

Tri-Communities Community Survey: 2004

Conducted for

The Tri-Community Planning Committee
(Douglas, Saugatuck, Saugatuck Township)

Prepared by
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Introduction

The Kercher Center for Social Research at Western Michigan University conducted a mail survey of households in the Tri-Communities area (Douglas, Saugatuck, and Saugatuck Township) starting in late March and ending in early May of 2004. This survey was designed to assess the opinions of adult city residents on community issues and particularly on planning options and priorities.

The survey was largely drafted by the Tri-Community Planning Committee with many questions retained from an earlier (1988) community survey effort. Staff of the Kercher Center edited and suggested modifications for sake of clarity and to be in accord with professional standards of survey design.

The mailing lists and labels were obtained from the planning committee and contained 2776 addresses thought to represent households although several hundred of these appeared to list businesses or were out-of-state addresses (probably people with part-time residences in the area). A postcard announcement was sent to these 2776 addresses. On March 22, the survey was sent. Since the survey was anonymous, a postcard reminder was sent to the same 2776 addresses ten days later. Data entry began in mid-April and continued through May 5th, stopping with 869 entered surveys. Assuming the normal delivery rate of 80%, this yielded a return rate of 39.1%. Another 20 surveys arrived by the time this report was written and can be entered so the response rate is already 40% and will go up. Additionally, since some of the addresses were probably not really residential households, the rate is likely already higher, probably in the mid-40s. This range is remarkable for a mail survey on community issues at a time when rates in the low 20s are common. This is consistent with the high rate of return reported in 1988 when national return rates were much higher (unfortunately, the methods of calculation are not made explicit in the 1988 reports). The return rate is particularly impressive since this was a long survey by the usual standards of mail surveys and so required an unusually high level of commitment to complete.

This report presents the major findings of the survey. A complete frequency and percentage distribution for all items is included in Appendix A. Responses to open-ended questions appear in the report in Appendix B. These responses are presented as written, and edited only for spelling.

Methods and Procedures

Mail surveys are subject to missing values when respondents incorrectly skip sections or answer questions they were instructed to skip. Care by design of the survey minimized this problem, although it did occur. Therefore, frequency distributions in this report normally exclude missing cases but include those choosing a “no opinion” option. The exception is for lists from which respondents were to choose a subset. A skip there was considered a valid response and included in the distribution. This may slightly exaggerate the skip category since a very few respondents might have missed the question.

By the standard calculation for a dichotomous variable, a sample of 869 cases, as represented by the sample list of addresses, is adequate to represent area households with a confidence level of 95% and an error rate of plus or minus 3.4 points. The actual error rate is much smaller than this however, because the finite population correction factor becomes relevant when more than about 5% of population units are in the sample. A standard calculation of this effect would yield an error margin of plus or minus 2.8 points. What is certainly clear is that this collection of 869 responses is the largest and most representative sampling of opinion on these

key issues of community future that has been available for 15 years. It provides an opportunity to learn and to combine survey results with opinion and analysis garnered from other sources. The Planning Committee is to be commended for pursuing this cumbersome but valuable research effort.

Characteristics of the Sample

As displayed at the end of Appendix A, 70% of respondents report being registered voters. Almost three-quarters of respondents reported living in the Tri-Communities area for more than 5 years, with 58% living there 11 or more years. Two-thirds of respondents report that they think they will continue to stay in the area at least another 10 years. Responders are overwhelmingly (98%) property owners (a function of salience of the issues but perhaps also of the mailing lists obtained from property records) and about 17% are business owners or managers in the area. Almost two-thirds of responders report living in the area 12 months a year. This may be on part an artifact of the time of year the mailing was done. As expected therefore, responders are stable concerned community residents.

Education and income are both high by state and national standards and about 30% of responders report being retired.

Findings

All results are presented and clearly labeled in the appendices. If any difficulties arise in the interpretation of these results or in doing further analysis, the authors are ready to assist. In general, respondents were willing and able to provide the requested information. The text comments in particular (Appendix B), show a great deal of thought and provide fair guidance. This discussion of findings is therefore comparatively brief.

The first question on the survey asks about how the area has changed in the past 10 years. Almost 75% of responders said that the Tri-Communities have either stayed about the same or become a better place to live with almost 48% choosing the more positive category. Only 15% said it has become a worse place to live.

The next question asks responders to rate a set of services and elements of the local environment from excellent to good to fair to poor. On business climate, 47% rate it as good and 77% as good or fair. On community services, 49% rate them as good with 81% as excellent or good. On general appearance, 59% rate it as good with 78% as excellent or good. On housing, 50% rate it as good with 78% as good or fair. On job opportunities, 37% rate them as fair with 66% as fair or poor. On roads, 39% rate them as fair with 76% as good or fair.

Fully 88% say it is important to retain the existing character of Saugatuck and Douglas in the future. Of those who said it is important, almost 84% supported using zoning to limit building mass and 68% supported limiting the size, number, and height of signs within the downtowns.

When asked about where new commercial development should occur, a majority of respondents favored locations along Blue Star Highway while much smaller percentages favored development in the downtowns. A small industrial park was favored by about 63% of respondents although the location was not specified in the question. It is interesting that the top priorities for Blue Star Highway (Q-8) were improve the appearance/neglected property and to add a bike path.

Priorities for Saugatuck's downtown (Q-9a) that received at least 50% support included regulating bus/RV parking, more public restrooms, more benches, more flowers and landscaping, historic preservation, more resident-oriented businesses, more parking, and developing Coghlin

Park. Priorities for downtown Douglas (Q-10a) that received at least 50% support were more public restrooms, more benches for pedestrians, more flowers and landscaping, more resident-oriented businesses, and historic preservation.

Almost 83% of respondents agreed that it is important to retain the existing rural character of Saugatuck Township (Q-11a) with substantial support for most of the listed ways of doing so (Q-11b). Similarly, preservation of farmland and green space was overwhelmingly supported (88% in Q-12a) and all listed land use guides and environmental protection measures (Q-13) were supported by majorities.

When asked, "If it meant an increase in general property taxes, which of the following services do you think the Tri-Communities should increase or add?" (Q-18), majorities supported better street maintenance, better water quality, bike lanes/paths, zoning ordinance enforcement, and parks and recreation. While actual referenda on such initiatives are not well predicted by this sort of question far in advance and without fiscal details, these figures do suggest a willingness to entertain such measures.

The modal response on preferred population size (Q-19) is "no larger" for Saugatuck City and Douglas and "1.5 times larger" for the township ("no larger" is not statistically different from this response for the township).

A series of questions on consolidations followed (Q-20a through Q-23). Almost 83% favored a policy of consolidating services in the Tri-Communities (Q-20a) with all listed services also favored for consolidation (Q-20b). A single Planning Commission was favored by 68% (Q-21). A single Zoning Ordinance was favored by 61% (Q-22). Finally, a single unit of governance was favored by 58% of respondents "assuming cost efficiencies and tax savings."

The survey provided opportunities for respondents to state their opinions on what the area will look like 10 years from now (Q-24) and on the principal land use issue facing the area that is not being adequately addressed (Q-25). These answers are presented in their entirety in Appendix B. Any other comments were also recorded there.

Appendix A Survey Instrument and Frequency Distributions

Thank you for taking the time to complete this survey. Unless instructed otherwise, please choose the single best response for each question. In addition, please think of the Tri-Communities (Douglas, Saugatuck, and Saugatuck Township) as a whole when answering these questions, unless a question refers to a certain area.

Q-1. How have the Tri-Communities changed in the last ten years? (Please check one.)

| | | |
|-----|-------------|-------------------------------|
| 388 | 47.8% | Become a better place to live |
| 220 | 27.1% | Stayed about the same |
| 124 | 15.3% | Become a worse place to live |
| 79 | 9.7% | Don't know/No opinion |
| [58 | 6.7% of 869 | Did not answer question] |

Q-2. Overall, how would you rate the Tri-Communities on the following? (Please circle the appropriate number for each item.)

| Services/Elements | Excellent | Good | Fair | Poor | Don't know/No opinion |
|----------------------------------------------|----------------|----------------|----------------|----------------|-----------------------|
| a. Business climate (n=843) | 58 (6.9%) | 399 (47.3%) | 250 (29.7%) | 54 (6.4%) | 82 (9.7%) |
| b. Churches (n=850) | 193 (22.7%) | 426 (50.1%) | 63 (7.4%) | 9 (1.1%) | 159 (18.7%) |
| c. Community events (n=851) | 266 (31.3%) | 419 (49.2%) | 110 (12.9%) | 29 (3.4%) | 27 (3.2%) |
| d. Entertainment and cultural events (n=854) | 257 (30.1%) | 398 (46.6%) | 147 (17.2%) | 30 (3.5%) | 22 (2.6%) |
| e. General appearance (n=855) | 166 (19.4%) | 503 (58.8%) | 160 (18.7%) | 20 (2.3%) | 6 (0.7%) |
| f. Housing (n=846) | 70 (8.3%) | 421 (49.8%) | 235 (27.8%) | 63 (7.4%) | 57 (6.7%) |
| g. Job opportunities (n=850) | 17 (2%) | 83 (9.8%) | 311 (36.6%) | 253 (29.8%) | 186 (21.9%) |
| h. Library services (n=855) | 266 (31.1%) | 330 (38.6%) | 116 (13.6%) | 25 (2.9%) | 118 (13.8%) |
| i. Medical care (n=851) | 63 (7.4%) | 242 (28.4%) | 262 (30.8%) | 137 (16.1%) | 147 (17.3%) |
| j. Recreation (n=849) | 289 (34%) | 401 (47.2%) | 123 (14.5%) | 21 (2.5%) | 15 (1.8%) |
| k. Restaurants (n=856) | 316 (36.9%) | 383 (44.7%) | 126 (14.7%) | 21 (2.5%) | 10 (1.2%) |
| l. Roads (n=854) | 33 (3.9%) | 318 (37.2%) | 329 (38.5%) | 156 (18.3%) | 18 (2.1%) |
| m. Schools (n=849) | 156 (18.4%) | 372 (43.8%) | 92 (10.8%) | 23 (2.7%) | 206 (24.3%) |
| n. Senior citizen services (n=848) | 36 (4.2%) | 158 (18.6%) | 208 (24.5%) | 63 (7.4%) | 383 (45.2%) |
| o. Shopping (n=848) | 111 (13.1%) | 369 (43.5%) | 256 (30.2%) | 85 (10%) | 27 (3.2%) |
| p. Social services (n=856) | 16 (1.9%) | 136 (15.9%) | 199 (23.2%) | 81 (9.5%) | 424 (49.5%) |

Q-3a. Is it important that the existing character of Saugatuck City and Douglas Village be retained in the future? (Please check one.)

745 88% Yes (Go to **part b** of this question)
 68 8% No (Skip to **Q-4**)
 34 4% Don't know/No opinion (Skip to **Q-4**)
 [22 2.5% of 869 Did not answer question]

b. If it is important to you, what could be done to preserve that character? (Check all that apply.)

634 83.5% Use zoning to limit building mass (so new houses are not "too big" for a lot).
 310 40.9% Provide more off-street parking lots, even if it would mean some buildings would be torn down.
 513 67.7% Limit the size, number, and height of signs within the downtowns.
 323 42.7% Regulate the materials, colors, and designs of the buildings in the downtowns.
 256 33.6% Something else. Please describe: (See Appendix B)
 19 2.5% Don't know/No opinion.

Q- 4. Where should new commercial development occur? (Please circle the appropriate number for each item.)

| Area | Strongly approve | Approve | Neither approve nor disapprove | Disapprove | Strongly Disapprove | Don't know/ No opinion |
|------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------------|----------------|---------------------|------------------------|
| a. Along the Blue Star Highway, North of the Kalamazoo River Bridge (n=806) | 170 (21.1%) | 374 (46.4%) | 100 (12.4%) | 76 (9.4%) | 63 (7.8%) | 23 (2.9%) |
| b. Along the Blue Star Highway, South of the Kalamazoo River Bridge and within Douglas (n=807) | 156 (19.3%) | 365 (45.2%) | 103 (12.8%) | 92 (11.4%) | 72 (8.9%) | 19 (2.4%) |
| c. In downtown Saugatuck (n=768) | 61 (7.9%) | 151 (19.7%) | 162 (21.1%) | 181 (23.6%) | 187 (24.3%) | 26 (3.4%) |
| d. In downtown Douglas (n=773) | 69 (8.9%) | 196 (25.4%) | 142 (18.4%) | 167 (21.6%) | 171 (22.1%) | 28 (3.6%) |
| e. No where (n=482) | 65 (13.5%) | 38 (7.9%) | 81 (16.8%) | 69 (14.3%) | 129 (26.8%) | 100 (20.7%) |

Q-5. Should the Tri-Communities work together to create a small industrial park in Saugatuck Township to improve the local economic base and job opportunities? (Please check one.)

530 62.5% Yes
 221 26.1% No
 97 11.4% Don't know/No opinion
 [21 2.4% of 869 Did not answer question]

Q-6. Which of the following best reflects your opinion on future land use at the north freeway exit (Exit 41)? (Please check one.)

177 24.8% Commercial land use (shopping, motels, gas stations, restaurants, etc.) should not be expanded
 46 6.4% Commercial land use should be greatly expanded
 339 47.5% Commercial land use should be moderately expanded
 5 0.7% High density residential
 48 6.7% Low density residential
 42 5.9% Research/Office uses
 13 1.8% Industrial uses
 44 6.2% Don't know/No opinion
 [155 17.8% of 869 Did not answer question]

Q-7. Which of the following best reflects your opinion on future land use at the south freeway exit (Exit 36)? (Please check one.)

| | | |
|------|--------------|------------------------------------------------------------------------------------------------|
| 162 | 22.3% | Commercial land use (shopping, motels, gas stations, restaurants, etc.) should not be expanded |
| 67 | 9.2% | Commercial land use should be greatly expanded |
| 291 | 40.0% | Commercial land use should be moderately expanded |
| 5 | 0.7% | High density residential |
| 90 | 12.4% | Low density residential |
| 39 | 5.4% | Research/Office uses |
| 23 | 3.2% | Industrial uses |
| 51 | 7.0% | Don't know/No opinion |
| [141 | 16.2% of 869 | Did not answer question] |

Q-8. The Blue Star Highway serves as both a functional connection within the community and to neighboring communities, as well as a gateway for visitors. What are your priorities for the Blue Star Highway in the Township? (Please circle the appropriate number.)

| Priority for the Blue Star Highway | Extremely High | High | Moderate | Low | Extremely low | Don't know/No Opinion |
|--------------------------------------------------|----------------|----------------|----------------|----------------|----------------|-----------------------|
| a. More lighting (n=779) | 69 (8.9%) | 141 (18.1%) | 254 (32.6%) | 163 (20.9%) | 117 (15%) | 35 (4.5%) |
| b. Improve traffic flow and safety (n=773) | 106 (13.7%) | 193 (25%) | 234 (30.3%) | 134 (17.3%) | 82 (10.6%) | 24 (3.1%) |
| c. Add a center turn lane (n=769) | 105 (13.7%) | 183 (23.8%) | 154 (20%) | 156 (20.4%) | 127 (16.5%) | 44 (5.7%) |
| d. Improve appearance/neglected property (n=804) | 348 (43.3%) | 247 (30.7%) | 122 (15.2%) | 47 (5.8%) | 23 (2.9%) | 17 (2.1%) |
| e. More tourist-oriented businesses (n=764) | 70 (9.2%) | 111 (14.5%) | 260 (34%) | 179 (23.4%) | 116 (15.2%) | 28 (3.7%) |
| f. More resident-oriented businesses (n=763) | 103 (13.5%) | 204 (26.7%) | 256 (33.6%) | 113 (14.8%) | 52 (6.8%) | 35 (4.6%) |
| g. Add a bike path (n=800) | 309 (38.6%) | 213 (26.6%) | 109 (13.6%) | 51 (6.4%) | 89 (11.1%) | 29 (3.6%) |
| h. Keep it the same (n=625) | 47 (7.5%) | 42 (6.7%) | 119 (19%) | 101 (16.2%) | 225 (36%) | 91 (14.6%) |

Q-9a. What are your priorities for Saugatuck's downtown? (Please circle the appropriate number.)

| Priority for Saugatuck's downtown | Strongly approve | Approve | Neither approve nor disapprove | Disapprove | Strongly disapprove | Don't know/ No opinion |
|-------------------------------------------------|-------------------------|----------------|---------------------------------------|-------------------|----------------------------|-------------------------------|
| a. Regulate bus/RV/and truck parking (n=815) | 364 (44.7%) | 279 (34.2%) | 107 (13.1%) | 19 (2.3%) | 16 (2%) | 30 (3.7%) |
| b. More public restrooms (n=829) | 165 (19.9%) | 313 (37.8%) | 237 (28.6%) | 60 (7.2%) | 26 (3.1%) | 28 (3.4%) |
| c. More benches (n=819) | 136 (16.6%) | 369 (45.1%) | 246 (30%) | 36 (4.4%) | 12 (1.5%) | 20 (2.4%) |
| d. Dress up storefronts (n=809) | 90 (11.1%) | 250 (30.9%) | 366 (45.2%) | 46 (5.7%) | 20 (2.5%) | 37 (4.6%) |
| e. More flowers and landscaping (n=820) | 158 (19.3%) | 354 (43.2%) | 245 (29.9%) | 26 (3.2%) | 12 (1.5%) | 25 (3.0%) |
| f. Historic preservation (n=830) | 256 (30.8%) | 323 (38.9%) | 151 (18.2%) | 49 (5.9%) | 34 (4.1%) | 17 (2%) |
| g. More resident-oriented businesses (n=815) | 142 (17.4%) | 303 (37.2%) | 283 (34.7%) | 38 (4.7%) | 19 (2.3%) | 30 (3.7%) |
| h. More parking (n=829) | 276 (33.3%) | 291 (35.1%) | 177 (21.4%) | 45 (5.4%) | 25 (3%) | 15 (1.8%) |
| i. More tourist-oriented businesses (n=814) | 65 (8%) | 197 (24.2%) | 376 (46.2%) | 100 (12.3%) | 49 (6%) | 27 (3.3%) |
| j. More lighting (n=807) | 56 (6.9%) | 135 (16.7%) | 419 (51.9%) | 119 (14.7%) | 38 (4.7%) | 40 (5%) |
| k. More offices (n=801) | 22 (2.7%) | 83 (10.4%) | 402 (50.2%) | 174 (21.7%) | 74 (9.2%) | 46 (5.7%) |
| l. Reduce/restrict car traffic (n=805) | 46 (5.7%) | 143 (17.8%) | 277 (34.4%) | 226 (28.1%) | 88 (10.9%) | 25 (3.1%) |
| m. More restaurants (n=813) | 55 (6.8%) | 214 (26.3%) | 366 (45%) | 116 (14.3%) | 38 (4.7%) | 24 (3%) |
| n. More waterfront retail businesses (n=811) | 45 (5.5%) | 208 (25.6%) | 335 (41.3%) | 130 (16%) | 65 (8%) | 28 (3.5%) |
| o. More waterfront wholesale businesses (n=809) | 14 (1.7%) | 55 (6.8%) | 290 (35.8%) | 255 (31.5%) | 157 (19.4%) | 38 (4.7%) |
| p. More waterfront bar services (n=813) | 52 (6.4%) | 134 (16.5%) | 299 (36.8%) | 201 (24.7%) | 106 (13%) | 21 (2.6%) |
| q. Develop Coghlin Park (n=815) | 187 (22.9%) | 292 (35.8%) | 172 (21.1%) | 51 (6.3%) | 50 (6.1%) | 63 (7.7%) |
| r. Keep it the same (n=653) | 57 (8.7%) | 84 (12.9%) | 198 (30.3%) | 116 (17.8%) | 122 (18.7%) | 76 (11.6%) |

b. What are your top three priorities out of those listed in Q-9a.? (Please write the letter on the lines provided below.)

First Priority

| | | |
|------|--------------|--------------------------------------|
| 140 | 19.1% | Regulate bus/RV/and truck parking |
| 67 | 9.2% | More public restrooms |
| 21 | 2.9% | More benches |
| 21 | 2.9% | Dress up storefronts |
| 50 | 6.8% | More flowers and landscaping |
| 111 | 15.2% | Historic preservation |
| 55 | 7.5% | More resident-oriented businesses |
| 122 | 16.7% | More parking |
| 14 | 1.9% | More tourist-oriented businesses |
| 5 | 0.7% | More lighting |
| 3 | 0.4% | More offices |
| 8 | 1.1% | Reduce/restrict car traffic |
| 14 | 1.9% | More restaurants |
| 5 | 0.7% | More waterfront retail businesses |
| 0 | 0.0% | More waterfront wholesale businesses |
| 13 | 1.8% | More waterfront bar services |
| 57 | 7.8% | Develop Coghlin Park |
| 25 | 3.4% | Keep it the same |
| [138 | 15.9% of 869 | Did not answer question] |

Second Priority

| | | |
|------|--------------|--------------------------------------|
| 55 | 7.6% | Regulate bus/RV/and truck parking |
| 61 | 8.4% | More public restrooms |
| 27 | 3.7% | More benches |
| 25 | 3.5% | Dress up storefronts |
| 62 | 8.9% | More flowers and landscaping |
| 112 | 15.5% | Historic preservation |
| 70 | 9.7% | More resident-oriented businesses |
| 121 | 16.7% | More parking |
| 26 | 3.6% | More tourist-oriented businesses |
| 13 | 1.8% | More lighting |
| 7 | 1.0% | More offices |
| 21 | 2.9% | Reduce/restrict car traffic |
| 27 | 3.7% | More restaurants |
| 20 | 2.8% | More waterfront retail businesses |
| 3 | 0.4% | More waterfront wholesale businesses |
| 5 | 0.7% | More waterfront bar services |
| 54 | 7.5% | Develop Coghlin Park |
| 13 | 1.8% | Keep it the same |
| [147 | 16.9% of 869 | Did not answer question] |

Third Priority

| | | |
|------|--------------|--------------------------------------|
| 71 | 10.1% | Regulate bus/RV/and truck parking |
| 38 | 5.4% | More public restrooms |
| 33 | 4.7% | More benches |
| 18 | 2.6% | Dress up storefronts |
| 47 | 6.7% | More flowers and landscaping |
| 63 | 9.0% | Historic preservation |
| 50 | 7.1% | More resident-oriented businesses |
| 90 | 12.8% | More parking |
| 29 | 4.1% | More tourist-oriented businesses |
| 23 | 3.3% | More lighting |
| 12 | 1.7% | More offices |
| 19 | 2.7% | Reduce/restrict car traffic |
| 34 | 4.8% | More restaurants |
| 24 | 3.4% | More waterfront retail businesses |
| 7 | 1.0% | More waterfront wholesale businesses |
| 25 | 3.6% | More waterfront bar services |
| 93 | 13.3% | Develop Coghlin Park |
| 25 | 3.6% | Keep it the same |
| [168 | 19.3% of 869 | Did not answer question] |

Q-10a. What are your priorities for downtown Douglas? (Please circle the appropriate number.)

| Priority for downtown Douglas | Strongly approve | Approve | Neither approve nor disapprove | Disapprove | Strongly disapprove | Don't know/ No opinion |
|-----------------------------------------------------|------------------|----------------|--------------------------------|----------------|---------------------|------------------------|
| a. More public restrooms (n=799) | 181 (22.7%) | 299 (37.4%) | 217 (27.2%) | 41 (5.1%) | 19 (2.4%) | 42 (5.3%) |
| b. More benches for pedestrians (n=805) | 134 (16.6%) | 367 (45.6%) | 233 (28.9%) | 26 (3.2%) | 8 (1%) | 37 (4.6%) |
| c. More flowers and landscaping (n=803) | 164 (20.4%) | 332 (41.3%) | 241 (30%) | 22 (2.7%) | 9 (1.1%) | 35 (4.4%) |
| d. More resident-oriented businesses (n=805) | 142 (17.6%) | 292 (36.3%) | 281 (34.9%) | 31 (3.9%) | 15 (1.9%) | 44 (5.5%) |
| e. More parking (n=808) | 124 (15.3%) | 258 (31.9%) | 300 (37.1%) | 61 (7.5%) | 21 (2.6%) | 44 (5.4%) |
| f. More tourist-oriented businesses (n=789) | 52 (6.6%) | 237 (30%) | 333 (42.2%) | 89 (11.3%) | 39 (4.9%) | 39 (4.9%) |
| g. More street lighting (n=791) | 53 (6.7%) | 161 (20.4%) | 406 (51.3%) | 94 (11.9%) | 31 (3.9%) | 46 (5.8%) |
| h. More office space (n=778) | 19 (2.4%) | 104 (13.4%) | 412 (53%) | 127 (16.3%) | 57 (7.3%) | 59 (7.6%) |
| i. Move police headquarters out of downtown (n=818) | 147 (18%) | 144 (17.6%) | 263 (32.2%) | 138 (16.9%) | 79 (9.7%) | 47 (5.7%) |
| j. More historic preservation (n=813) | 216 (26.6%) | 278 (34.2%) | 200 (24.6%) | 42 (5.2%) | 46 (5.7%) | 31 (3.8%) |
| k. Keep it the same (n=643) | 70 (10.9%) | 82 (12.8%) | 200 (31.1%) | 101 (15.7%) | 107 (16.6%) | 83 (12.9%) |

b. What are your top three priorities out of those listed in Q-10a.? (Please write the letter on the lines provided below.)

First Priority

| | | |
|------|--------------|------------------------------------------|
| 174 | 22.9% | More public restrooms |
| 52 | 6.8% | More benches for pedestrians |
| 64 | 8.4% | More flowers and landscaping |
| 98 | 12.9% | More resident-oriented businesses |
| 61 | 8.0% | More parking |
| 32 | 4.2% | More tourist-oriented businesses |
| 18 | 2.4% | More street lighting |
| 5 | 0.6% | More office space |
| 87 | 11.5% | Move police headquarters out of downtown |
| 127 | 16.7% | More historic preservation |
| 41 | 5.4% | Keep it the same |
| [110 | 12.7% of 869 | Did not answer question] |

Second Priority

| | | |
|------|--------------|------------------------------------------|
| 48 | 6.7% | More public restrooms |
| 74 | 10.3% | More benches for pedestrians |
| 94 | 13.0% | More flowers and landscaping |
| 107 | 14.9% | More resident-oriented businesses |
| 99 | 13.7% | More parking |
| 65 | 9.0% | More tourist-oriented businesses |
| 31 | 4.3% | More street lighting |
| 18 | 2.5% | More office space |
| 84 | 11.7% | Move police headquarters out of downtown |
| 79 | 11.0% | More historic preservation |
| 21 | 2.9% | Keep it the same |
| [149 | 17.1% of 869 | Did not answer question] |

Third Priority

| | | |
|------|--------------|------------------------------------------|
| 59 | 8.8% | More public restrooms |
| 60 | 9.0% | More benches for pedestrians |
| 80 | 12.0% | More flowers and landscaping |
| 69 | 10.3% | More resident-oriented businesses |
| 69 | 10.3% | More parking |
| 50 | 7.5% | More tourist-oriented businesses |
| 38 | 5.7% | More street lighting |
| 16 | 2.4% | More office space |
| 75 | 11.2% | Move police headquarters out of downtown |
| 109 | 16.3% | More historic preservation |
| 42 | 6.3% | Keep it the same |
| [202 | 23.2% of 869 | Did not answer question] |

Q-11a. Is it important that the existing rural character of Saugatuck Township be retained in the future? (Please check one.)

| | | |
|-----|-------------|-----------------------------------------------|
| 700 | 82.6% | Yes (Go to part b of this question) |
| 95 | 11.2% | No (Skip to Q-12a) |
| 52 | 6.1% | Don't know/No opinion (Skip to Q-12a) |
| [22 | 2.5% of 869 | Did not answer question] |

b. If it is important to you, what could be done to preserve rural character? (Check all that apply.)

| | | |
|-----|-------|-------------------------------------------------------------------------------------------|
| 620 | 85.0% | Promote Natural Beauty Road designation to limit tree clearing on especially scenic roads |
| 514 | 71.5% | Promote the use of building and sign materials that blend with nature |
| 447 | 61.7% | Plant more trees along county roads |
| 477 | 66.2% | Set new homes further back from the road |
| 220 | 30.5% | Something else. Please describe: See Appendix B. |
| 28 | 3.9% | Don't know/No opinion |

Q-12a. Is it important to you that portions of Saugatuck Township remain in farmland, green space, or a natural appearance? (Please check one.)

| | | |
|-----|-------------|----------------------------------------------|
| 720 | 87.5% | Yes (Go to part b of this question) |
| 54 | 6.6% | No (Skip to Q-13) |
| 49 | 6.0% | Don't know/No opinion (Skip to Q-13) |
| [46 | 5.3% of 869 | Did not answer question] |

b. How much do you favor the following approaches to protecting farmland or green space in Saugatuck Township? (Please circle the appropriate number.)

| Farmland and Green Space Protection Approaches | Strongly favor | Favor | Neither favor nor oppose | Oppose | Strongly Oppose | Don't know/ No opinion |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|--------------------------|----------------|-----------------|------------------------|
| a. Adoption of a conservation subdivision ordinance that requires green space be retained on the most environmentally sensitive land and along roads. (n=763) | 488 (64%) | 191 (25%) | 45 (5.9%) | 15 (2%) | 11 (1.4%) | 13 (1.7%) |
| b. Relying on land conservancies and donations to fund the purchase of farmland or green space or their development rights to preserve them as green space. (n=750) | 237 (31.6%) | 246 (32.8%) | 163 (21.7%) | 50 (6.7%) | 24 (3.2%) | 30 (4%) |
| c. A small increase in the local millage in order to fund a program to buy the development rights to farmland or green space from property owners willing to sell. (n=755) | 168 (22.3%) | 164 (21.7%) | 150 (19.9%) | 150 (19.9%) | 99 (13.1%) | 24 (3.2%) |
| d. Limiting the extension of public sewer and water into rural areas. (n=754) | 168 (22.3%) | 140 (18.6%) | 198 (26.3%) | 129 (17.1%) | 81 (10.7%) | 38 (5%) |
| e. Conservation easements should be purchased on undeveloped land along Blue Star Highway to preserve its rural character. (n=752) | 230 (30.6%) | 222 (29.5%) | 162 (21.5%) | 65 (8.6%) | 39 (5.2%) | 34 (4.5%) |
| f. Something else. Please describe: See Appendix B. (n=166) | 60 (36.1%) | 2 (1.2%) | 21 (12.7%) | 3 (1.8%) | 3 (1.8%) | 77 (46.4%) |

Q-13. How much do you support the following measures to guide land use and environmental protection? (Please circle the appropriate number.)

| Land Use or Environmental Protection Measure | Strongly favor | Favor | Neither favor nor oppose | Oppose | Strongly oppose | Don't know/ No opinion |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------|---------------------------------|----------------|------------------------|-------------------------------|
| a. Local regulations to protect ground water quality. (n=839) | 580 (69.1%) | 193 (23%) | 32 (3.8%) | 18 (2.1%) | 5 (0.6%) | 11 (1.3%) |
| b. Local regulations to protect the quality of lakes and rivers. (n=840) | 602 (71.7%) | 182 (21.7%) | 23 (2.7%) | 19 (2.3%) | 5 (0.6%) | 9 (1.1%) |
| c. Protect views by limits on advertising signs and/or buildings. (n=833) | 482 (57.9%) | 242 (29.1%) | 62 (7.4%) | 22 (2.6%) | 11 (1.3%) | 14 (1.7%) |
| d. Preserving vegetation strips along the Kalamazoo River and streams (to protect water quality). (n=830) | 538 (64.8%) | 220 (26.5%) | 39 (4.7%) | 11 (1.3%) | 9 (1.1%) | 13 (1.6%) |
| e. Regulations to protect special and unique environments, such as wetlands. (n=831) | 491 (59.2%) | 215 (25.9%) | 71 (8.5%) | 25 (3%) | 15 (1.8%) | 13 (1.6%) |
| f. Limiting the number of houses sharing lake access. (n=835) | 348 (41.7%) | 218 (26.1%) | 153 (18.3%) | 68 (8.1%) | 27 (3.2%) | 21 (2.5%) |
| g. Increasing public access to Lake Kalamazoo. (n=820) | 196 (23.9%) | 219 (26.7%) | 216 (26.3%) | 121 (14.8%) | 43 (5.2%) | 25 (3%) |
| h. Local commission to review new building and sign design before approval. (n=827) | 284 (34.3%) | 264 (31.9%) | 136 (16.4%) | 68 (8.2%) | 59 (7.1%) | 16 (1.9%) |
| i. Requirements that new developments include pedestrian and bike paths to connect to a community-wide system. (n=829) | 367 (44.3%) | 243 (29.3%) | 139 (16.8%) | 42 (5.1%) | 21 (2.5%) | 17 (2.1%) |

**Q-14. What types of new job growth do you believe are most needed in the Tri-Communities?
(Please circle the appropriate number.)**

| Type of Job Growth | Strongly approve | Approve | Neither approve nor disapprove | Disapprove | Strongly disapprove | Don't know/ No opinion |
|-------------------------------------------------------------|------------------|----------------|--------------------------------|----------------|---------------------|------------------------|
| a. Hi-Tech (n=792) | 236 (29.8%) | 291 (36.7%) | 151 (19.1%) | 35 (4.4%) | 26 (3.3%) | 53 (6.7%) |
| b. Light industry (n=799) | 175 (21.9%) | 334 (41.8%) | 148 (18.5%) | 56 (7%) | 37 (4.6%) | 49 (6.1%) |
| c. Tourist-oriented businesses (n=792) | 196 (24.7%) | 287 (36.2%) | 179 (22.6%) | 50 (6.3%) | 34 (4.3%) | 46 (5.8%) |
| d. Resident-oriented businesses (n=797) | 233 (29.2%) | 371 (46.5%) | 122 (15.3%) | 18 (2.3%) | 12 (1.5%) | 41 (5.1%) |
| e. Professional offices (n=791) | 182 (23%) | 342 (43.2%) | 165 (20.9%) | 39 (4.9%) | 17 (2.1%) | 46 (5.8%) |
| f. Warehouse/distribution (n=773) | 60 (7.8%) | 128 (16.6%) | 239 (30.9%) | 173 (22.4%) | 120 (15.5%) | 53 (6.9%) |
| g. Something Else. Please describe: See Appendix B. (n=212) | 38 (17.9%) | 10 (4.7%) | 27 (12.7%) | 7 (3.3%) | 10 (4.7%) | 120 (56.6%) |
| h. No job growth needed (n=521) | 26 (5%) | 32 (6.1%) | 78 (15%) | 127 (24.4%) | 194 (37.2%) | 64 (12.3%) |

Q-15. What type of residential development is needed in the Tri-Communities? (Please circle the appropriate number.)

| Type of Residential Development | Needed now | Needed in the future | Not needed | Don't know/No Opinion |
|-------------------------------------------------------------|----------------|----------------------|----------------|-----------------------|
| a. Apartments (n=794) | 167 (21%) | 167 (21%) | 319 (40.2%) | 141 (17.8%) |
| b. Townhouses (attached single family dwellings) (n=783) | 155 (19.8%) | 232 (29.6%) | 267 (34.1%) | 129 (16.5%) |
| c. Detached single family dwellings below \$250,000 (n=814) | 376 (46.2%) | 219 (26.9%) | 132 (16.2%) | 87 (10.7%) |
| d. Detached single family dwellings above \$250,000 (n=782) | 138 (17.6%) | 220 (28.1%) | 303 (38.7%) | 121 (15.5%) |
| e. Manufactured homes (n=800) | 53 (6.6%) | 94 (11.8%) | 535 (66.6%) | 120 (15%) |
| f. Mobile homes (n=804) | 15 (1.9%) | 28 (3.5%) | 665 (82.7%) | 96 (11.9%) |
| g. Low income housing (n=809) | 122 (15.1%) | 115 (14.2%) | 442 (54.6%) | 130 (16.1%) |
| h. Senior citizen housing (n=824) | 230 (27.9%) | 330 (40%) | 139 (16.9%) | 125 (15.2%) |

Q-16. Housing cost is an important issue in the Tri-Communities because young families and employees of local businesses are often not able to find affordable places to live in the communities. Which of the following approaches do you believe would be best to meet that need in the future? (Check all that apply.)

| | | |
|-----|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 210 | 24.6% | Permit manufactured housing on individual lots in the Township. |
| 447 | 52.3% | Encourage apartments above commercial establishments in Saugatuck and Douglas. |
| 344 | 40.3% | Permit a higher density (and thus potentially more affordable dwellings) in certain areas close to jobs, paved roads, and public sewer and water service. |
| 530 | 62.1% | Encourage the retention of older homes. |
| 141 | 16.5% | Encourage a manufactured/mobile homes community in an appropriate location in the Township. |
| 185 | 21.6% | Reduce the minimum lot size for single family houses in the Township when served by public sewer. |
| 86 | 10.1% | Something else. Please describe: See Appendix B. |
| 71 | 8.4% | None of the above. |
| 44 | 5.2% | Don't know/No opinion. |

**Q-17. Please rate the adequacy of the following water-related facilities in the Tri-Communities.
(Please circle the appropriate number.)**

| Facilities | Very adequate | Somewhat adequate | Neither adequate nor inadequate | Somewhat inadequate | Very inadequate | Don't know/ No Opinion |
|-------------------------------------------|----------------------|--------------------------|----------------------------------------|----------------------------|------------------------|-------------------------------|
| a. Boat launching facilities (n=830) | 114 (13.7%) | 304 (36.6%) | 47 (5.7%) | 117 (14.1%) | 56 (6.7%) | 192 (23.1%) |
| b. Transient boat docks (n=827) | 82 (9.9%) | 164 (19.8%) | 82 (9.9%) | 134 (16.2%) | 99 (12%) | 266 (32.2%) |
| c. Boat slips (rental) (n=817) | 134 (16.4%) | 197 (24.1%) | 90 (11%) | 90 (11%) | 30 (3.7%) | 276 (33.8%) |
| d. Boat slips (condo) (n=813) | 154 (18.9%) | 173 (21.3%) | 109 (13.4%) | 48 (5.9%) | 9 (1.1%) | 320 (39.4%) |
| e. Marinas (n=815) | 196 (24%) | 215 (26.4%) | 77 (9.4%) | 74 (9.1%) | 32 (3.9%) | 221 (27.1%) |
| f. Swimming beaches (n=833) | 359 (43.1%) | 269 (32.3%) | 61 (7.3%) | 64 (7.7%) | 24 (2.9%) | 56 (6.7%) |
| g. Boat service (n=822) | 114 (13.9%) | 222 (27%) | 98 (11.9%) | 68 (8.3%) | 27 (3.3%) | 293 (35.6%) |
| h. Pump-out facility (n=813) | 71 (8.7%) | 140 (17.2%) | 107 (13.2%) | 65 (8%) | 30 (3.7%) | 400 (49.2%) |
| i. Fish cleaning stations (n=810) | 56 (6.9%) | 95 (11.7%) | 123 (15.2%) | 74 (9.1%) | 47 (5.8%) | 415 (51.2%) |
| j. Campgrounds with public access (n=818) | 63 (7.7%) | 106 (13%) | 125 (15.3%) | 132 (16.1%) | 123 (15%) | 269 (32.9%) |
| k. Parks (n=832) | 175 (21%) | 313 (37.6%) | 101 (12.1%) | 135 (16.2%) | 30 (3.6%) | 78 (9.4%) |
| l. Public restrooms (n=834) | 73 (8.8%) | 274 (32.9%) | 139 (16.7%) | 201 (24.1%) | 73 (8.8%) | 74 (8.9%) |
| m. Designated boat mooring sites (n=813) | 60 (7.4%) | 96 (11.8%) | 136 (16.7%) | 115 (14.1%) | 66 (8.1%) | 340 (41.8%) |
| n. Designated no wake zones (n=821) | 146 (17.8%) | 194 (23.6%) | 100 (12.2%) | 72 (8.8%) | 54 (6.6%) | 255 (31.1%) |
| o. Other public access (n=756) | 42 (5.6%) | 121 (16%) | 136 (18%) | 80 (10.6%) | 33 (4.4%) | 344 (45.5%) |

Q-18. If it meant an increase in general property taxes, which of the following services do you think the Tri-Communities should increase or add? (Please circle the appropriate number.)

| Services | Strongly support | Support | Neither support nor oppose | Oppose | Strongly oppose | Don't know/ No opinion |
|-----------------------------------------------------------------|------------------|----------------|----------------------------|----------------|-----------------|------------------------|
| a. Police protection (n=788) | 90 (11.4%) | 163 (20.7%) | 198 (25.1%) | 150 (19%) | 139 (17.6%) | 48 (6.1%) |
| b. Fire protection (n=793) | 111 (14%) | 206 (26%) | 215 (27.1%) | 106 (13.4%) | 103 (13%) | 52 (6.6%) |
| c. Larger library (n=790) | 67 (8.5%) | 200 (25.3%) | 240 (30.4%) | 153 (19.4%) | 86 (10.9%) | 44 (5.6%) |
| d. Better street maintenance (n=800) | 132 (16.5%) | 314 (39.3%) | 200 (25%) | 67 (8.4%) | 51 (6.4%) | 36 (4.5%) |
| e. More parking (n=794) | 129 (16.2%) | 229 (28.8%) | 213 (26.8%) | 111 (14%) | 79 (9.9%) | 33 (4.2%) |
| f. Better water quality (n=792) | 191 (24.1%) | 304 (38.4%) | 175 (22.1%) | 35 (4.4%) | 48 (6.1%) | 39 (4.9%) |
| g. Bike lanes / paths (n=809) | 222 (27.4%) | 268 (33.1%) | 160 (19.8%) | 77 (9.5%) | 56 (6.9%) | 26 (3.2%) |
| h. Better sidewalk maintenance (n=792) | 100 (12.6%) | 210 (26.5%) | 300 (37.9%) | 78 (9.8%) | 60 (7.6%) | 44 (5.6%) |
| i. Sidewalk snow removal (n=785) | 47 (6%) | 148 (18.9%) | 313 (39.9%) | 127 (16.2%) | 81 (10.3%) | 69 (8.8%) |
| j. Street snow removal (n=778) | 62 (8%) | 182 (23.4%) | 314 (40.4%) | 95 (12.2%) | 63 (8.1%) | 62 (8%) |
| k. More street lighting (n=777) | 43 (5.5%) | 145 (18.7%) | 328 (42.2%) | 137 (17.6%) | 85 (10.9%) | 39 (5%) |
| l. More flowers & trees (n=789) | 111 (14.1%) | 241 (30.5%) | 253 (32.1%) | 87 (11%) | 68 (8.6%) | 29 (3.7%) |
| m. Community Recreation Center (n=790) | 78 (9.9%) | 182 (23%) | 255 (32.3%) | 145 (18.4%) | 93 (11.8%) | 37 (4.7%) |
| n. Senior citizen center (n=794) | 69 (8.7%) | 210 (26.4%) | 288 (36.3%) | 104 (13.1%) | 76 (9.6%) | 47 (5.9%) |
| o. Drainage control (n=782) | 60 (7.7%) | 176 (22.5%) | 323 (41.3%) | 75 (9.6%) | 69 (8.8%) | 79 (10.1%) |
| p. Trash collection (n=787) | 70 (8.9%) | 188 (23.8%) | 286 (36.3%) | 104 (13.2%) | 89 (11.3%) | 50 (6.4%) |
| q. Economic development (n=782) | 74 (9.5%) | 241 (30.8%) | 225 (28.8%) | 106 (13.6%) | 91 (11.6%) | 45 (5.8%) |
| r. Community pool (n=795) | 89 (11.2%) | 142 (17.9%) | 178 (22.4%) | 182 (22.9%) | 166 (20.9%) | 38 (4.8%) |
| s. Zoning ordinance enforcement (n=784) | 174 (22.2%) | 239 (30.5%) | 202 (25.8%) | 61 (7.8%) | 75 (9.6%) | 33 (4.2%) |
| t. Parks and recreation (n=795) | 132 (16.6%) | 273 (34.3%) | 221 (27.8%) | 67 (8.4%) | 70 (8.8%) | 32 (4%) |
| u. Industrial park (n=788) | 44 (5.6%) | 164 (20.8%) | 227 (28.8%) | 152 (19.3%) | 165 (20.9%) | 36 (4.6%) |
| v. Combined InterUrban and municipal maintenance garage (n=788) | 68 (8.6%) | 182 (23.1%) | 270 (34.3%) | 101 (12.8%) | 91 (11.5%) | 76 (9.6%) |
| w. Something else. Please describe: See Appendix B. (n=192) | 44 (22.9%) | 7 (3.6%) | 20 (10.4%) | 9 (4.7%) | 28 (14.6%) | 84 (43.8%) |

Q-19. What do you think is the ideal population of each of the Tri-Communities? (Circle the appropriate number.)

| Community | Smaller | No larger | 1.5 times larger | 2 times larger | 3 times larger | More than 3 times larger | Don't Know/No Opinion |
|-------------------------------------------------|--------------|----------------|------------------|----------------|----------------|--------------------------|-----------------------|
| a. Saugatuck City (presently 1,065) (n=817) | 14 (1.7%) | 427 (52.3%) | 183 (22.4%) | 54 (6.6%) | 9 (1.1%) | 5 (0.6%) | 125 (15.3%) |
| b. Douglas (presently 1,214) (n=820) | 16 (2%) | 350 (42.7%) | 231 (28.2%) | 76 (9.3%) | 9 (1.1%) | 8 (1%) | 130 (15.9%) |
| c. Saugatuck Township (presently 2,376) (n=818) | 19 (2.3%) | 224 (27.4%) | 231 (28.2%) | 133 (16.3%) | 48 (5.9%) | 23 (2.8%) | 140 (17.1%) |

Q-20a. Should the Tri-Communities continue a policy of consolidating services? (Please check one.)

697 82.6% Yes (Go to **part b** of this question)
 55 6.5% No (Skip to **Q-21**)
 64 7.6% Uncertain (Skip to **Q-21**)
 28 3.3% No opinion (Skip to **Q-21**)
 [25 2.9% of 869 Did not answer question]

b. What services should be consolidated? (Check all that apply.)

628 86.7% Street & Roads maintenance
 560 77.5% Parks
 556 76.8% Land use Planning
 503 69.6% Zoning
 460 63.6% Building permits
 382 53.1% City Manager
 526 72.7% Vehicle maintenance
 553 76.5% Centralized purchasing
 118 16.4% Something else. Please Describe: See Appendix B.
 39 5.5% Don't know/No opinion

Q-21. Recently state law was changed to permit the creation of joint planning commissions. Do you think there should be a single PLANNING COMMISSION for the Tri-Communities instead of three separate ones? (Please check one.)

575 68.1% Yes
 172 20.4% No
 97 11.5% Don't know/No opinion
 [25 2.9% of 869 Did not answer question]

Q-22. Recently state law was changed to permit the creation of a joint zoning ordinance. Do you think there should be a single ZONING ORDINANCE for the Tri-Communities instead of three separate ones? (Please check one.)

517 61.4% Yes
 216 25.7% No
 109 12.9% Don't know/No opinion
 [27 3.1% of 869 Did not answer question]

Q-23. Assuming cost efficiencies and tax savings, should the City of Saugatuck, the Village of Douglas, and Saugatuck Township consolidate into a single unit of Government within the next ten years? (Please check one.)

487 57.6% Yes
 243 28.8% No
 115 13.6% Don't know/No opinion
 [24 2.8% of 869 Did not answer question]

Q-24. What do you think the Tri-Communities will look like 10 years from now?

See Appendix B.

Q-25. What do you think is the principal land use issue facing the Tri-Communities that is not being adequately addressed?

See Appendix B.

Q-26. Are you a registered voter in one of the Tri-Communities? (Please circle one.)

| | | |
|-----|-------------|--------------------------|
| 571 | 69.7% | Yes |
| 248 | 30.3% | No |
| [50 | 5.8% of 869 | Did not answer question] |

Q-27. How many years have you resided in the Tri-Communities? (Please check one.)

| | | |
|-----|-----------|--------------------------|
| 47 | 5.6% | Less than 1 year |
| 166 | 19.9% | 1 to 5 years |
| 141 | 16.9% | 6 to 10 years |
| 178 | 21.3% | 11 to 20 years |
| 302 | 36.2% | More than 20 years |
| [35 | 4% of 869 | Did not answer question] |

Q-28. How many more years do you think you will stay in the Tri-Communities? (Please check one.)

| | | |
|-----|-------------|--------------------------|
| 12 | 1.4% | Less than 1 year |
| 37 | 4.4% | 1 to 3 years |
| 117 | 14.0% | 4 to 10 years |
| 556 | 66.6% | More than 10 years |
| 113 | 13.5% | Don't know |
| [34 | 3.9% of 869 | Did not answer question] |

Q-29. How many months of each year do you typically reside in the Tri-Communities?

| | | |
|-----|-------------|--------------------------|
| 14 | 1.7% | 0.00 |
| 14 | 1.7% | 1.00 |
| 1 | 0.1% | 1.50 |
| 26 | 3.3% | 2.00 |
| 2 | 0.2% | 2.50 |
| 44 | 5.4% | 3.00 |
| 10 | 1.2% | 3.50 |
| 1 | 0.1% | 3.75 |
| 33 | 4.1% | 4.00 |
| 2 | 0.2% | 4.50 |
| 11 | 1.4% | 5.00 |
| 2 | 0.2% | 5.50 |
| 50 | 6.2% | 6.00 |
| 2 | 0.2% | 6.50 |
| 9 | 1.1% | 7.00 |
| 12 | 1.5% | 8.00 |
| 3 | 0.4% | 8.50 |
| 9 | 1.1% | 9.00 |
| 18 | 2.2% | 10.00 |
| 2 | 0.2% | 10.50 |
| 11 | 1.4% | 11.00 |
| 1 | 0.1% | 11.50 |
| 534 | 65.8% | 12.00 |
| [58 | 6.7% of 869 | Did not answer question] |

Q-30. Please check each of the following that apply to you.

| | | |
|-----|-------|-------------------------------------------------|
| 831 | 97.8% | Residential property owner |
| 9 | 1.1% | Renter |
| 140 | 16.5% | Own or manage a business in the Tri-communities |

Q-31. Which of the following best represents where you live? (Please check one.)

| | | |
|-----|-------------|--------------------------------------------|
| 85 | 10.4% | On Lake Michigan |
| 72 | 8.8% | On Lake Kalamazoo |
| 87 | 10.6% | On the Kalamazoo River |
| 18 | 2.2% | On Silver Lake |
| 103 | 12.6% | On the hill in Saugatuck |
| 71 | 8.7% | Elsewhere in Saugatuck |
| 29 | 3.5% | In downtown Douglas |
| 129 | 15.7% | Elsewhere in Douglas |
| 68 | 8.3% | In agricultural area of Saugatuck Township |
| 158 | 19.3% | Elsewhere in Saugatuck Township |
| [49 | 5.6% of 869 | Did not answer question] |

Q-32. What is the highest level of education you have finished? (Please check one.)

| | | |
|-----|-------------|-------------------------------|
| 11 | 1.3% | Less than High School |
| 88 | 10.5% | High School graduate |
| 134 | 16.0% | Some college |
| 45 | 5.4% | Associate or technical degree |
| 289 | 34.6% | College graduate |
| 268 | 32.1% | Post graduate degree |
| [34 | 3.9% of 869 | Did not answer question] |

Q-33. What is your sex? (Please circle one.)

| | | |
|-----|-----------|--------------------------|
| 475 | 58.1% | Male |
| 342 | 41.9% | Female |
| [52 | 6% of 869 | Did not answer question] |

Q-34a. What is your employment status? (Please check one.)

| | | |
|-----|-------------|------------------------------------------------------|
| 366 | 43.8% | Employed (Go to part b of this question) |
| 206 | 24.7% | Self employed (Go to part b of this question) |
| 14 | 1.7% | Not employed (Skip to Q-35) |
| 249 | 29.8% | Retired (Skip to Q-35) |
| [34 | 3.9% of 869 | Did not answer question] |

b. In which community are you employed? (Please check one.)

| | | |
|------|--------------|----------------------------------------------|
| 61 | 11.1% | Village of Douglas |
| 72 | 13.1% | City of Saugatuck |
| 26 | 8.4% | Saugatuck Township |
| 102 | 18.5% | Holland area |
| 39 | 7.1% | Grand Rapids area |
| 230 | 41.8% | Someplace else. Please name: See Appendix B. |
| [257 | 29.6% of 869 | Skipped question] |
| [62 | 7.1% of 869 | Did not answer question] |

Q-35. Please check the range that includes the total annual income of your household for this past year.

| | | |
|-----|--------------|--------------------------|
| 42 | 5.4% | Less than \$25,000 |
| 145 | 18.6% | \$25,000 to \$49,999 |
| 169 | 21.7% | \$50,000 to \$74,999 |
| 119 | 15.3% | \$75,000 to \$99,999 |
| 303 | 38.9% | \$100,000 or more |
| [91 | 10.5% of 869 | Did not answer question] |

Once again, thank you for taking the time to complete this survey. Your answers will be very helpful for the Tri-Community Planning Committee.

Appendix B
Responses to Open-Ended Questions

Q3b Something else (to preserve character of Saugatuck City and Douglas Village)

*Limit development of subdivisions & "canned" residential communities
"McMansions" will change character of community. ??? (raising height) also needs to be regulated.

*I think the shop owners downtown should not be under total rule of the Historic Soc.

*Some of the older buildup downtown to be renovated to attract more tourists. *Shuttle service from a main parking area out of town to downtown during peak tourist season.

PRESERVE FARMLAND/ABILITY OF FARMERS TO FARM encourage clustered, high-density communities; preserve/increase shared open green space, mixed use a municipal parking lot or garage is needed

Add greenbelt overlay district. Require building set-backs. Preserve historical district & buildings

Add visitors services downtown i.e.; CVB office

Advertise area as historic destination area. Local government should be more sensitive to business community and come up with BETTER solution to summer parking problems.

All businesses coming in are hi-end wealthy or tourist oriented. We've lost the family oriented small town that Douglas USED to be.

All this must be done COHESIVELY and with common sense. Too many political groups involved

ALLOW LESS BUILDING. DOUGLAS DOES A POOR JOB AT THIS AND IT SEEMS THAT THEY ALLOW ANY KIND OF BUILDING IN ANY SPACE.

Allow township residents decide the fate of the proposed truck stop at M-89 and us196

Allows business owners to function without so many restrictions and expenses

an outline must exist for building review & approval- it should not be subjective review as seems to be today

Architecture + Historical preservation protection of National Resources such as Beach/WaterFront

Areas should be reviewed in Douglas for historic preservation consideration.

As the area grows builders should provide walking/biking paths for incoming residents.

Planning for additional housing should be regulated to provide proper and good facilities as for sewage, water, sparks, maintain the right atmosphere for the tourist

Attempt to keep all development in line

Be consistent+ fair when making decisions in historic district. Too much favoritism is show to people with MONEY.

Better parking is needed in Saugatuck, especially summer weekends

Bike paths. Save lakeshore dunes Protection of TREES ALONG VILLAGE STREETS

Buildings already too large- need shops that are geared towards normal lifestyle

restaurants moderately priced

careful zoning of surrounding area as well --
change is good generally otherwise, stagnation is the option"
Clean up junk yards along Bluestar. Add traffic light at 64th and Bluestar. No garbage or debris in front yards.
Clean up the decrepit housing near downtown-inspect buildings for safety + health
continue building historical knowledge and appreciation
Continue free shuttle services from h.s. parking lot & include elem school & "shults" park (sp)/
Continue the practice of discouraging franchises within the village (city) limits.
continue to keep national chains out, ie Starbucks, McDonalds, etc
continue with the landscaping flowers green space, trees. Require residents to clean up their property so as to not promote an eyesore to tourist & outsiders. Remove unsightly unused non-working vehicles from properties to promote a cleaner environment
continue to maintain local ownership. No franchises
Control commercial development in township areas
Control development
control growth, don't stop it, just make it thoughtful
Control Land use big house big (1 1/2 areas or more for size) lot wastes valuable land
more controlled land use like Summer grove- Wilderness Ridge. With green space + community
Create a process for design review for new construction, decrease density in high density zones
Create more parking at the free public Beach Thank you
Definitely no Historical Districts
DISALLOW SIGNS ON STREET CORNERS INDICATING "HOUSE FOR SALE"
W/ARROW AND ENFORCE SHOULD CONSIDER CONTROLLING SIZE AND PLACEMENT OF ALL REAL ESTATE SIGNS
Do more to encourage activities at the beach, ie, street performers and vendors, wine & beer & better restaurant, etc.
Do not allow artificial surfaces
Do nothing
Don't allow any fast food business such as Macdonald's etc. In the town
DON'T ALLOW LARGE LOTS TO BE SUBDIVIDED INTO SMALL LOTS FOR HOUSING, WHICH INCREASES DENSITY
Don't allow large truck depots or large out of proportion businesses create pollution noise and abnormal traffic. Preserve the rural nature of the city is it exists- moving businesses or keeping business away from vacation areas
Don't allow this great area to disappear in a mess of overbuilding!
Douglas - Center St needs a sidewalk for families to walk SAFELY with children.
Traffic, especially during summertime, makes parents very concerned about children's safety.
Douglas historic preservation committee needs to be formed
Eliminate tourist traffic thru all residential streets, enforce speed limits on roads in Saugatuck. Establish a "one way in - one way out" traffic pattern to eliminate excessive: -tourist vehicular pollution -drive by "gawkers" -speeding students -noise pollution)
Encourage all season (YR) activities +clean commercial industry. Ex Hiking country skiing photography tours weekends computer- insurance- filming company- type

industry Maintain larger lot size and setback requirements Enlarge historic district
Encourage business district employees to park in Saugatuck H.S. lot and shuttle in
during peak season. Instead of parking on main streets.
ENCOURAGE MORE TOURISM
enforce current zoning which is regulated
ENFORCE ORDINANCES NOW IN EFFECT
enforce zoning
Enforce zoning-no campers parked in front lawns; no disabled vehicles in yards; no
residential apartments in (?) /garbages; more green space-attention to parks; begin
bikepath initiative
Establish historic district in Douglas, expand historic district in Saugatuck- HUGE
economic benefit
Expand Historic district -- Same old structures should not be modified externally.
Refrain from regulation that is so tight that it limits creativity & individuality
Expand Historic District
Fake "old" architecture is worse than average new.
Fix roads + support bike paths
FIX THE ROADS, ESPECIALLY IN/OUT OF SAUGATUCK
Get more people to participate in over-all decisions made about zoning & preservation.
Do a better job of educating people that live in the area about benefits of preservation!
Get rid of the "Huge eyesore" on the way into town
good comprehensive plan for design guidelines
GREEN SPACES. TREE-LINED STREETS.
Have a City/Village "statement" which describes the character of the towns so that
those interested in a business on residential development are aware RESTRICT
"CHAIN" BUSINESS VENTURES
Hiring and internationally recognized urban planner for a master plan. These ideas
listed above need to be in concert with a plan, not micro managing or knee jerk
solutions
historic district in Douglas, biking + walking paths
Houses are too high. Not built from ground. Ground built 6 ft high the house built on top
(too high)
I don't mind limitations, but there should be guide books to follow for regulating colors
etc and only go to meetings if you have something different that might be included.
Such as: A list of acceptable paint colors and sign limitations
if you are going to have "design police" pick someone with taste- please not OLD
FUTZY WOMEN
important to preserve historical buildings & nature areas
IMPROVE ROAD'S IN AND OUT OF VILLAGES. BETTER SIGNAGE FOR
SAUGATUCK ENTRANCES.
improve roads in town
Encourage high tech in township areas
increase historical district area
Increase housing stock
Increase lot size requirements for future building, so you don't have overcrowding. Also,
the new condo project on Ferry St next to Lake Kalamazoo is an eye sore: too large, too
many, & the aesthetics of an inner city urban renewal project.

Increase size of Historic area (esp. Douglas)
 Increasing the number of bldgs/shops/etc. doesn't necessarily increase revenue - only summer congestion!
INSTALL BIKE PATHS/SIDEWALKS TO PROVIDE SAFE ALTERNATIVES TO CARS WHEN REPAVING
 Involve downtown businesses in decisions that affect them.
 Keep all chain stores (Wal-mart/McDonald's etc.) OUT. Limit development on subdivisions to preserve woods/green spaces. Provide more public transport.
KEEP BIG COMMERCIAL DEVELOPMENT OUT OF TOWN
 Keep business franchises limited to support small local business owners
 keep Douglas more upscale
 Keep franchises out!!
 Keep improving the mix of quality stores offering unique & interesting & quality products
 -- An upgraded supermarket would be helpful! Is there any way to reduce costs for merchants, which apparently are high because of real estate taxes? A reduction in cost might encourage a "new" mix of merchants. Have you considered a DDA? Please don't blacktop the whole downtown!
 Keep it country not suburban. Keep the large gawdy ugly buildings out of the village. Like Marshall put the big ugly new stuff on the outer edge. Keep out industry or tuck it out of sight.
 Keep it fun
 Keep merchants by lowering rents
 Keep new building from overwhelming service ????. Need careful growth; not "micro-like" growth.
 Keep new buildings' designs within area's historical perspective (no red brick etc)
KEEP OUT BUSINESS "CHAINS"
KEEP OUT CHAIN RESTAURANTS
 Keep out chain restaurants, + Hotels, etc.
 keep out chain stores
 Keep out McDonalds etc. No chains or stores found everywhere else.
 Keep out the "chain" restaurants e.g: McDonalds...Provide local tax incentives
 keep residential zoning residential
 keep the same name of the restaurants
 Keep the villages quaint
 Keep the "TRUCK STOP" gas stations
 Keep Zoning Restrictions from over-populating our small town feel + appeal
 Keeping out "chain" businesses out of the gate-way to our cities. Burger King is an absolute eye-sore!
 leave native plant species in tact and as undisturbed as possible. No more golf courses.
 less restrictions
 Let new construction zoning take place and be change when asked for.
 let the home owner have a choice of materials, color and design of building and have already paid big buck for property and taxes on top, then you want to tell them what color to paint fence, NO WAY
LIMIT ADDITIONS TO NO NON-CONFOMING BLDGS. OR USES
 Limit amount of housing built in the area
 Limit commercialism eliminate police harassment feeling additional interurban hours-

weekend nights do not allow area to become of Holland
 Limit condo/townhome development
LIMIT CONDOMINIUM SITES LIMIT HEIGHTS, NO TRUCK STOPS
 Limit density + Height, Maintain Green space + trees
 limit development in surrounding rural area (township)
 Limit franchises or if they come in on Bluestar have them build buildings that fit character of a beach town
 Limit growth congestion, large PUDs increasing size of towns, tremendously, keeping small town ambience
LIMIT LAKE ACCESS
 Limit low income housing developments - trailer parks, etc.
 limit multi-story buildings that dwarf existing structures + block views
 Limit new development so as to limit "stress" and use of public beaches etc.
LIMIT SPRAWL-CONSERVE GREENSPACE/PARKLAND
 Limit subdivisions-
 Limit the amount of new construction.
 Limit the authority of the Historical commission
 Limit the growth factor. Do not allow fast food restaurants. Preserve the small town quality.
 Limit the total volume of growth through zoning regulations
 Limit the type of business limit the amount of buildings, ex. # of houses, condos, apts.
 Limit # of bus -group arrivals to limit congestion
 Limit/exclude all chain merchants (food merchandise etc) from the area (McDonalds, Burger King etc, Gap, Limited Coles etc, Meijers, Family Fair etc, Menards, Lowes etc)
 Limit/stop condos. Limit development to mid income.
 Limited building of businesses so they are not so tall
 Lower taxes
 Maintain appropriate green space, not too much build out.
 Maintain areas natural beauty i.e. trees, lakes, and wildlife.
 Maintain centralized business & industrial districts
 Maintain Historical Nature of Downtown Douglas and Saugatuck-
 Maintain historical preservation
 Maintain integrity of bldg facades to ensure quaintness remains
 maintain its present character
 Maintain the "no chain store/restaurant" approach or philosophy
 Maintain the historic character of our town
 Maintain waterfront views
 Make people remove trash, old cans, building materials, etc. From front and side yards.
 Have regulations and enforce them on storing cars or boats that don't operate on a regular basis. Clean up the few remaining businesses on Blue Star that are eyesores
MANDATE AND REGULATE PRESERVATION OF GREENSPACE AND PARK/RECREATION AREAS
 Metered Parking-would raise \$ and get people to circulate traffic
 Modular homes should not be allowed except in designated parks; the rural feel of the township need to be better preserved through zoning.
MORE FAMILY/CAUSAL DINING MOVIE THEATER, POOL
 more green space preserved no chain stores don't tear down historic signs or buildings

maybe parking lots by exit's 41- 36 and then bus transit in town -for shopping and dinner- events etc.

More mid-price restaurants better school system

More natural woods and forests by limiting development. The deer are now running in the streets as they have no where to go after being forced out of their natural environment by too much building in the areas of Douglas and Saugatuck. This must stop.

More regionalized planning to insure quality growth and development

MORE SIDEWALKS!

MORE TREES

NEED LEADERSHIP + PROFESSIONAL MANAGEMENT

NEED TO MORE CLOSELY MONITOR DESIGN AND LAYOUT AND DENSITY OF MULTI-FAMILY AND COMMERCIAL DEVELOPMENT FOR EXAMPLE ! The DEVELOPMENT OF FERRY (?) WEST SHORE (?) WAS LOCATED IS AN "ABOMINATION" AND IS TOTALLY OUT OF CHARACTER FOR THE (?)THE DESIGN WITH CHANGES TURNS IT'S BACK ON THE STREET AND IS TOTALLY UNSYMPATHETIC TO NEAR BY IMPROVEMENTS-SOMEBODY WAS ASLEEP ON PLANNING

NEVER ALLOW NATIONAL FRANCHISE BUSINESSES- IE MCDONALDS, PIER ONE, POTTERY BARN, LOWES ETC.

New lots in township need to stay 2.5 acre minimum no more special use condo projects township density to high! Douglas & Saugatuck are fine

No chain restaurants Red Barn Theatre

no chain restaurants or stores

NO CHAIN STORES, NO MINI MALLS, NO HOUSING "TRACTS"- I DON'T WANT TO LIVE IN A MAJOR METRO SUBURBIA!

No design policy please

No fast food establishments

NO fast food or chain stores in the downtown areas-Kilwins should not have gotten in No fast food!

No hi rises, use of non-parallel parking

No mass home sites/apt complex's

NO MORE CONDOS, "GET RID OF THE 5 AM STREET SWEEPER"

No more condo's on Kalamazoo Lake

No more condo's!

Not too many new homes in too small an area

OLD & NEW BUSINESS PROVIDE PARKING

Parking downtown is "Commercial Responsibility" and these businesses should provide & cover costs, etc.

Parking spaces must not be sold or given away via from the city to builders for new projects. It makes our customers parking problem even worst every time this is done Pass dark sky ordinances to prevent light pollution at night! Plus we are losing many trees! Too many are being cut down!

Preserve natural areas, open space and parkland

Preserve New England-colonial flavor of area -- no Wal-Mart, McDonald type things = fewer condo development

Preserve open land. Limit new housing

Preserve open space no more condo developments or condense living
 Preserve some of the older buildings - don't replace with new/modern looking structures.
 Preserve the historical small town character, No More Condo's
 Promote public transportation
PROMOTE YEAR ROUND BUSINESS
 Property tax credits to encourage renovation projects on older property
 Protect our water supply, develop rampage without "real" regard for water quality and quantity. Vinyl siding 3 story buildings ruining the rural character.
 Provide green space in planning/zoning to preserve the park-like atmosphere & to provide an oasis for tourists
 Provide a walking path along Park Stand and road going to Oval Beach in Saugatuck.
 Walking is perilous in some spots.
 Provide arch services to stimulate people to building character of town
PROVIDE MORE OFF -STREET PARKING. Use existing open space and other land options. **DO NOT TEAR DOWN BUILDING FOR PARKING!**
 Provide more stability for those who want to invest
 Provide tax incentives to restore structures with historical significance to original appearance.
 Provide general suggestions. Not mandates
 Preserve historical buildings
 Quit being so damn greedy & try to turn this into little Chicago. There seems to be too much hind site approve everything, then later say oops
 Quit extending water+ river lines- each time repairs more + more but slash development
 Realize that rental properties bring in a good deal of tourist (week at time) sign ordinance for residential areas to small w/ out any variances available
 Rebuild the Pavilion
 Recognize the area is a boating community & have the ??? ??? The community w/ art galleries.
 Reduce freeway noise
 Refuse Big Business moving in. Soon Walmart will knock at your door
 Regulate building if inappropriately large brick structure next to guident "cottages" Stop building from obstructing the view of the river from existing cottages + homes
REGULATE GRADES AT WATCH STORES REBUILD DOWNTOWN SIDEWALKS AND GRADES BUILT IN OLDER NEIGHBORHOODS
 Regulate height of buildings, limit waterfront building, limit multiple family dwellings (condos, etc.)
 Regulate ht of residences no streetscape-other areas have them-no longer unique. No strip malls
 Regulate the appearance on building into town on Blue Star less "souvenir" shops+ more with classy but not necessarily high priced items
 Regulate the materials colors design etc of all commercial buildings & residential Also in the whole tri community area. Blue Star Highway in Douglas from center to I96 looks really crappy. Also Burger King & Holiday Inn & American In should Have Had "Quaint" 19th century Designs-Also, the entrance to Douglas-center. Blue Star is Awful, Power Lines the Back of Demonds etc.
 Restrict design & height to be comparable to existing business

Restrict NOISE from late-night restaurants and bars.

RETAIN CHARACTER WHEN POSSIBLE

Road Conditions are terrible-rough bumps-holes-poor repair-with tax income as much as it is with many homes taxed at a higher level because of non-primary residence-why THIS problem exist.

SET AESTHETIC STANDARDS AND QUALITY BUILDING STANDARDS THAT MUST BE ADHERED TO. IN PLANNING, WORK TO CONSTANTLY UPGRADE AND PRESERVE THE CHARACTER OF ALL NEIGHBORS. DO SOMETHING TO CLEAN UP BLUE STAR HWY. DON'T ALLOW DEVELOPERS TO RAPE THE COMMUNITIES. DEVELOPMENT CAN BE A GREAT THING WHEN THE AESTHETICS OF A COMMUNITY ARE KEPT IN THE FOREFRONT. DEVELOPMENT IS EVIL WHEN DRIVEN BY GREED.

Since history is so important to this area have commission to suggest ways to retain character of each town. So much of what has been going on in Douglas is over the top & not in keeping with the other architecture in the area. See homes & condos on Lake Kalamazoo for another example of the "bigger is better" philosophy.

Size & look of buildings including housing important. Have concerns for business who has changes in view & area due to new building development.

SOME HOW REDUCE GAY ACTIVITIES VERY DETRIMENTAL TO FAMILY specifically limit condo size

Stop allowing the postage stamp size lots

Stop development & loss of natural environment such as wooded areas

Stop telling people what colors materials & design to use. That only serves to stagnate creativity in architecture.

Stop the spread of new subdivisions

Style of building so there is harmony

Support planning commission, historical commission and zoning commission

Support small business -- reject chains

Taxes are so High locals can't live here

The Architecture should be interesting & when the "NEW" structure is not an addition to are historical building- they should not require fake old styles but allows for new historical buildings. Saugatuck is not Colonial Williamsburg

The character of Douglas is gone. My preference is the Douglas of 15-20 years ago

There is so many Rules & Regs. No one knows what one can do. You can do something I can not.

These are punitive, anti business and just poor options

These cute quaint, sleepy towns are being turned into a show case of overpriced, over built homes which in turn raise property tax to a level where the average working class family can not afford to live here.

THINK MORE ABOUT PEOPLE INSTEAD OF TOURIST DOUGLAS.

Too many new homes (BIG) losing its quaintness - starting to look like Chicago suburbs!

Too much Development

Too much regulation. Too many high priced restaurants, art stores clothing etc. Nothing for the young working families taxes are too high, rent are too high. Saugatuck believe they are better than Douglas & Township

Update streets and lighting to be functional but still charming! More landscaping in

village

Use parking lots out of the downtown and offer shuttles. Americans need to walk more anyway! Provide better signage, so people can remember where their car is parked (like naming the lots e.g. Singapore, fat, butter lot, etc)

Use zoning, to limit flag lots that are everywhere. Require minimum frontage on roads. Use zoning to preserve open space and dunes. Preserve public access to dunes, beaches and open space. Eliminate hunting. Support art and cultural organization and events. Continue to keep the streets and sidewalks clean and beautiful with seating areas.

VERY LITTLE CHARACTER STILL EXISTS THE CURRENT "CHARACTER" HAS BEEN DISAPPOINTING, - SPOT ZONING, ZONING FOR PEOPLE WITH SPECIAL INTERESTS AND LACK OF CONSIDERATION FOR EVENLY APPLIED ZONING ENFORCEMENT HAS ERADICATED MOST OF THE "CHARACTER" THAT EXISTED VIGOROUS ENFORCEMENT OF ZONING - NO MORE "DEALS" WITH DEVELOPMENT; DOESN'T MEET ZONING, CAN'T BE BUILT- PERIOD

Water access

We are losing the wooded areas to housing that is much too dense.

We need an attitude change on the part of our leaders. Most people don't think growth is good. Most leaders disagree. We are slowly becoming a mini Holland.

We no longer need to encourage MORE summer visitors. We do not need to become another Disney destination.

Wetland/ Natural areas along river Bike paths bike rentals

What ever it takes

When someone is buying a place for business, have a ???paper list of what business already exist. Have a plan so people don't come in with teh same businesses that are already struggling.

Width - keep small scale street width street width within reasonable limits

WORK TO PRESERVE VISUAL ACCESS TO RIVER.

Would like bike paths

Zoning should have large front and back yard set backs and a ratio of green space to building a 70- 30 ratio?

Q11b Something else (to preserve rural character of Saugatuck Township)

(1) promote local land trust (2) review 1989 "plan" to see how well it has been upheld!

[star] Historic Preservation Strict building rules, no prefab homes

2.5 acre lots no more condo or sub div. Lower DENSITY!

Absolutely no low income housing projects. Do not sell township land for business or housing development.

Acquire and protect properties with natural resource significance

Affordable housing for young families

Allow "rural" local residents affordable lots + homes

ALLOW BUFFER SPACE ALONG MAJOR ROADS AND HAVE PL/D DEVELOPMENT BEHIND THEM

Allow more growth in the city & village. (2)

Attempt to bring in business that is year round so us rural folk can make a living

Ban Billboards

Banish all rec vehicals, boats, construction trucks, motor homes from driveways and front of homes

Better care of Trees along all roads etc.

Bike paths

Bike paths so people can enjoy the beauty.

Bike paths/walking paths along Old Allegan Road to downtown Saugatuck

Block all future new building of any sort

BLUE STAR. KEEP IT FROM BECOMING THE SAME AS APPROACH TO PETOSKY. HOTELS/BILLBOARDS/PARKING/WALMART/...

Building zoning laws to stop high density condos on the water front and overbuilding on small lots (residential homes)

Bury the wires and get rid of the power & phone lines & cable [cable was circled with a slash thru it]

Careful zoning to avoid high density residential housing

Clean up neglected properties and all private junk yards

Clean up eye sore, Litter, abandoned cars, etc.

Clean up junk filled yards

Clean up little + neglected properties

Clean up the look of businesses & limit commercial businesses that don't add to the area

Clean up the use car junk mounds and condemn the fire hazzard building- clean up the paint ball property.

Control lighting or light pollution

Curb development

Curtail any additional modular homes or trailers

Decrease/eliminate close density housing set standards for how many running vehicles discarded household appliance, home running vehicles can be store on property. .Also receive house that need painting + fix up to be done in a certain time period

Design green space in new developments to retain wildlife homes.

Develop historic district for rural areas to preserve character of farms and farmland and open spaces.

Develop more comprehensive plan to include above

Do cluster housing, leaving more open space

Do not allow "wind Mill" slashing of trees as means of trimming

Do not allow acres to be swallowed up by Trophy houses Better land use clustered housing

Do not allow any truck stops in township at the freeway exits. Keep minimum lot sizes for construction

Do not allow small lots. Make a min of 2 acres or more

Don't allow overbuilding of area

Don't overdevelop feasible land.

Don't use strip mall mentality to development, incorporate nature.

Don't widen Old Allegan or 62nd St

Eliminate billboards as much as possible -- NO NEW ONES esp. along I 196

encourage the continuation for farms make sprawl/sub-divisions difficult or impossible to build

Enforce a sign ordinance to limit & regulate signs, limit storage of junk cars
 Enforce existing laws more vigorously or pass new laws if needed, to clean up eyesores
 (commercial & RESIDENTIAL)
ENFORCE EXISTING ORDINANCES
 Enough large developments + subdivisions without developers contributing dollars
 toward improved roads, schools, + other infrastructures
 Ensure that country roads don't fill up with small manufactured homes, especially with
 no landscaping. this is happening already.
 Environmental care
 Establish min. acreage requirement for building sites much like lake town has done
 Establish minimal Lot sizes to prevent High Density Housing
 excluding commercial development + high density housing (i.e. Apartment)
 Find ways to keep major land owners not to sell for development
 Funds from purchase of dev rights
 Gain more control of condo put up in aesthetic terms. Increase lot size to 2 acres for
 new homes.
 Garages & parking to the rear -- Keep the scale, context, & materials the same
 Get rid of junk yards, auto debris, landscape or fence out the eyesores!
 Get rid of the junk yard S of Exit 41
 Have a specific plan to which keeps out big box stores + fast foods
 Improve Old Allegan & 62nd!
 Improve scenic roads i.e OLD ALLEGAN RD
 Improve/repair roads
 In some areas, old and leaning trees should be cut down
 Increase min. required lot size for new construction
 Integrate Bike Paths/ Bus stops + Pad crossing
 Keep "green belt" around Villages
 Keep commercial use out of rural areas
 Keep density and commercial - industrial out of sight
 Keep farms and agriculture blooming- keep and maintain organic. Food belt make if the
 organic cluster of mid west agriculture!!
KEEP IT RURAL MORE FARMLAND
 Keep many natural settings while maintaining them. No truck stop on M-89!
 Keep New England character of towns -- no condos -- chains
KEEP P.V.D'S OUT OF TWP SOUTH OF RIVER, EXCEPT BLUE STAR CORRIDOR
 Keep roads like Old Allegan in better shape without removing trees.
 Keep speed limit down.
 keep township rural, if I wanted more I would have stayed in town-moved to get away
 from all politics & meetings that go nowhere
 Larger lot zoning- restoration of wetlands in the wooded areas
LARGER LOTS TO EASE DENSITY-PROTECT AGRICULTURAL ZONES TO
PROMOTE SMALL FARMS- TREE FARMS NO SAND MINING
LEADERSHIP + MORE PROFESSIONAL MANAGEMENT
 Leave it as is!
 Less signs
 Less sub divisions, no more fast food or chains
 Limit all signage and the amount of illumination

Limit building height in Douglas, get a historical district in Douglas, stop promoting huge lawn and have natural yards not gardens
 Limit building -limit subdivisions
 LIMIT COMMERCIAL & NO INDUSTRY
 Limit commercial construction (including condos), especially on waterfront
 Limit commercial coming
 LIMIT CONDO DEVELOPMENTS
 Limit density of new development more strictly
 LIMIT DENSITY-LARGE LOT SIZE
 Limit development
 Limit development of subdivisions to preserve woods. Add bike paths-Old Allegan Rd & Blue star HWY.
 Limit development, esp. subdivision-type
 Limit expansion of commercial ventures south of exit 36 on Blue Star Hgwy
 Limit franchise business to protect small local business owners.
 Limit growth of strip malls & chain/franchise businesses
 Limit height
 LIMIT HIGH DENSITY HOUSING DEVELOPMENTS
 Limit lot size to 1 1/2 acres
 LIMIT LOT SIZES, DENSITY OF DEVELOPMENT, NO TRACT HOUSING!
 Limit Manufactures Housing
 Limit new building-Increase lot size for building siteLlimit new construction
 Limit new housing (2)
 Limit saturation of subdivisions
 Limit Sub divisions-Require 1-2 acres of land to 1 home
 Limit subdivisions
 Limit the overdevelopment of Douglas. More GREEN SPACE
 Limit the ugly mobile home type buildings
 Limit tree clearing along roads
 LITTER PICKUP LOWER SPEED LIMITS, BIKE PATHS AROUND TREES UNSE
 PROPERTY ALONG 63RD STREET FOR A NATURE PARK
 Low density in housing developments
 LOW DENSITY. KEEP APTS AND OTHER HIGH DENSITY ON BLUE STAR AND
 OUT OF NEIGHBORHOODS. MINIMUM LOT SIZES.
 Lower speed limit on Blue Star
 Maintain large minimum lot sizes for homes
 Maintain low speed limit
 Make a more strict law to clean up properties on Old Allegan Rd.
 Make existing Residents clean up their yards-pick up of properties.
 Make garages set back. Stop tearing down barns, get strong design review, stop
 "bending zoning," get ordinances in order, PLAN AHEAD.
 Make people clean up yards - no eyesores
 Make sure ordinances control set backs
 More green space between lots
 More pedestrian + bike friendly
 Nature plants and wildflowers
 No Artificial surfaces on Homes!

No chain restaurants, Wal-Mart's, no truck stops!
 no large condominium development
 No mobile home parks
 No more condo's!
 No more development on Blue Star
 No more developments
 NO MORE GOLF COURSES WE HAVE MORE THAN ENOUGH! WE DO NOT NEED TO USE UP PRECIOUS LAND FOR THIS WHEN THERE ARE SO MANY AS IT IS!
 NO MORE HOMES ON WHEELS, a macf home is still a trailer to me
 No tract/high density housing
 Not so many homes
 Obtain both Denison Parcel, maintain open and green space
 PAVE SOME OF THEM
 PICNIC AREAS, EMERGENCY PHONES
 Place rails along side of deep ditches
 Plant more trees on residential streets
 Please change the density of land cut up from 2.5 acres to 5 acres + prevent the high density that is occurring + will change the rural township
 Please consider (strongly) the granting of home occupation special use permits
 Preserve farmland/ability of farmers to farm. Discourage lawns and golf courses
 Preserve local farming + wineries
 Preserve natural areas, open space and parklands
 Preserve open space, protect farms, no high density developments control junk cars & trash houses
 Preserve the natural environment for the animals = the aesethtic value of the property
 Prohibit billboards
 Promote agricultural uses
 Promote more recreational use for tourists, like cross-country skiing on good trails
 promoting dark sky ordinances to limit night light pollution
 Protect Saugatuck Dunes State Park -Although Not in Saug. Twp is close to make impact-
 Provide bike paths/walking trails in the area
 Provide more walking/ Bike paths to help reduce automobile traffic
 preserve farm land - restrict development
 Quit allowing subdivisions
 Quit method of Sub division now 2.5 acres- raise to 5 acres on sub division + get rid of the commerciall oriented planning com
 Reduce size of newly built houses
 REGULATE SOME+GRADE OF HOUSES. KEEP PAST OF BLUE STAR AGE- RES.
 Remember Saugatuck area called "Cape Cod of Midwest"
 Remove "Deaf Child" sign
 Repave old Allegan road (2)
 Repaving Old Allegan Rd east of Blue Star Highway -- DO NOT widen & remove trees!
 REPLANT LAKESHORE DR WHERE MANY TREES WERE CUT NECESSARILY
 Require development site plans which screen structures from view along county roads
 Require that new homes have some trees the number of pre-fabricated homes being built on farm land is disturbing.

Residential Development too dense. The natural beauty of the area is being destroyed.
Regulate Commercial Signage by Real Estate "Development" so it is more charming
RESTRICT THE DENSITY OF HOMES AND DEVELOPMENT
Restrict amt of vehicles in front of homes, and unused or non operating clutter in front of homes or businesses.
Restrict home size/increase lot size-look at Lake town policies
RESTRICT MOBILE HOME/TRAILER PARK DEVELOPMENT UTILIZING COMMUNITY SEPTIC SYSTEMS
RESTRICT NEW CONDO DEVELOPMENT!
Retain agriculture zoning label-home lots must be 2.5 acres each. Make it only somewhat profitable to developers. No gouging/glutton developments
Retain green spaces- don't allow Blue Star to be filled with strip malls and retail "giants"
Retain some orchards and open space
Rezone Bluestar so that it is not all commercial north of the Kalamazoo River -- There are non-commercial areas that should be preserved
Roadside trimming should not be done with that brush hog leaving everything an ugly shredded mess
See that zoning laws that are on the books are made to be enforced.
Smaller family homes - available for younger families with children.
Smaller homes larger lots
Smart zoning
STOP ALLOWING EXPANSION JUST FOR THE SAKE OF EXPANSION.
Stop developing invest in land
STOP DEVELOPMENT ON TING LOTS-ZONE LIKE LAKETOWN TOWNSHIP
Stop new subdivisions
Stop trimming of roadside trees and shrubs that leave ugly shredded stubs
Strictly enforce zoning regulations regarding blight - clean up neglected and run down properties.
Strongly restrict the home occupation special use permits
Support rural life styles + incomes- limit rural development, reward agriculture
That people work together on projects
THE RURAL HAS ALREADY BEEN RUINED
They already destroyed my road with pavement, over 1000 trees gone
Too many businesses with old beat-up cars and junk cluttering properties and obvious "eye-sore" to residents and tourists-encourage clean up!!
Tougher zoning laws
Trees along road sides are a safety hazzard location of your home should be your choice
Trim Trees along some country roads edge of Road in wooded area/more attention to accident prone intersections
Try to make all roads smoother
Uniform home set back within a neighborhood or area. Look how bad corner of M89 & 66 st. looks.
Would prefer more cluster development and woods, farm land preservation
Zone all land outside of Douglas as agricultural
ZONE PROPERTY SO NON-RURAL USES ARE CONCENTRATED IN CERTAIN AREAS

Zoning (3)

ZONING INCENTIVES FOR PEOPLE WHO WOULD KEEP HOUSES, ETC. RESTORE A FARM

Zoning laws for Saug. Township mobile homes and sub standard construction, fencing, etc.

Zoning limits size homes

Zoning restrictions on (?) subdivisions, requiring 3-5 acre (?) at minimum

Zoning should require extensive landscaping along Blue Star & large developes should be screened from road.

Zoning so double-wides can't be put within the township.

Q12bf Something else (to protect farmland and green space)

Developers pay for extension of sewer + waster-ask them!

Add Bike/pedestrian paths- esp. Old Allegan Rd. + Blue Star

Adopt a "no growth" attitude

Again, stop those small manufactured homes, or limit them

Aggressive campaign to plant trees and retain areas. (provide incentives)

Aggressive purchase/ procure and preserve natural areas and open space for parkland as Ottawa Co. is doing

All the above are very IMPORTANT do it now before its too late!

Apply a. to all development

as stated above limit sub-division to 5 acres- do away with 2.5 acres SUB-DIVISION

Ban bill boards

Better zoning for Land development

Bike path mileage Land acquisition mileage both 4/5 yr voted mileages

Bike paths on Wiley Rd to L. Michigan- loops out widely to 130th back on 66th

Pedestrian/bike access through "washout" No to water treatment plant in state park

Bike paths on Wiley Rd. to L. Michigan - loops out Wiley to 130th back on 66th. No to water treatment plant in state park. Pedestrian/ bike access through "washout"

Bike paths. Use easements you have!

Building bike paths along roads

Change zoning to 5 acres lot minimums

Cluster housing to retain green space

Comprehensive planning with strong zoning ordinances. Then follow above!!

Encourage commercial development but with zoning for green space

enforce ordinances against abandoned cars, buildings etc.

enforce property & building up keep

Extend public sewers to residential areas in township.

give farmer a tax break

going back to 2.5 we approved 5 years ago!!!! I own 40 acres no more high density unless THOUGHT THROUGH!

Groom or care for what we already have

I grew up, and the influx of development has destroyed all the character

I like all your ideas change zoning from 2.5 acres to 5 acres in order to do some more business men-developed from the planning commission-re-Joe Milakers

Identify "great" views NOW. Work to protect them. Protect the wetland. Limit development that will damage what is already here.

if you want a green area it should be purchased; by the ones who want it incentives to people to NOT develop land.

Increase lot size requirements, limit condo developments.

Increase zoning restriction. This will slow residential development and improve overall quality of new homes.

Joint effort between local units of govt. Land conservancies and donors.

Keep & allow more growth in the city & village

Keep + Allow more growth in the city + village

KEEP COMMERCIAL OFF OUR DID OF M-89

Keep same as is

Learn from Ann Arbor; Portland or Boulder, Co.

Let people who own their keep the right to use it within present guidelines. Also combine the governments of the 3 municipalities

LET THE PEOPLE THAT ON LAND DEVELOP WHAT THEY BOUGHT LAND FOR

Limit building at scenic water edges.

Limit commercial use

limit commercial development to blue star/ M-19 condos

Limit development at interstate interchanges to light commercial except exit 41

Limit high density housing

LIMIT HIGH DENSITY HOUSING DEVELOPMENTS

Limit housing developments

Limit new construction

Limit saturation of subdivisions

Limit subdivisions

Limit subdivisions of existing property

Limit the amount of junk vehicles seen from roads

Limit water & sewer south of river except for Blue star, No PVD's in other areas

Limited planning commissions from being real estate agents!!!

Lower taxes on farm land make it profit for farmers to stay/ and not not changing housed allow dwelling on farm land

make farmers go organic. What is best for tourist and the solution

More park land bought and utilized.

More public participation + awareness of these services and proposals

Natural Beauty Road Designation

No development after purchase

No more subdivisions- no more over development limit no. of homes to higher acreage

NO TRUCK STOP AT EXIST 34 NORTH

no walk zone farther than city limits or Kalamazoo river north downstream in Twp. Area past city limit for sake of homes on river N. of town of Saug.

Please keep chain restaurants and stores out (TACKY) Thank you

preservation nature is the key to a beautiful community local - not big business!

Private sector developments with guidelines

Prohibit billboards

PROMOTE FARMING + GARDENS

promoting Dark sky limiting light pollution

Put farms south of Holland & keep green by the Kazoo Pines.
Reduce signs
Require developers to donate land for green space on any project of 4 or more units
REQUIRE DEVELOPERS TO PURCHASE AN EQUIVALENT AMOUNT OF
PROPERTY TO BE DEDICATED TO GREEN SPACE
Restrict Hunting
Saugatuck TWP is not a farming community
Secure Denison Properties for parkland & expand Saug. Dunes State Park
South Saugatuck Township has Limited H2O Resources Keep Building down
STOP EXPANDING
SUPPORT-TRAIN- ENCOURAGE OFFICIALS IN ENVIRONMENTAL SENSITIVITY
TAX BREAK FOR BUYING THE OLD INSTEAD OF BLDG NEW
Tax Break on Under developed rural land
too many areas face contaminated water
Try to keep the schools small town
zone land for farming
Zoning Keep Larger Parcels-
zoning laws on Blue Star to clean up clutter & messy businesses
Zoning should REQUIRE development to be screened by landscaping along roads.
zoning: restrict development

Q14g Something else (Another type of needed job growth)

a kid+ teen dance pub/child day care
Agricultural
antique mall
any jobs
anything
anything for year round local jobs -not tourism based!
artisans farmers market/liberal arts college or community college
arts & crafts Industry
Arts/recreation
blue collar work for Ex Johnson controls workers
broad base
Businesses catering to younger and more mid class families
clean home based
DEVELOP THE FRINGES, PRESERVE THE VILLAGES
Encourage life science businesses
entertainment Based Business
fast food convenience store 2nd supermarket
Fast Food Restaurants or businesses for teenagers to work at
fast food restaurants: Pizza Hut; KC; Taco Bell, etc.
GO TO HOLLAND
grocery store
Healthcare
High end resort community doesn't mix well with job growth
higher education

industrial
keep it all the same
kids center.- Recr. Area, etc.
like to see things level off for a while
LIMIT FAST FOOD BUSINESS
low environmental impact + high wages
marina expansion
Marine oriented, boat building
MD's that accept Medicare Assignments
medical + dental sewer
medical + social services
medical care
MEDICAL FAC.
more (12 month) jobs in area
More higher education opportunities
More Jobs
movie theatre w/ new releases. Use a room in the Saug. Arts Center for a skateboard park, so kids don't have to skate in parking lots or on the streets/sidewalk
Need some year around light industry
NEED TO DEVELOP SMALL MEETING/CONVENTION BUSINESS!!!
NEW GROCERY STORE
News supermarket food
organic farms food processing facilities
Promote small business ownership
Recreation
recreation in winter time - country ski races
service & housing for elders
social services
social services health art
SOME FREE ENTERTAINMENT FOR TOURISTS LIKE SQUARE DANCES AT THE TENNIS COURTS. (WEEKLY)
something connected to arts such as a center for filmmaking
the community is not established for new job growth
Truck Stop New @ exit 34 or 36
Use common sense
We need good paying jobs - not \$7.00 a hour jobs
were largely a bedroom community + tourist oriented
WHATEVER Works in this economy

Q16 Something else (to meet housing need)

\$300,000 AND MORE IS OUT OF LINE OUR KIDS CAN NOT BYE HOMES HEAR
* Redi-cut houses do not become "trailer parks" & depreciate as rapidly as some manufactured homes- they should be allowed in residentially zoned areas
**Only for employees of that particular establishment
1 1/2 acre site-large land area-large house Housing an issue in every community-not unique to this area, low interests-increase housing costs-out of control by local

community

A solution is needed for workers in the community. This is a challenging questions.

adopt a "no new growth" attitude and enforce it

Allow low rent appt to be built but kept clean & neat.

Allow MiRo property to be developed as planned> 200k homes

allow more zoning for multi unit properties 3 plexes + 4 plexes

allow muli plex appt.

Along with permitting higher density, great a PUD for affordable house-perhaps 50% under \$150,000 50% under \$200,000

although it is needed to provide affordable housing it should be done with discretion and wise development. Don't ruin the value of homes now+ in the future will be developed

Any of this type of housing should go in township, not Douglas or Saugatuck

Apartments within the township

Because of taxation there will never be affordable housing in the tri-communities

building villages not sprawl-building communities not look a like sub-divisions

Charge landlords (seasonal ones anyway) some tax or make it harder for visiting vacationers who live elsewhere the rest of the year

clean up the "junk yards" Allegan County!

cluster development to preserve open space

COMMUTE FROM HOLLAND LOCATION

COMMUTE LIKE ALL THE REST OF US DID WHEN WE COULDN'T AFFORD IT

CREATE AN "AESTHETIC" DEVELOPMENT IN THE TOWNSHIP. KEEP IT OUT OF

THE VILLAGES. MAKE SURE IT FITS IN WITH THE OVERALL LOOK OF

SAUGATUCK/DOUGLAS. PEOPLE DON'T WANT VACATION IN A CITY

ATMOSPHERE. IF THEY DO THEY GO TO NYC OR CHICAGO NOT HERE. LET'S

BEGIN TO GET SMART!

do not reduce the minimum lot size

Don't reduce any lot sizes we voted for 2.5 and it has gone by wayside for money reasons

Don't want low cost housing

Employee Housing for all tourist related jobs. Discount Apts. Etc. (Aspen Co has made this very affordable)

Encourage Board of appeals to look closely at impact + needs of each appeal. Some exceptions can be acceptable and would have no impact. On the health and safety of the community now or in the future.

Encourage builders to build small starter homes for this market

Encourage church-related, build central housing projects; mixed age use, cooperation encourage housing developments w/ more affordable homes for the starter families.

Encourage AFFORDABLE apartments some where. The downtowns won't work for that because the property cost is too high

Encourage utilities especially Natural Gas to expand Service Area

Encourage the banks to make low down payment loans to deserving families working in the community (township)

Financing programs for first-time home buyers

histonc perservation- single family homes, no mobile or manufactured homes, strict building rules

Holland and Fennville provide low cost housing- that should be expanded

Housing costs reflect the influence out of state money (Chicago+ St Louis) this needs to change for permanent residents
Housing mix moderate, \$250,000 bracket, one-floor condos, for year round residence.
Mix Tred proven healthier culture.
I Don't to see high density housing of low-income designation
I DON'T THINK THIS IS AN ISSUE.
I think housing in this area is unreasonably high. Young families cannot buy homes here. Lower prices!
If housing were affordable for "young families" & employees of local businesses" would it not also be more affordable for people seeking vacation houses in the area. And who do we think would get the property?
Keep mobile homes in designated parks. ONLY
Keep rural subdivisions increase 2.5 acres to 5 acres when sub-dividing-increase land availability to preserve water, wetlands + keep township rural.
Keep to Rate Low- Help for Home Byers
Lauier property taxes + combine the 3 ? Of government into one for the tri-communities for non-homesteads in Douglas + Saugatuck is OUTRAGEOUS
Let people have there own choices-no Gov needed
low cost housing/ apartment within walking distance of downtown areas + businesses.
Lower property taxes
lower taxes
Lower the Tax Base Rates
Make it more of a viable community AND MUCH LESS A RESORT. When tourists go home it would be nice to have a reason to live here. Quality of life in Saugatuck Twp is poor.
Make lots not so expensive so people can build a nice house on a lot
Manufactured homes on at least an acre lot or duplexes
Manufactured housing does not have to be stereotypically cheap looking - combined w/ careful DESIGN REVIEW it may be possible to develop such housing in harmony with the local rural village character. Do NOT proliferate suburbia - design issue.
Most older homes are JUNKY & Depilidated NOT Historical
need home that mid income can afford -- not everyone is a MILLIONARE
Need jobs first before worry about housing
No more condo's!
Not too many manufactured homes or trailers please!
Ok..but each mobile home more than postage stamp to live on
out of immediate towns - develop housing served by interurban good for older people and younger working in town but lowers real estate costs
PLANNED DEVELOPMENT WITH HIGH DENSIT Y PROTECTED GREEN SPACE ON PERMITERS
premise wrong- in a tourist area- rentals are unaffordable during summer
Promote job training + education so that locals can obtain better paying jobs nearby
Promote smaller but well designed, attractive affordable housing
Put the affordable housing just South of Holland!
Quit raising property tax to the point that no one can afford to live here. Don't destroy the beautiful area by cramming as many people as possible into a piece of property.
Keep the lots large + spacious so we have a quality of life.

Realistic prices on Real Estate

reduce required acreage to split/build homes

Reduce square footage building requirement to allow for 600-800 sq.ft. in selected areas.

Reduce tax millage

remove height restriction of 28 feet in Saugatuck & Douglas allowing higher density to 35 feet.

Remove height restrictions and change to 35 feet

Reside outside of primary tourist -downtown areas

RESTRICT HOUSING DENSITY-PURCHASE/MAILING/ EXISTING GREEN SPACES FOR/BY PUBLIC

Re-vamp old buildings into new apartment spaces.

Site Condo's & land preservation as an aspect of plan

TAKE BROWN FIELDS OR MARGINAL LAND IN SECONDARY AREAS AND GIVE DEVELOPED INCENTIVES TO BUILD AFFORDABLE HOUSING (DENSITY, ETC.)

Tax breaks or incentives to apartment owners who offer housing within given guidelines.

Again, not only has the cost of housing skyrocketed in this area, but along with that, so has property taxes.

THE OFF SEASON RENTAL MARKET IS STILL VERRY WEAK? 7 MILES IS AN ACCEPTABLE COMMUTE.

The township needs more house between the 150,000-200,000 range. I would be in favor of a sub-division if it was done with thought and responsibility. Conserve the trees that would be cut down, not a development put in the middle of a field, blend it in to the surroundings, etc.

This needs careful scrutiny regarding size, services, etc, so it doesn't change character

This needs to be well thought out or the quality of life here that makes the area unique will be endangered.

Utilize existing structures for housing to limit growth

We don't want to encourage low income housing - ??? Something needs to be available for lg. Families that the average person can afford.

Q18w Something else (Another service Tri-Communities should increase or add)

"LAZY LITTLE TOWN"

a beautification commission for Blue star

A BETTER UNIFIED PLAN FOR THE COMMUNITY THAT IS SENSITIVE TO THE RESOURCES AND UNIQUE CHARACTER OF THIS AREA. PARKING CAN NOT DESTROY THE VILLAGES VISUALLY. DON'T ALLOW "BIGFOOTS" THAT DETRACT FROM THE VISTAS. KNOW AHEAD OF TIME WHAT YOU WANT THE COMMUNITY TO LOOK LIKE 50 YEARS FROM NOW. DON'T LEAVE IT TO SELFISH DEVELOPERS.

a tree committee protecting our township trees- permit needed before any tree could be destroyed

ADD/REPLACE TREES

Basically taxes are outrageous as it is!!!

Better township roads!!!

Better transport to Holland for seniors that do not drive! -- Inter community transportation system!
Better utilize the current tax base and encourage growth.
bike path to oral
Children/Teen park (skateboarding?)
CLOSE THE INTER URBAN DOWN , AS IT IS RUN NOW. Get rid of high cost of management. Too much overlapping. Why 2 many buses. Senior volunteers could do much better
combine the three Municipalities
Combined all services & boards Road, police, 1 mayor/supervisors for all three one clerk-fire all township employee's & board members-they are the ones wasting money w/ no education on how to run a township clerk should attend (AA) and do less bar room talk
community rec. facilities should be tied in w/schools
Consolidation of tri-community governments & services into one body
Do not increase
don't increase property taxes
Don't Need More Taxes
Douglas "streetscape beautification project" do not want decorative pavement and fancy lighting- this is a small rural town.
Dredge+ mark Channel for Water Depth
DREDGIN OF KALAMAZOO LAKE NO WAKE ZONE BOATS 20 FT AND LARGER
dredging of low water areas
-enforcing ticketing of speed limit violaters -closing residential streets to out of town traffic -eliminating rental homes in residential areas
Enough tax's
Family oriented-activities
Have Gray hound bus stop downtown Saugatuck going to Chicago
hire an ARBORIST-need to protect trees from outside control.
Historic Commissions *These agencies are currently over funded for the size of the community.
home waste sewers
I favor having one government body to govern all three organizations. The savings and effectiveness would offset the cost of the above.
I feel that the fire house is big enough. The police are in this small building.
I lived here 3 years and I think tri communities is doing a great job. I do think that on police and one fire department probably in one location could handle both Saugatuck + Douglas needs- not two separate ones. Wouldn't that save tax payers money?
ice rink
INCREASE SCHOOL DISTRICT TO WITHIN TRICOMMUNITIES
Items vary greatly from community to community good in City - poor in village. unsure in Twp.
kids/teen dance pub hangout/ daycare center for
Lake Michigan Water (2)
Less Government overlap
Mail delivery (2)
Merge services to Reduce taxes- why have 3 different governments

More public restrooms
More public transport! Limit all auto traffic in downtown areas-(mackinaw)Making more parking will only lead to MORE cars-that's not the solution!
My taxes are already ridiculously high by any standard. Don't raise them further.
need to merge more municipal services- 1 mgr., 1 clerk, etc
no increase in taxes for any thing
NO MORE TAXES!
No more taxes!
no raise in **** property taxes even if giving extra services
NO SUBSTANTIAL NEW TAXES BECAUSE WE CAN BARELY PAY REALSTATE TAXES NOW
nothing if it means higher tax's combine the governments into 1
Our roads are in horrible shape Bike/pedestrian paths
OUT OF STATE HOME OWNER, TAXES VERY HIGH
Police presence downtown Douglas adds to character. Don't move
Pro tourism, against industrial growth, will hurt tourism
Property taxes are enormous!!! Current taxes SHOULD support all items except g, m, r.
If 3 communities were combined, we could afford basic services & more!
PROTECT HEALTH OF SCHOOLS
Public Sewers
Purchase of Dennison Property!
purchase/ procedure and preserve natural areas
REALLY , AN INCREASE IN PROPERTY TAXES IS LUDICROUS- THE TAX BASE GROWS ALL THE TIME WITH NEW CONSTRUCTION A BETTER USE OF EXISTING TAXES WOULD BE PRUDENT AND REFLECTIVE. WHY DO YOU WANT TO PRESUME AN INCREASE IN TAXATION IS NECESSARY FOR SERVICE?
ROAD MAINTENANCE
Saugatuck seems to be doing an excellent job with most of these services-
School bus garage (park inside)
Senior center-partnership w/Holland
SENIORS DO NOT HAVE ANY MORE MONEY FOR TAX INCREASES.
Short-term public boat mooring in town
Smoking containers
Strictly enforce zoning laws
Taxes are already too high
Taxes are beyond belief now!
Taxes are to high here now, find a better way to manage money/ or change business.
More taxes
Taxes are too high now!
The cities do a great jog on these services. I Don't believe these services are important to the township residents other than visiting the "Down Towns"
The taxes are so high we may have to sell our home of 55 years!
Too Idiosyncratic + erratic
Township Police Protection Allegan County Sheriff is inadequate
walking paths
Water & sewer service in densely populated areas of township & Village where it is needed!

We DO NOT NEED TAX INCREASES!

we have too many parks!

WE PAY ENOUGH TAXES AS IT IS

WOULDN'T WANT TO INCREASE TAXES FOR ANYTHING ABOVE.

you keep asking about industrial park- I am in favor of creating year round jogs, but I don't know if I can support this concept until something is proposed

You mismanage the money you already have. Do we really need 6 police cars - police SUV - police motorcycle. An overpaid fire chief that allowed the hydrants to malfunction. Our taxes are too high right now.

youth center

Q20b Something else (Another service to consolidate)

all

All government and their in ??? Should be combined.

all government functions

ALL GOVERNMENT FUNCTIONS COUNCIL- BOARDS- ETC

ALL GOVT SERVICES!

ALL of these!!

All options should be considered

All services should be consolidated for efficiency & of course less government saves money??\$\$

Any & all Services - Too much ??? Of Local Government

ANY ITEMS THAT WILL SAVE ON TAXES!

anything and everything

Anything to SAVE money

Art Galleries we need No more, we need residential things !!

At this time the three communities seem to have very different philosophies- the twp.

Wants development -Douglas wants up-scaling, Saugatuck wants preservation cheaper- why duplicate services

Combine all local Gov't !!!!

COMBINE ONLY Saugatuck & Douglas at this time

Combine services only when each community is willing to pay its share in taxes

Combined population of <10,000 a combination for all areas - cost effective

Complete governmental consolidation under 1 City government.

Consolidate & reduce police depts in all 3 areas

Consolidate all - DO NOT need 3-govts for 4,500 people!!

consolidate all change names to sag-douglas-

continued consolidation of all public services offered by Saugatuck + Douglas

Don't Know that much, but whatever is humanly possible

Don't Know that much, but whatever is humanly possible

electrical officials

Every aspect - the three should be combined entirely!!

Everything (2)

Everything -- would stop hassles & cost less.

EVERYTHING ELSE

everything- I commit my I rep for every 500 people
EVERYTHING!!
Expansion of L Mich Barh + Dune Kal R. Water Protection + watershed
Fire & Police
fire department +police department
fire police
GARBAGE
garbage collection
GO O CHARTER TOWNSHIP
Greater (metro) Saugatuck/Douglas
Having Police take over township & have township move state to other side of Douglas,
Bus service should be private owned
How about fourth of July fireworks? It seemed rather silly watching Saugatuck AND
Douglas' fireworks at the same time.
KEEP A LOT BUT WORK FOR EFFICIENCY
keep police combined
Less pay out for salaries & Better down sized government-& maybe a little less of
Library
Mayors/city counsel.
merge Douglas & Saugatuck into one single municipal body!!!
Most crucial is zoning-One for area. .Too many Boards in area! Saugatuck City
consolidated w/Douglas-once it's a City. Twp lack infrastructure + could burden
taxpayers in Saug + Dgls.
Needs of city of Saugatuck and village of Douglas are more aligned or more suitable to
be consolidated than out lying areas of the township water needs should be
consolidated with all three
NOT SURE,; THINK MOST SHOULD BE CONSOLIDATED
One of every thing
One Tri-Community Government for all three communities
ONE ZONING ADMINISTRATOR FOR ALL 3 COMMUNITIES
Police (3)
Police & Fire (6)
police & fire protection
Police _ fire protection from one source
POLICE + FIRE
POLICE + FIRE ALREADY DONE IS GOOD ALSO WATER + SEWER IS GOOD
Police cover township, too
Police, all public services
Police, fire, clerical, voting,
Police/Fire/Local Gov'ts
police/fire/recycling
Police-Fire Dep't-water/sewer
police-fire-water
Public transport/Bike Paths
PUBLIC WORKS, GOV'T ADMINISTRATION, TAX ASSESSMENT
Saugatuck Township should not come under village & city ordinances
Saugatuck township should participate will or partially in police

Select one representative from each community to service all
 Should leave this up to experts in planning + input from residents in area
 smaller police force
 Smaller Police Force
 Tax collection, election records
 The communities should be merged into one government.
 There's only 2300 people BETWEEN THE 2 COMMUNITIES!
 To have 3 separate governing units for the population size seems inefficient and
 wasteful.
 VILLAGE + CITY Should consolidate townships is too different
 Water-no more arguing over water!
 WAY TOO MUCH POLICE GIVING TICKETS ON BLUE STAR HWY BAD FOR
 TOURISM
 WE DON'T NEE TO PAY 3 GOVERNMENTS
 We should be one united community
 Why Do We Need 3 of everything For Only 5000 people? If We Had 1 we could all pay
 lower taxes AND have better services-1 mayor, 1 city hall etc.
 Why don't we now?
 Why double up anything!
 Why duplicate services? Small area of land can be easily administered by 1 body

Q24: What do you think the Tri-Communities will look like 10 years from now?

(arrow up) tourism
 ? (11)
 ? What we decide beautiful service
 ? Who knows --
 ?? No Opinion
 ???, more parking
 1. Continued recreation destination 2. Satellite community of Holland
 1. More tourist growth 2. Tri-Comm. Will be one govt.
 1.) I BELIEVE IT IS NOT GOOD POLICY FOR THE TOWNSHIP TO PROMOTE
 CHEAP/AFFORDABLE HOUSING. WHY LOWER EVERYONE'S PROPERTY VALUE
 WHEN DOING SO? IF BUSINESS OWNERS WANT MORE AFFORDABLE HOUSING
 FOR THEIR EMPLOYEES, THEY SHOULD PAY THEM MORE THAN A MINIMUM
 WAGE 3.) TINY LOT SIZES MEANS TINY HOUSES. WHY CAN'T WE ZONE NEW
 CONSTRUCTION SIMILAR TO LAKETOWN TOWNSHIP? 4.) IF THE TOWNSHIP
 WANTS TO BECOME A MORE BEAUTIFUL PLACE TO LIVE, THEN ENFORCE OR
 PASS LAWS THAT DISCOURAGE DISREPAIRED BUILDINGS + ABANDONED
 CARS. DRIVE DOWN OLD ALLEGAND ROAD + COUNT THE NUMBER OF
 ABANDONED VEHICLES. LOOK AT THE TRASH. HOW MANY DEAD TREES LINE
 OLD ALLEGAN? THEN GO NORTH ON 63RD + LOOK AT THE JUNK BUILDINGS.
 ONE HOUSE HAS AN ATTACHED GARAGE THAT IS FALLING DOWN! HOW SAFE
 IS THAT?!! 4) SPEAKING OF SAFE, OLD ALLEGAN ROAD IS THE MOST UNSAFE
 ROAD IN THE AREA. IT IS BADLY CROWNED WITH NO SHOULDER. THE GULLY
 IS DANGEROUS WHEN ICY & THE CURVES ARE NOT DESIGNED FOR 45 MPH

TRAFFIC. THE ROAD IS ABSOLUTELY UNSAFE FOR PEDESTRIANS, ESPECIALLY KIDS ON BIKES YET THE TOWNSHIP LETS COMPANIES LIKE --- AND OTHERS BUILD SUBDIVISIONS WITH NOT A SINGLE IMPROVEMENT TO OLD ALLEGAN ROAD EXCEPT TO FILL IN ANOTHER POT HOLE. THIS NEGLECT IS BAD POLICY & LIVES ARE IN DANGER DUE TO THE INCREASED RESIDENTIAL TRAFFIC. OLD ALLEGAN MUST BE ADDRESSED!

1.5 X larger

2 times Larger

2 VILLAGES, ONE GOVT, GROWING ECONOMY WITH INDUSTRY+ HOUSING

OPPORTUNITIES FOR ALL CLEAN UP THE Blue Star Hwy

20% ^ POPULATION BETTER SERVICE BETTER SHOPPING

50 to 100% increase in population, place for families to work. More retirement Focus on the "art," and food service

50% or the board are weak and don't follow the rules or good management or business.

Combining or boards could take us backward if not done right!

a big city

A BUNCH OF SMALL GROUPS EACH DOING THEIR OWN PERSONAL AGENDAS

a community meeting the needs of all ages of a growing population- need to focus on

the health + fitness of the community members to encourage a growing community tht

can survive that changing population increases and needs

A community that has planned for growth & managed it. A community of good roads

(esp. OLD ALLEGAN) and safe roads for everyone. The population will grow -- there is

no doubt of it. For that reason consolidation of services & zoning will benefit all of us

A DUMP IF YOU DON'T CLEAN UP THE KALAMAZOO RIVER!

A few new small business, more housing and hope-more appealing area to live.

A mess if left to the three governments

a mess. It will look like we live in Chicago

A NICE PLACE TO LIVE ITS CLOSE TO SCHOOL TO STORES TO CHURCH

A place where everyone can get along

A place where tourists from the big cities don't have the quaintness of our area.

Touristy - but subtly!

A retirement area and a family vacation area

A single community without mini- power struggles

a single economic unity west of I-196

a single government unit surviving the citizens at an average tax rate of 26 mills not 42!

A slightly larger, more efficient operating version of its currently unique self.

A stable lakeshore community - continuing to develop important summer destination -

part time residents and tourists small support industries and light manufacturing area

A sub of Holland & South Haven.

A suburb of Grand Rapids due to amount of development.

a thriving, unique, small tourist destination

A Tourist destination drawing from MI, OH, IN & IL. Big Area with small town feel.

Beautifully landscaped through community volunteers.

A very popular summer resort destination attracting families with a quaint atmosphere with increased access to the beaches + water

A wealthy bedroom community

A welcoming and friendly community that has grown it's year-round family population

and community to meet the needs of residents. Including bike/walking paths, a community rec center, and zoning ordinances to keep character of community.

About the same (4)

About the same as now.

About the same as today

about the same but resolve on city manager and city commission lets consolidate and save money

About the same- saug /Doug city BLDGS+Homes updated More AFFORDABLE SUB-Division in TWSP.-More CHILDREN!!!!

About the same with more homes being built cleaner protected environment with natural open spaces

ABOUT THE SAME/LOOK BACK 10 YEARS & HOW MUCH HAS CHANGED

ABOUT THE SAME-PERHAPS MORE SUB DIVIISION MODERN HOUSING

all depends on the economy and welcoming nature of the communities if the gays leave it will be ok a Laguna Beach experience - Bad

ALL GAY if something isn't done to stop this disgrace! Push Gays out of Tri-Communities

An effectively + efficiently managed community with maintained public space, open green spaces, lots of families. Jobs for local residents with highly reorganized cultural attractions + great schools.

An entity who's sole priority is tourism with housing only the very rich can afford.

an indoor/outdoor community pool, bike paths, better roads

An overcrowded mess if Douglas doesn't stop allowing overbuilding like the mess where west shore marina used to be those condos don't belonging there!

As the summer capitol of Midwest

At Current Rate Saugatuck Township Will be over run with low cost unattractive Manufactured Housing South of Kalamazoo river is a Prime example

At present it looks grim-huge sprawl-like take over by developers looking for quick profit and without interest in quality of life for future generations. Planned growth to support current populations base is the soundest strategy for sustained economic growth. Our greatest economic asset is our natural and built environment-including historic landscape-townscape.

at present rate- overcrowded

At the rate of property growth-It will leave being a country setting-The township will look like a suburb-save them-conservation

Bad unless we spend more money & hire staff that are educated on areas-township clerk should be a hired position, not someone off the street to run things. Also the same w/Douglas president. (?) President for all, w/all paying for.

Basically the same but working towards elimination of duplicate services

BASICALLY THE SAME EXCEPT FOR A LARGER POPULATION

Beautiful Homes, More shops, More parking, with more year round residents- 50% gay

Beautiful Resort Town doing an excellent tourist business & growing in residential homes & residential services

bedroom community for Holland, Gr. Rapids area.

better run, less taxes

Better (2)

Better access to all facilities

Better move consolidation - slightly larger population

Better than they look now

BETWEEN NOW AND 10 YEARS FROM NOW WE SHOULD BE SETTING THE GROUNDWORK TO ATTAIN A SINGLE PLANNING COMMISSION, SINGLE ZONING ORDINANCE AND GOVERNMENTAL CONSOLIDATION. WE NEED ALL OF THE ABOVE; IT'S TOO SOON WITHIN THE NEXT 10 YEARS.

Bigger and Busier

Bigger houses, fewer children, higher taxes, fewer tourists, older population, more gay-lesbian % of population.

BLUE STAR WILL DEVELOP INTO A STRIP MALL ENTRY INTO CITY + VILLAGE.

Business districts flanked by higher density residential zones circled by lower density res. Zones to agricultural and industrial zones at the farthest areas

Charlevoix, Travers City, and other towns along Lake Mich

Charlevoix, but closer to Chicago

clean & prosperous

Cleaner, more tidy, with more planned greenery along blue star, bike paths. I think the area will retain its historic buildings if we promote preservation more.

Close to what it looks like Now

Communities with populations which have grown (perhaps doubled), with tree denied streets and roads (twp) and plantings, paths and growth in small to mid sized high tech and life science businesses

Congested + unplanned development of no steps are taken now.

Congested if not jointly controlled

Congested with traffic if growth is not restricted

consolidated

Continue growth and Development

Continue to reflect poor planning, more mansionizing, housing development of same social economic grouping, states ??? & poor future planning as usual.

Continued development of tourism base -- Hopefully hi-tech & business related growth.

Affordable housing w/ attached community services w/ growth towards Holland primary.

Cost efficient cost saving wise decision- making community! Quaint, cozy charming community where faces are recognized and businesses thrive. Not a lot of changes from current - just better!

Crap if we keep growing

crowded

crowded- too populated

CROWDED! Too much like everywhere else!

Crowded, overbuilt, Chicago vacation land suburb with lot lines and houses that are too big greedy-ville

CROWDED-TOO MUCH TRAFIC

Densely populated with real estate values so high that middle-class families will be squeezed out & only the wealthy will be able to live here.

depends on how you handle these surveys ----

Depends on local land use, planning & zoning.

Depends on rather consolidation takes place

Depends on the results of this survey.

Depends on who is picking the colors and building design.

DEVELOPED

diverse, visitor friendly, environmentally appreciative walking, biking, driving compatible
DO NOT BELIEVE IT WILL CHANGE

Don't know (2)

DON'T KNOW (2)

Don't know - no opinion

Don't know!

Double in Population -this why Consolidation of these 3 communities is so important.

They need to work together or a lot of time will get wasted on conflicts between the groups when the energy could have been spent & being more PROACTIVE.

Douglas will continue to grow because of its pro-business, pro-growth attitude.

Community, will be twice as big population- wise

Each unique, each beautiful & natural each cooperating rather than competing

EACH YEAR THEY WILL LOOK BETTER+MORE WELCOMING, BUT WITH THE LOSS OF LOCAL NEEDS+ SERVICES. NEED TO ACQUIRE DENISON LAND, KEEP IT NATURAL, FT LAKE, STONE DRIVE, KEEP THE GOLF COURSES, KEEP BLUE STAR RURAL

Economically more diverse-income lenses and job opportunities

Either Denser population or a ghost town we could regulate out population into a dramatic reduction

EMPTY STORE FRONTS IF WE DON'T GET TAXES UNDER CONTROL AND SOLVE OUR PARKING PROBLEM

Few Families Few married men/women Artsy/crafty gay community

FULL OF VERY EXPENSIVE HOMES

GAY

God help us if we don't make one unit.

God-willing, it will be very similar to today with a quaint , rural setting, well-organized, beautiful business planning and a few more family/tourist attractions tastefully done.

And the because will be preserved and improved!

Great (2)

HAVE MORE PARKING AVAILABLE FOR VISITORS, ATTRACT VISITORS DURING ENTIRE YEAR

Hell

High quality natural area, residential character fire, police, medical services good schools, vibrant mix of age groups continuing appeal to tourist by retaining the Tri community functional residential character- not disneyization or industrialization this is a uniquely beautiful quiet natural area to lie gently lived in.

HIGHER POPULATION DENSITY, OVER REGULATED PRIVATE OWNERSHIP RIGHTS, INADEQUATE ROAD MAINTENANCE I HOPE RESIDENT NEEDS RATHER THAN TOURISTS ARE TAKEN IN MORE CONSIDERATION

HIGHER TAXES. MORE TRAFFIC, SOME INFERIOR ALLEGAN MARINE BOAT PATROLS, BECOMING LESS FRIENDLY, WORSE ROAD REPAIRS

Highly congested - Apartment buildings, condo's, Tourist type business'

Holland will have grown into the North. Douglas & The Blue Star will have improved.

Saugatuck will stagnate.

Hope it is similar with far less bickering-I think Township residents should receive free boat launch passes and oval beach passes-taxes are high-if not a "homesteader" we do

not use your schools we pay highly for-at least give us free beach and launch past
Hopeful similar to how it looks now
Hopeful similar to today-add/improve parks Encourage Public transportation
Hopefully - about the same
Hopefully - little change and a sensitive approach to development
Hopefully a charming SMALL community that drives to HOLLAND for all the NASTY
HOMEGENIZED SERVICES we think we need Keep the SMALL TOWN, 2 stoplight
mentality-this is what we pay for and want
Hopefully a place people want to visit! It is a unique and beautiful area! Do not ruin the
character! We do not need another STARBUCK's community! Keep it simple and
preserved the ambiance of Saugatuck!
Hopefully a quaint tourist and fishing village with fine dining + lodging - the artist
galleries flourishing- and parks being used all year round. A quiet respite- not with a lot
of traffic. Much like it is now. Thank you for this survey
Hopefully a well nurtured center for the arts
Hopefully about the same
Hopefully about the same as today
HOPEFULLY AS GOOD AS IT DOES NOW WITH BLUE STAR CLEANED UP AND
LOOKING BETTER
Hopefully attractive to all visitors
Hopefully growth will be controlled + the tri -comm area will retain most of its historic
charm controlled growth the key- combination of services where + < costs> efficiency
Hopefully improved, with more parking and improved overall appearance of coming into
the area, especially from the North. The areas can definitely use improvement.
Hopefully it will retain it's "small town" charm. Remember old "adage" "Don't kill the
Goose that laid the Golden Egg."
Hopefully just as nice as it does now if not better
Hopefully little change physically 20- 30- 70 larger
Hopefully maintain a quaint, quiet and rural lakeshore community
Hopefully More beautiful and attractive to more retired citizens
Hopefully more cooperation in utilities, especially H2O & sewers that has been very
poor, wasteful & harmful.
Hopefully more family oriented. I truly miss the small town feel of Douglas. It's all hi
end & tourist. What happened -- we've been taken over by moneyed people. Our
schools are caring for students, but the average beginning family can't afford to live
here.
Hopefully more housing and services for seniors.
Hopefully more job's for people & a change in ATTITUDE'S about working together to
improve living standard's for EVERYONE in tri-communities!
Hopefully more modernistic with improved and new facilities to attract tourists &
maintain current residents. Policies which favor the perpetuation of NOW out dated
facilities will only lead to economic decline for the area.
Hopefully more organized, less political & working FOR the residents who pay
exorbitant taxes!
Hopefully more streamlined government w/savings going to improving infrastructure.
Hopefully much the same
Hopefully much the same. Please, no more McMansions on small lots!!!

Hopefully nearly the same!
Hopefully nice.
hopefully not a strip of fast food stores!!!
Hopefully NOT like the area surrounding Holland
HOPEFULLY NOT MUCH DIFFERENT
hopefully not too different than now
Hopefully people who will be professional and not out for their own benefit in the positions of city government
Hopefully preserved as it is now- small town friendly atmosphere
Hopefully pretty much the same with the addition of some light industry. More transient docking in Saugatuck + Douglas.
hopefully retain it's small town/artsy character
Hopefully retain resort quality & look but have family-sleeping community for industrial sites elsewhere
hopefully slow and moderated residential growth as well as slow to moderate commercial/industrial growth. Efforts to improve/maintain property will be fruitful & our communities will continue to be a desirable place to live/work/play.
Hopefully somewhat the same. It is a great area. I do not want to see it over crowded.
HOPEFULLY THE SAME
Hopefully the same (2)
Hopefully the same - keep what we have
Hopefully the same as it is now. I'd hate to see it lose its character + local appeal.
Hopefully the same as its quaintness
Hopefully the same as now
HOPEFULLY THE SAME QUAIN AND HISTORIC VILLAGE CONCEPT
Hopefully the same. It would be nice to think that new construction residences will not be built five feet from existing homes and on undersized lots.
Hopefully to retain the beauty of the residences and commercial buildings between the special natural beauty of the surrounding waters-Kalamazoo river + Lake Michigan
Hopefully very little change from now, except for maintenance + improvements
Hopefully we will continue to preserve the wonderful community we already have with few major changes.
Hopefully what they look like now but with better services
Hopefully will look the same- areas charm is rural nature- hopefully will NOT become commercialized proper area-
Hopefully you don't have to drive an hour just to do basic shopping.
Hopefully, a productive, desirable place to live.
Hopefully, close to what it is now.
Hopefully, Unattractive building will be fixed up or torn down and zoning laws will have cleaned up unsightly homes & businesses
Hopefully, not much bigger than it is now -- That's why we love it here. -- small community
Hopefully, pretty much the same
Hopefully-better traffic flow and longevity of profitable retail shops
Hopefully it will have same charm, some growth in population + services and be able to alter more housing while limited growth of " Mc Mansions" It should be a year round community us "summer people"

I am afraid it will look over developed!

I am afraid that they will be more populous, not the green spaces will be fewer, and not more woods will be destroyed.

I AM AFRAID THEY WILL BE MUCH MORE SUBURBAN WITH SAUGATUCK BECOMING MUCH MORE DENSE WITH PEOPLE, CARS, AND LOWER END TOURIST BUSINESSES AND DOUGLAS WILL LOSE ITS SMALL VILLAGE CHARM. WE NEED TO ATTRACT NON-INDUSTRIAL, NON-TOURIST BUSINESSES NEAR, BUT NOT IN THE TOWNS. AND USE PLANNING, ZONING + BEAUTIFICATION TO UPGRADE THE TOURIST BUSINESS AND TOURIST TARGET MARKET. SAUGATUCK/DOUGLAS SHOULD MOVE TOWARDS ASPEN AND AVOID LAS VEGAS.

I DON'T KNOW

I don't know - I hope it will look better

I don't know - larger

I don't have any idea.

I Don't Know However, there is the potential for development into a beautiful tourist and residential community with proper planning. This could be the carmel of the Midwest.

I don't know.

I don't know. I know what I'd like it to look like. A neat, clean simple government area. Not too large, providing jobs & good moderate cost housing. More families with children. Not JUST a tourist or rich retirement.

I don't think the city & village will change much but population will be much more dense (unfortunately) in the township.

I don't want to know

I fear continued commercial building + raising taxes

I FEEL THE CHARCHER WILL HAVEE ACTERED FOR THE WORSE-QUALITY OF LIFE WILL BE COMPROMISED FOR REVERSE-BOTH TAX + COMMERCIAL ROADS WITH RIVERS/LAKE ACESS WILL HAVE BEEN MADE PRIVATE. I STRONGLY OPPOSE THIS TREND.

I hate to think about it : more traffic, more development, less parking, higher prices for everything

I HAVE NO IDEA-BUT IF THE PROPERTY TAXES KEEP GOING THE WAY THEY ARE GOING NOW-WE WON'T BE ABLE TO LIVE HERE THEN!

I HOPE A BETTER PLACE TO LIVE WITH better infrastructure Less Top Heavy government

I hope a blend of socioeconomic people continued improvement to the downtowns

I hope clean and need & organized like it is but more jobs in area

I Hope it does not become a large tourist town with a Major shopping mall or stores the CHARM of Saugatuck is small town - friendly people...Keep it that way... Please! (smiley face)

I hope it doesn't change too much. We purposely left good jobs in Scottsdale, AZ to leave the rat race & move to a simpler, relaxing lifestyle. I would be sad if it changed. (we're in our 30's)

I HOPE IT IS A THRIVING ATTRACTIVE COMBINATION OF RESIDENTIAL, RURAL & RESORT COMMUNITIES AND A HEALTHY PLACE TO LIVE.

I hope it looks much the same as it does now, which is the reason people from large municipalities come here in the first place. If this area becomes over developed it will

lose its charm and be just like everywhere else.

I hope it will remain quaint and pretty & not become overly commercial - in a good way - no big national chains.

I hope it will remain somewhat as it is now. However, I believe the "suburbanization" of the area will continue, McMansions will proliferate, and the area will become too "pricey."

I hope it would retain its character it has now, a nice clean, progressive community

I hope new housing will be stopped. I hope commercial building will be stopped. This area was a nicer place to live 10 years ago. People looking for growth can live in the Holland area.

I HOPE NOT MUCH CHANGED FROM 2004

I hope not much different than now unfortunately I fear that it will lose its local character and become just another lake Michigan commercialized community

I hope not so different maybe nice landscape +parks

I hope not suburban!! I hope not another modern retirement community with people who have too much money not enough creativity or spirit, that looks and feels like all the other (strip mall) bland communities popping up!

I hope not too different from how they look now

I hope that both commercial + residential development is limited so the area retains a rural + quaint vacation area + a tourist destination.

I hope that it stays small

I hope they (each) retain their current flavor and character, but be enhanced by judicious guidance to a more complete beauty & usefulness for the citizens. (This sounds "pie-in-the-sky", but I hope you understand my intent.

I hope they look the same with a central unit of government + service

I hope to see properties improved-eye sore businesses eliminated or moved or cleaned up. A place that people WANT to visit & stay. More conveniences for the older boomers who will start hitting the road in droves during their retirement. Accessible lodging

I hope very nice.

I hope very similar. Maybe a little more affordable housing and residential services.

More community info to area and more recreation services available or park events.

Things families attend and enjoy like outdoor concerts. Saugatuck/Douglas is quaint and should stay as close to that as possible that is the appeal to visitors and us who live here.

I hope we can limit growth so we don't become like Holland --

I hope we will maintain our present character

I love the small trapped in time historic look. Good Luck

I see Housing Increasing and Hopefully More Business

I see it growing rapidly and becoming a suburb of Holland Grand Rapids I worry that the locals can not afford to live in their own community with escalating housing + living costs.

I think Douglas will become a city and tax me out of town just like Saugatuck did to me in 1984. I think it will grow to a point, unchecked, that I will have to move out of the county

I think it is going to lose its charming little town look and begin to look like a developed city.

I think it will be too crowded

I think it will have much the same flavor, but housing will become more unattainable + it will be a "tourist" population almost entirely

I think that Saugatuck will suffer from commercial over growth Douglas will fall

Saugatuck Township will look like a suburb

I wish I knew!

I WORRY THAT THE WATER FRONT WILL BE VISUALLY LESS ACCESSIBLE IN SAUG, + DOUGLAS. I WORRY THAT THERE WILL BE MORE DEVELOPMENT SPREAD ALL ALONG BLUE STAR LEAVING A COMPLETE SUBURBAN FEEL TO THE ROAD--- ERASING THE RURAL FEEL OF IT.

I WOULD HOPE IT WILL LOOK ABOUT THE SAME AS IT DOES RIGHT NOW. THAT IS THE BEAUTY OF OUR AREA-THE FACT THAT WE ARE JUST A TINY COMMUNITY.

I would like for it to have maintained its charm and unique small town atmosphere

I would like it to be a place where you don't have to be a millionaire from Chicago to own decent housing

I would like it to retain its quaint rural feel. This is what tourists come here for -- down zone large properties so that the density doesn't become too great.

I would like to see it the way it is with improved services + improving what we have.

I would like to see the economy diversified to include high tech businesses & light industry to provide a more stable economy & to reduce the complete dependence on tourism. I'm in favor of sensible development. (residential and commercial). The tax burden here is extremely high for limited services.

I would like to see more high-end retail and less fake siding!

Ideally, public access of areas along roadway more manicured. Make businesses with billboards either replace or maintain them on a periodic basis. Hopefully, the communities will still maintain their small town, laid back atmosphere which is what attracted my family to the area, and encouraged us to purchase a home.

If an attitude shift to "no more growth" is adopted and enforced we'll see the same Saugatuck we had 10 year ago

If current trend continues.. No rural areas Bedroom's for summer residents + Holland Industries

If development is unchecked, it will look like "anywhere" USA. We need to protect the special place from too many people.

If Douglas continues to split lots at the size they are it will be an over populated 2 mile square of homes

If growth continues it will look like Grand Rapids or Muskegon suburb

if regulated, improved + not too urban, not too developed --

If something is not done strip malls all over

If the township comes under Village & City Zoning rules the whole Township will be lost forever. This would not be good for the people who have lived and will live in the Township. If they want city life they would have started and stayed in the Village or City.

If the township keeps increasing taxes at their current rate I think many non-residents will still be causing a wondering of the local economy.

If the uncontrolled growth continues I'm afraid the Blue Star will look like 28th st (G.R.) and there will be fewer open spaces. Ten Years ago I could ride my horse all over the area- that is not possible today, due to all the new houses ruining the landscape

If there is no consolidation they will be 3 ? +different communities with overlapping ?

If they become one government unit they will grow if not they will fight + go backwards
If they consolidate and have a good comprehensive plan then it can be greatly improved
if they merge -- better // if they don't -- worse

IF WE CONSOLIDATE INTO A SINGLE UNIT OF GOVERNMENT BEFORE 10 YRS.,
IT WILL BE AN IDEAL COMMUNITY IN WHICH TO LIVE. WE NEED TO ADDRESS
THIS ISSUE IMMEDIATELY. TODAY!

I'm a little afraid to ponder what it could become.

I'm afraid it will have lost it's unique charm & small town atmosphere

Improved continuity - Saugatuck and Douglas would be neighbors

In Saugatuck + Douglas Every buildable lot will have a structure on it.

INCREASED NUMBER OF YEAR ROUND RESIDENTS, WHO WILL EXPECT
RESPONSIVE, RESPONSIBLE LEADERSHIP, THESE WILL HAVE TO HAVE REAL
AUTHORITY TO BE RESPECTED AND TO ATTRACT QUALIFIED PEOPLE WILLING
TO SERVE. OTHERWISE, ONLY "LOSERS" WILL APPLY

Increased tourist and residential growth. Moderate housing growth

Isolated historical, Resort areas surrounded by large housing communities. I hope I'm
Wrong.

it must retain its character, not a victim of developers why slap up cheap housing at high
costs to homeowners. Housing developments need to be limited, tasteful and liking of
the community that allowed them to be built. Watch the realtors!! They destroy a
community in the name of progress (aka commissions!!!)

it should look the same-

It will be more built-up - hopefully preserving the character of past. Blue Star will need to
be widened - more street stop/go lights. More tourists and more need for parking areas -
maybe a well-landscaped parking garage built into one of the hills.

It will be too large and will lose its rural quality

It's anybody's guess due to present power tripping

It's constantly changing as is everywhere

Just about exactly the same mostly wealthy, yuppie, cold people, all children forced to
leave.

Just about the same as it does now

Just like any other suburb in any city across the U.S.A.!

Just like today with more people residing year round

Just the same, hopefully

KEEP IT "SMALL TOWN"

KEEP THE CURRENT CHARACTER BUT WITH MODERATE GROWTH
LARGER IN POPULATION, HIGHER TAXES, MORE SOCIAL SERVICES, MORE
ACCESSIBILITY TO MEDICAL CARE.

LARGER OF WHAT WE ALREADY HAVE

LARGER Population - BETTER POLICE FORCE

Larger population & home growth

Larger population, less rural

LARGER POPULATION, MORE SERVICES. IMPROVEMENTS (VISUAL/MORE
APPEALING) TO ENTRANCES (EXIT 26 & 41) ALONG BLUE STAR
LARGER SUBURBS WITH CONSISTENT YEAR-ROUND TOURIST TRADE AND
HOPEFULLY LIGHT INDUSTRIAL/MANUFACTURING AND PROFESSIONAL
ACTIVITY THAT PROVIDES A SOLID BASE OF STEADY INCOME.

larger, busier- improved five acquire Denison Property
Less commercial
Less green space, taller buildings in high density surroundings.
less rural character
Less rural, more businesses, more 2nd homes, busier
LET'S MAKE SOME PROGRESS!
Like Chicago if we don't slow down a bit!! Then I won't want to be here -HOPEFULLY-
like it does today
like today but fuller & more cluttered
Loss of rural character massive condos uglier than college dorms golf courses
surrounded by too large homes. Loss of beautiful Westshore Golf Course into housing
because of lack of vision on the part of government Loss of public access to water Lack
of view to waters Need bike paths and safe walking, particularly Douglas Expansion of
commercial into residential Loss of barns, small cottages ruining the rural character
Franchises ugly motels
Lots of mobile homes, poorly designed suburban neighbor hoods, densely packed
condos, useless commercial along treeless Blue Star drawn by sewer & water, the
feeling that we look like any other freeway exit in America & a mood of resignation that
we couldn't have done anything to prevent it.
Maintained appearance will improve. Approved zoning to add light industrial Business
Many of the baby boomers retired and settled here.
Maybe nicer roads but no big changes are needed. New homes now & then
Merger of government needs to see true costs in order to justify.
Moderate Growth in Full time Residents
More beautification in urban community, more industrial north of exit 41 on blue star &
more rural business south of exit 36 on blue star
more business for locals. not a lot more housing. Roads kept up better
MORE COMMERCIAL WITH MORE PHONY "HISTORICAL" FALSE FRONT TO MAKE
A FEW PEOPLE MONEY AT THE SOST OF THOSE WHO LIVE IN THE
COMMUNITIES.
more congested
More congested, less attractive. More expensive
More Crowded can't keep in fast structure on with the growing population
more crowded, more houses, more cars, more people, less open space, less woods,
less solitude, less critters.
More crowded, more houses, more cars, more people, less open space, less woods,
less solitude, less critters.
more dense, more growth
more densely populate
More diversity of people, sustainable growth- environmentally + economy
More expanse on Blue Star of Rental. Planned subdivisions in current open space in
Saugatuck township. More upgrades to downtown Douglas. Saugatuck will remain fairly
unchanged.
More Expensive houses. More tourists + service sector business along blue star,
Planned urban developments all over, few farms, more retired people + gays and less
or the same families that actually live here year round with kids, very few 2nd
generation families

More Home renovation being Done

more homes and businesses, more parks and business

More houses & more businesses. Hopefully more things for residents to enjoy-not just for the tourists to enjoy. Better roads, bike paths, etc.

More houses, more development, Downtowns might expand, become denser

More housing in Saugatuck Township + more condo's/ townhouses in Douglas + Saugatuck

MORE INFLATED + SADLY MORE BUREAUCRATIC + WASTEFUL OF HARD EARNED TAY PAYERS MONEY!!!

More populated

More populated. Hopefully adequate green space. Hopefully a destination as all art and cultural center for the mid west. It can only be desirable if there is green space + parks.

A haven for the mind and body.

MORE POPULATED. MORE TRAFFIC. BETTER WATER + SEWER FACILITIES PROVIDED WE TAP LAKE MICHIGAN WATER.

more populated+ congested

more preserved natural areas. Less development- especially industrial. Same population as now. More pristine, more cared that currently

more residential development especially away from Saugatuck + Douglas, even worse looking Star, the older character + variety of homes gone with "remodeling" into large "new" homes as they are bought up thus changing the unique mess of the area + becoming the looking area of large new/homes

More residential development requiring a corresponding increase in services/shopping.

More residential housing, more businesses serving residents.

more residential in Township. more business + residential in Douglas Beautiful tourist, retail in Saugatuck

More residential opportunities, more year-round businesses, 10,000 year-round residents

more residential subdivisions- larger homes along water front, more commercial on Blue Star

-More residents, more housing, more congestion, more traffic, registering more services + more taxes. -decrease in quality of life - increase in property values leading less affluent residents to move out. -increase in number of Mc Homes. Higher density waterfront property circling k'200 lake & obstructing views -loss of farmland more subdivisions. - more condos & second homes.

more retirees

More retirees, it will always have a tourist center, would like to see more senior services over time & a more stable community that is self-sufficient.

more tourist development

More tourist oriented economy, bigger "summer" homes, still somewhat rural, but still small town.

MORE TOURISTS, MORE HOUSES OWNED BY NON-RESIDENTS, MORE TRAFFIC, NO MORE PARKING THAT NOW, RIVER WALLED IN BY CONDOS & BIG HOMES, NO AFFORDABLE HOUSING FOR OUR CHILDREN. IN SHORT, I FIND LITTLE REASON TO IMAGINE THAT THE CURRENT TRENDS/PROBLEMS WILL FIND SOLUTIONS. MOST (BUT NOT ALL!) STEM FROM NARROW SELF-INTEREST IN THE TOURIST/COMMERCIAL COMMUNITY AND THERE IS LITTLE PRECEDENT

FOR THESE FOLKS STEPPING BACK FROM MINDLESS EXPLOITATION OF THIS AREA. UNFORTUNATELY, LOCAL GOVERNMENTS DO LITTLE TO ADDRESS THE NEEDS/INTERESTS OF THE RESIDENTIAL COMMUNITY. 25 YEARS AGO THIS WAS A VERY HUMAN COMMUNITY.

more traffic

More upscale with development on Blue Star Hwy

More upscale, affluent + too many "starter castles" for homes

MORE VIBRANT

Much larger with more retiree's and higher end second home owners

Much like it does now but with moderate growth

Much like now -- small growth resort/tourism shopping/eating/golf recreational DESTINATION. It will not look like 28th in GR, S Westnedge in Kalamazoo or any Chicago streets like North Avenue i.e...strip mall heaven

much more congested, wealthier

Much the same

MUCH THE SAME

Much the same - with better planning + cooperation between + from the tri-comm.

Much the same as it is now

MUCH THE SAME BUT MORE HOUSING & RETAIL/TOURIST BUSINESSES

much the same Saugatuck + Douglas should consider combining, but NOT with township

Much the same!

my fear is the loss of farm land and more sprawl. Also the "bigfoot" taking over the older communities

N/A

No comment!!!

No Different than today.

No idea (4)

NO NATIONAL BUSINESSES- BETTER 3 MORE RESTAURANTS MORE ARTS ACTIVITIES

No one but gays & wealthy will be able to afford to live here

No open land all buildings

NO OPINION

Not as many families if recreation isn't improved and job opportunities aren't improved. I know SP is a tourist attraction, but it seems to me you cater to them and leave out the people that live here year round: everyone that lives here isn't into the art antiques. We have to travel to towns nearby for everything. Prices are so high we can hardly afford to live here

Not much change

NOT MUCH CHANGE

Not much different but more efficiently operated

Not much different than today. Many long-term residents are powerful enough to keep the entire area in a depressed state. I am angry that I have to go to Holland for a decent grocery store, chain drugstore and dry cleaner. We just don't need another damn art gallery!

Not sure (4)

Not too much different-hopefully, like it as it is!

Not too Different From Now

One City

ONE COMMUNITY BETTER RUN MORE EFFECTIVE MORE SUCCESSFUL

One community that is a popular tourist + residential destination

One entity with quaint charm and lots of green space

One single community. -- maintaining effective ??? ??? for taxes

one single unit

One United community with more tourist + residential oriented businesses but will still keep its beauty, history + charm.

One, big conglomerate catering to the affluent

OUT OF CONTROL. A BOOMING TOURIST AND SECOND HOME, AFFLUENT COMMUNITY WITH LITTLE RESEMBLANCE TO THE CHARMING COMMUNITY WE HAVE NOW...BUT THEN THIS IS HAPPENING ACROSS AMERICA! WE HAVE TO PLAN FOR GROWING

over build if current rate continues

Over build to many land speculators

OVER BUILT + CONGESTED USLESS ACTION IS TAKEN NOW TO CONTROL OVER BUILT MANSIONIZING ON SMALL LOTS A WEALTHY COMMUNITY WHERE ONLY THE WEALTHY CAN AFFORD TO LIVE

over crowded - not much left in "open land" - trees etc No place for Deer & other wildlife

Over grown + over priced, looking like the cities that everyone came here to escape from.

over populated - congested

Over populated - more crime and poor roads

over populated & noisy

over populated over built with huge fancy homes that only the rich or gays, can support

Overbuilt and continued pollution of the river!

Overcrowded - Too many people.

OVERDEVELOPED + CONGESTED

Overdevelopment and over taxes

overgrown

Pedestrian friendly with resident-oriented businesses thriving.

Population of 30,000 +

pretty much the same

Pretty much the same with some growth in the Twp & Douglas.

probably about the same :)

Probably more modern facilities and hopefully more concern over lake and river will increase boat/traffic

probably more poor small businesses

PROBABLY THE SAME AS FAR AS CONSOLIDATION

Probably the same since each seems unwilling to give up autonomy.

probably too much sprawl, from poor planning

Progressive with a well balanced tourist, residential + (?) community

regrettably, more strip malls + fewer small businesses more vehicle + boat traffic

REMAIN THE SAME

Right Now the tourists are #1 and the residents are way down the line. I hope it doesn't continue

Same (4)

SAME AS IT DOES NOW WITH LARGER POPULATION
SAME MORE UPSCALE HOUSES + SERVICE TYPE BUSINESS'S ON BLUE STAR
same no change, people are afraid of change.
SAUGATCUK- 2K PEOPLE, 90% DEVELELOPED, VERY BEAUTIFUL CITY
DOUGLAS- 6K PEOPLE, HIGH DEBT, NO PARKS TOWNSHIP-8K PEOPLE,
BLUESTAR HIGHWAY ALL NATIONAL FRANCHISES
SAUGATUCK + DOUGLAS WILL MERGE
Saugatuck City -- the same, but with updated retail Douglas -- Douglas will grow but
keep the same style & look. Saugatuck Township -- more populated.
SAUGATUCK CITY + DOUGLAS VILLAGE SHOULD BE ONE TOWNSHIP SHOULD
REMAIN SEPARATE EXCEPT SCHOOLS + FIRE PROTECTION
Saugatuck- more art- will look life Santa FE, NM. Douglas- more family oriented- look
more like South Haven
Saugatuck, Douglas will merge into one city
Should+ will grow but hopeful to double the size maintaining same present character
Significant Growth in Housing Density, Larger + more costly Houses close to Town
Center, Mainly Tourism Based Economy
similar but better
similar feel but planned growth should be allowed as long as the tri communities can
retain similar character +feel
similar to now
Similar to now with more single-family residences (year around, not vacation)
SIMILAR TO TODAY WITH SOME MORE DEVELOPMENT ALONG THE BLUE STAR
HIGHWAY.
similar, but more upscale. The old buildings/homes will continue to be bought and
remodeled and expand.
Similar, But with a lot more very large homes
Similar to today but with a little more of everything
Similar-unfortunately with uncontrolled development. We don't do enough to protect
ourselves from developers who (after they've made their money) have no stake in the
community.
SLIGHTLY BETTER, LESS CLUTTER THAN IT DOES TODAY.
Slightly increase in population and industry. More restaurants
Slightly larger - retain charm and present flavor
Slightly larger population, keeping green space, natural beauty, etc. more catering to
local 12 mo. Residents & less on tourism - but DON'T let that part go or suffer.
Small ??? Much the Same
SMALL QUIET UPMARKET TOURIST/ARTIST/RESIDENTIAL NICE RESTAURANTS,
UPMARKET SHOPS
Small town central business district w/ rural farms & parks
So much depends on zoning and removal of trashed items on private and commercial
property it is difficult to project.
somewhat enlarge & hopefully improved -- especially if acquiring Dennison Property is
successful
SOMEWHAT SIMILAR TO TODAY'S COMMUNITY BUT WITH ALL QUIANT
STOREFRONTS
South Haven or Grand Haven i.e. larger

stronger business base

suburb

suburb sprawl-yuck!

Suburbia & Sub Divisions

that all depends on what controls are adapted. Without good controls, I'm afraid in 10 years this will look like just another suburban community.

That will depend on which of the surveyed ideas are utilized. Hopefully the Natural Beauty of this Area will be Preserved

the 1989 plan is been largely ignored by all 3 parties. If this pattern continues, the area will look like all other anonymous areas. If we take matters in hand and protect our most previous assets develop serenity and with a view towards quality of life through all residents the picture will be of a vibrant progressive community of diverse population.

"Balance in all things - except quality" we will grow but managing that growth for sustainability in the is the most important thing we can do

The rich get richer + the poor get poorer

THE SAME (3)

the same (4)

the same as it is now in 2004.

The same as now no change the township has too much power over Saugatuck n Douglas

The same but more intense use patterns

the same favor of today with green spaces landscaping police + fire protection light industry -non pollution high tech business offices residential businesses + tourist oriental business recreational opportunities for all no in ground pools many great restaurants, shopping, landscaping + places of worship for all!

The same only it will be 2014.

The same or more green space. Sidewalks. No more condos blocking the water views!! More affordable family housing, The same arty/quaint atmosphere.

THE SAME UNLESS YOU GET SOME PROGRESSIVE THINKERS ON THE BOARDS, HAVING THREE SEPARATE BOARDS IS STUPID AND NOT COST EFFECTIVE, THEY CAN QUIT WASTING MY TAX MONEY ANY TIME.

The same way it does right now, I hope, (smiley face)

the same with a little more Building up

THE SAME, A FEW MORE BUSINESSES, MORE POPULARITY, MORE DEMAND, A FEW MORE HOMES, AND A LOT MORE EXPENSIVE

The three communities will continue to "regulate" growth maintain positive eliminates for local (tourist) and residential businesses and expect quality of living to continue and preserved.

THE WISCONSIN DELLS

There will be a huge spurt in population - we hope it is properly managed

They will hopefully have continued growth. I look for more emphasis on conservation and promotion of recreation

Things have always changed and always will - many of our recent additions to the community don't realize this.

This area has somehow managed to retain a "Norman Rockwell" kind of atmosphere.

We moved here because we like the history, culture & friendliness of

Saugatuck/Douglas. I fear for the very things we love being sacrificed in favor of greed.

I'd like to s/o much the same 10 years from now.

Thoughtful but limited growth

thriving community of 10,000 with strong arts-based and water-sports based economy.

Increase in Hispanic population. Better streets, more streetlights, more bike paths.

TO BIG FOR ITS OWN GOOD. WAS GREAT AS SMALL TOWNS 20 YEARS AGO

TO BIG, NOT LIKE FAMILY COMMUNITI TO BIG BAD FOR FAMILIES

To many wealthy retirees, my self included there needs to be an income for families and average income people

too big taxes will be so high that only rich people will be able to afford to live here

Too commercial

TOO COMMERCIALIZED TRAFFIC CONGESTION MORE STORE FRONTS UNABLE

TO KEEP UP WITH HIGH RENTAL COSTS= CLOSURES

Too crowded

Too crowded with no people because the present developers + part time (not lake shore) residents will get tired of area + move on - then before- more businesses will fail due to lack of full time residents

-too dense -too polluted -too many tourist stops -too much politics -reduced tourism etc

Too many people

TOO MANY RICH RESIDENTS FORCING MODEST INCOME RESIDENTS OUT. MY KIDS-RAISED HERE-CANNOT AFFORD TO LIVE HERE.

Too much development if the present trend continues-

Tri-Communities working as one with employment for more people

Try to strike a balance between needs of year-round local residents and those with large investments in 2nd homes. We use many local services and support the local school system with our taxes. 2nd home owners who have a long-term commitment to the area will cease to be attractive to 2nd home owners.

UNCHANGED

Understand what the tourists from Chicago with a lot of disposable income want to do in the way of outdoor recreation shopping and dining, and CATER to that. More diversity would be nice.

Unfortunately, more tourist centered and less family centered.

Unknown (2)

unless better management is instituted the community will not be as attractive.

Unless something is done to control rental rate - more empty store fronts - Parking still an issue -

Upgraded offer more recreational services, rec. center, bike path, hiking path, large public pool.

Without maintenance of downtown shops - people going someplace else.

unless something isn't done about the building of these huge structures along Kalamazoo River the character of these communities will be destroyed

unless there is consolidation of services- AND unless something is done to increase the water level the tri-communities will not be a destination point. WATER is this communities LIFE BLOOD. Something must be done to emphasize the Lake/River level. In Fact... this questionnaire misses the fact that without water in the lake Kalamazoo and without the ability to use our water ways in a recreational way [arrow] there will be no tri-community sustaining itself with tourism's dollar. Don't you get it.

Unless there is more cooperation- a mish-mash of buildings- businesses to excess

eating up our charming rural area

Unless we do the above, it will be the same! i.e. competitive, Stagnant, uncooperative and not progressive.

upgraded offer more recreational services. Rec center, bike path, hiking path, large public pool

Up-scaled year around resort community

Urban blight. Too many houses, too much traffic, more smog, dirty crowded beaches, tacky businesses, increased crime.

very much like its current-small town, "touristy" feel surrounded by rural area-with slight development near + north of exit 41

VERY MUCH THE SAME WITH THE TOWNSHIP GROWING BY 1.5 TO 2 TIMES IN POPULATION.

Vibrant and Healthy with more year-round residents

Virtually the same - except too many condos

we don't need anymore art galleries

We have a golden opportunity! High density downtowns, underdeveloped lakeshore park from pres. Camp to Saugatuck Dunes state park, greenbelt of farmland supporting vibrant farmers/ artisans market, all well connected by bike paths, clean water, (river, wells, lakes, etc.), clean air, excellent schools... oh, and ok, hi-density multiple-use community somewhere in Saugatuck twp. Not [arrow] subdivisions, not [arrow] light industry and warehoused not [arrow] big food stores.. Oh, and how about becoming the location of a world-class liberal arts college with no religious affiliation (Saugatuck Township) or community college

We need to keep rent for business down so to encourage more shops-and therefore more tourist- as well as residents shopping close to home I HOPE THE "LITTLE TOWN LOOK" will remain - small business shops not huge "mega-marts" (NO to Walmart types)

Welcome people and keep things improving. We came here forty six years ago and the man at the newspaper was the only one that said hello in two weeks

Well maintained and inviting from the time you exit the freeway

What we won't want to see is out-of-control land use. Limit growth and development.

Who cares

WHO KNOWS

WHO KNOWS-IT'S NOT CHANGED ALL THAT MUCH IN LAST 10 YEARS-EXCEPT LARGER-MORE EXPENSIVE HOMES-DOUGLAS HAS EXCELLED!

Will be a suburb of Holland.

will continue to grow- old cottages will be torn down for larger homes will be built WILL OR SHOULD??? FROM WHAT I HAVE SEEN FROM THE DOUGLAS PLANNING COMMISSION IT WILL BE A DISASTER. I THINK WE WILL HAVE MORE AND MORE PERMANENT RESIDENTS AND PROBABLY MIDDLE-AGED TO OLDER. HOPEFULLY THE "VILLAGES" WILL BE SENSITIVELY DEVELOPED AND GREED WILL NOT DRIVE WHAT IS CONSIDERED "PROGRESS." THIS IS A UNIQUE SITUATION. IT HAS THE POTENTIAL TO BE A WORLD-CLASS RESORT. WE NEED TO LOOK AT THE "LONG-TERM" AND NOT A "QUICK BUCK."

With any luck is will continue to improve

WITH CAREFULL PLANNING & VIGORUS COPE ENVIRONMENT WE CAN AVOID THE SPRAWL THAT IS DESTROYING THE QUALITY OF LIFE IN MANY

COMMUNITIES. WE HAVE A LOT AT STAKE- OUR INDUSTRY DEPENDS ON THE CHARM & UNIQUENESS OF OUR AREA- IF OUR TOWN LOOKS LIKE HOLLAND, SOUTH HAVEN OR GRAND HAVEN WHY WOULD ANYONE WANT TO COME HERE?

With some planning and care allow natural growth without turning the looks and feel of the community into a circus. We ALL need to live. We like our tourists, but we also love our community!!

Without careful planning and strong action soon, it will be over developed and lose the special qualities of rural living that have been its special asset and attraction.

Without comprehensive combined efforts the infrastructures will continue to deteriorate.

The develop and maintain of Coghin Park needs the services of an experienced Park director NOW! Overall, the Tri Communities are above average.

without growth of local/residential business and affordable housing for local population it will be a dying area

WITHOUT STRONG ZONING OR HISTORIC PRESERVATION THEY LOOK MORE LIKE BEDROOM COMMUNITIES OF CHICAGO OR DETROIT.

would like to see "controlled rural charm" but with a bit more job opportunities & affordable housing

Would like to see Blue Star cleaned up- eliminate run down look in some areas. Don't want to see "chain stores"-- enough of that in Holland. Don't want subdivisions

Would like to see more jobs in this area. Some grow at the north and south exits more affordable housing.

would like to see this area maintained for its beauty, tourist attraction and arts/recreation. Do not see industry returning--so lets keep it clean, green and fun for visitors. Keep development in check and maintain the character, charm and peace we enjoy here. More is NOT necessarily Better!

You will barely be able to tell when you leave one area and enter another except the barrier created by the Kalamazoo River.

Q25: What do you think is the principal land use issue facing the Tri-Communities that is not being adequately addressed?

-Businesses for tourist/beautifying -saving sidewalks on HOLLAND - DEVELOPMENT HOLLAND STREET!

-Increasing sell- off of farm land to subdivisions, especially for homes -preserve natural area, create enough green space/ public space

-PLANNING -ZONING - ENFORCEMENT

"Taxes" ruining it for the business owners.

\$ seems to be the sole object not quality of life

? (12)

??? Patchwork

1) Retail parking areas 2) Reconstruction of Old Allegan Road 3) Development of small industrial park in Saugatuck Township

1.) Recreational access to Kalamazoo River, Kal. Lake and Lake Michigan 2.)

PRESERVE THE CHARM & RURAL ATMOSPHERE THAT ENABLES OUR TOURISM INDUSTRY. No one comes here to look at Condo's!

access to safe water supply
ACCESS TO USE WATER -- BOATS, RAMPS, PARKING, PARKING ACCESS TO BEACHES.
Adequate inspection of development
Affordable housing (3)
Affordable housing & any new development that increases taxes to existing home owners.
Affordable Housing for families -- skilled jobs for people who have families.
Professional level job opportunities. Light industrial manufacturing to build up year round resident population.
Affordable housing over zealous zoning restrictions in Saugatuck
Affordable housing, recreational use
Affordable Housing
Agricultural Land being Exploited for Development and rural values dying -- Big City values forces By New commercials who purchase land then need to control
All waterfront property in public domain as far as possible.
Allowing eyesores to exist along Blue Star. Examples - abandon gas station at south interchange - Old Tara site
ALLOWING TOO MANY CONDOMINIUMS TO BE BUILT TOO MUCH OF THE RIVER FRONTAGE IS INACCESSIBLE TO THE GENERAL PUBLIC
Auto Parking
availability to launch small Boats (now very few spots)
Bad decision making on approval of higher density development - lo??? 3-story bldgs in Douglas, ??? development on ferry
be careful to pave everything to solve Saugatuck parking problems
Beautification modest family tourist attraction done tastefully - outdoor/indoor movie theatre, pool, modern pavilion with music/dancing, outdoor dining, entertainment
Beautification. Cover the eyesores/block them out. The rest will follow.
bike paths
Bike paths, benchmark the north side of Holland
Blue Star & Exits 36 & 41
BLUE STAR CORRIDOR, MARINA ENCROACHMENT INTO PUBLIC WATERS
Blue Star development; interchange (N and S) development.
blue star highway -- Dennison prop.
Blue Star Highway and preserving the green space along it.
Blue Star Highway zoning. Condo building.
Blue Star Hwy - Total through out 3 communities
Blue Star Hwy looks junky. Need more Residential sidewalks. The Roads are in disrepair. Lots of trash along roads
Boat Launches should be free. Tourists who have boats spend money in our communities. They should not be clipped at every opportunity.
Business- factory jobs-
Business development; industrial development; under \$250,000 affordable housing development
Business expansion on Blue Star & M 89
Buying adequate green space
cancerous suburban development

City water to all homes
Cleaning up Lake Kalamazoo
Cleaning up the Kalamazoo River and related properties.
CLEANING UP THE WATER PROBLEMS. NOT ALLOWING GAS STATIONS/CONV.
STORES TO MULTIPLY IN OUR AREA!
Coordinated zoning - hire one zoning administrator
CO-ORDINATED ZONING. CONTROLLING DENSITY
Commercial building on Blue Star Hwy.
Commercial development should be expanded on Blue Star Hwy. but traffic issues &
aesthetic values will have to be addressed adequately in the process
Commercial use
Commercial vs/ Industrial - Truck stops & Heavy Industrial vs gas stations & light
Industries
commercial zoning
Commercial/industrial land use on the Blue Star
Community development in the township
CONDO & DENSITY OVER DEVELOPMENT
CONDO SPRAWL/COMMERICAL/INDUSTRIAL SPRAWL
Condos and tall residences blocking the water views. The water is a big part of why
people come here.
Conserve the wet lands (Dennison Property)
Consistent zoning at the borders of the communities
constant new housing projects.
Construction of Sub Divisions
Containment of hazardous materials
Contaminated underground water & we need to stop putting Manufactured. Prefab
housing on any chunk of land. Eventually, they are trashed & left as eye sores
Control of Urban sprawl
Controlled Development along Lake Kalamazoo. It seems the trend is to be building
larger more condominium complexes which destroy me small have of me
Controlled Development of Blue Star. I fear that it will be come a visual mess of power
lines, parking in the front, lit signs, building
Coordinates Zoning on the borders of each municipally
Coordination - Consolidation of planning & zoning will promote coordination of land
uses.
Creation of a designated industrial park away from the central communities and away
from the tourist eyes.
Denison Parcel - future usage by tri-communities
Denison Property
Dennison property acquisition
Dennison property must be preserved. The Kalamazoo River is losing its lake because
of boat docks everywhere for commercial rental.
Dennison Property needed for public
Density of developments (not low enough)
Density of housing & loss of truly open space
Design Review for new construction esp. at the exits and along Blue Star
Destruction of treed lots

Developing Blue Star High-Way
 Development
 Development along Blue Star
 Development Near Exist 36 + 41
 Development of areas where water contamination is a problem more homes are being built and there is uncertainty about the safety of the water in Saugatuck Township and Silver Lake area and Lakeshore area.
 Destruction of woods and Wetlands
 DK
 Do not have an updated comprehensive plan and they do not use the one they have.
 DO NOT KNOW
 don't know (2)
 Don't know (7)
 Don't Know (5)
 Don't Know enough about the issues to respond
 Don't know enough to say. My concern is density/sprawl control.
 Don't know/no opinion
 Douglas Density is too High
 Douglas Village - (Tare) issue
 Douglas waterfront development
 Downtown Douglas needs architectural control on new and existing buildings.
 Downtown parking lots wherever possible.
 Drinking Water Safety, taxes too high to live here, Housing too high
 dunes, beaches, farmland + forests h2o drainage
 Eliminating high density expansion
 Encouraged, but controlled growth
 Encouraging economic development for better non-tourist income while preserving farming and open land benefits.
 Enforcing zoning codes, cleaning up dumpy properties
 Enough jobs and things affordable for middle class people who pay taxes here year round & more businesses & places for kids to develop more for people here!
 EXPANDING EMPLOYMENT OPPORTUNITIES WHERE NOT LETTING EXPANSION
 OUT STRIP WATER + SERVICES
 extending water and sewer lines and making lots affordable to build- down- size
 Family oriented lower cost housing and light industrial zone to produce jobs.
 Farming. Need to do more to preserve farming in area.
 Flora and fauna need to be protected on development
 for business to put youth and unemployed working. youth complain about lack of summer work close to home.
 For much building without care for wetlands and nature
 Get Resident focused Businesses & more year round residents to create a real community
 Good long range future planning.
 good water for homes consumption
 GOOD ZONING -- LACKING IN TOWNSHIP AND DOUGLAS. THEN FAILING TO FOLLOW THRU
 Green Space- if we want tourists we must remain park like and beautiful.

green space

GREEN SPACE PROCUREMENT

green spaces on the water fronts, then green spaces in general

GREENSPACE PRESERVATION

Growth and zoning

Hi Density condos: need parking and traffic control

High density housing

High density property ownership per acre.

High rent and home prices. Insanity between zoning historical commission and greedy politics

Hodge-podge development in the township

Houses too large for lot size

housing

HOUSING

Housing and cleanup of neglected property

Housing being crammed in too small a space- especially the golf course

Housing density/commercial use

how can we stop sprawling housing developments for 2nd, 3rd, etc home owners from ruining the character of this small town.

I am not sure, but I hope we are not looking into using township land for housing (low-income) projects or major commercial development.

I don't know

I DON'T KNOW

I don't see any problems right now. I don't ever want to see any big changes like truck stops or stores like Wal-Mart!

I have no idea

if you don't get a handle on all the new buildings that are going up our community will look totally different than what it is now. We must get a handle on who & what our available land goes to.

Inconsistency of interpretation of zoning ordinances. Over population of commercial stores

Industrial complexes. We need jobs!!

INDUSTRIAL OR MANUFACTURING FOR YEAR Round employment

Industrial sites

Industrial usage of areas in close proximity to residential areas.

industrial/research park

INFRASTRUCTURE

insure proper balance of agriculture, residential, & commercial

Industrial for jobs, commercial

Issue of building permit to almost anyone for anything houses to big, to high, to awesome

It would be nice if our township had a "dump" so people have some where to go with the stuff lying around - making their yards look like dumps.

Joining agreement on those areas that abut each governmental unit.

junk cans

Junk Yards

junk yards visible from roads. also paintball place looks like a dump

junkie areas along Blue Star

Keep & build parks

KEEP FIGHTING TO MAINTAIN THE AREA'S RURAL CHARACTER.

Keep growth in the township at a slower pace.

Keep working on purchasing the Denison property...

Keeping "green space" in Saugatuck & Douglas

Keeping Blue Star ??? & attractive

Keeping Blue Star away from National Chain Stores that will destroy local identity.

KEEPING INDUSTRIAL & LIGHT INDUSTRIAL FROM SIGHT IN THIS BEAUTIFUL TOURIST AREA

Keeping large expanses natural - rural character. Cleaner water and land - no dumps -

no super sites. Clean the waters. Kalamazoo, Lakes, Lake Michigan

Keeping nature free of man made ugly stuff!

Keeping some waterfront open to public. Limit no of homes & subdivisions or slow down.

LACK OF COMPREHENSIVE ZONING RULES FOR ENTIRE AREA.

Lack of enforcement of existing ordinances

lake levels river levels water front development

Lake Michigan water treatment plant.

Land conservation - more open space less housing

Land preservation

LAND USE

Land use should not be an issue

Large Housing Tract Developments in the Township Michigan Lake Park Development (Dennison Property)

Large scale development- especially by outside developers. Current zoning in not adequate to manage growth sensibly and within the parameter go the 1989 TRI-C plan

Less building along the waterfront. More scenic and for all to enjoy!

let more housing and appt Allowed in Tri community.

Limiting Development in Rural Areas

Loss of farms. This is some of the best agricultural land in the world. We can't be everything. Holland is right next door and very sprawling. Lets not duplicate their errors.

Loss of land and open spaces to subdivisions and high-end housing

Loss of property - but that is a market & interest rate issue

Lower cost housing & water supply

Maintain some connection between 3 communities. Common goals.

Maintaining open - green space.

Maintaining Special Open Space, Wetlands, natural areas

Maintaining the local flavor, charm & different look of a small resort community.

Maintaining the natural beauty of the area

maintaining The wetland (new) Park at Moore's creek in Saugatuck. It is Drained to often in the spring + wildlife is nearly gone!!

Maintenance of open space

Master planning the area for beauty and property value.

MAXIMIZING LAND USE IN A BENEFICIAL MANNER

Money for the real estate co. and carpet baggers that don't care but them to me

More green spaces forested spaces
More open space - parks
More specific zoning ordinances for Douglas including exterior review - maintain rural atmosphere of township by requiring new development to hide (through landscaping) from roads. Saugatuck to continue historic ordinances to preserve character of area.
more water front for public use
Multi-use recreational park for residents (not tourists)
multi family Housing. Destruction of wetlands
n/a
N/A
Need more Development along Blue Star Hwy. Use of State and Federal funds to Develop ??? Industry
NEED MORE HOUSING IN 250,000 RANGE
No comment
No good tennis courts - since the Saugatuck H.S. was expanded there are no good tennis courts.
No large gas station set-up on M89 and Hwy. 196
No more Large condo developments!
no opinion (2)
No opinion (5)
No problem with present efforts
No truck stops
No truck stops! Get rid of the old Marathon sign @ Exit 36. Paint the old NORAD globe -- maybe write "Saugatuck - Douglas" in it.
Not enforcing ordinance already in place. i.e. pole barns on land without homes and unlicensed vehicles all over & junk all over
NOT ENOUGH WATER OR NATURAL GAS IN TOWNSHIP
Not land use but River/Lake use! Safely navigable waterways are paramount to the continued draw for our area! Non-navigable portions of the river affect recreational use and property owners perception of value!!
Not maintaining "green space," over building and crowding
Not sure (2)
NOT SURE
Not sure. Maybe off site parking and shuttle service to downtown areas.
On the radio is the line "they paved paradise and put up a parking lot." Growth will happen here. It can't be stopped. How can the resources be used wisely and the environment, that attracts people here, be protected?
only minimal review of new developments.
open land
Open Space
Our water recreation resources (river & harbor) are being neglected. This is a great asset!
Over- sized structures
OVER - POPULATING + HIGH TAXES!
Over all plan: controlled development + enforcement zoning
over development (3)
Over development of open space and natural areas caused by burgeoning growth in the

population base and resulting in a less beautiful and more polluted place to live.
Over development of vacant land
Over development of waterfront properties. Lack of green space & rare dune protection for future.
Over emphasis on historic preservation
over taxing farm land
Over use - density & over development
Over use of commercial zoning
Over development of Blue Star and Both downtowns + waterfronts
Overdevelopment and high property taxes
OVERDEVELOPMENT WITHOUT PROPERTY ADDRESSING THE ISSUE OF ADEQUATE WATER + SEWERAGE TO SUPPORT THE COMMUNITIES
overuse
Parking - 1 area for modular housing
Parking (5)
Parking and shuttle bus service. Cleaning up the eyesores. More trees.
parking downtown Saugatuck
Parking has been discussed + discussed for years, but nothing is ever done. Visitors to Saugatuck should have a free view of Lake Michigan
parking in downtown Saugatuck
parking is a big problem
PDR- preserve Green Space
People having to travel to nearby towns for shopping, jobs, kids activities, etc.
PERFORMANCE BONDS ARE NECESSARY!
permitted industrial use - (followed closely by no place to bury the brain dead political hackers)
Plan to open truck stop at exit/entrance 34
planning & zoning
Planning and Enforcement
Police giving too many tickets. Totally unnecessary
Poor enforcement of zoning laws. Not enough green space . Sometimes zoning for fairly enforced. Not a good survey to much hit + miss. Mix of zoning.
Poor zoning law. Too many mobile homes on lots
Preservation
Preservation of green space. Preservation of historical land and buildings. Saving Ag-farmlands from development. Maintaining and preserving parkland and green ways along roads.
preservation of open and wooded lands and public beaches
Preservation of our green space/small town appearance as more homes and businesses are created
Preservation of Rural Environment
Preserve green spaces and enforce environmental abuse/violations
PRESERVE THE DUNES ON BOTH SIDES OF THE HARBOR ENTRANCE. THIS MUST BE DONE.
PRESERVING GREEN SPACE
Preserving green space and not selling out to the
Preserving land integrity for the future

Preserving our beaches and wetlands
prevent large mass homes
Proper Building Size + Location
Proper master planning that makes common sense
Proper sewer & water / Planning Commissions restricting density in Saugatuck & Douglas especially height, thus causing sprawl in the Township.
Proper Zoning and Growth Management. Businesses just spring up everywhere with no rhythm and reason
Property rights
Properties that need to be cleaned up. Blight ordinances to remove junk from the property which is visible from the road.
Protection of Waterfront, Need to restrict mobile homes
Protective zoning professional zoning administration, enforced zoning ordinances
public access to water ways
Public H₂O (and sewer
Public vs. private land use.
Public water usage - recreational - bike path right-a-ways.
Purchase of available property to maintain continuity of area. Dennison property is a good example
PVD ACTIVITY WHICH PROMOTES HIGH DENSITY HOUSING
Transform all to Commercial use
Rapid conversion from form to residential without planning for long-term sustainable growth
Rapid growth
Raping the land! Preserve the wetlands. Low-density development. Maintain the "view:
Keep the charm of villages.
Real estate development
recreation
Reducing the potential density of development in the southern portion of the township.
Regard for green spaces Not addressing the reality of real water supply
Regionalized planning which isn't homogeneous but allows for variations and differences in communities while honoring our natural resources.
Regulating growth where it doesn't belong
Regulating new residential (land development) communities
Remember we are a recreation community. Encourage citizens to enjoy Douglas paved ridiculous law no recreational services in front yard. If water your front land faces the water not the road.
removal of contaminants
Residential Development is too dense and of too low a value.
residential zoning
Residential zoning. Every day I see monstrous homes being built on top of each other on undersized lots in Douglas village. If I wanted to see that I'd move to Chicago. Some of those homes were built next to historical homes. What a SHAME!
Resolving the issue of the contamination of land in many areas.
Restrictions on Condo's Lot too small +therefore one crowding of houses, Douglas beach too small
Restrictions on multiple family housing. Zero growth

Retaining our green spaces & issues of water use especially Lake Michigan. There are those who see water as the fuel for development. We need to be better stewards for our natural resources.

Retaining the farmland and restricting the size of homes on the older communities

Retention of green space/natural areas when land is being developed
road set backs

Run down properties along Blue Star does not make for a very inviting first impression of our communities. Most challenging will be trying to allow growth w/out losing out "quaintness" & small town look & feel.

Rural Roads

Safe Water

Saturation of subdivisions

Saugatuck State Park must be conserved.

Saugatuck/ Douglas Retail economic development and assistance

Saving green/natural spaces

saving of rural green space

Saving open space + wetlands

Senior housing.

sewer & water (2)

sewer + water in the township

Site condo developments

Spot zoning continuous variances granting

Sprawl - to great a pressure on growth - need to protect our quaint rural character it is the goose that laid the golden egg.

stop the developers with their subdivisions

Stopping Development

Strict zoning control including the issuance of variances.

sub-divisions

Subdivisions moving out in the country with no adequate infrastructure like sewer and water

THE ATTRACTION OF FAST FOOD RESTAURANTS & OTHER QUALITY RESTAURANTS FOR THE TOURIST TRADE AS WELL AS SUPER FOOD STORES FOR TOURISTS & RESIDENTS.

The currently owned land/beach just north of the channel needs to be preserved

The elimination of eyesore, run down, commercial & residential properties

The fact that high density development continues when we voted for 2.5 acre low density single family homes.

The fact that there is no such thing as "tri-communities" co-operation except when some university needs to have "help" planning a survey such as this.

The land should be left as it is - Just land i.e. no more shops, parking lots, housing, development, etc.

the loss of open spaces + agricultural land

The Mi-Ro property - If it's developed - should be lots of green space - safe water drainage - houses minimum of \$200,000.00 and up - & lots of trees planted.

The old MI-RO course behind Haworth

The parking problem in downtown Saugatuck + there needs to be blight ordinance to clean up old Allegan Rd.

The principal land use in conservation for the future -- open spaces -- This and the local animal (wild) population

The proliferation of developers building clusters of houses out in the Township and too many condos and golf courses.

the removal of properties from the tax rolls (Rich & ???) cutting into the tax ???

The tri-communities need a comprehensive plan that looks at the assets of each community and attempts to connect the communities thru their natural resources, transportation corridors & development.

The Village of Douglas' government unwillingness to stand up to realtors and developers.

The zoning is so different in each area & NOT consistent!

There are Developers in the area whose sole ambitions are to make a profit. Planning to continue + improve the Beauty of the area is most important provide roads and paths for the increased population

There is not enough public parking Schulyz park is a disgrace. It is noisy + dusty and only reachable by car

There should be bike paths along Park, Lakeshore Dr., Center St. etc. IT is very dangerous for people to be walking and riding bikes on the road. Someone is going to get hurt because they will not be seen on road very dangerous.

This is a tourist/second home community. Attention to the needs of residents needs to be taken care of - good quality housing, lower taxes and better businesses

Too many areas are being unkempt. There are areas that have junk car and truck that is and eye sore to the community.

to many big buildings & condos on river, preserving rule character & small town feel.

to many subdivisions

TO MUCH DEVELOPMENT, TO MANY TRUCKS

To stop zoning for mobile homes and mobile home parks.

Too high & large buildings & too many new + more expensive housing

Too large a lot size required in township with sewer access

Too many SUBDIVISIONS

TOO MANY APARTMENT/ CONDOS HAVE BLOCKED VIEW OF RIVER

Too many housing developments.

Too many new housing developments -

TOO MANY NEW HUGE HOMES

Too many new Sub divisions

Too Many Homes

Too much building that is ruining the natural aesthetic beauty & driving out animals from natural habitats

too much condo development

Too much focus on how to make improvements for tourists, not residents

Too much housing development

too much industrial

Too much industrial development

Too much large scale development - size of new homes (large) & not used year round

TOO MUCH RANDOM GROWTH

Too much residential development which will lead to too much commercial development.

Too much unchecked development in township. Abandoned and trashy areas could be cleaned up and developed instead of depleting woods, etc. Also clean-up of water & toxic waste from old factories/farms.

Too much uncontrolled growth

Too restricted by a select group of persons. Fleming should not be on zoning board.

TOO RESTRICTIVE FOR People selling PROPERTY

trash - non compliance

Trench through every spot where major wildlife is known to habitat. Ruining all the natural wooded spot in the towns proper.

Uncontrolled/un planned Growth

Uncontrolled development and too much density in building

UNCONTROLLED GROWTH OR USE OF LAND IN THE FUTURE.

unknown

No regulation in growth

unsightly road side business

urban sprawl into farmland

use of land for open spaces. Saving land for open spaces.

Using it to build "chain business" American, Holiday inn, Burger King

Vacant properties on Blue Star north of Exit 36

Violators of "fill-in" along K. River and watershed being over run by more small lot development and strip mall mentality

Water - too many wells - water taxes

water + sewer to township

Water plant

water quality (impact of development on water quality)

Water quality over development - weak enforcement of zoning reputation

Water Use & Aquifers Use & Location. Homes built w/o adequate Water Source

water+ water Quality + contamination of ground water

We don't want growth as experienced in north Holland - maintain small town/rural area

We must stop the truck stop at M-89 & Blue Star

We need a bigger and better grocery store.

We need to preserve undeveloped land by restricting building permits & require large lot size for new housing

WE NEEDED TO STOP BUIDING CONDO'S. SINGLE FAMIY HOMES ARE MORE APPROPRIATE FOR U. WE FOCUS TOO MUCH ON THE TOURIST DOLLAR AND IGNORE OUR RESIDENT.

Wetlands + Parks

What type of industries (such as boat, auto)

Youth recreation facilities -- need better! Work in cooperation with school District to improve Football, baseball, and outdoor basketball

Zoning (4)

ZONING (2)

Zoning along the Kalamazoo- need to Dredge the river

zoning enforcement

Zoning gives to everyone

Zoning in the townships Rural area are starting to look trashy

Zoning in the Twp and Enforcement of.

zoning ordinances

Zoning primarily. There are dumpy trailer parks right behind businesses and within two blocks of new residential properties.

zoning to control commercial & residential development.

zoning. flag lots everywhere

zoning: allocation v. balance in residential and commercial/industrial areas; Historic preservation & green space planning

Q34b Someplace else (employed)

All areas

Allegan (6)

Allegan City

Allegan, Ottawa, Musk, Kent & K/zoo Counties

Allendale, Mi @ Grand Valley State University

Ann Arbor (4)

Aspen, Colorado

Atlanta, Georgia

Austin, Texas

Barrington, IL.

Benton Harbor (3)

Birmingham, MI (3)

Bloomfield Hills (2)

Burr Ridge, IL

CALIFORNIA

Chicago (52)

Chicago (commute weekly)

Chicago area (2)

Chicago, IL. (countryside, IL).

Chicagoland

Cincinnati, OH

Clarendon Hills, IL

Columbus, Ohio

Concord, MI

consulting

Crown Point, IN

Des Moines, IA

Detroit area (3)

Detroit suburb

Detroit, MI

Downers Grove, IL

East Lansing

Elgin, Illinois

Evanston, Illinois

Export all over the world

Farmington Hills, MI (2)

Fennville (6)
Flint, MI (2)
Florida
Four County area
Frankfort, IL
Freelance IT services in West Michigan (Douglas Glenn, Saugatuck, Holland, Grand Rapids, Zeeland, etc.)
Freelance writer/editor/photographer no specific..
Glen Ellyn, IL
Grand Haven
Hamilton, MI (4)
Homer, Michigan
I'm a realtor working entire area
Illinois (6)
Indiana (2)
Indianapolis, IN (2)
Jackson County
Jackson, MI (3)
KAL. TWSP.
Kalamazoo (7)
Lansing (3)
Ludington
may open local office in Fennville or Douglas
Midland, Mi
Midwest Regional
Milwaukee, WI
Muskegon
New York City
none
Other State
Out of State
Own Business, Chicago based
Plymouth, Michigan
Port Sheldon CMS Energy
Portage
Raleigh, NC
Saint Louis
Sales rep for W. Michigan
San Diego CA
San Mateo Cty., Half Moon Bay, California
Saugatuck Public Schools
self-employed - (no specific place) West Mich Area
South Haven (4)
South Haven area
Southfield, MI
St Louis, Michigan
St. Joe- Benton Harbor

St. Louis, MO (2)
St. Louis, Mo professional services.
Toledo, OH
Traveling Professor
varies
Various by contract
Vicksburg (Kalamazoo County)
W. Lafayette Indiana
Washtenaw County
West Bloomfield
Wheaton, Il
Whole tri communities area. Dirt Contractor
Wisconsin
Work at home - employer in Lansing
Work from home
Work from Lakeshore to Lansing
Zeeland (8)
Zeeland area
Zeeland Township