

Master Plan Survey — Return by April 22, 2005
Village of Elk Rapids Planning Commission

I. Current Issues. The Village of Elk Rapids Planning Commission would like to learn about residents' opinions regarding general current issues. For each question below select & circle a number in the far right columns that best fits your opinion on the importance of the issue. **Use the scale to the right to match your opinion.**

5	Very important to add more	
4	Moderately important to add more	
3	About right, not a problem	
2	Somewhat excessive	
1	Too much, too many or excessive	

A. Lakes and Waterfront:

Question	Scale				
1. Public access to lakes and waterways	1	2	3	4	5
2. Housing density of lake shore development	1	2	3	4	5
3. Waterfront parks and harbors	1	2	3	4	5
4. Regulation of boating activity on the lakes	1	2	3	4	5
5. Boat launch sites	1	2	3	4	5
6. Open spaces for viewing lakes	1	2	3	4	5
7. Combined car-boat trailer public parking	1	2	3	4	5
8. Public parking facilities at parks and recreation areas	1	2	3	4	5
9. Local or Village environmental protection measures for shoreline	1	2	3	4	5
10. Local or Village conservation measures for wetlands and natural areas	1	2	3	4	5
11. Public facilities (toilets, etc.) at parks and recreational areas	1	2	3	4	5
12. Waterfront restaurants, inns, or hotels	1	2	3	4	5

B. Village Image:

13. Industrial and commercial development along US 31	1	2	3	4	5
14. Industrial and commercial development along Ames Street	1	2	3	4	5
15. Residential development downtown	1	2	3	4	5
16. Parks, gardens and public facilities	1	2	3	4	5
17. Rental accommodations for tourists	1	2	3	4	5
18. Prevalence of garden areas	1	2	3	4	5
19. Prevalence of activities geared toward tourism	1	2	3	4	5
20. Job opportunities	1	2	3	4	5

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General Current Issues, continued. For each question below, select & circle a number in the far right columns that best fits your opinion on the importance of the issue. **Use the scale to the right to match your opinion.**

5	Very important to add more				
4	Moderately important to add more				
3	About right, not a problem				
2	Somewhat excessive				
1	Too much, too many or excessive				

Question	Scale				
	1	2	3	4	5
21. Retail development					
22. Industrial development					
23. Resort, hotel and motel development					
24. Seasonal and weekly rental accommodations for tourists in residential neighborhoods					

C. Housing:

25. Single family housing					
26. Low density multiple family housing					
27. Housing for elderly and senior citizens					
28. Affordable or low income housing					
29. Duplex housing					
30. Condominiums					
31. Rental housing					
32. High density multiple family housing					
33. Guest houses and garage apartments attached to single family residences					

COMMENTS: Please add any comments you may have.

II. Image of Neighborhoods/Areas in the Village. The Village of Elk Rapids Planning Commission would like to learn about residents' opinions regarding the image the Village presents in the locations noted below. **Use the scale to the right to match your opinion.**

5	Greatly improving				
4	Improving somewhat				
3	No Opinion				
2	Deteriorating somewhat				
1	Greatly deteriorating				

34. East side village residential neighborhoods					
35. West side village residential neighborhoods					

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II. Image of Neighborhoods/Areas in the Village, continued. Select & circle a number in the far right columns. Use the scale to the right to match your opinion.

5	Greatly improving
4	Improving somewhat
3	No Opinion
2	Deteriorating somewhat
1	Greatly deteriorating

Question	Scale				
	1	2	3	4	5
36. River Street central business district					
37. Ames Street commercial area					
38. Bridge Street commercial area					
39. U.S. 31 corridor					
40. Village as a whole					

COMMENTS: Please add any comments you may have.

III. (A) Traffic Safety hazard or congestion. Please indicate how much you are concerned (that is, troubled) that the intersections listed below represent traffic safety hazards or congestion issues. For each intersection noted, circle the number that best fits how much you are concerned. Use the scale to the right to match your opinion.

5	Severely concerned
4	Very concerned
3	Neutral
2	Somewhat concerned
1	No concern

Question	Scale				
	1	2	3	4	5
41. Bridge and River Streets (at the Village gazebo)					
42. U.S. 31 and River Street intersection					
43. U.S. 31 and Elk Lake Road intersection (at the blinker light)					
44. U.S. 31 and Ames St. intersection (at the traffic light)					
45. Ames and Rivershore Dr. intersection (at the Village Market gas station)					
46. Ames and Henry Streets (near Schools)					
47. U.S. 31 and Fourth Street (near the Speedway gas station)					

III. (B) Traffic Control Solutions. Please

5	Totally agree & support
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indicate how likely you would be to support the traffic control solutions noted below. Select & circle the number in the far right columns that best fits your likely support. **Use the scale to the right to match your opinion.**

4	Agree somewhat	
3	Neutral	
2	Disagree somewhat	
1	Totally disagree	

Question	Scale				
48. Conduct a traffic study to determine where the most serious traffic hazards and congestion exist	1	2	3	4	5
49. Add a four-way stop sign at Bridge and River Streets (at the Village gazebo)	1	2	3	4	5
50. Change the caution signal to a stop light on U.S. 31 at Elk Lake Road	1	2	3	4	5
51. Add a left turn arrow light at U.S. 31 and Ames in all directions	1	2	3	4	5
52. Add a stop light on the east side of the Village at Ames St. and Rivershore Dr.	1	2	3	4	5
53. Control the flow of large commercial vehicles throughout the village by adding truck route signs to prevent such vehicles from using residential streets as regular routes into and out of town.	1	2	3	4	5
54. Add a center turn lane on U.S. 31 from Elk Lake Road to River Street.	1	2	3	4	5

IV. Growth – Population. Assuming that the population in the Village of Elk Rapids will increase in the coming decade and increase as well in Elk Rapids Township, please answer the following questions keeping in mind the image you foresee for the Village of Elk Rapids **10 to 20 years** into the future. For each statement below, select & circle the number in the far right columns that best fits how much you **agree or disagree** with these statements. **Use the scale to the right to match your opinion.**

5	Totally agree	
4	Moderately agree	
3	Neutral	
2	Moderately disagree	
1	Totally disagree	

55. I am undecided or have no opinion about growth in the Village	1	2	3	4	5
56. 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	1	2	3	4	5
57. 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	1	2	3	4	5
58. I would like to see the Village develop as a beach community and center for family tourism	1	2	3	4	5
59. I would like to see residential growth mainly in single family dwellings in the Village	1	2	3	4	5

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IV. Growth – Population, continued. Keeping in mind the image you foresee for the Village of Elk Rapids **10 to 20 years** into the future, select & circle the number in the far right columns that best fits how much you **agree or disagree** with these statements. **Use the scale to the right to match your opinion.**

5	Totally agree
4	Moderately agree
3	Neutral
2	Moderately disagree
1	Totally disagree

Question	Scale				
	1	2	3	4	5
60. I would like to see residential growth mainly in multiple family dwellings such as condominiums or apartment buildings in the Village					
61. I would like to see residential growth in the use of guest houses and garage apartments attached to single family residences					
62. I would like to see the residential population in the Village stay the same as it is at about 1750 people					
63. I would like to see the residential population in the village double to at least 3600 people					
64. I would like to see population grow by triple or more to 5000 to 8000 people					

IV. Growth – Economic. With regard to future growth and economic vitality in Elk Rapids during the next 10 to 20 years, please indicate your opinion regarding the issues listed below. For each statement, select & circle the number to the right that best fits how much you agree or disagree. **Use the scale above to match your opinion.**

65. I would like to see more commercial growth in the Village					
66. I would like to see more growth for the Village as a tourism destination					
67. 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)					
68. 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)					
69. 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					
70. 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					
71. 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)					
72. 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)					
73. I would like to see economic vitality stimulated by encouraging businesses related to tourism, including campgrounds, summer and winter sports activities, etc.					

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IV. Growth – Economic, continued. Select & circle the number in the far right columns that best fits how much you **agree or disagree** with each statement. **Use the scale to the right to match your opinion.**

5	Totally agree
4	Moderately agree
3	Neutral
2	Moderately disagree
1	Totally disagree

Question	Scale				
	1	2	3	4	5
74. I would like to see ordinances developed that allow for and encourage viable bed and breakfast inns in the village					
75. I would like to see ordinances developed that allow for and encourage viable motels and hotels in the village					
76. I would like to see economic vitality stimulated through Village initiative to bring in clean, light manufacturing.					
77. 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.					

COMMENTS. Please add any comments you have.

V. Protection of Village Qualities. For each of the qualities and/or facilities in the Village please indicate the importance of its protection. Circle the number in the far right columns that best fits your idea of its importance. **Use the scale to the right to match your opinion.**

5	Very important
4	Moderately important
3	Neutral
2	Not very important
1	Unimportant

Question	Scale				
	1	2	3	4	5
78. Scenic views of the water					
79. Noise control, especially in residential areas next to commercial areas					
80. Ground water quality to preserve the quality of well water					
81. Lake water quality					
82. Strict traffic speed control on all streets in the Village					
83. Wetlands and natural areas					
84. Air quality					
85. Informal lifestyle and slow pace of life					
86. Recreational opportunities in village harbors and parks, such as tennis courts, playgrounds, etc.					
87. Waterfront parks that are free of all structures and buildings					
88. Regulation of night time lighting on residential as well as commercial streets					

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V. Protection of Village Qualities, continued. Select & circle a number in the far right columns. Use the scale to the right to match your opinion.

5	Very important				
4	Moderately important				
3	Neutral				
2	Not very important				
1	Unimportant				

Question	Scale				
	1	2	3	4	5
89. Light industry in the Village					
90. Locally owned family business					
91. Safe walking along residential streets					
92. Safe biking along streets					
93. Tree-lined streets					
94. Commercial signs that conform to current Village ordinances					
95. Sidewalks and curb lined streets in residential areas					
96. Sidewalks in the public school areas of the village					
97. Village owned property and public lands					
98. Garden areas					
99. Island library and Island bridge					
100. Historical homes and structures					

COMMENTS: Please add any comments you may have.

VI. Future Land Use. At present the Village of Elk Rapids consists of 1.6 square miles of land, most of which is zoned and privately or Village owned. Indicate how you would like to see land use controlled or managed throughout the next several years. Select & circle the number in the far right columns that best fits how much land and resources you would like to see devoted to the various residential uses identified. Use the scale to the right to match your opinion.

5	Significantly more				
4	Moderately more				
3	Same as present				
2	Moderately less				
1	None				

A. Residential:

101. Mobile home parks					
102. Single family homes					
103. Duplexes					

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VI. Future Land Use – residential, continued. Select & circle the number in the far right columns. Use the scale to the right to match your opinion.

5	Significantly more	
4	Moderately more	
3	Same as present	
2	Moderately less	
1	None	

Question	Scale				
	1	2	3	4	5
104. Multiple family apartment buildings					
105. Three story condominium buildings					
106. Four to six story condominium buildings					
107. Affordable housing for all age groups					
108. Mobile homes on residential lots					
109. Increase the percentage of buildable space on residential lots in the village					
110. Assisted-living elderly housing					
111. Independent-living senior housing					
112. Tourist accommodations in residential areas					

P1. Which residential streetscape would you prefer to see in the Village? Please circle your preference, Photo 1, 2 or 3 below.

PHOTO 1	PHOTO 2	PHOTO 3
		
<p>(single-family homes, curbs, sidewalks, tree-lined street)</p>	<p>(single-family homes, no sidewalks, soft shoulder, no trees)</p>	<p>(3-story condo bldg., trees, curbs, sidewalks)</p>

B. Commercial: Select & circle the number in the far right column that best fits how much land and resources you would like to see devoted to the various commercial uses identified. Use the scale above to match your opinion.

113. General businesses along the U.S.31 highway					
114. Businesses located next to or intermixed with residential lots					
115. Commercial development in the Central Business District (River Street)					

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VI. Future Land Use – commercial, continued. Circle the number in the far right columns. Use the scale to the right to match your opinion.




5	Significantly more	
4	Moderately more	
3	Same as present	
2	Moderately less	
1	None	

Question	Scale				
	1	2	3	4	5
116. Taller buildings along Ames Street and Bridge Street commercial corridors					
117. Higher than 3-story buildings in the commercial areas of the Village					
118. Higher than 3-story buildings only in the Central Business District (River Street)					
119. A combination of commercial units on the ground floor with 1-2 stories of residential units above it					
120. Hotels, motels, inns, bed & breakfast facilities					

P2. As the River Street commercial area develops, which image most closely represents the way you would like River Street to appear in 10 to 20 years time? Circle Photo 1, 2 or 3 below.

PHOTO 1	PHOTO 2	PHOTO 3
		
(higher than 3 story buildings)	(mix of 1-2-story buildings)	(3-story buildings)

P3. As the Ames Street commercial area develops, which image below most closely represents the way you would like to see Ames Street appear in 10 to 20 years time? Circle Photo 1, 2, or 3 below.

PHOTO 1	PHOTO 2	PHOTO 3
		
(overhead utility lines, no trees, no curbs, no sidewalks, no landscaping)	(overhead utility lines, sidewalks, curbs no grass, no landscaping)	(underground utility lines, curbs, sidewalks, architectural controls, 2-story buildings, grass & landscaping)

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VI. Future Land Use – C. Industrial: Select & circle the number in the far right columns that best fits how much land and resources you would like to see devoted to the industrial uses identified below? **Use the scale to the right to match your opinion.**

5	Significantly more
4	moderately more
3	Same as present
2	Moderately less
1	None

Question	Scale				
	1	2	3	4	5
121. Storage and wholesale facilities					
122. Light industry, such as high-tech electronics, computer-related manufacturing, software development, etc.					
123. Heavy industry, such as larger-scale manufacturing plants					
124. Industrial parks outside the Village limits through the purchase of land for such purpose					
125. Food processing establishments within the Village limits					

COMMENTS. Please add any comments on future land use you may have (see more space on the last page).

VI. Future Land Use – D. Recreational: How much do you **agree or disagree** that the Village of Elk Rapids should develop additional recreational areas and facilities identified below? Circle the number in the far right columns. **Use the scale to the right to match your opinion.**

5	Strongly agree
4	Agree
3	Undecided or no opinion
2	Disagree
1	Strongly disagree

Question	Scale				
	1	2	3	4	5
126. Community linking trail system (example: Acme-Elk Rapids-Charlevoix & beyond)					
127. Waterfront parks					
128. Non-waterfront parks					
129. Snowmobile trails					
130. Combination bicycle paths and roller blade paths					
131. Bicycle lanes on or adjacent to roads					
132. Cross country ski trails					
133. Skateboard park					
134. Outdoor ice rink					
135. Shuffle board courts					
136. Playgrounds for children					
137. Outdoor community arts pavilion (for music performances, art shows, etc.) with toilet facilities in Veterans' Memorial Park					

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VI. Future Land Use – D. Recreational, continued:
 How much do you **agree or disagree** that the Village of Elk Rapids should develop additional recreational areas and facilities identified below? Select & circle the number in the far right columns. **Use the scale to the right to match your opinion.**

5	Strongly agree				
4	Agree				
3	Undecided or no opinion				
2	Disagree				
1	Strongly disagree				

Question	Scale				
	1	2	3	4	5
138. Outdoor community arts pavilion (for music performances, art shows, etc.) in an area other than Veterans' Memorial Park					
139. Public access sites to waterways					
140. Bathroom facilities with multiple stalls etc. in Memorial Park					
141. Other (Please list)					

COMMENTS: Please add any comments you may have.

VII. Public Services and Facilities. What kind of services would you like to see the Village provide? Circle the number in the far right columns that best fits how strongly you **agree or disagree** that the Village should provide and fund the services and facilities listed. **Use the scale above to match your opinion.**

142. Provide ponding areas for stormwater collection					
143. Expand public sewer system to all residents throughout the village					
144. Maintain a recycling center operation funded by all who use it (Village & non-Village users)					
145. Expand public water system to all residents throughout the village					
146. Expand public parking in the village					
147. Provide sidewalks from Ames Street to all of the Elk Rapids school buildings					
148. Provide curbside refuse & re-cycling pick up					
149. Provide compactor site refuse collection					
150. Require each resident to contract privately for refuse collection					
151. Have public services available 7 days a week for street and park maintenance and trash removal					

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VIII. New Policy Development - Village Image. In order to address areas discussed in this survey, public officials may need to develop new policies. Please indicate your opinion for each of the following. Circle the number in the far right columns that best fits how much you agree with each item. **Use the scale to the right to match your opinion.**

5	Strongly agree	
4	Agree	
3	Undecided or no opinion	
2	Disagree	
1	Strongly disagree	

Question	Scale				
	1	2	3	4	5
152. Develop architectural controls on new development					
153. Develop strict sign regulations that provide for removal of non-conforming signs					
154. Preserve the scenic view areas in the village					
155. Preserve historic buildings					
156. Develop stricter junk, blight ordinances					
157. Require underground utilities in new developments and replace overhead utilities with underground utilities in existing areas					
158. Create a walking community by connecting and extending sidewalks throughout the east and west sides of the Village					
159. Require all new development to hook up to Village sewer and water systems					
160. Add flexibility on front and side yard setbacks for housing renovations and new residences					
161. Develop zoning regulations for the addition of guest houses and garage apartments to single family residences					

COMMENTS: Please feel free to add any comments you have.

VIII. New Policy Development - Environmental Protection and Growth Management. In order to address areas discussed in this survey, public officials may need to develop new policies. Please indicate your opinion for the following. Circle the number in the far right columns that best fits how much you agree with each item. **Use the scale above to match your opinion.**

162. Strictly enforce existing zoning regulations on new construction					
163. Develop stricter storm water drainage control measures					
164. Adopt groundwater protection measures that preserve the quality of well water					
165. Develop stricter noise control measures					
166. 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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VIII. New Policy Development – Environmental Protection and Growth Management, continued.
 Circle the number in the far right columns. Use the scale to the right to match your opinion.

5	Strongly agree
4	Agree
3	Undecided or no opinion
2	Disagree
1	Strongly disagree

Question	Scale				
167. Develop comprehensive protective measures for properties and waterways adjacent to construction sites during construction of any building	1	2	3	4	5
168. Engage in joint efforts with surrounding counties and townships for developing zoning regulations that offer more protection to our shorelines	1	2	3	4	5
169. Accommodate the addition of guest houses or apartments to existing single family homes in all zoning districts	1	2	3	4	5
170. Levy millage earmarked for land purchases or development right purchases for the benefit of the community as a whole or for public use	1	2	3	4	5
171. Expand village boundaries by purchasing property from the adjacent township	1	2	3	4	5
172. Work closely with the surrounding township to develop long and short term growth strategies	1	2	3	4	5
173. Increase lighting along U.S. 31 from Elk Lake Road to Dexter St.	1	2	3	4	5
174. Raise private funds to create bicycle and walking pathways around the village (like those in the Charlevoix/Petoskey area)	1	2	3	4	5
175. Levy millage to create bicycle and walking pathways around the village (like those in the Charlevoix/Petoskey area)	1	2	3	4	5

COMMENTS: Please add any comments you may have.

IX. Promoting the Village. Public officials in our village wish to know your opinion on the level of effort (time and money) you feel should be directed toward promoting the following activities. Circle the number in the far right columns that best fits how much effort you think should be expended. Use the scale to the right to match your opinion.

5	Strong effort
4	Moderate effort
3	Undecided or no opinion
2	Some effort
1	No effort

176. Tourism events and activities such as Harbor Days, art and antique fairs, car shows, etc.	1	2	3	4	5
177. Resort and related business	1	2	3	4	5
178. Commercial or retail business	1	2	3	4	5

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IX. Promoting the Village. Public officials in our village wish to know your opinion on the level of effort (time and money) you feel should be directed toward promoting the following activities. Circle the number in the far right columns that best fits how much effort you think should be expended. **Use the scale to the right to match your opinion.**

5	Strong effort
4	Moderate effort
3	Undecided or no opinion
2	Some effort
1	No effort

Question	Scale				
	1	2	3	4	5
179. Agricultural product processing					
180. Light Manufacturing					
181. Heavy manufacturing					
182. Senior housing					
183. Public access to beaches, parks, recreational amenities					
184. Historical districts					

P4. In general, which kind of sign at business locations would you prefer to see in the Village?

Please circle Photo 1, 2 or 3 below.

PHOTO 1	PHOTO 2	PHOTO 3
		
(moderate in height & size, clear display)	(tall, clear display)	(mix of large & small sizes, billboards),

X. Taxpayer-supported Incentives for Development: To encourage village development, which taxpayer-supported incentives or inducements, if any, do you feel should be offered? **Use the scale to the right to match your opinion.**

5	Strong effort
4	Moderate effort
3	Undecided or no opinion
2	Some effort
1	No effort

Question	Scale				
	1	2	3	4	5
185. Provide public sewer and water lines					
186. Tax breaks or tax relief for new business and industry					
187. New roads in subdivisions or developments					
188. New sidewalks and/or improved sidewalks where they already exist					
189. No taxpayer-supported incentives should be offered					

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XI. Demographic Information: The following information will help us to analyze the results of this survey to make it more meaningful. For each of the following questions, please mark the **ONE** response that most closely describes your status

190. What is your residential status in the Village of Elk Rapids?

- 1. Primary residence is in the Village of Elk Rapids
- 2. Seasonal or weekend residence in the Village of Elk Rapids
- 3. Do not reside in the Village of Elk Rapids

191. If your primary residence is NOT NOW in the Village of Elk Rapids, do you plan to have your primary residence in the Village in the near future?

- 1. Yes, in 1 to 2 years
- 2. Yes, in 3 to 5 years
- 3. Yes, in 5 years or more
- 4. Uncertain
- 5. No

192. How many people live in your household?

- 1. 1
- 2. 2
- 3. 3
- 4. 4-6
- 5. More than 6

193. How long have you owned property in the Village of Elk Rapids?

- 1. More than 20 years
- 2. More than 10 years
- 3. 6 to 10 years
- 4. Fewer than 6 years

194. Is there a dwelling on your land?

- 1. Yes
- 2. No

195. Do you own lake front property in the Village of Elk Rapids?

- 1. Yes
- 2. No

196. Are you a registered voter in the Village of Elk Rapids?

- 1. Yes
- 2. No

197. What is your age?

- 1. Younger than 25 years
- 2. 25-44 years
- 3. 45-54 years
- 4. 55-64 years
- 5. 65 years or older

198. What is your employment status?

- 1. Employed (not self-employed)
- 2. Self-Employed
- 3. Unemployed
- 4. Retired

199. What is your household income?

- 1. Under \$20,000
- 2. \$20,000 to \$39,999
- 3. \$40,000 to \$59,999
- 4. \$60,000 to \$79,000
- 5. \$80,000 or above

COMMENTS: Please use the following blank page to add any additional comments you may have.

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**Please return this survey by April 22, 2005 in the addressed, stamped envelope provided.
Thank you for your time and assistance.**

ADDITIONAL COMMENTS: