

VILLAGE OF ELK RAPIDS

COMMUNITY SURVEY CONDUCTED BY THE ELK  
RAPIDS PLANNING COMMISSION

# APRIL 2005 SURVEY SUMMARY REPORT

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AN OVERVIEW OF THE VILLAGE SURVEY  
RESULTS



1/2/2006

# SURVEY SUMMARY REPORT

## AN OVERVIEW OF SURVEY RESULTS AND COMMUNITY RESPONSE

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## 2005 VILLAGE OF ELK RAPIDS SURVEY CONDUCT AND RESPONSE

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The Elk Rapids Planning Commission, during the course of updating the Village Master Plan decided to conduct a survey among property owners in the Village of Elk Rapids. The purpose of the survey would be to seek input from the community about the current and future direction of the Village for purposes of completing the Village Master Plan, identifying community priorities, and integrating community input into the planning, leadership and operational processes.

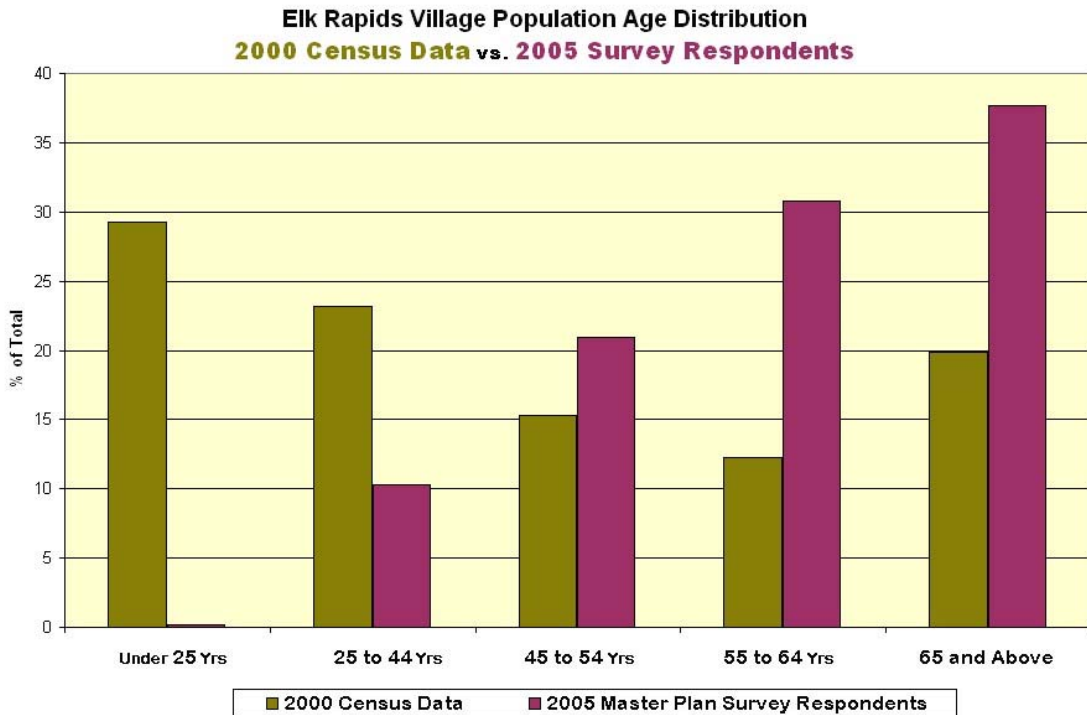
A Planning Commission sub-committee was established to develop a questionnaire that would be sent to all property owners within the community. This questionnaire was developed during the winter of 2004 and completed and approved by the full Planning Commission in the spring of 2005. In early April of 2005, the survey questionnaire was compiled and mailed to 973 property owners in the Village of Elk Rapids, with a request that they return their surveys by April, 22, 2005.

Five hundred (500) or 51% of those who received the survey returned them. Given the high response rate, we can say that the responses represent the opinions of the whole community at a 96% confidence rate, or a plus or minus 4 percentage points.

The data entry was done, using all volunteers, including the Elk Rapids High school government class. All volunteer work was coordinated by Pat Yamaguchi. Data entry was completed and the data was tabulated, put into an excel file format by Howard Yamaguchi. The data file was completed in mid July 2005. A publicly available web site for the data and the report was also developed by Howard Yamaguchi and will be made accessible to all upon completion and approval of the Survey Report.

It is important to note that this survey is a long survey, containing 199 questions and many requests for comments. It took respondents at least forty five minutes to two hours to respond, and covered a wide variety of current issues and areas related to future direction. Therefore, respondents really had to devote some precious time to complete the survey, and it made it more likely that those with more time available would be more likely to complete the survey.

It is also important to note that the demographics of the respondents differed from the demographics of the residents of the community. For example the graph below compares the age of the population of Elk Rapids from Census Data to the age of respondents to the survey. The age of respondents skew older than the actual population. This occurred partially because we surveyed mainly property owners and property owners tend to be older.



Respondents were older, had higher incomes and more were retired than in the general population of Elk Rapids. These variations are something to keep in mind in using the data.

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**“TOP BOX”: AREAS OF COMMUNITY PRIORITY AND AGREEMENT**

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THERE ARE MANY AREAS THAT A MAJORITY OF COMMUNITY REpondENTS CONSIDERED VERY IMPORTANT AND WHERE THEY WERE AT A HIGH LEVEL OF AGREEMENT. In all cases the areas presented here include only those where the “Top Box” responses reached a level of 50% of all respondents or more.

The questions and the community responses are presented here in rank order, regardless of where they were asked in the survey. These areas appear to be important to the community and will assist village planners, leaders and operations to set current priorities as well as provide a clearer understanding of the direction the community wishes village planners and leaders to take for the future.

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**SEVENTY-ONE TO 88 % OF RESPONDENTS SAID THAT THE FOLLOWING AREAS WERE VERY IMPORTANT OR STRONGLY AGREED THAT THE VILLAGE SHOULD WORK ON THEM:**

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1. 88.4 Protect Lake water quality
2. 84.1 Protect Scenic views of the water
3. 82.4 Protect Ground water quality to preserve the quality of well water
4. 78.7 Protect Safe walking along residential streets
5. 77.0 Protect Air quality
6. 74.4 Protect Safe biking along streets
7. 71.1 Very Important that Elk Rapids Work on new “image” policies to Preserve the scenic view areas in the Village

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**FIFTY TO 70% OF RESPONDENTS SAID THAT THE FOLLOWING AREAS WERE VERY IMPORTANT OR STRONGLY AGREED THAT THE VILLAGE SHOULD DEVELOP NEW POLICIES:**

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1. 69.0 Protect the Island library and Island bridge
2. 65.5 Protect Noise control, especially in residential areas next to commercial areas
3. 64.5 Protect Tree-lined streets
4. 63.1 Protect Wetlands and natural areas
5. 61.1 Protect the Informal lifestyle and slow pace of life
6. 59.3 Protect the Historical homes and structures

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7. 55.3 Very Important that the Village should work on new “image” policies to Preserve historic buildings
8. 55.3 Protect Strict traffic speed control on all streets in the Village
9. 52.1 Protect Recreational opportunities in Village harbors and parks, such as tennis courts, playgrounds, etc
10. 50.6 Protect Locally owned family business

Any planning, zoning, or operational issues that the community faces now or in the future should take these areas into consideration since each of them has very strong community support. For example, since it is very important that the lake water quality and the ground water quality be preserved, it is important to consider what the Village can do as it relates to sewer and water systems or how policies toward development should be modified or what new policies should be developed to protect our natural resources.

Respondents also clearly indicated their interest in protecting the positive qualities that they think the Village already has, and indicated which of those qualities should take priority. For example there is high agreement that the Village should “stick to its knitting;” and assure lake water quality, well water quality, air quality and the walking and biking safety. The respondents indicated that they place a high priority on preserving its most valuable natural assets, including the “scenic views of the water,” wetlands and natural areas, and the recreational opportunities afforded by our surroundings; preserving the quality and pace of life, illustrated by the emphasis on walking, biking, controlling noise and traffic speed, and preserving the community’s sense of history illustrated by the high priority they put on preserving historic buildings and tree-lined streets and locally owned family businesses.

In addition, the community expects that these areas should be high on the list of Village management and operational priorities as well as at the forefront of the planning process thinking.

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**“TOP 2 BOXES”: AREAS OF COMMUNITY PRIORITY AND AGREEMENT:”**

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THERE ARE MANY AREAS THAT A MAJORITY OF COMMUNITY REpondENTS CONSIDERED VERY OR MODERATELY IMPORTANT OR WHERE THEY AGREED OR VERY STRONGLY AGREED OR WHERE THEY THOUGHT THINGS WERE IMPROVING OR MODERATELY IMPROVING.

In all cases the areas presented here include only those where the “Top Two Box” responses reached a level of 50% of all respondents or more. The questions and the community responses are presented here in rank order, regardless of where they were asked in the survey. These areas appear to be important or moderately important to the community and none of these questions had high negative responses.

Again acknowledgement of community opinion about these areas should assist planners and operations to set priorities and provide a clearer understanding of the direction the community wishes community leaders to take for the future.

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**SEVENTY TO 96 % OF RESPONDENTS SAID THAT THE FOLLOWING AREAS WERE VERY OR MODERATELY IMPORTANT, OR STRONGLY OR MODERATELY AGREED THAT MORE EFFORT SHOULD BE MADE:**

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These represent very high levels of agreement among residents of the community.

1. 96.5 Protect Lake water quality
2. 95.3 Protect safe walking along residential streets
  - a. 75.9 Provide sidewalks from Ames Street to all of the Elk Rapids School buildings
  - b. 75.4 Elk Rapids should work on new “image” policies to create a walking community by connecting and extending sidewalks throughout the east and west sides of the Village
  - c. 67.3 Very or moderately important to protect: Sidewalks and curb lined streets in residential areas
3. 95.1 Protect Scenic views of the water
4. 93.6 Protect Ground water quality
5. 92.7 Agreed or strongly agreed that Elk Rapids should work on new “image” policies to preserve the scenic view areas in the Village
6. 91.8 Protect Safe biking along streets

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7. 90.8 Protect Air quality
8. 89.6 Protect Noise control especially in residential areas next to commercial areas
9. 89.2 Protect Island library and Island bridge
10. 88.6 Prefer the Signs Presented in Photo 1:  
  
    Insert Photo I
11. 88.4 Protect Tree-lined streets
12. 86.4 Agreed or strongly agreed that Elk Rapids should work on new “image” policies to Preserve historic buildings
13. 86.2 Agreed or strongly agreed that Elk Rapids should work on new “environmental/growth” management policies to engage in joint efforts with surrounding counties and townships for developing zoning regulations that offer more protection to our shorelines
14. 85.7 Protect Locally owned family businesses
15. 85.3 Agreed or totally agreed that Elk Rapids should work closely with the surrounding township to develop long- and short-term growth strategies
16. 85.1 Protect Recreational activities in Village harbors and parks, such as tennis courts, playgrounds, etc
17. 85.1 Protect Informal lifestyle and slow pace of life
18. 85.0 Thought that the image presented by River Street central business district was greatly or somewhat improving
19. 84.3 Thought that the image presented by the Village as a whole was greatly or somewhat improving
20. 83.5 Protect Strict traffic speed control on all streets in the Village
21. 82.7 Protect Historical homes and structures
22. 82.3 Protect Wetlands and natural areas
23. 81.2 Prefer the image of the Village as presented in Photo of River Street with 3 story buildings showing it as it is now (Insert Photo)
24. 80.8 Agreed or strongly agreed that Elk Rapids should work on new “environmental/growth management” policies to develop comprehensive protective measures for properties and waterways adjacent to construction sites during construction of any building
25. 80.1 Agreed or strongly agreed that Elk Rapids should maintain a recycling center operation funded by all who use it (Village and non-Village users)

26. 80.0 Agreed or strongly agreed that Elk Rapids should work on new “image” policies to require all new development to hook up to Village sewer and water systems
27. 79.9 Agreed or strongly agreed that Elk Rapids should work on new “image” policies to require underground utilities in new developments and replace overhead utilities with underground utilities in existing areas
28. 79.3 Agreed or strongly agreed that Elk Rapids should work on new “image” policies to develop stricter junk, blight ordinances
29. 78.8 Agreed or strongly agreed that Elk Rapids should work on new “environmental/growth management” policies to: Strictly enforce existing zoning regulations on new construction.
30. 78.1 Preferred Streetscape as presented in Photo X with grass, trees, sidewalks, curbs I (Insert Photo)
31. 78.2 Protect Garden areas
32. 76.9 Village signs that conform to regulations
33. 75.4 Agreed or strongly agreed that Elk Rapids should work on new “image” policies to create a walking community by connecting and extending sidewalks throughout the east and west sides of the Village
34. 74.9 Agreed or strongly agreed that Elk Rapids should work on new “environmental/growth” policies to raise private funds to create bicycle and walking pathways around the Village (like those in the Charlevoix/Petosky area)
35. 73.9 Agreed or strongly agreed that Elk Rapids should develop additional bicycle lanes on or adjacent to roads
36. 73.6 Agreed or strongly agreed that Elk Rapids should work on new “image” policies to develop architectural controls on new development
37. 73.2 Agreed that Elk Rapids should expend strong or moderate effort on promotional activities for tourism events and activities such as Harbor Days, art and antiques fairs, car shows, etc.
38. 73.0 Agreed or strongly agreed that Elk Rapids should develop additional playgrounds for children
39. 71.9 Agreed or strongly agrees that Elk Rapids should develop additional combination bicycle paths and roller blade paths
40. 71.8 Thought that it was very or moderately important to add more job opportunities
41. 70.9 Agreed or strongly agreed that Elk Rapids should work on new “environmental/growth management” policies to provide access to and require all existing and new homes and businesses to hook up to Village sewer and water systems

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42. 70.0 Thought that the image presented by Bridge Street commercial area was greatly or somewhat improving

There are high levels of agreement in all of the areas above, and in this section, vision becomes clearer not only about what the priorities are but also about how the community wishes to tackle these key priorities.

For example, in order to preserve lake water quality, the community believes that Elk Rapids should work with the surrounding areas to preserve shorelines, that it should develop new policies and zoning regulation designed to protect shorelines, that is should work on new policies to require new development and existing homes and businesses to hook up the Village sewer and water systems and protect wetlands and natural areas.

In order to preserve water quality, air quality and other quality of life, the community also believes that Elk Rapids should develop stricter blight ordinances, maintain the recycling center, strictly enforce existing zoning regulations for new construction

In order to preserve its scenic views the community believes that Elk Rapids should work on new policies to require underground utilities, that it should institute an architectural review process and institute architectural controls on new construction, develop area-wide zoning regulations for shorelines, and that it should insist that signs conform to existing regulations. The Village should continue to seriously support the garden areas in the community.

In order to preserve its recreational assets, the community believes that Elk Rapids should create a walking community by developing widespread walking opportunities, create a biking community by adding more bike paths along roads, combination bike and roller blade paths and working with surrounding areas to extend these paths all around Elk Rapids, connecting to surrounding areas. The first choice for funding these larger initiatives is to raise private funds to support them. The community believes that a priority should be to provide more playgrounds for children.

In order to preserve its lifestyle, the community believes that Elk rapids should guard its history by preserving its Historic home and structures, and first on the list are the Island house and the Island Bridge. The community also believes that Elk Rapids should work to develop new policies to preserve these assets.

In this section, it is also apparent that the community is delivering pretty high grades for what Elk Rapids has already accomplished. For example, there is high agreement that the image of the Central Business District (River Street), the image of the Village as a whole and the image of Bridge Street was greatly or moderately improving.

The community also highly favors continuing to expend strong or moderate effort on promotional activities for tourism events and activities such as Harbor Days, art and antiques fairs, car shows, which brings business into the community, and favors finding ways to increase job opportunities in the village.

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**FIFTY TO 69% OF RESPONDENTS SAID THAT THE FOLLOWING WERE VERY OR MODERATELY IMPORTANT, OR STRONGLY OR MODERATELY AGREED OR STRONG OR MODERATE EFFORT SHOULD BE MADE IN THESE AREAS:**

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The following also represent high agreement among the respondents to this survey on a wide variety of areas.

1. 69.4 Totally or Somewhat Agree and Support adding a center turn lane on U.S. 31 from Elk Lake Road to River Street
2. 69.0 Totally or moderately agreed with “I would like to see residential growth mainly in single family dwellings in the Village.”
3. 68.6 Agreed or strongly agreed that Elk Rapids should work on new “image” policies to develop strict sign regulations that provide for removal of non-conforming signs
4. 68.5 Thought that the image presented by the West side village residential neighborhoods was greatly or moderately improving
5. 68.5 Agreed or strongly agreed that Elk Rapids should develop bathroom facilities with multiple stalls in Memorial Park
6. 68.1 Agreed or strongly agreed that the Village of Elk Rapids should expand the public water system to all residents throughout the Village
7. 68.0 Very or Moderately Important to protect Regulation of night time lighting on residential as well as commercial streets
8. 67.9 Agreed or strongly agreed that Elk Rapids should develop additional recreational facilities: Community linking trail system (example Acme-Elk Rapids-Charleviox & beyond)
9. 67.3 Protect Sidewalks, curb lined streets in residential areas (See preferred streetscape above and cross reference tree-lined streets. Appears curbs do not matter so much)
10. 67.0 Agreed or strongly agreed that Elk Rapids should expand public sewer system to all residents throughout the Village
11. 67.0 Thought that the image presented by the Ames Street commercial area was greatly or somewhat improving (mostly somewhat)
12. 66.2 Protect Village owned property and public lands
13. 65.4 Significantly or moderately more commercial land or resources should be devoted to light industry such as, high-tech electronics, computer-related manufacturing, software development
14. 65.2 Very or Moderately Important to keep Waterfront Parks free of all structures and buildings

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15. 64.0 Elk Rapids should work on new “environmental/growth management” policies to develop stricter noise control measures
16. 64.1 Totally or moderately agree that: “I would like to see ordinances developed that allow for and encourage viable bed and breakfast inns in the village.”
17. 64.0 Say that Elk Rapids should expend strong or moderate effort to promote its public access to beaches, parks, recreational amenities
18. Agreed or strongly agreed that Elk Rapids should develop outdoor arts pavilion for music performances, art shows in
  - a. 63.9 in Veterans’ Memorial Park\* (fairly high negatives)
  - b. 45.1 in an area other than Veterans’ Memorial Park\* (fairly high negatives)
19. 63.1 Thought that Elk Rapids should provide sidewalks from Ames Street to all of the Elk Rapids school buildings
20. 63.0 Thought that the image presented by the East side residential area was improving
21. 62.0 Thought that Elk Rapids should develop additional waterfront parks
22. 62.0 Thought that Elk Rapids should develop additional recreational facilities: Outdoor ice rink
23. 61.8 Totally or moderately agreed with: “I would like to see economic vitality stimulated through Village initiative to bring in clean, light manufacturing.” (\*\* 22.3% negative)
24. 61.4 Protect light industry in the Village
25. 60.3 Thought that Elk Rapids should provide compactor site refuse collection
26. 60.0 Thought it Very or Moderately Important to add more public facilities (toilets, etc) at parks and recreational areas
27. 59.4 Totally or somewhat agree with and will support a traffic control solution to: Control the flow of commercial vehicles throughout the village by adding truck route signs to prevent such vehicles from using residential routes into and out of town
28. 59.3 Agreed or Strongly Agreed that Elk Rapids should work on new “environmental/growth management” policies to: Develop stricter storm water drainage control measures
29. 58.5 Strong or moderate effort should be made to provide taxpayer incentives/inducements for: New sidewalks and/or improved sidewalks where they already exist
30. 58.4 Thought that Elk Rapids should develop additional recreational facilities: Cross-country ski trails

31. 58.4 Agreed or Strongly Agreed that Elk Rapids should work on new “image” policies to Add flexibility on front and side yard setbacks for housing renovations and new residences
32. 57.0 Significantly or moderately more residential land and resources should be devoted to: Independent- living senior housing
33. 56.4 Agreed or Strongly Agreed that Elk Rapids should work on new “image” policies to: Develop zoning regulations for the addition of guesthouses and garage apartments to single-family residences
34. 56.0 Totally or Moderately agree that “I would like to see economic vitality stimulated by encouraging businesses related to tourism including campgrounds, summer and winter sports activities, etc.” \*\*(24.8% negative)
35. 55.8 Totally or somewhat agree with and Support: conducting a traffic study to determine where the most serious traffic hazards and congestion exist.” \*\*(24.9% negative)
36. 55.6 Totally or Moderately Agree: “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.” \*\*(29.3% negative)
37. 55.3 Strong or Moderate effort for :Taxpayer-supported incentives/inducements: Provide public sewer and water lines
38. 55.2 Significantly or Moderately Agreed that more residential land and resources should be devoted to: Assisted-living elderly housing (Mostly moderately)
39. 54.5 Totally or Somewhat Agree With and Support: adding a left turn arrow light at U.S. 31 and Ames in all directions
40. 53.4 Significantly or moderately more commercial land and resources devoted to Hotels, motel, inns, bed and breakfast facilities
41. 53.4 Thought that it was moderately or very important to add more open spaces for viewing lakes, while 43.4% thought that open spaces for viewing lakes was about right, not a problem
42. 53.3 Thought it was Very or Moderately Important to add more local or Village conservation measures for wetlands and natural areas
43. 53.3 Elk Rapids should expend Strong or Moderate Effort on Promotion activities: Senior housing
44. 53.2 Thought it moderately or very important to add more housing for elderly and senior citizens, while 42.3% considered housing for the elderly and senior citizens to be about right, not a problem

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45. 52.5 Thought it was very or moderately important to add more resort, hotel and motel development (36.8% thought is was about right, not a problem)
46. 52.9 Significantly or moderately more land and resources should be devoted to: General Business along the U.S. 31 highway
47. 51.4 Agreed or strongly agreed that Elk Rapids should expand public parking in the Village
48. 51.3 Significantly or moderately more residential land and resources should be devoted to: Affordable housing for all age groups
49. 50.9 Thought that Elk Rapids should expend Strong or Moderate effort on promotion activities: Resort and related business

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**“ABOUT RIGHT, NO PROBLEM” OR LARGELY NEUTRAL**

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The following areas are areas in which a majority of the respondents feel that things are about right as they are, or questions about which a high percentage responded in a neutral way:

In this section, there are some questions where ALTHOUGH A majority of the respondents were satisfied with the status quo, the remainder of the respondents may Have skewed either toward disagreement or excessive, too much, or toward agreement and Important to add more

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**FORTY TO 67% OF RESPONDENTS THOUGHT THAT THE FOLLOWING AREAS WERE ABOUT RIGHT, NO PROBLEM.**

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1. Q3 66.4 Thought the importance of waterfront parks and harbors was about right, not a problem, while 31% thought tat it is very or moderately important to add more
2. Q5 64.4 Thought the number of boat launch sites was about right, not a problem, while 30.3% thought it very or moderately important to add more
3. Q31 63.8 Thought that rental housing was about right, while the remainder were split between excessive, too much and important to add more
4. Q18 63.4 Thought that the current prevalence of garden areas was about right, not a problem while 34.4% considered it very or moderately important to add more
5. Q15 63.1 Thought residential development downtown was about right, not a problem, while 21.5% thought it was somewhat excessive or too much
6. Q29 62.0 Thought that duplex housing was about right, not a problem, while the remainder of respondents split evenly between excessive, to much and important to add more
7. Q19 60.6 Thought that activities geared toward tourism were about right, not a problem, while 24.2% considered it important to add more
8. Q25 60.8 Thought that single-family housing was about right, not a problem, while 37.1% considered it very or moderately important to add more
9. Q8 59.3 Thought that the public parking facilities at parks and recreation areas were about right, while 37% thought it very or moderately important to add more (mostly moderately)
10. Q16 59.1 Thought parks, gardens and public facilities were about right, not a problem, while 38.1% considered it very or moderately important to add more
11. Q1 58.0 thought the public access to lakes and waterways was about right, not a problem, while 35% thought it very or moderately important to add more public access

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12. Q4 57.3 Thought that the importance of regulation of boating activity on lakes was about right, not a problem, while 38.2% thought it Very or Moderately Important to add more
13. Q33 56.1 Thought guesthouses and garage apartments were about right, while 25.2% thought they were somewhat excessive or too much
14. Q26 53.9 Thought that low density multiple family housing was about right, not a problem, while 26.2 considered it moderately important to add more \*(19.8% considered it excessive or too much)
15. Q21 53.6 Thought retail development was about right, not a problem while 39.3% considered it very or moderately important to add more
16. Q14 53.5 thought industrial and commercial development along Ames Street was about right, not a problem, while the remainder of the respondents were about equally split about whether it was excessive or too much or it was important to add more
17. Q12 53.0 Thought waterfront restaurants, inns or hotels were about right or not a problem, while 30.6 consider it very or moderately important to add more (mostly moderately)
18. Q24 51.5% Thought that seasonal and weekly rental accommodations for tourists in residential neighborhoods were about right, not a problem, while 26.1% considered it moderately or very important to add more \*(22.3% excessive or too much)
19. Q 13 47.7 thought industrial and commercial development along U.S. 31 was about right, while 30.7% considered it Moderately or Very Important to add more (mostly moderately) \*\* (21.6 somewhat excessive or too much)
20. Q9 45.0 Thought that local or Village environmental protection measures for shorelines were about right, while 49.3% thought it very or moderately important to add more
21. Q7 44.4 Thought that combined car-boat trailer parking was about right, not a problem, while 48.9% thought it very or moderately important to add more
22. Q22 44.1 thought that seasonal and weekly rental accommodations for tourists in residential neighborhoods were about right, not a problem, while 26.1% considered it very or moderately important to add more \*(22.3 considered it excessive or too much)
23. Q6 43.4 Thought that open spaces for viewing lakes was about right or not a problem, while 53.4 thought it important or very important to add more
24. Q17 43.4 Thought rental accommodations for tourists were about right, not a problem, while 46.9% considered it very or moderately important to add more

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**BOTTOM BOX: AREAS WHERE RESPONDENTS TOTALLY DISAGREE, OR WANT NONE OF IT**

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It is important to pay attention to the “high negative” scores, since respondents tend to feel very strongly in these areas, and planners and community leaders can be assured property owners really do not want to consider the areas of highest disagreement now or in the future.

Luckily, there are fewer areas of disagreement than of agreement.

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**FIFTY TO 80% OF RESPONDENTS SAID THEY DISAGREED TOTALLY OR WANTED NONE OF THE FOLLOWING:**

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1. Q106 78.5 Said they would like to see no residential land or resources devoted to four to six story condominiums
2. Q108 75.9 Said they would like to see no residential land or resources devoted to mobile homes on residential lots
3. Q64 73.8 Totally disagreed with the statement: “I would like to see population grow by triple or more to 5,000 to 8,000 people.”
4. Q 117 69.9 Said that they wanted no commercial land or resources devoted to: Higher than 3-story buildings in the commercial areas of the Village
5. Q118 69.0 Said that want no commercial land or resources devoted to: Higher than 3-story buildings only in the Central Business District (River Street)
6. Q60 53.1 Totally disagreed with the statement: “I would like to see residential growth mainly in multiple family dwellings such as condominiums or apartment buildings in the Village.”
7. Q101 50.7 Said they would like no residential land or resources devoted to mobile home parks
8. Q123 50.2 Said they would like no commercial land resources devoted to: Heavy industry, such as larger-scale manufacturing plants.

Respondents were clear that they do not want tall building in the Village of Elk Rapids, now or in the future. In addition, they do not want mobile homes or mobile home parks in the Village. The respondents have an opinion about the scope of population growth in the Village, and certainly do not want to see it triple or more. Therefore they will be reluctant to support policies or initiatives to support high growth, such as using more land and resources for multiple family dwellings and condominiums.

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**BOTTOM TWO BOXES: AREAS WHERE A MAJORITY OF RESPONDENTS  
MODERATELY OR STRONGLY DISAGREE OR WANT LESS OR NONE OF THE  
FOLLOWING:**

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RESPONDENTS RESPONDED WITH MODERATE OR TOTAL DISAGREEMENT, OR FELT THAT THERE SHOULD BE LESS OR NONE IN THE FOLLOWING AREAS. ONLY QUESTIONS WHERE THE BOTTOM TWO BOXES REPRESENTED 50% OR MORE OF THE RESPONDENTS ARE INCLUDED HERE.

These areas are important to planners, community leaders and operational personnel since they clearly identify which current conditions and future directions are most unacceptable to respondents. For example, it is clear from these responses that property owners and residents are not interested in seeing any buildings with over three stories anywhere in the community now or in the foreseeable future. In addition, they clearly think that Elk Rapids currently has enough condominium development and does not wish to see the community pin its growth on putting up more condominiums in the future, especially if these facilities come at the expense of other priorities such as single family dwellings.

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**FIFTY TO 87% OF RESPONDENTS MODERATELY OR TOTALLY DISAGREED OR  
WANTED LESS OR NONE OF THE FOLLOWING:**

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1. Q106 87.5 Said they would like to see less or no residential land or resources devoted to four to six story condominiums
2. Q108 83.6 Said they would like to see less or no residential land or resources devoted to mobile homes on residential lots
3. Q64 84.6 Somewhat or totally disagreed with the statement: "I would like to see population grow by triple or more to 5,000 to 8,000 people."
4. Q 117 78.6 Said that they wanted less or no commercial land or resources devoted to: Higher than 3-story buildings in the commercial areas of the Village
5. Q118 77.4 Said that want less or no commercial land or resources devoted to: Higher than 3-story buildings only in the Central Business District (River Street)
6. Q60 80.7 Moderately or totally 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."
7. Q55 65.1 Moderately or totally disagree with the statement: "I am undecided or have no opinion about growth in the Village."
8. Q114 64.0 Said they would like less or no commercial land or resources devoted to: Businesses located next to or intermixed with residential lots
9. Q123 61.6 Said they would like no commercial land resources devoted to: Heavy industry, such as larger-scale manufacturing plants.
10. Q101 61.3 Said they would like less or no residential land or resources devoted to mobile home parks

11. Q105 62.3 Said they would like to see less or no residential land and resources devoted to: Three story condominium buildings, while 25.6% considered it about right, no problem
12. Q61 60.6 Moderately or totally disagreed with the statement: "I would like to see residential growth in the use of guest houses and garage apartments attached to single family residences."
13. Q63 60.5 Moderately or totally disagreed with the statement: "I would like to see the residential population in the village double to at least 3600 people", while the remainder were neutral or agreed
14. Q116 54.9 Said they would like to see less or no commercial land or resources devoted to: Taller buildings along Ames Street and Bridge Street
15. Q2 52.1 Thought the current housing density of lakeshore development was somewhat excessive or too much, while 42.2% thought the current lakeshore housing density was about right
16. Q69 51.3 Moderately or totally disagreed with the statement: "I would like to see and encourage growth by developing ordinances that ALLOW short-term rentals ONLY IN CERTAIN AREAS of the Village residential areas." \*\* (Results indicate this whole series of questions may fall in the "Toss Up" area and need more study)
17. Q 30 50.4 Thought that condominiums were excessive or too many, while 38.1% thought that condominiums were about right

1/2/2006

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**TOSS UPS AND AREAS OF CONTROVERSY WITH EVENLY DISTRIBUTED SCORES  
OR HIGH SCORES IN BOTH TOP AND BOTTOM BOXES**

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1/2/2006