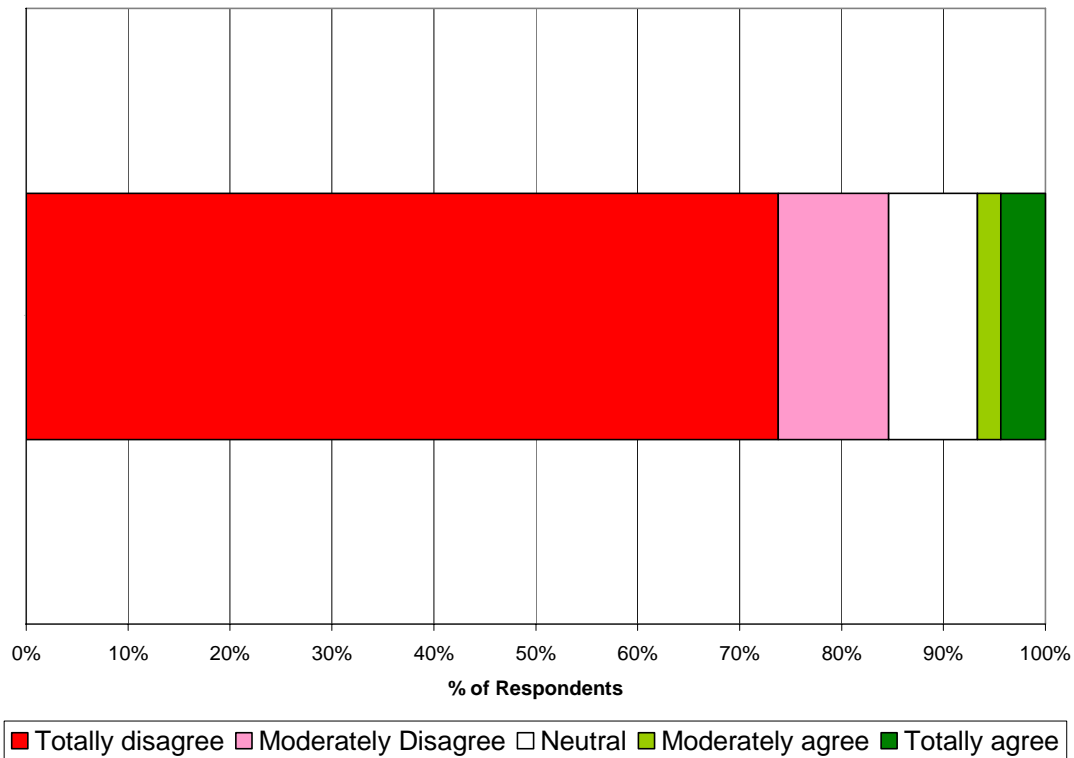
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**64. Given ER's future population growth, do you agree or disagree with the statement: "I would like to see population grow by triple or more to 5,000 to 8,000 people"?**

No. of survey forms returned: **500**

No. of responses to this question: **481**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	21	4.4 %
2. Moderately agree	11	2.3 %
3. Neutral	42	8.7 %
4. Moderately disagree	52	10.8 %
5. Totally disagree	355	73.8 %



**Respondents' Comments to Question 64**

- NO WAY! Then we would no longer be a village and no longer unique!

Village of Elk Rapids Planning Commission  
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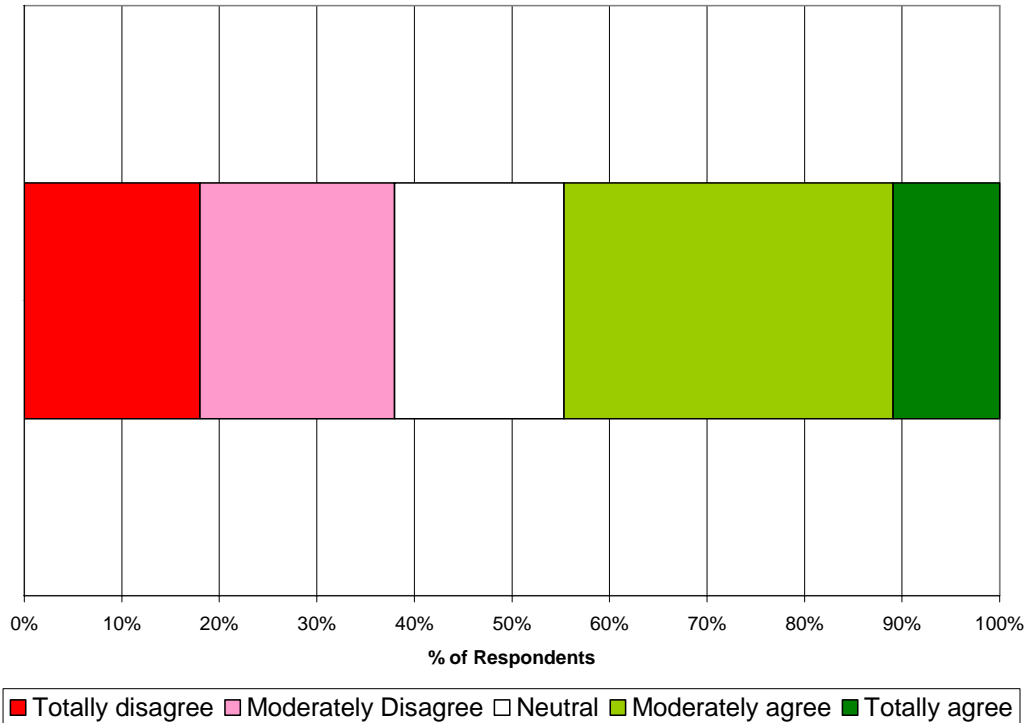
**B. Economic Growth**

**65. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see more commercial growth in the Village"?**

No. of survey forms returned: **500**

No. of responses to this question: **477**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	52	10.9 %
2. Moderately agree	161	33.8 %
3. Neutral	83	17.4 %
4. Moderately disagree	95	19.9 %
5. Totally disagree	86	18.0 %



**Respondents' Comments to Question 65**

- Perhaps ER could offer incentives to businesses to locate in or near to ER and employe ER residents. Also a mix of general labor to skilled people are needed. Maybe an ER township fund could be set up funded by business and private individuals for college or technical education..
- Not too much
- retail, tourism
- Downtown
- upscale, clean
- depending on need

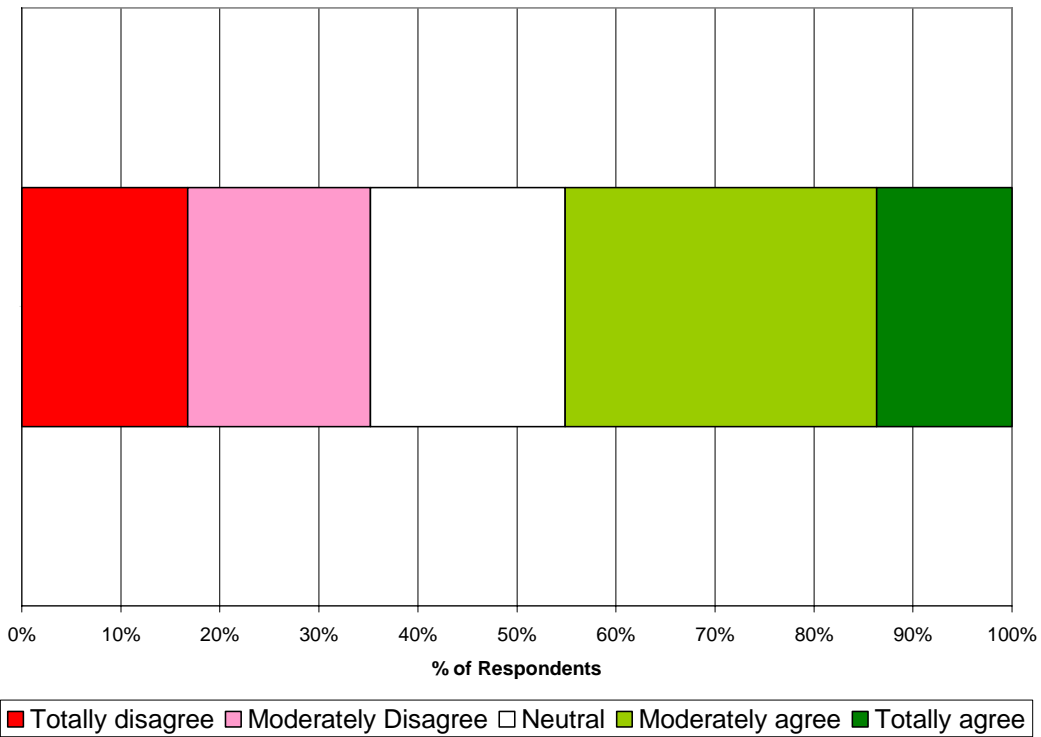
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**66. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see more growth for the Village as a tourism destination"?**

No. of survey forms returned: **500**

No. of responses to this question: **483**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	66	13.7 %
2. Moderately agree	152	31.5 %
3. Neutral	95	19.7 %
4. Moderately disagree	89	18.4 %
5. Totally disagree	81	16.8 %



**Respondents' Comments to Question 66**

(No comments offered)

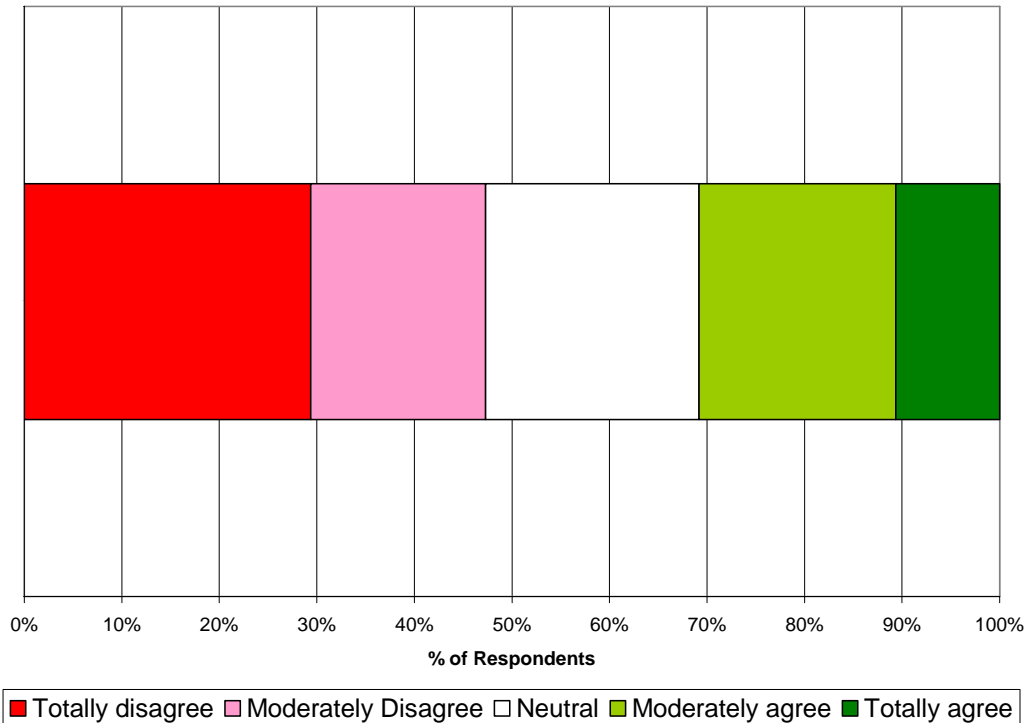
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**67. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see and encourage growth by developing ordinances that ALLOW 'short-term' rentals in the Village residential areas (presuming that 'short-term' is 30 days or less)"?**

No. of survey forms returned: **500**

No. of responses to this question: **480**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	51	10.6 %
2. Moderately agree	97	20.2 %
3. Neutral	105	21.9 %
4. Moderately disagree	86	17.9 %
5. Totally disagree	141	29.4 %



**Respondents' Comments to Question 67**

- Summer weekly rentals bring business to the town - restaurants, grocery store, gas stations and shops downtown. There is not enough motels and any hotels in this town for our guests to come to. I as a tax payer and resident haven't heard of problems like violence, having junk (?) on summer weekly rentals. I see no problems with this issue. Thank you!!
- I'm sure you might wonder how some of us who own lake front property can afford property taxes of \$7,000 and 'by some of us' is meant to single out those of us who inherited our home from our parents (back when taxes were reasonable, middle income people, retired folks, etc.) Renting to summer people (and most are great renters) allows us to keep the property we live in and keep taxes paid.

**Village of Elk Rapids Planning Commission**  
**Opinion Survey 2005 - Data Compilation - DRAFT**

**Respondents' Comments to Question 67 (continued)**

- These are all trick questions alleging that short-term rentals are acceptable. Short-term rentals compare to one-unit motels in a residential zone. Motels (short term rentals) are directed to the Commercial Zone because they can be a noisy 24-hour a day business. The residential zone is where people reside for years. Providing accommodation for tourists is a commercial activity -just check the property owner's tax returns. Bed & Breakfast operations accommodate tourists on a short-term basis conditional that the owner lives on-premises. Renting houses for less than 15 consecutive days is a commercial use.
- NO weekly rentals in residential areas should be allowed!
- The single biggest problem facing the west side neighborhood is allowing weekly rentals. It is destroying property values and discouraging families from purchasing here. NOBODY wants to live next to them, or anywhere near them. They quickly look like 'sparsely kept rental properties'. We need to BAN THEM QUICKLY. There is a recent blight of them. This neighborhood was never meant to be a commercial entity, but rather a wonderful neighborhood to raise a family, where you know and trust your neighbors. Not fearful of who or what shows up next door on a weekly or even monthly basis. As a west side resident, I am alarmed and insulted by persons looking to make a quick buck and subject me to this never-ending 'motel' existence. This is not what we invested in home ownership here to have to endure!
- RE weekly rentals: Too many rental properties in West side neighborhoods absolutely ruining the neighborhood. Properties look like rentals, not well maintained, no family feel! Totally wrong to commercialize a family neighborhood.

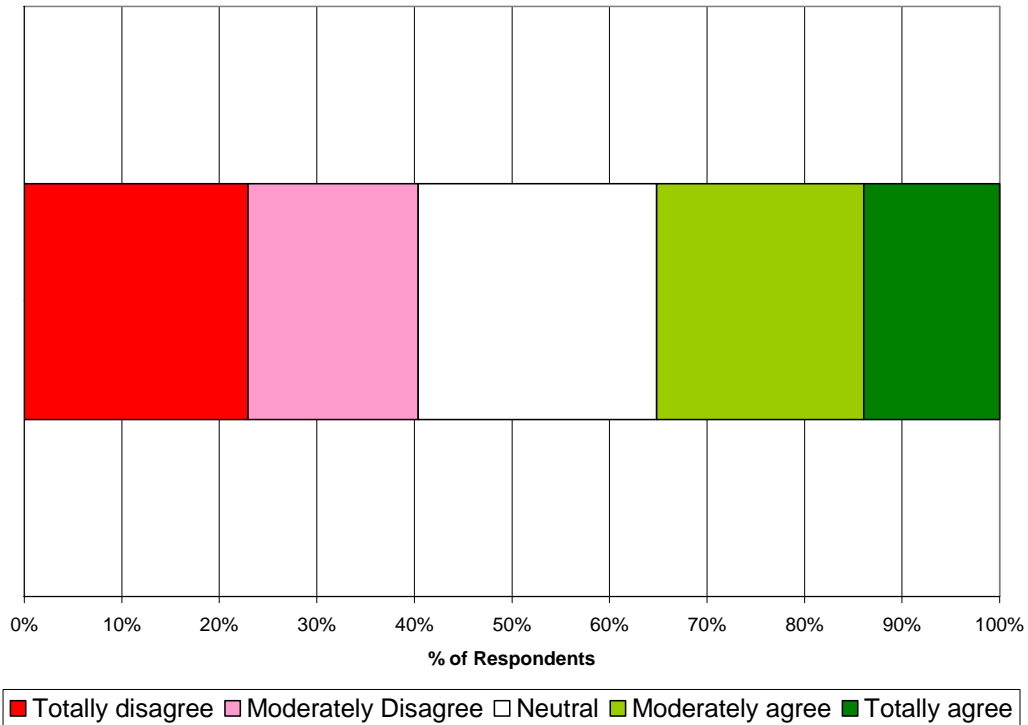
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**68. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see and encourage growth by developing ordinances that REGULATE 'short-term' rentals in the Village residential areas (presuming that 'short-term' is 30 days or less)" ?**

No. of survey forms returned: **500**

No. of responses to this question: **475**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	66	13.9 %
2. Moderately agree	101	21.3 %
3. Neutral	116	24.4 %
4. Moderately disagree	83	17.5 %
5. Totally disagree	109	22.9 %



**Respondents' Comments to Question 68**

- Just how can they be regulated? Good luck to the committee! Hope they can be satisfying to most--- compromise and great deal of research.
- Then enforce.

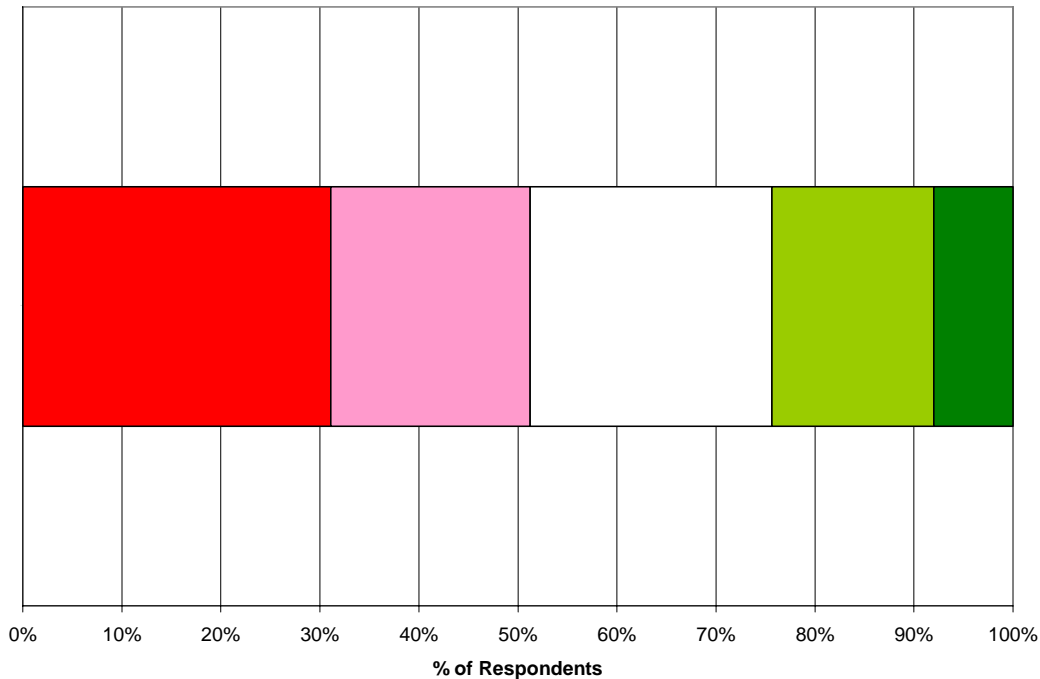
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**69. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see and encourage growth by developing ordinances that ALLOW 'short-term' rentals ONLY IN CERTAIN SECTIONS of the Village residential areas"?**

No. of survey forms returned: **500**

No. of responses to this question: **476**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	38	8.0 %
2. Moderately agree	78	16.4 %
3. Neutral	116	24.4 %
4. Moderately disagree	96	20.2 %
5. Totally disagree	148	31.1 %



■ Totally disagree 
 ■ Moderately Disagree 
 ■ Neutral 
 ■ Moderately agree 
 ■ Totally agree

**Respondents' Comments to Question 69**

- Why does the village have to be involved with this?

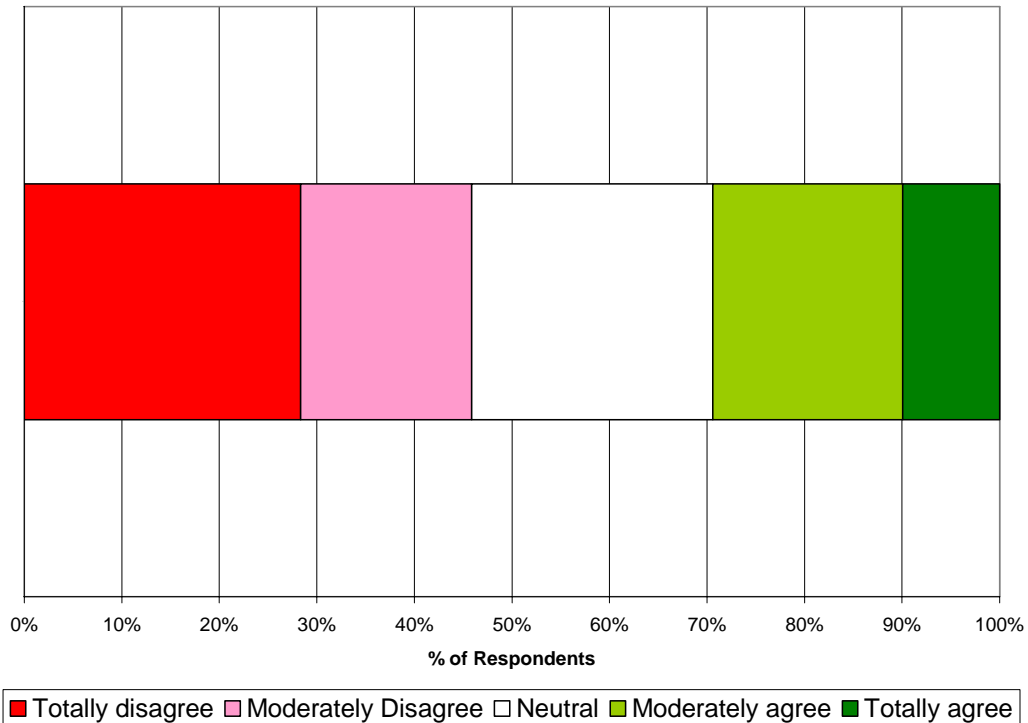
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**70. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see and encourage growth by developing ordinances that REGULATE 'short-term' rentals ONLY IN CERTAIN SECTIONS of the Village residential areas"?**

No. of survey forms returned: **500**

No. of responses to this question: **473**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	47	9.9 %
2. Moderately agree	92	19.5 %
3. Neutral	117	24.7 %
4. Moderately disagree	83	17.5 %
5. Totally disagree	134	28.3 %



**Respondents' Comments to Question 70**

(No comments from Respondents)

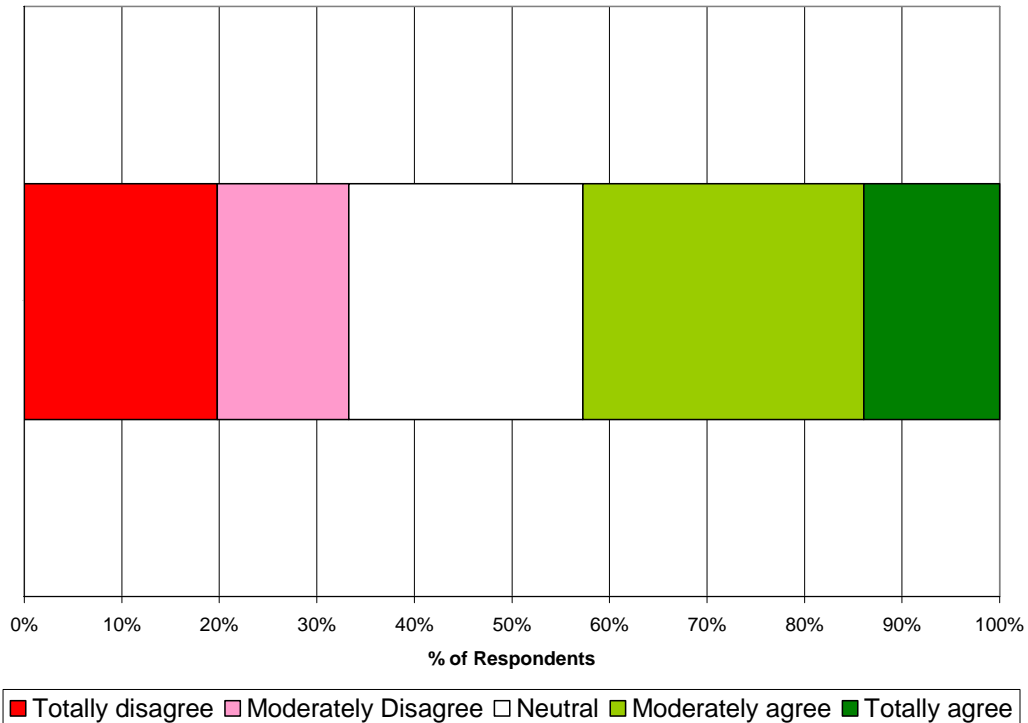
**Village of Elk Rapids Planning Commission  
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**71. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see and encourage growth by developing ordinances that ALLOW 'long-term' rentals in the Village residential areas (presuming that 'long-term' is more than 30 days)"?**

No. of survey forms returned: **500**

No. of responses to this question: **475**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	66	13.9 %
2. Moderately agree	137	28.8 %
3. Neutral	114	24.0 %
4. Moderately disagree	64	13.5 %
5. Totally disagree	94	19.8 %



**Respondents' Comments to Question 71**

- 'long-term' is more than 1 year.

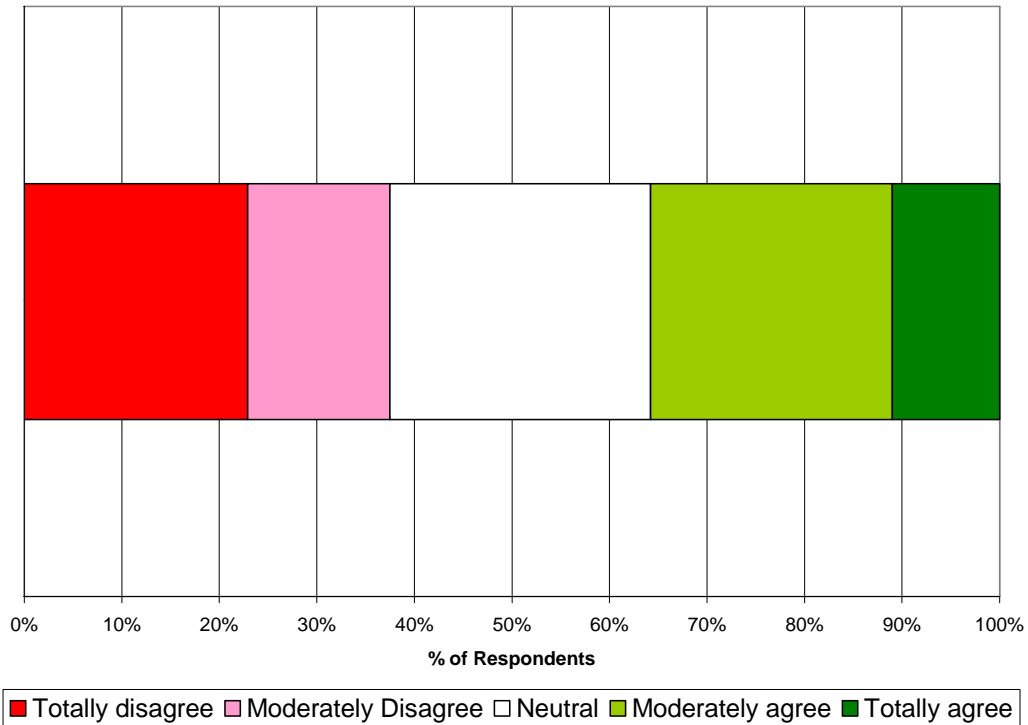
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**72. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see and encourage growth by developing ordinances that REGULATE 'long-term' rentals in the Village residential areas (presuming that 'long-term' is more than 30 days)"?**

No. of survey forms returned: **500**

No. of responses to this question: **472**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	52	11.0 %
2. Moderately agree	117	24.8 %
3. Neutral	126	26.7 %
4. Moderately disagree	69	14.6 %
5. Totally disagree	108	22.9 %



**Respondents' Comments to Question 72**

- Regulate safety and fire --- smoke detectors, etc
- Just how can they be regulated? Good luck to the committee! Hope they can be satisfying to most--- compromise and great deal of research.

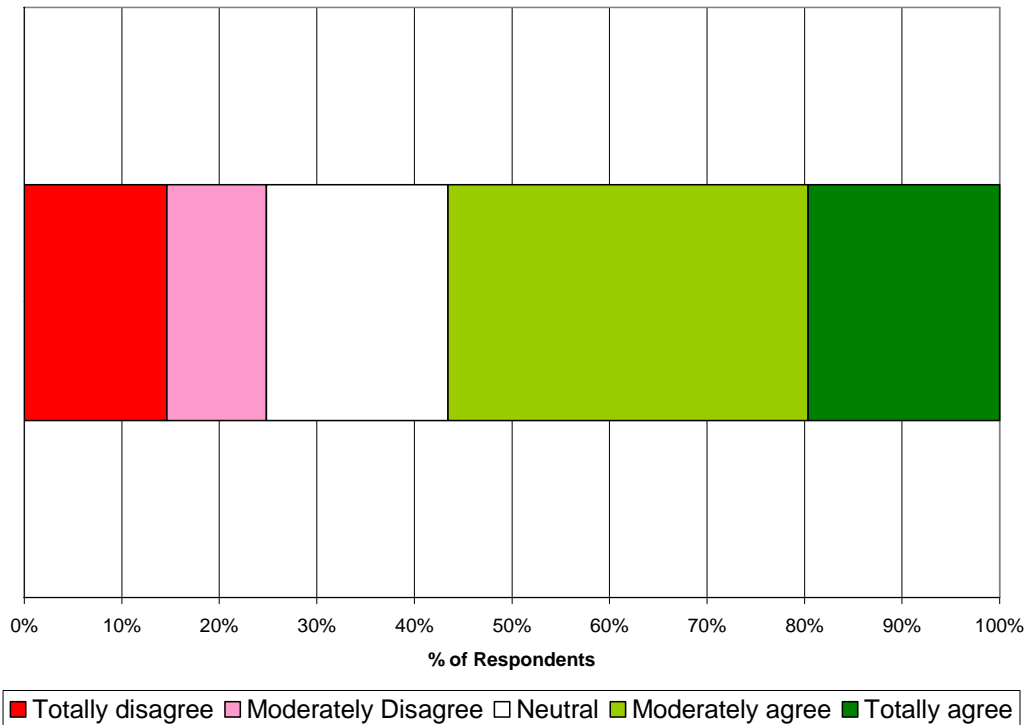
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**73. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see economic vitality stimulated by encouraging businesses related to tourism, including campgrounds, summer and winter sports activities, etc"?**

No. of survey forms returned: **500**

No. of responses to this question: **479**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	94	19.6 %
2. Moderately agree	177	37.0 %
3. Neutral	89	18.6 %
4. Moderately disagree	49	10.2 %
5. Totally disagree	70	14.6 %



**Respondents' Comments to Question 73**

- once again, why does the village have to be involved with this?
- no campgrounds
  - Not sure where you'd put it.
- Again, businesses ONLY should not dictate the welfare of our Village. We are a Village of residents first. More fun activities/outlets are always welcome, but not simply for tourists.
- NOTE: Elk Rapids location seems to draw summer tourists but I suspect it would be difficult to draw winter tourists --- there are plenty of other areas more centrally located to winter sport activities and more geographically disposed to develop them.

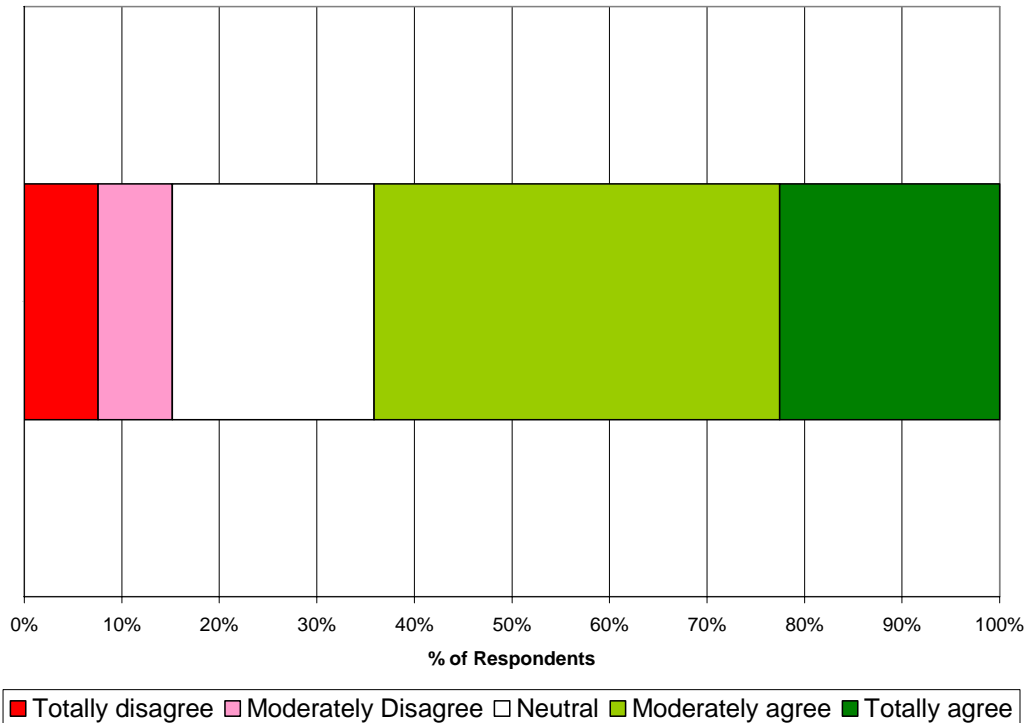
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**74. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see ordinances developed that allow for and encourage viable bed and breakfast inns in the village" ?**

No. of survey forms returned: **500**

No. of responses to this question: **488**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	110	22.5 %
2. Moderately agree	203	41.6 %
3. Neutral	101	20.7 %
4. Moderately disagree	37	7.6 %
5. Totally disagree	37	7.6 %



**Respondents' Comments to Question 74**

- As long as off-street parking is mandatory.
- Check fire and health regs
- need more rooms, new building and full breakfast

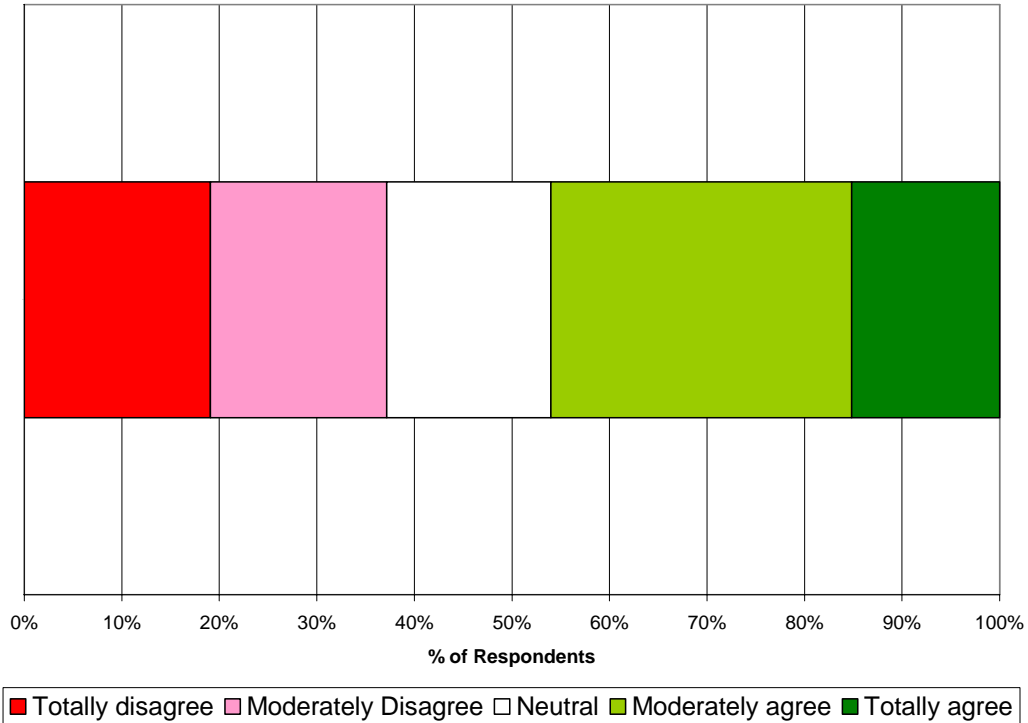
**Village of Elk Rapids Planning Commission  
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**75. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see ordinances developed that allow for and encourage viable motels and hotels in the village" ?**

No. of survey forms returned: **500**

No. of responses to this question: **487**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	74	15.2 %
2. Moderately agree	150	30.8 %
3. Neutral	82	16.8 %
4. Moderately disagree	88	18.1 %
5. Totally disagree	93	19.1 %



**Respondents' Comments to Question 75**

- One motel is enough --- put on US 31
- Small motels
- Small single-storey
- No large chain hotels or motels
- Only small hotels --- no chains
- not chains, etc.
- I could see one small one.

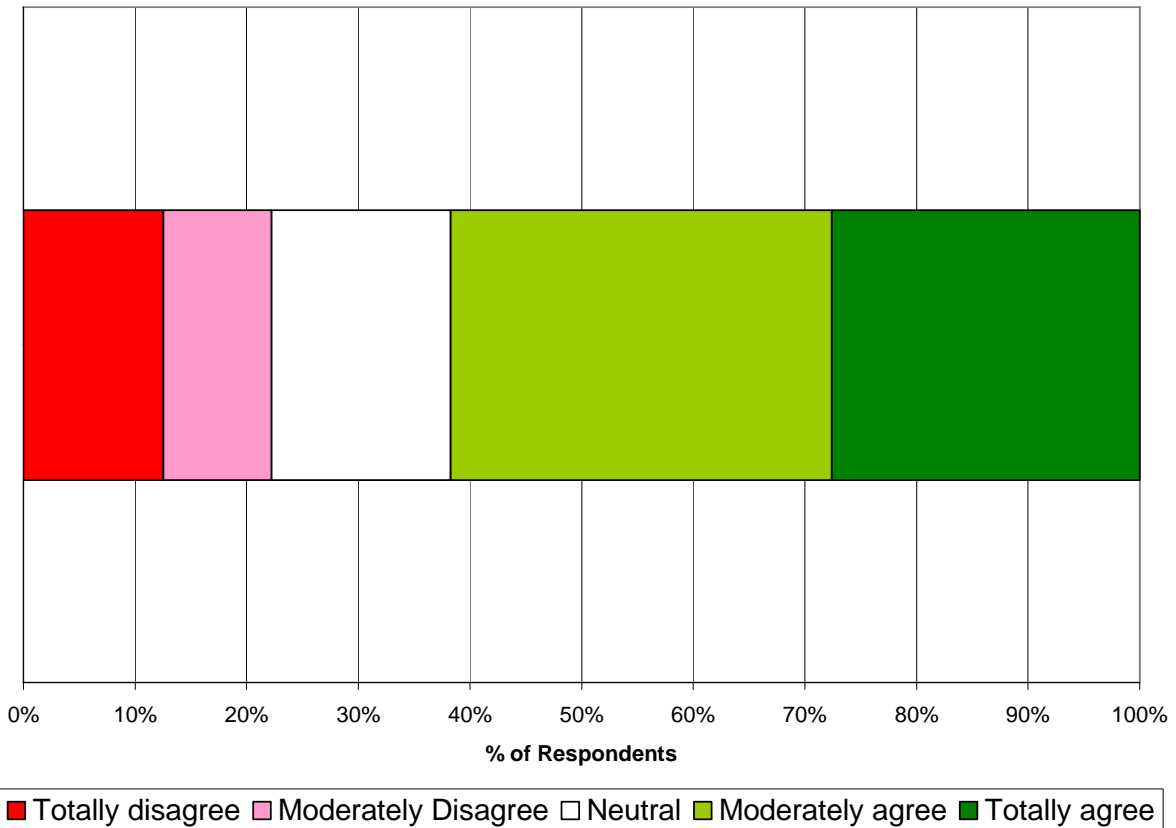
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**76. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see economic vitality stimulated through Village initiative to bring in clean, light manufacturing"?**

No. of survey forms returned: **500**

No. of responses to this question: **486**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	134	27.6 %
2. Moderately agree	166	34.2 %
3. Neutral	78	16.0 %
4. Moderately disagree	47	9.7 %
5. Totally disagree	61	12.6 %



**Respondents' Comments to Question 76**

- only in the industrial park
- At Industrial Park only.

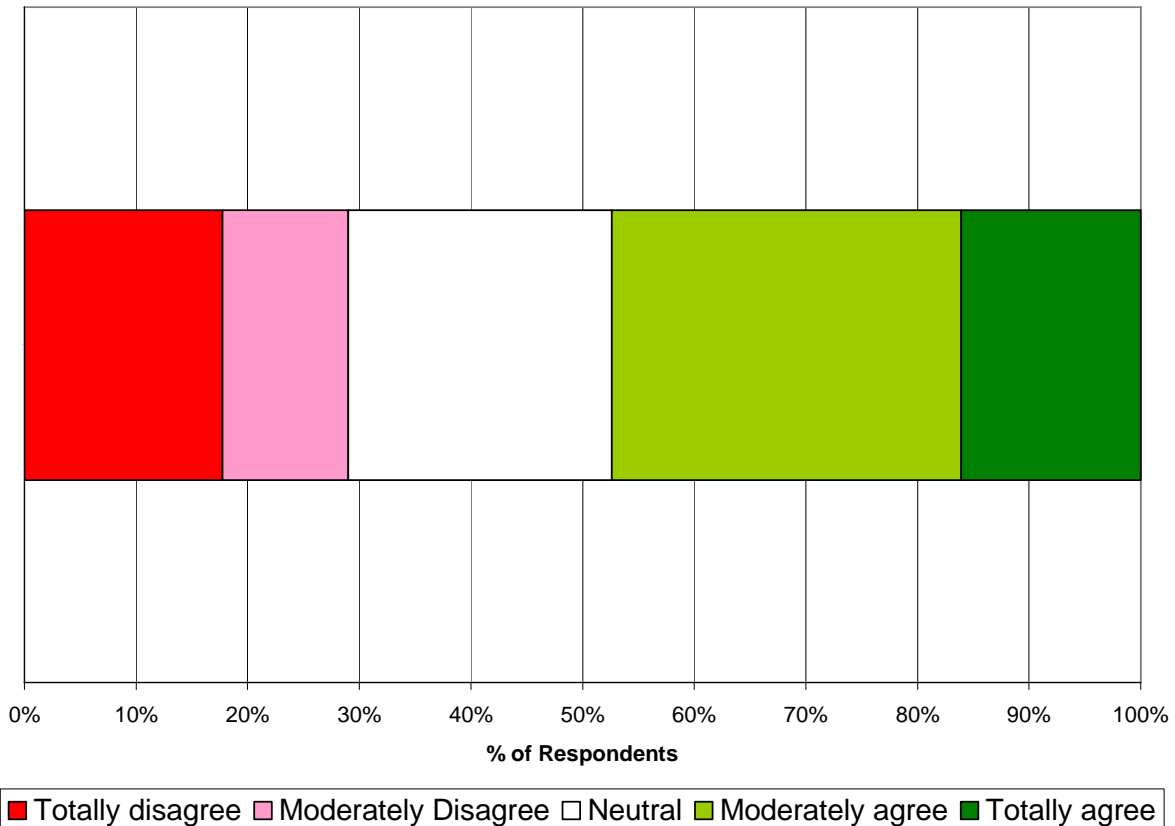
Village of Elk Rapids Planning Commission  
 Opinion Survey 2005 - Data Compilation - **DRAFT**

**77. Given ER's future economic growth, do you agree or disagree with the statement: "I would like to see the economy develop by encouraging both commercial and residential uses on the west side of Bridge Street from Fourth St. to Traverse St"?**

No. of survey forms returned: 500

No. of responses to this question: 479

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Totally agree	77	16.1 %
2. Moderately agree	150	31.3 %
3. Neutral	113	23.6 %
4. Moderately disagree	54	11.3 %
5. Totally disagree	85	17.7 %



**Respondents' Comments to Question 77**

- Keep residential on west side and do not discourage residential housing on west side. Keep the mix
- Residential and commercial combined, not stand-alone residential on Bridge St
- if you take out the outdated buildings
  - OK.
- current is for commercial
  -

**Village of Elk Rapids Planning Commission**  
**Opinion Survey 2005 - Data Compilation - DRAFT**

**C. General Comments for Section IV**

- Let's get rid of "all" the single family housing that's used for rentals!!!
- Population: sadly, no matter what happens in 10 yrs, by 20 ER will be swallowed up.  
  
Economic: we need more reasons for young people to stay around here. They can't even find mates around here, much less jobs.
- We need long-term affordable housing, not \$500,000 vacation homes or \$1,000/wk rentals
- I recommend enforcing current zoning ordinances that prohibit short-term rentals in residential districts
- Keep more commercial and industrial growth north and south of village, and on Ames St on East side.
- Growth WILL occur. The best thing to do is plan for a GOOD mix of all types of properties --- but market for light industrial/hi-tech to provide good tax returns: we must have industrial park plan with architectural guidelines. Commercial guidelines also a MUST.
- Too much focus on ordaining and regulating. The present property tax system in Michigan may prohibit/stifle economic growth.
- When I think of long and short-term rentals in residential areas, I look at Atlantic City --- a nightmare! Just signals deteriorating neighborhoods. Developers coming in, buying up houses for rental. No ties to neighborhood other than money!
- For residential home 3-0 days should be minimum rental period. Weekly OK for commercial/business locations w/motel licensing. Concur with Torch Lake legal battle, don't need swinging door onto residential neighborhoods.
- I like living in Elk Rapids. I have lived here for many years. I would like to see ER grow in an orderly fashion. Would like to see a mix of manufacturing, stores, restaurants, fast food and housing, motels, etc. Jobs are needed to keep people here. I would like ER to apply for all forms of grants (Fed., State & private) to help contain costs for projects.
- ER has a beauty all its own and should not become like Traverse City.
- I'm concerned about the wording in questions 67 thru 72. I am against rental in the Village!
- Village should not regulate at all
- I would like to see an economy hotel close to town, 1 mile.
- B & Bs and a hotel/motel would be good for guests.
- With the loss of the Elk River Inn I would like to see a small motel/hotel in or just outside the village.
- Elk Rapids needs more rentals & a variety of rentals. Also needs jobs for people living here. Maybe tax breaks for new manufacturing companies locating in Elk Rapids.
- Small scales motels, one or two. B&B's would be great

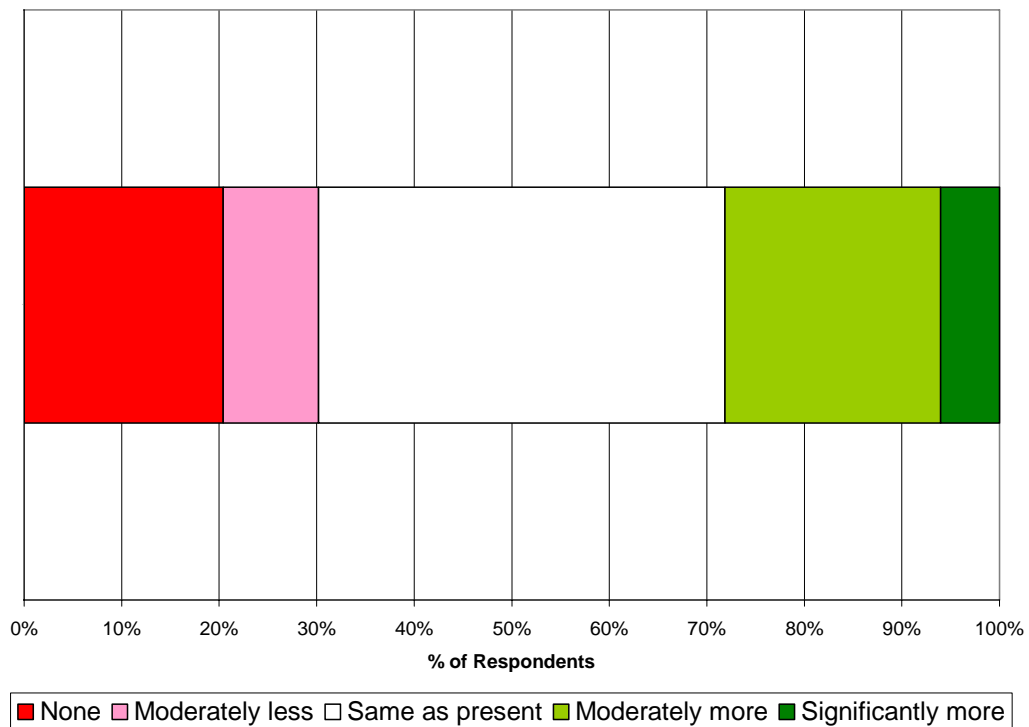
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**112. How much residential land and resources would you like to see devoted to: Tourist accommodations in residential areas?**

No. of survey forms returned: **500**

No. of responses to this question: **480**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Significantly more	29	6.0 %
2. Moderately more	106	22.1 %
3. Same as present	200	41.7 %
4. Moderately less	47	9.8 %
5. None	98	20.4 %



**Respondents' Comments to Question 112**

- Bed & Breakfasts
- hotels only
- except B & Bs [in] limited number
- bed & breakfasts?
- B & B okay.

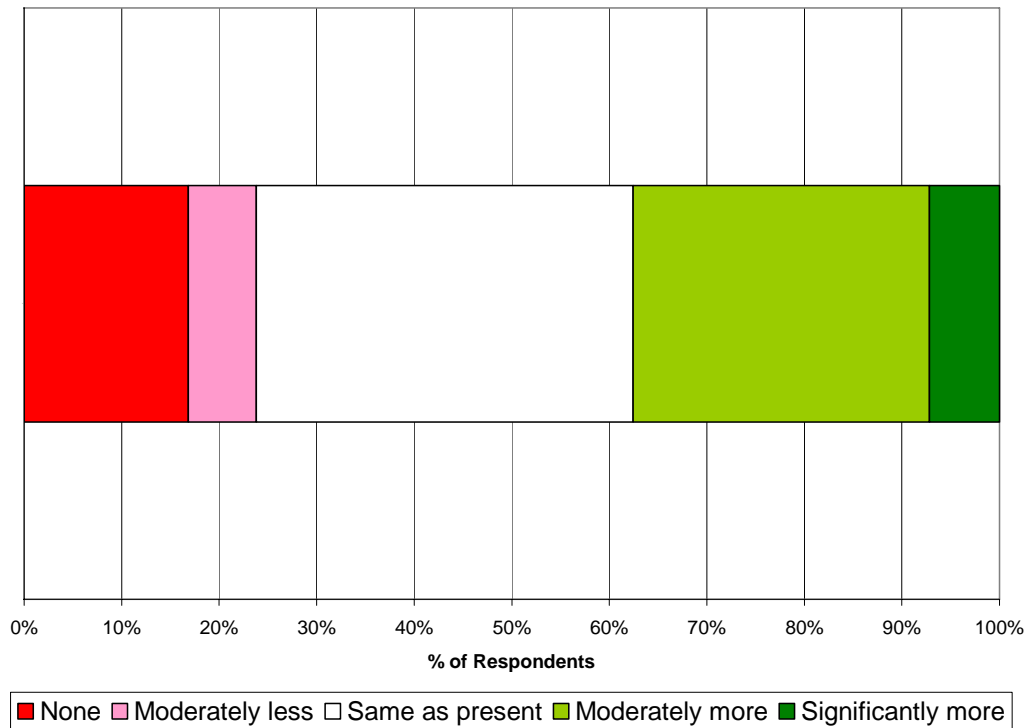
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**119. How much commercial land and resources would you like to see devoted to: A combination of commercial units on the ground floor with 1-2 stories of residential units above it?**

No. of survey forms returned: **500**

No. of responses to this question: **487**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Significantly more	35	7.2 %
2. Moderately more	148	30.4 %
3. Same as present	188	38.6 %
4. Moderately less	34	7.0 %
5. None	82	16.8 %



**Respondents' Comments to Question 119**

- Only if adequate parking is provided for all
- if necessary
- I agree but cannot circle; agree to only one storey above commercial
- Again --- if affordable
- NO!

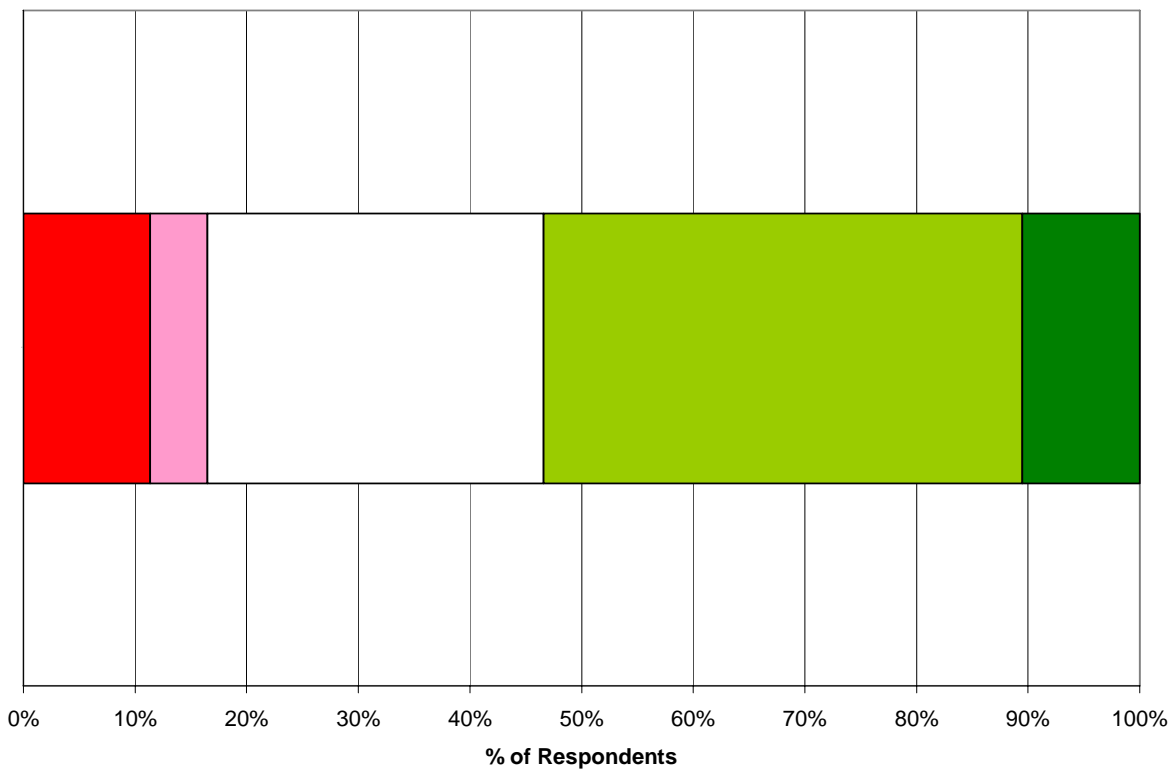
**Village of Elk Rapids Planning Commission  
Opinion Survey 2005 - Data Compilation - **DRAFT****

**120. How much commercial land and resources would you like to see devoted to: Hotels, motels, inns, bed & breakfast facilities?**

No. of survey forms returned: **500**

No. of responses to this question: **485**

<u>Response Scale</u>	<u>Count</u>	<u>Percentage</u>
1. Significantly more	51	10.5 %
2. Moderately more	208	42.9 %
3. Same as present	146	30.1 %
4. Moderately less	25	5.2 %
5. None	55	11.3 %



■ None 
 ■ Moderately less 
   Same as present 
 ■ Moderately more 
 ■ Significantly more

**Respondents' Comments to Question 120**

- Too broad to answer
- MODERATELY morer
- no motels or hotels
- Agree to no (1) hotel, motels; agree to move (4) B/B's, inns
- Limited basis.
- Yes..
- Done appropriately in a small-town manner.

## Rental-related extracts from “Additional Comments”

- We are very concerned about what seems to be a trend to "close the door" to Elk Rapids. Tourist discovers ER -- they love it and move here --- but then they want to "close the door behind them." Developers are quick to recognize an opportunity for short term profit. Resorts and motels that once housed tourists are replaced with condominiums --- stacked ever higher, ever longer. Each blocking ever more access to view or enjoy the water and beaches.

We have now reached the point where the tourist can no longer find lodging --- save for few summer homes rented to tourists. Unfortunately even this is not secure --- as we are witnessing an every expanding trend by some who wish to close off even this last access to tourists: The "Close the Door Behind Them Syndrome!"

Those selfish people seem not to be content with owning their own paradise. They want to control what others do with their property. They coerce the passage of legislation to prevent or restrict renting to tourists. How quickly they forget they were once tourists themselves.

Our concern is for others. Where will the average hard working man take his family for a few days of rest and enjoyment? Not ER area! When there are no more tourists --- will our downtown once again become desolate with empty storefronts?

It is time for community leaders and our political representatives to take positive action to preserve, yes even promote, what ER has long been: a wonderful, friendly, "open" community that welcomes visitors. We should not forget that these visitors spend considerable tourist dollars --- dollars needed to keep our downtown and business community healthy and prosperous.

A proclamation supporting a position declaring ER to be and maintain an open warm welcoming community would be in order. It should be part of our mission statement.

Continuous actions and deeds by Village Government should be the norm so no one ever doubts your (our) resolve to keep ER warm, welcoming, and prosperous.

- ....

I don't support more housing additions, apartments or condos. I DO NOT support campgrounds or trailer parks. We need to keep as much open space as possible. Once it's gone you can never get it back. I DO NOT support campers parked on private property more than one night. Short term rentals (1 to 4 weeks) are ok, but there needs to be some stipulations concerning this. Examples: 1) family atmosphere; 2) no loud parties; 3) possibly 2 vehicles to a rental; 4) Limit number of occupants per rental. (1 to 6).

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