

CITY OF CHARLEVOIX
210 STATE ST. CHARLEVOIX, MICH. 49720
PLANNING COMMISSION PUBLIC MEETING AGENDA

MONDAY, NOVEMBER 8, 2021 AT 6:00 PM in the Council Chambers, City Hall

- A. Call to Order/Pledge of Allegiance
- B. Roll Call
- C. Inquiry into Potential Conflicts of Interest
- D. Approval of Agenda
- E. Approval of the Minutes
 - 1. October 11 Meeting Minutes
- F. Call for Public Comment Not Related to Agenda Items
- G. New Business
 - 1. 803 State Street SPLU Proposal
 - 2. Redevelopment Ready Communities Update
 - 3. ADU Architectural Standards
- H. Old Business
 - 1. Master Plan Update
- I. Staff Updates
- J. Requests For Next Months Agenda or Research Items
- K. Adjournment by 8:00 p.m. unless extended by a motion

The City of Charlevoix will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon one weeks' notice to the City of Charlevoix. Individuals with disabilities requiring auxiliary aids or services should contact the City of Charlevoix Clerk's Office in writing or calling the following: City Clerk, 210 State Street, Charlevoix, MI 49720 (231) 547-3250.

CITY OF CHARLEVOIX

Approval of the Minutes

TO: Planning Commission

FROM: Jennifer Neal, Planner

SUBJECT: October 11 Meeting Minutes

DATE: November 8, 2021

BACKGROUND

The draft minutes from the October 11, 2021 Planning Commission meeting are included for your review and approval.

ATTACHMENTS:

- ▣ October 11, 2021 Draft Minutes

**CITY OF CHARLEVOIX
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS, CITY HALL, 210 STATE STREET
Monday, October 11, 2021 - 6:00 p.m.**

A. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Waddell.

B. Roll Call

Chair:	RJ Waddell
Members Present:	Sherm Chamberlain, Annemarie Conway, Mary Millington, Jennifer Muladore
Members Absent:	Reid Beegen, Toni Felter, David Gray
Staff Present:	Mark Heydlauff, City Manager; Jennifer Neal, Planner; Jonathan Scheel, Zoning Administrator

C. Inquiry into Potential Conflicts of Interest

Vice Chair Chamberlain disclosed he had worked for Mr. Meikle previously and completed projects with Kerry Smith.

D. Approval of Agenda

Motion by Vice Chair Chamberlain, second by Muladore to approve the agenda as presented. Motion passed by unanimous voice vote.

E. Approval of the Minutes

1. September 13, 2021 Meeting Minutes

Motion by Millington, second by Conway to approve the minutes of September 13, 2021, as presented. Motion passed by unanimous voice vote.

F. Call for Public Comment Not Related to Agenda Items

G. New Business

1. Pine River Channel Northside Planting Donation

Leilani Durbin, Silver Linings Charlevoix, submitted a proposal to install native plantings and landscaping on the City's property along the north side of the Pine River Channel. They have been soliciting feedback and input from the DDA, Shade Tree Commission and homeowners and provided an update to the City Council. They are seeking review and recommendation from the Planning Commission before final approval by the Council.

Ms. Durbin stated the proposal is on City property which is overgrown along the channel from the Weathervane to the Pier and the plan would include a handicap ramp and all native plants. There were no plans to remove any trees, but they would trim the trees and make sure they were healthy. The plan included ten years of maintenance.

Scott Phillips, Landscape Logic, presented drawings of the landscape plans and explained the details of the plantings. Millington expressed concerns about removing existing viable plants along the shoreline that may require maintenance rather than removal. Ms. Durbin stated their plan would help address erosion on the hillside.

Muladore stated there is water access already at the location for irrigation. She stated that the Shade Tree & Parks Commission had concerns about the legacy maintenance costs. Overall, the Shade Tree & Parks Commission liked the idea of cleaning up the area, including historical signs about the Tribe and educational signs about the plantings. Muladore stated the Shade Tree & Parks Commission also expressed concerns about the sidewalk closest to the Channel, but the Corps of Engineers does not consider that area a sidewalk.

Chair Waddell reported the Commission had received a letter from a resident.

Two residents were opposed.

Motion by Muladore, second by Conway to recommend to the City Council they approve the plan with the changes including preserving as much native vegetation as possible including specifically the existing native milkweed, reducing and preventing erosion by potentially staging the project or just doing as little excavation as possible, minimizing concrete pathway and promoting coastal resiliency and educational material. Motion passed by unanimous voice vote.

2. 230 Ferry Avenue Site Plan Review

Zoning Administrator Scheel stated that the applicant, 230 Ferry Ave LLC, is requesting a site plan amendment to add approximately 3,900 sq. ft. to the existing 900 sq. ft. outdoor lounge for food truck service.

Public Comment:

Two residents were in favor.

Motion by Millington, second by Vice Chair Chamberlain to approve Project 2021-3 SPA without conditions, based on specific findings of fact that the project does meet the review standards in Section 153.235. Motion passed by unanimous voice vote.

3. 1522 Bridge Street Proposal

City Manager Heydlauff presented a bid solicited for City-owned property located at 1522 Bridge Street. He stated this parcel was created when the curvature of Marion Center Road was realigned several years ago. The proposal submitted by Kerry Smith Builder, LLC, included a set of five duplexes on the parcel which would total ten living units on the parcel with room for driveways, parking, and stormwater control. He stated the question before the Planning Commission was whether the concept and spirit of the proposal was consistent with the goals of the Master Plan.

Public Comment:

One resident was in favor.

One resident was opposed.

Motion by Vice Chair Chamberlain, second by Millington to pursue the proposal further. Motion passed by unanimous voice vote.

4. Open Discussion with City Manager Heydlauff

City Manager Heydlauff stated this item was to provide the Planning Commission an opportunity to ask questions and discuss topics that may be of interest.

Chair Waddell asked whether there was going to be an open house for the public to see the new Department of Public Works building. Manager Heydlauff responded the open house was canceled due to Covid, but he would give anyone a tour of the facility.

Chair Waddell stated Dean Martin conducted a sidewalk survey and he questioned what the City would be doing with the results. City Manager Heydlauff responded he would look into the issue.

City Manager Heydlauff stated he shared the 1993 Joint Planning Commission meeting with Council Member Bryan.

City Manager Heydlauff provided an update for the Park Avenue improvements.

5. Accessory Dwelling Units (ADU) Architectural Standards

Zoning Administrator Scheel reviewed several goals and considerations for key building features intended to guide the development of standards for accessory buildings ordinance language. The report included example images of desired building forms and pictures for guidance.

Motion Vice Chair Chamberlain, second by Conway to extend the meeting to 8:10 p.m. Motion passed by unanimous voice vote.

H. Old Business

1. Master Plan Update: Future Land Use

Chair Waddell stated it would be necessary to move this agenda item to next month's meeting and the Commission concurred.

Bob Jess presented the Commission with a proposed plan. Chair Waddell stated the Commission was very interested in the plan.

I. Staff Updates

Planner Neal stated the Community Surveys have been received and the results will be presented to the Commission at the next meeting.

J. Request for Next Month's Agenda or Research Items.

Chair Waddell stated for the next meeting they will have the accessory dwelling unit language, Master Plan update, Community Survey Results and a Special Use permit on the agenda.

K. Adjournment by 8:00 PM unless extended by motion.

Meeting adjourned at 8:12 p.m.

Sarah J. Dvoracek/fgm

Deputy City Clerk

R.J. Waddell

Chair

CITY OF CHARLEVOIX

New Business

TO: Planning Commission

FROM: Jonathan Scheel, Zoning Administrator

SUBJECT: 803 State Street SPLU Proposal

DATE: November 8, 2021

BACKGROUND

The applicant, Joppa House Ministries, has proposed a recovery residence for women suffering with substance use disorders. The project location, 803 State Street, is zoned R1, Low Density Residential. The proposed use for the site is considered a Boarding/Rooming House, a Special Land Use. Zoning Administrator Scheel has prepared a report for the proposed use. The Planning Commission is asked to review the materials included for discussion purposes only. The Planning Commission may not discuss voting on the proposed project until after the public hearing is held. A public hearing will be held at a later date.

ATTACHMENTS:

- ▣ 803 State Street Application and Comments
- ▣ City Attorney Response
- ▣ Joppa House Ministries Accreditation

BARRON & ENGSTROM, P.L.C.
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August 9, 2021

Jonathan Scheel
City Planner
City of Charlevoix
210 State Street
Charlevoix, Michigan 49720

RE: Recovery Residence
803 State Street

Dear Jonathan:

Pursuant to our discussions, I have enclosed the following materials to secure approval from the City for use of the referenced premises by Joppa House Ministries as a recovery residence for women suffering with substance use disorders:

- Special Land Use Review Application
- Site Plan
- Prior correspondence of March 24, 2021 (including attached Legal Summary)
- Correspondence and materials from Joppa House Ministries
- Review Fee of \$300.00

To the extent that the Special Land Use Review process is being utilized to facilitate legally mandated "reasonable accommodations," which authorize use of the premises as a recovery residence, my client is supportive of this process. The present Application is, however, filed under protest in the event it is determined that a recovery residence cannot be established without issuance of a Special Use Permit, as this would constitute a *prima facie* violation of the Federal Fair Housing Act and the Americans with Disabilities Act.

Sincerely,

BARRON & ENGSTROM, P.L.C.



Daniel B. Barron

DBB/jlm

xc: Pastor Ginger Stevens (via e-mail)

BARRON & ENGSTROM, P.L.C.
ATTORNEYS AND COUNSELORS AT LAW
P.O. BOX 309
309 PETOSKEY AVENUE
CHARLEVOIX, MICHIGAN 49720

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beplc@barronengstrom.com

March 24, 2021

Jonathan Scheel
City Planner
City of Charlevoix
210 State Street
Charlevoix, Michigan 49720

RE: Recovery Residence
803 State Street

Dear Jonathan:

I am writing on behalf of Third Day Fellowship & Outreach, Inc., a Michigan ecclesiastical corporation ("Third Day"), and its tenant, Joppa House Ministries, a Michigan ecclesiastical corporation ("Joppa Ministries"). As discussed, Third Day has purchased and acquired the residence located at 803 State Street, contiguous to the residence which it owns at 801 State Street. Third Day and Joppa Ministries, as the tenant, wish to establish and operate at 803 State Street a recovery residence for those suffering from substance use disorders, similar to the current operations at 801 State Street.

I have attached correspondence from Pastor Ginger Stevens, which provides background to this matter. As reflected therein, the operations of Joppa Ministries have evolved over the past seven years, as a result of community and cultural needs. Joppa Ministries no longer operates a transitional home for women facing homelessness at 801 State Street, and instead now operates a recovery residence from substance use disorders.

As reflected within the attached correspondence, 803 State Street is a four bedroom, 3 bathroom house, which will house six female residents, as well as a live-in house supervisor. No children will be housed at 803 State Street. The residents share household chores, such as cooking, cleaning and laundry. There will be minimal vehicular parking needs, as very few of the residents own cars and many do not possess valid driver's licenses.

Jonathan Scheel
March 24, 2021
Page 2

As additionally discussed, federal law affords protections for the establishment and operation of recovery residences within single family residential districts. Among other things, "reasonable accommodations" are required from land use authorities to facilitate recovery residences. Legal counsel for the Michigan Association of Recovery Residences is also providing assistance to my clients, including legal research which I have incorporated into the attached "Legal Summary."

My clients are requesting, with the guidance of City's legal counsel, "reasonable accommodations" which confirm that, based upon the information submitted to the City, the proposed recovery residence at 803 State Street shall be deemed to constitute a permitted use by right under the Charlevoix Zoning Ordinance.

Please feel free to contact me with any questions or comments. I otherwise look forward to your response.

Sincerely,

BARRON & ENGSTROM, P.L.C.

A handwritten signature in dark ink, appearing to read 'Daniel B. Barron', with a large, sweeping loop at the end.

Daniel B. Barron

DBB/jlm
xc: Pastor Ginger Stevens (via e-mail)



CITY OF CHARLEVOIX

SPECIAL LAND USE REVIEW APPLICATION

Third Day Fellowship & Outreach/
Joppa House Ministries
Applicant

803 State Street
Address of subject property

Charlevoix, MI 49720
Address (City/State/Zip)

Property Owner Name (If different than applicant)

Property Owner Address (City/State/Zip) (If different than address of subject property)

Property Owner Phone Email
(231) 330-2643 info@joppahouseministries.org

Agent Phone Email
(231) 543-9950 dbarron@hammengstrom.com

Current zoning of subject property: R-1 Tax ID: 15-052-227-027-00

Current use of property: Single family home

Proposed use: A recovery residence for women suffering with substance use disorders.

Is the proposed use listed as a Special Use for the district in which said use is located? (Refer to ordinance faults to the allowed uses tables in Sections 5.26 and/or 5.31 of the Zoning Ordinance) identify recovery residences.

Dimensions of parcel: _____ Parcel size: _____
Square feet Acres

The following questions are meant to address the standards that will be considered by the Planning Commission in their review of the proposed special land use.

Will the use be designed, constructed, operated and maintained in a manner that is harmonious and appropriate in appearance with the character of the surrounding area, is compatible with adjacent land uses and does not essentially alter the character of the area in which it is proposed?

Yes. Our recovery residence abuts to the Joppa House recovery residence at 801 State Street, the Pine River Place housing project, and is in proximity to the Charlevoix County Sheriff's Department and the Health Department of NWM.I. The recovery residence will be operated and managed in the same manner as the Joppa House 801 State Street Campus, which has been a conscientious member of the neighborhood.

Is the use, or will the use be, adequately served by public services and facilities? (ex. Streets, police, fire protection, water and sewer, refuse disposal and schools.)

Yes. We have an established and positive working relationships with Patrick Stoner and Todd Asante, the Charlevoix Police Department, and the Charlevoix County Sheriff's Department. The property will be serviced by public roads and utilities.

Will on-site activities, processes, materials, equipment or operating conditions create traffic, noise, smoke, fumes, glare, odors or any other products that would be detrimental to any people, property or the general welfare?

No. On site activities will be the same as the recovery residence at 801 State Street, with the exception that no children will reside at 803 State Street.

Will the use be compatible with the natural environment and be designed to encourage conservation of natural resources and energy?

Yes. The property has many gardens on the grounds which we plan to maintain.

Does the site plan for the proposed use comply with the applicable design standards and other requirements of the Zoning Ordinance?

Yes. The existing dwelling and improvements have been used for many years as a single family residence.

Is the proposed special land use consistent with the intent and purpose of the Zoning Ordinance and the most recent updates to the Master Plan (2011)?

Yes. The proposed special use as a recovery residence within a single family zone district is also consistent with and supported by the Federal Fair Housing Act and the Americans with Disabilities Act.

AFFIDAVIT

I, the undersigned, do hereby make application to the City of Charlevoix for approval of the proposed special land use application which has been completed in accordance with the City of Charlevoix Zoning Ordinance. I certify that the property owner has authorized the proposed work, and that I have been empowered by the owner to make this application as his/her selected agent. I agree the statements made in the above application and associated documents are true, and if found not to be true, the approval of the special use permit may be void. I also agree to comply with the conditions and regulations required by the approved special land use permit. Further, I agree that if the special land use application is approved, it is approved with the understanding that the individual(s) or organization(s) applying for that special land use permit (or those individual(s) or organization(s) represented by the applicant) will comply with all applicable sections of the City of Charlevoix Zoning Ordinance. For purposes of site inspection, I also agree to notify the City of Charlevoix Zoning Administrator when locations of lot lines and proposed structures are located and staked on the ground. I also agree to give permission for officials of the City of Charlevoix, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. I understand that the City may impose conditions of approval and that the conditions must be met by the specific times as defined in the Decision and Order. Finally, if necessary, I understand that this is a special land use application, and if approved, cannot be implemented until applicant has applied for and the City has issued a zoning permit.

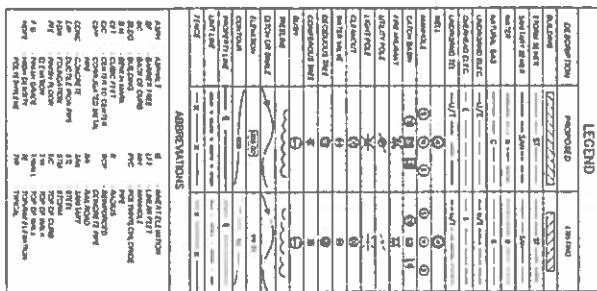
Property Owner Signature or Authorized Agent:

Nigina Stevens

Date:

5-6-21

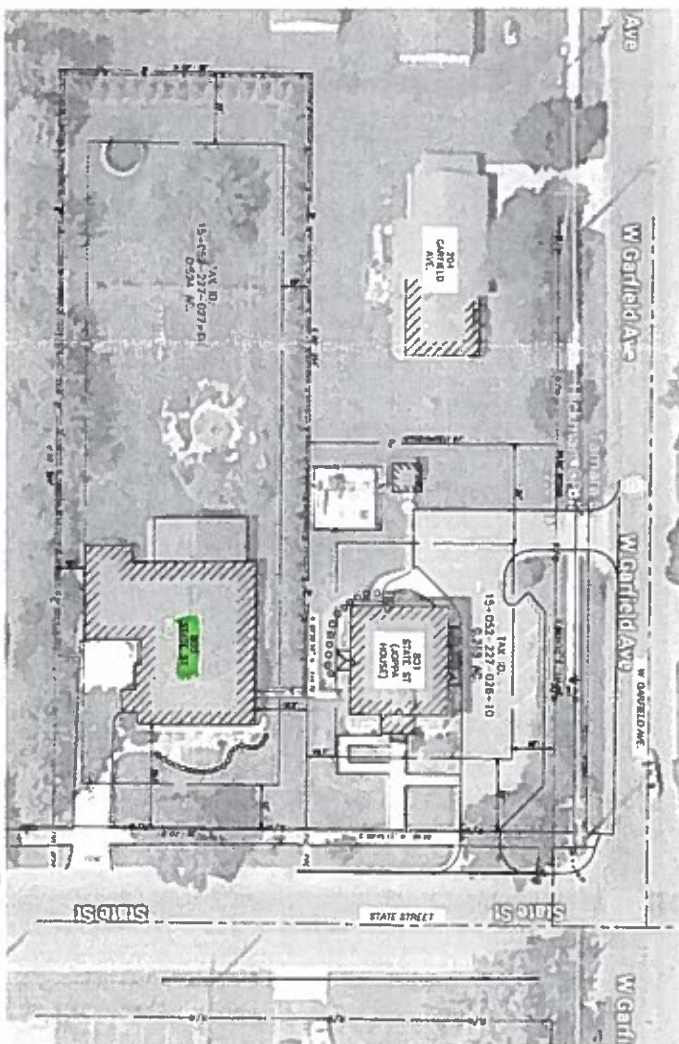
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SCALE 1" = 20'



Performance Engineers, Inc.

Civil / Structural Engineering

405 Peachtree Avenue
 Decatur, GA 30030
 Phone: (404) 376-1111
 Fax: (404) 376-1004
www.performanceeng.com

PROJECT NO. 11-0720

JOPPA HOUSE

801 & 803 STATE STREET
 CHARLOTTE, NC

COALITION

DRWG NO. 0001

AND GROUND

PROJECT NO. 11-0720

CO. OF SETS 15

DATE 11-07-20

PROJECT BY J. B. BROWN

PROJECT NO. 11-0720

PROJECT NAME JOPPA HOUSE

DATE 11-07-20

NO.	DATE	DESCRIPTION
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SITE

PLAN

SCALE 1" = 10'



Pastor Ginger Stevens
Director
PO Box 174 – Charlevoix, MI 49720
231-330-2643
www.joppahouseministries.org

March 19, 2021

To Whom It May Concern:

Third Day Fellowship has operated Joppa House Women's Transitional Home, located at 801 State St, for seven years as of July 12th, 2021.

When 'Joppa House' was in its pre-operational state, the committees worked on setting up the program, policies and curriculum for a transitional home for women and their children who find themselves homeless or facing homelessness due to a lack of life skills and/or resources.

However, trends have changed over the past 7 years. Our community is home to many women who are recovering from addictions and substance use disorders. The need for recovery residences has grown exponentially in the last five years. Joppa House is seeing a culture shift as 100% of applications for residency are coming from women exiting a drug rehabilitation facility. These women are in need of continued support for life skills, accountability, working through custody issues, facing legal obligations, and learning to cope with the stress of everyday life without the help of substances.

Hence, Joppa House added recovery programming to its life skills curriculum in September 2020. The ladies are now required to complete the original Stepping Stones life skills curriculum, attend recovery meetings, receive drug/alcohol counseling, obtain a sponsor and a peer recovery coach. They are asked to commit to 6-9 months to work on their sobriety through the 5 Outlooks (attached), case management and community living. Thus far, Joppa House Women's Transitional Home has served 152 residents, 70 women, 82 children!

As an ecclesiastical organization, directed by myself, Ginger Stevens, Pastor, Founder, & Director, faith is interwoven in everything we do. Bible Study and attending the church of choice is required weekly.

In February, Third Day Fellowship acquired a second residence located at 803 State St. to expand this necessary and greatly needed ministry. The property located adjacent to 801 State St, will operate the exact same way as the original Joppa House combining programming to include residents from both houses.

The 803 'Campus' is a 4 bedroom, 3 bath home with a large living room, dining room, kitchen and rec room. This home will house 6 women (2 in each bedroom) as well as a live-in house supervisor.

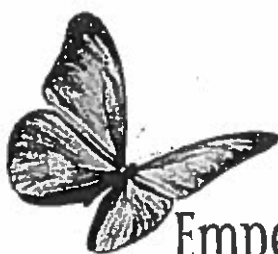
Third Day Fellowship, the parent of Joppa House Ministries, '801 Campus' and '803 Campus' is a 501c3 non-profit organization solely supported by tax deductible contributions and donations.

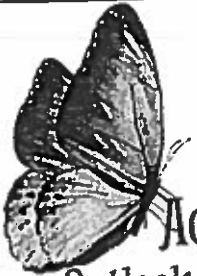
Thank-you for your consideration!
Any questions or concerns, please don't hesitate to call!

Blessings,
Rev. Ginger Stevens

Rev. Ginger Stevens
Director – Joppa House Ministries
231-330-2643

The Joppa House 5
– Outlooks to Independence and Healing –

Outlook	Primary Objectives	Overall Outlook Goals
 Chrysalis Intake Outlook	• Provide ID, sign intake, read resident handbook, settle into room & the house • Acquire a Counselor • Acquire a Primary Care Physician • Apply for Social Services • Connect with Recovery Meetings • Find a Sponsor & Peer Recovery Coach • Meet with Case Manager(s) to set up a treatment plan & relapse prevention plan • Medication review	• Probation Period :: 2 weeks • Attend 90 Meetings in 90 Days • Church & Bible Study • Legal Obligations • No visitors • Complete <i>Stepping Stones</i> Module One (Purple)
 Thistle Outlook #1 Employment and Finances	• Identify work strengths & interests (passions & giftings) • Resume Writing/Application & Interview Skills • Job Search/Secure Employment/Vocational Education • Develop a short & long term employment and/or educational plan • Address barriers to employment • Budgeting/Spending Diary (Savings for 1st & last month's rent) • Pay Program Fees • Begin attending recovery meetings • Develop a relapse plan	• Attend 5 meetings per week • Obtain employment and/or educational opportunities • Fulfill any legal obligations • Approved visits • Complete <i>Stepping Stones</i> Module Five (Green)
 Emperor Outlook #2 Finding Balance	• Choose weekly activities; establish hobbies & skills • Nutrition planning/training/health goal setting/exercise plan • Monitor stress & sleeping habits • Set goals and action plan to achieve those goals • Set up budget/financial plan/savings/responsibilities/banking • Continue recovery meetings/Relapse Plan review • Mindfulness & S.M.A.R.T. Goal Setting	• Attend 4 meetings a week • Fulfill legal obligations • Approved visits • Complete <i>Stepping Stones</i> Module Six (Brown)

Outlook	Primary Objectives	Overall Outlook Goals
 Admiral Outlook #3 Loving Self / Spiritual Emphasis	• Self Care • Commit to regular exercise • Commit to healthy eating habits • Follow a set budget • Devotional study & journaling/ personalized study • Focus on growth, personal faith story/presentation, identity in Christ/spiritual gifts • Find or be assigned a mentor • Continue recovery meetings • Relapse Plan Review	• Attend 3 meetings a week • Fulfill legal obligations • Approved visits • Complete <i>Stepping Stones</i> Module Two (Yellow)
 Swallowtail Outlook #4 Giving Back	• Passions Identification • Propose a service project/ evaluate the service project • Volunteer at a local non-profit three (3) hours per week • Present to Case Manager(s)/ House Director "Why Giving Back Matters" • Relapse Plan Review • Mentor new housemates	• Attend 3 meetings a week • Community Service • Fulfill Legal Obligations • Approved visits • Complete <i>Stepping Stones</i> Module Four (Blue)
 Monarch Outlook #5 Transition and Preparation for Graduation	• 9 Months sobriety and/or successful completion of all 5 Outlooks • Develop an exit plan: • Housing (sufficient housing procured) • Savings for 1st month & last months rent • Have support group • Meetings • Goals and dreams • Your support community / plans for when independent and able to sustain independent living • Have a budget in place to support housing/personal needs • Employment & vehicle for employment • Review recovery plan/ relapse prevention plan • Review future goals	• Attend 2 meetings a week • Community Service • Fulfill Legal Obligations • Approved visits • Complete <i>Stepping Stones</i> Module Three (Pink) • Relapse Prevention Plan • Exit Plan



Location Map
803 state street

Special Use Permit
2021-01

LEGAL SUMMARY

TOPIC: Request to the City of Charlevoix for "reasonable accommodations" to allow use of 803 State Street as a "recovery residence" for substance abuse disorders.

RECOVERY RESIDENCES

A recovery residence (an "RR") is a sober living environment, meaning that residents are expected to abstain from alcohol and illegal drug use. The purpose of an RR is to provide a safe and healthy living environment to initiate and sustain recovery ... defined as abstinence from alcohol and other non-prescribed drug use and improvement in one's physical, mental, spiritual and social well-being. Individuals build resources while living in an RR that will continue to support their recovery as they transition to living independently and productively in the community. The length of stay varies depending upon the resident's needs, progress, and willingness to abide by residence guidelines, and although there is no temporal limit to the length of stay, most persons average a stay in the 6-to-12 month time frame.

Background information regarding the proposed use of 803 State Street as a recovery residence, is set forth within correspondence from Pastor Ginger Stevens which accompanies this Legal Summary.

Residents of recovery residences, because of their status as persons in recovery from a substance use disorder, are afforded certain protections under the *Federal Fair Housing Act*, 42 U.S.C. section 3601 et seq., and the *Americans with Disabilities Act*, 42 U.S.C. Section 12132, et seq.

FEDERAL FAIR HOUSING ACT ("FFHA") and AMERICAN WITH DISABILITIES ACT ("ADA")

A municipality's authority to regulate recovery residence living facilities is based in its zoning ordinance and general police powers. The regulation of land-use is traditionally reserved to local governments, except to the extent that it conflicts with the requirements imposed by the FFHA, the ADA or other federal laws. The FFHA and the ADA prohibit a broad range of housing practices that discriminate against individuals on the basis of race, color, religion, sex, disability, familial status and/or national origin.

The FFHA protections against discrimination extend to all "dwellings" which include any "...building, structure, or portion thereof, which is occupied as, or designed or intended for occupancy as, a residence by one or more families." *42 U. S. C. Section 3602(b)*. There are 2 factors under federal law for determining whether a facility constitutes a "dwelling":

- Whether the facility is intended or designed for occupants intending to remain for a significant time; and

- Whether the occupants of the facility view it as a place to return. Lakeside Resort Enterprises v. Board of Supervisors of Palmyra, (3d Circuit 2006) 455 F 3rd 154, 158.

Courts typically define a "significant period of time" as longer than a typical hotel stay, but it can be possibly as short as 2 weeks. *Id.* at 159. Courts also analyze the extent to which occupants treat the facility as their home, and whether they perform tasks such as cooking, cleaning and laundry at the site. Schwartz v. City of Treasure Island (11th circuit 2008) 544 F3rd 1201, 1214. The Third Circuit relied on these principles to conclude that a drug and alcohol treatment center met the definition of a "dwelling" and that the resident's "lifestyle" satisfied the principle that the residents treated the building like a home. The residents ate meals together, returned to their rooms in the evening, received mail at the facility, hung pictures on their walls, and had common living areas. Lakeside Resort Enterprises, supra, 154, 160.

Recovery residences are protected as a type of single-family use for a collective of unrelated persons in recovery from substance use disorders. Olmstead v. L.C., 527 U.S. 581(1999). What this means, in practice, is that any action by a municipality which would treat disabled persons, such as those in rehabilitation for substance use disorders, differently than it would treat a single-family use, constitutes a prima facie example of discrimination.

The seminal case of City of Edmonds v. Oxford House, Inc. 514 US 725 (1995), held that the FFHA requires municipalities to make "reasonable accommodations" to allow group homes for recovering substance abusers to stay in a single-family residential zone district, despite the cities' ordinance that limited occupants in single-family dwelling units to no more than 5 persons unrelated by genetics, adoption or marriage.

Examples of local land-use laws or practices which may violate the FFHA or ADA include:

- imposing restrictions or additional conditions on group housing for persons with disabilities which are not imposed on families or other groups of unrelated individuals, i.e., requiring an occupancy permit for persons with disabilities to live in the single-family home, while not requiring a permit for other residents of single-family homes, or
- refusing to provide reasonable accommodations to land-use policies when such accommodations may be necessary to allow person with disabilities to have an equal opportunity to use and enjoy the housing.

HUD/DOJ Joint Statement on Local Land-Use Laws and Practices and the Application of the Fair Housing Act <https://www.justice.gov/opa/file/912366/download>

Based upon the foregoing and the information set forth in correspondence and materials submitted to the City of Charlevoix, "reasonable accommodations" are requested from the City of Charlevoix, which confirm that the proposed recovery residence at 803 State Street shall be deemed to constitute a permitted use by right under the Charlevoix Zoning Ordinance.

Planner

From: John Golden <jkgolden@hotmail.com>
Sent: Thursday, October 28, 2021 5:15 PM
To: Planner
Subject: Re: Case Number: SUP 2021-01

within 300 ft

Another couple of comments after= thinking about it more.

Drug dealers don't like to lose customers so they likely would be hanging around the neighborhood to 'reconnect' with the recovering addicts.

There is an elementary school and playground directly across the street.

Get [Outlook for Android](#)

From: Planner <planner@charlevoixmi.gov>
Sent: Wednesday, October 27, 2021 2:07:18 PM
To: John Golden <jkgolden@hotmail.com>
Subject: RE: Case Number: SUP 2021-01

Thank you for your comments. I will add your email to the public record

Jonathan Scheel
 Zoning Administrator
 City of Charlevoix
 231-631-0004

From: John Golden <jkgolden@hotmail.com>
Sent: Wednesday, October 27, 2021 2:04 PM
To: Planner <planner@charlevoixmi.gov>
Subject: Case Number: SUP 2021-01

I object to using the home in question (803 State Street) as a home for recovering women with substance abuse disorders.

While I do agree that there needs to be a place for them to live, I do not feel that a single-family residential neighborhood is the correct place.

Not everyone who is attempting to recover from addiction is successful.

When one is not successful in their recovery, oftentimes their fall back into addiction is wrought with poor decisions and actions.

These decisions and actions may be as minor as lying, but can escalate into things such as robbery, breaking into autos, home burglary, and other things to monetarily support their habit.

Our nearby home is a family vacation home and very often unoccupied, which presents an attractive option to the addict needing items to sell or trade for drugs.

If there were a break-in into my home, it may be weeks or months before I discover it and by then it's too late to do anything about it.

Planner

From: NELSON FLETCHER <nelsonfletcher@hotmail.com>
Sent: Monday, November 1, 2021 10:29 AM
To: Planner
Subject: Case #: SUP2021-01 803 State St

City of Charlevoix
Office of Planning and Zoning
210 State St
Charlevoix, MI 49720
Attn: Jonathan Scheel

Dear Jonathan,

Neither my wife, Dawn, nor I have any objection for the use of the property at 803 State St as a recovery residence for women suffering with substance use disorders. We believe that the Joppa House Ministries provides a beneficial and needed service to the Charlevoix community.

Respectfully,

Nelson Fletcher 231-330-4366
Dawn Fletcher 231-330-2381
907 State St
231-547-4803



PLANNING COMMISSION AGENDA ITEM

AGENDA TITLE: <u>Special Land Use Permit Application. Project 2021-01 SU</u> <u>803 State Street</u>	
HEARING DATE: Monday, November 15, 2021 6:00 PM	
PRESENTED BY: Jonathan Scheel City Zoning Administrator	
ATTACHMENTS:	1. Application from the applicant 2. Project file 2021-01 SU and all contents 3. City of Charlevoix Zoning Ordinance.

I. GENERAL INFORMATION:

Applicant:	Third Day Fellowship and Outreach, Joppa House Ministries
Property Owner:	Third Day Fellowship and Outreach, Joppa House Ministries PO Box 174 Charlevoix, MI 49770
Requested Action:	Special Land Use Permit Application
Zoning:	R-1 Low Density Residential
Project Location:	803 State Street
Project Site Size:	22,826 +- square feet
Lot coverage:	20%
Existing Land Use:	Single family detached residential
Adjacent Land Uses:	The adjoining property to the south is a single-family home. North of the property is a single-family structure owned by the applicant used for a similar SUP purpose as this application. Across State Street to the west is a Catholic Church and school yard and east of the property is the Housing Commission's multi-family housing complex



Google Maps.

III. AUTHORITY AND REQUIREMENTS:

The Planning Commission is the governing authority in regard to Special Land Use applications. Special Land Use applications are not forwarded to the City Council under the Zoning Ordinance. A decision as to whether or not to grant approval for Special Land Use is a Planning Commission decision. Applicants applying for a Special Land Use are also required to submit a Site Plan which is subject to a Level B review. This hearing will cover both the Site Plan Review and the Special Use Permit.

The purpose of this Staff Report is to evaluate this proposal against the procedures and criteria outlined in Section 153.250 "Special Land Use Review" of the City of Charlevoix Zoning Ordinance.

The Special Land Use application was submitted on August 9, 2021. The notice for the public hearing was advertised in the Petoskey News Review on October 27, 2021. Notice of the hearing was sent to adjoining landowners and tenants within 300 feet of the property on October 25, 2021.

The permitted uses by right and the Special Land Uses allowed in the R-1 Low Density Single Family Residential District are listed in Chapter 153.071 Table 153.071 Allowed Uses in Residential Zones.

must be met for all special uses. In addition, more specific standards, and requirements, as found in 153.140 through 153.159 of this Chapter, are established for certain individual uses to mitigate their potential negative impacts.

253.253. Review Standards

A Special Land Use shall only be approved if all the following general standards are satisfied, in addition to any applicable requirements for specific special land uses, as found in 153.140 through 153.159 of this Chapter:

- (1) The use is designed and constructed and will be operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; will be compatible with adjacent uses of land; and will not change the essential character of the area in which it is proposed.

The Planning Commission finds that the proposed special use is a residential use and will be harmonious with the existing neighboring uses and the intended character of the general vicinity. This use will not change the essential character of the area. The applicant is not proposing any exterior structural alterations; therefore, the current appearance would remain unchanged. The applicant is not requesting a use that would result in an activity dissimilar from typical of residential areas throughout the City of Charlevoix in general and in this neighborhood specifically.

- (2) The use is, or as a result of the Special Land Use approval, will be served adequately by public services and facilities, including but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

The Planning Commission finds that there are adequate essential public services and facilities to accommodate this special use and that this project will not require improvement to or expansion of city infrastructure or public services, including streets, water, and sewer facilities, refuse disposal, or police and fire protection. This application was reviewed by appropriate City Department Heads (DPW, Electric and Fire Departments) and no concerns were expressed over the project.

- (3) The use will not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of traffic, noise, smoke, fumes, glare, or odors.

The Planning Commission finds that the proposed special use will not be hazardous or disturbing to existing or future nearby uses. The property will continue to be used for residential purposes. There has been a recent expansion of the parking area from two to three parking spaces

(C) Protect natural resources, the health, safety, welfare and social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole;

(D) Ensure compatibility between the proposed use or activity and the rights of the city perform its governmental functions;

(E) Meet the intent and purpose of this chapter, be related to the standards established in the ordinance for the land use or activity under consideration and be necessary to ensure compliance with those standards; and

(F) Ensure compatibility with other uses of land in the vicinity

VI. PLANNING COMMISSION ROLE AND OPTIONS:

The City of Charlevoix Planning Commission has the following options for Project 2021-01 SU:

1. Deny Project 2021-01 SU based on specific findings of fact that the application does not meet the review criteria in Chapter 153.253.
2. Approve Project 2021-01 SU based on specific findings of fact that the application does meet the review criteria in Chapter 153.253
3. Approve Project 2021-01 SU based on specific findings of fact that the application does meet the review criteria in Chapter 153.253. with conditions as contained herein.
4. Table the decision based on the need for additional review time or information.



Jennifer Neal <jennifer.neal@networksnorthwest.org>

FW: Recovery Residence/803 State Street

Planner <planner@charlevoixmi.gov>

Thu, Nov 4, 2021 at 1:19 PM

To: Jennifer Neal <jennifer.neal@networksnorthwest.org>

Jonathan Scheel

Zoning Administrator

City of Charlevoix

231-631-0004

From: Scott Howard <Scott@envlaw.com>**Sent:** Thursday, March 25, 2021 12:19 PM**To:** Planner <planner@charlevoixmi.gov>**Cc:** Karla Gerds <karla@envlaw.com>**Subject:** RE: Recovery Residence/803 State Street

Jonathan, I don't think the reasonable accommodation doctrine turns this into a use by right, but I do think the City would be hard pressed to deny the request. I think they should go through the process and if they feel they need a reasonable accommodation with respect to one of the special use standards, then we can address that issue as part of the review process. Let me know if you'd like to discuss further or if you have any follow up questions.

Scott

From: Planner <planner@charlevoixmi.gov>**Sent:** Wednesday, March 24, 2021 4:35 PM**To:** Scott Howard <Scott@envlaw.com>**Subject:** Fw: Recovery Residence/803 State Street

Good afternoon Scott, I am forwarding an email from a local attorney who represents a client wanting to have a recovery center in a R-2 residential neighborhood. He poses an interesting legal opinion in my eyes that states Federal law allows them this use by right. Please review the documents and provide me with your opinion on how I should handle this. I was leaning to treat it as a special use under 153.071 "Boarding House" which is a special use. The definition of a Boarding House states " **BOARDING/ROOMING HOUSE**. A building, structure, or portion thereof, where individual rooms are rented to separate parties for more than 30 consecutive days, such as seasonal worker housing, transitional homes, hostels or similar uses." Contact me with any questions you may have. I look forward to your correspondence.

Jonathan Scheel
Zoning Administrator
City of Charlevoix
231.631.0004

From: Daniel B. Barron <dbarron@barronengstrom.com>
Sent: Wednesday, March 24, 2021 4:06 PM
To: Planner <planner@charlevoixmi.gov>
Cc: Ginger Stevens <gingersnap_60@hotmail.com>
Subject: Recovery Residence/803 State Street

Jonathan:

Please see the attached correspondence and Legal Summary, together with various attachments.

Daniel B. Barron

~~~~~

Daniel B. Barron, Esq.



[309 Petoskey Ave.](#), PO Box 309

Charlevoix, MI 49720

PH: 231-547-9950

FAX: 231-547-2977

[dbarron@barronengstrom.com](mailto:dbarron@barronengstrom.com)

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Due to the Coronavirus:

Effective today, March 19, 2020, Barron Title Agency and Barron & Engstrom will be open to the public as "Scheduled Access Only." The offices will be staffed during regular business hours.

You may make an appointment by calling:

Barron Title Agency at 231-547-8003

Barron & Engstrom at 231-547-9950

Thank you for your cooperation

~~~~~

The information contained in this transmission is privileged and confidential information intended for the use of the addressee listed above. If you are neither the intended recipient nor the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this transmitted information is strictly prohibited. If you have received this transmission in error, please immediately notify us by email and destroy any transmissions you have received in error.

BARRON & ENGSTROM, P.L.C.
ATTORNEYS AND COUNSELORS AT LAW
P.O. BOX 309
309 PETOSKEY AVENUE
CHARLEVOIX, MICHIGAN 49720

DANIEL B. BARRON
dbarron@barronengstrom.com

EDWARD F. ENGSTROM
efengstrom@barronengstrom.com

TELEPHONE: (231) 547-9950
TELEFAX: (231) 547-2977
beplc@barronengstrom.com

November 4, 2021
VIA FIRST CLASS MAIL
VIA E-MAIL

Jonathan Scheel
City Planner
City of Charlevoix
210 State Street
Charlevoix, Michigan 49720

RE: Charlevoix Planning Case # SUP 2021-01

Dear Jonathan:

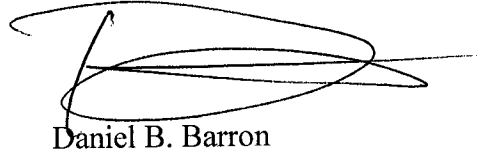
I am writing relative to the Special Use Permit which has been requested by Third Day Fellowship and Outreach/Joppa House Ministries.

Please be advised that the subject location at 803 State Street, as well as the neighboring property at 801 State Street, have been accredited as Level 3 MARR operators by the Michigan Association of Recovery Residences and the National Association of Recovery Residences. Correspondence and the Certificate of Good Standing is enclosed.

Please see that the foregoing information is presented to the Planning Commission at or prior to the scheduled public hearing on November 15, 2021, and otherwise feel free to contact me with any questions or comments.

Sincerely,

BARRON & ENGSTROM, P.L.C.



Daniel B. Barron

DBB/jlm
xc: Pastor Ginger Stevens (via e-mail)
LaRae Stevens



10/18/21

Congratulations!

The following recovery locations have been certified:

- 801 State St. Charlevoix, MI 49720
- 803 State St. Charlevoix, MI 49720

Joppa House Ministries is a Level 3 MARR accredited operator. Your program will be listed under the 'Accredited Operators' tab on our website (michiganarr.com). Feel free to present your certification proudly by adding the MARR and NARR Certified Residence logos to your own website. In the unlikely scenario that your certification is ever revoked, you must remove them from all publications.

We hope that you will continue to work diligently to hold up each of these standards to ensure the best possible care for your residents. Please be prepared for possible randomized inspections throughout the certification year. In the event that any changes are made to your program, such as the opening or closing of a home, etc. MARR must be notified within 30 days of said changes and your Certemy profile must be updated. Be sure to mark your calendar for your annual site review on **10/12/22**. We will be in contact within 1 month of your certificate's expiration date to schedule reinspection.

See you next year!

-The MARR Team



CERTIFICATE OF GOOD STANDING

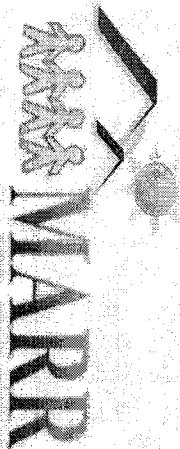
THIS CERTIFIES THAT

Joppa House Ministries

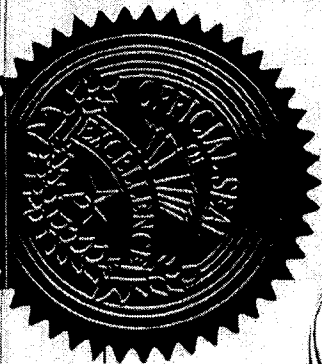
*The (2) locations noted on the Certification letter.

HAS SUCCESSFULLY MET THE STANDARDS OF MARR & NARR AS A LEVEL III PROGRAM.

MARR Certification good through 10.12.2022



Michigan Association
of Recovery Residences, Inc.



Katherine O'Hare – MARR Chief Compliance Officer

CITY OF CHARLEVOIX

New Business

TO: Planning Commission

FROM: Lindsey Dotson, Main Street DDA Executive Director /Dan Leonard, Sr. Community Assistance Specialist

SUBJECT: Redevelopment Ready Communities Update

DATE: November 8, 2021

BACKGROUND

DDA Director Dotson and Dan Leonard, a representative from the Michigan Economic Development Corporation, will share an update of the Redevelopment Ready Communities program site selection as well as ongoing discussions with property owners. The Planning Commission has the unique opportunity to be involved with project development from the onset and hear about the opportunities and challenges of property redevelopment. Site information materials have been included and will be discussed during the presentation.

ATTACHMENTS:

- ❑ Property Information - Hilltop Housing
- ❑ Property Information - Antrim Street
- ❑ Property Information - Hurlburt Avenue
- ❑ RRC Design Build

DOWNTOWN EVOLUTIONS

Increased Downtown Housing

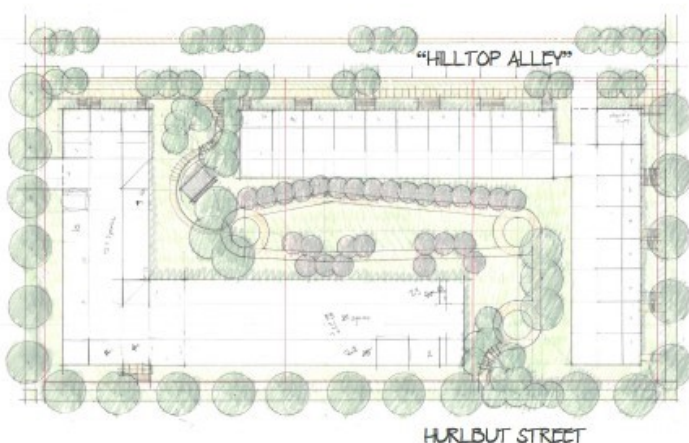
Creating housing across the spectrum of affordability and types is a goal of downtown, recognizing both the shortage of housing for downtown workers as well as housing that might be oriented to those seeking an environment like downtown Charlevoix for living simply because of its inherent attractions. In a largely built-out environment, opportunities to significantly expand housing might be limited, so incremental additions become important to pursue.

In the demonstrations for activation of the alleys and side streets, each new building should be imagined as containing an upper level that accommodates some residential use. While not a huge number, each allows for a step toward satisfying the shortage of downtown housing. Still, a more significant step toward the shortage is needed.

In an area referred to, for purposes of this report, as “Hilltop,” that significant step might be possible.

Hilltop Housing

The half-block bounded by Bridge Street, State Street, Hurlbut Street, and an unnamed and undeveloped alley is Hilltop, located just at the edge of downtown’s south side. The area is comprised of three parcels, one of which is undeveloped and another of which is occupied by a private education facility. The third parcel is comprised of outdated office and retail space, and was recently selected as a Redevelopment Ready Communities priority redevelopment site.



Hilltop housing concept—site plan

The half-block referred to as Hilltop is one where very little retail activity is likely due to its slope and distance from the core of downtown, but it is certainly within reasonable walking distance for residential uses.

DEMONSTRATIONS



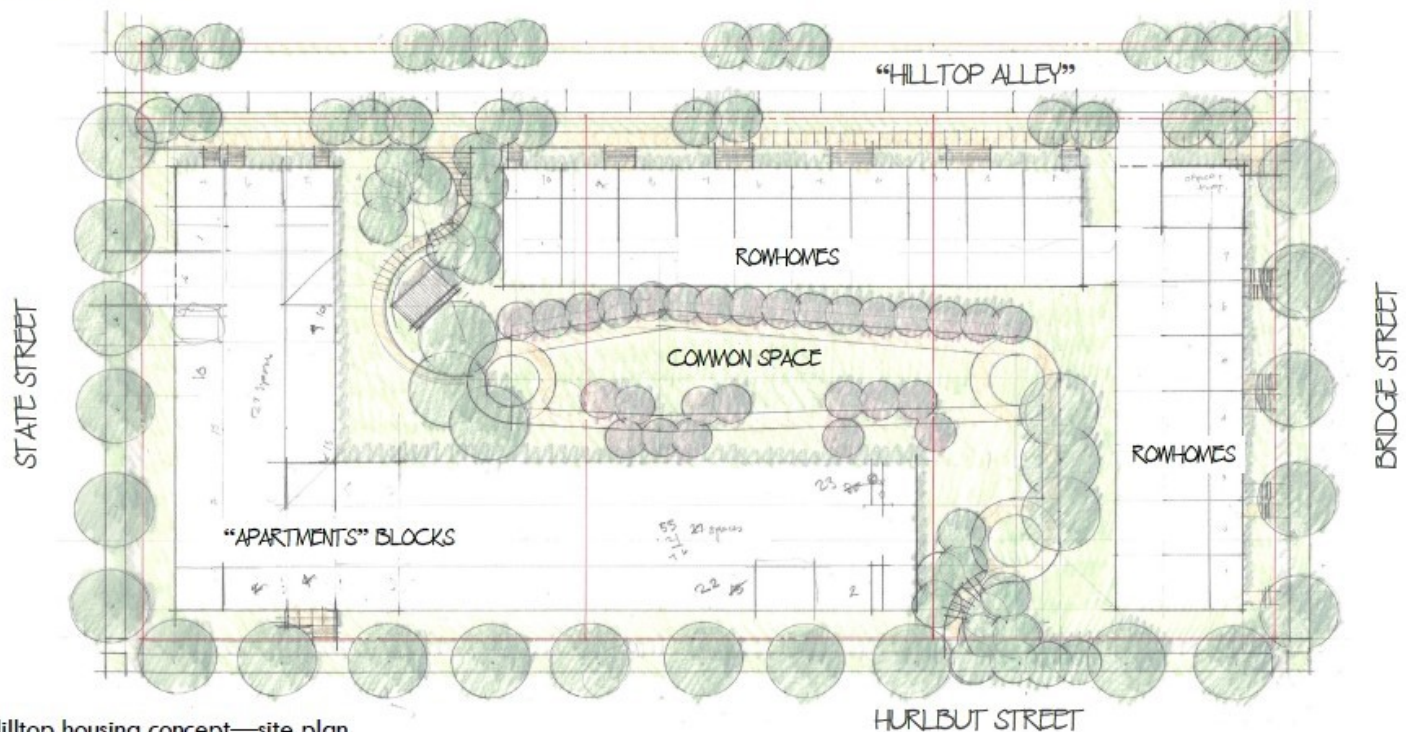
Redevelopment Opportunities and Demonstrations



The parcel at 101-109 Hurlbut Street, currently comprised of outdated office and retail space, and was recently selected as a Redevelopment Ready Communities priority redevelopment site. The property is part of the half-block referred to in this report as “Hilltop” and the Hilltop Housing demonstration.

Increased Downtown Housing

Hilltop Housing



Hilltop housing concept—site plan

In the Hilltop scenario, buildings should be strongly oriented to surrounding streets and a new alley. The central commons joins the development, creating a strong interior place for this new community.

In the demonstration, three patterns are evident, none of which is parking, which is accommodated below grade because of the natural slope of the site. The undeveloped alley becomes Hilltop Alley, a single lane, one way street with parking along one side and access to below grade parking. The central portion of the site is shown as a large and continuous common space with landscaping, walkways, and gathering spaces. The eastern portion, primarily along Bridge Street, is demonstrated as rowhomes with individual entries from the street. The possibility of having flats (one story units) over some rowhomes (with two or more levels) would introduce a second housing types. A portion of the street level nearest downtown could be occupied by retail or office spaces.

The remainder of the block is organized into two larger “apartment” blocks, separated into two pieces recognizing the likely staged implementation of housing on the Hilltop block. Some units, particularly those with more of a street level orientation to Hurlbut Street or some oriented to the interior common space might be townhome-style units with access directly from the outside. Some units might be larger and two-level, some might be standard units, and still others might be truly affordable micro-units. With an architectural style that includes a prominent roof, some units might be developed “in the roof” without adding a fourth floor.

Hilltop Housing Concept Features

- The undeveloped alley becomes “Hilltop Alley”
- Hilltop Alley provides access to below grade parking
- The central portion of the site features a large and continuous common space with landscaping, walkways and gathering spaces
- Housing styles could include rowhomes, flats (over rowhomes), apartments and townhome-style units, and micro-units
- A portion of the street level nearest downtown could be occupied by retail or office spaces.
- The two larger “apartment” blocks are separated into two pieces, recognizing the implementation of housing on the Hilltop block will likely be phased,
- Parking is provided at rates aimed at two enclosed spaces per unit for rowhomes and one enclosed space per unit for all other units.
- The total number of units demonstrated in this example is approximately 17 rowhomes (and perhaps a few flats) and 77 apartments of varying unit configurations. Further design, market research, and financing might demonstrate the potential for even greater density on this block.

Increased Downtown Housing

Hilltop Housing

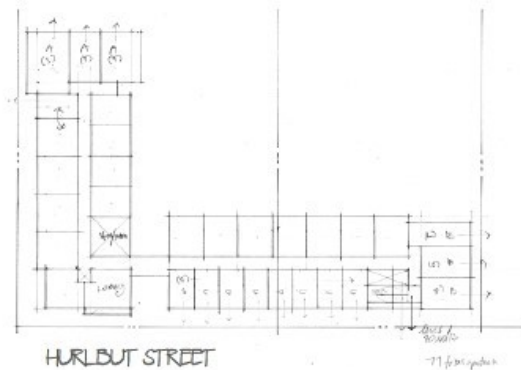


Hilltop Housing—North Elevation (along “Hilltop Alley”)

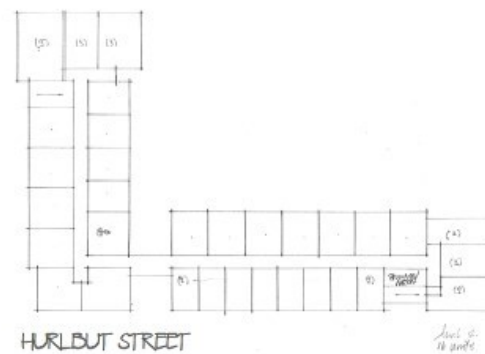


Hilltop Housing—South Elevation (along Hurlbut Street)

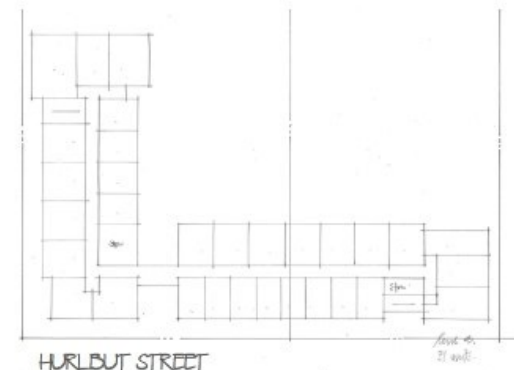
Like activating uses shown in demonstrations along downtown side streets, “shingle style” architecture is shown for the Hilltop Housing concept, with complementary materials, colors and features applied across the different styles of housing.



Hilltop Housing—“Apartment” Blocks—Level 1



Hilltop Housing—“Apartment” Blocks—Level 2



Hilltop Housing—“Apartment” Blocks—Level 3

DOWNTOWN EVOLUTIONS

DEMONSTRATIONS

New Downtown Activities

In addition to those opportunities for development or redevelopment, this report also considers other introductions intended to induce activity beyond current levels. Some are related to new housing or retail in areas identified by the city as needing redevelopment. Others promote social and recreation activities in downtown aligned with interests of downtown stakeholders. Like other demonstrations, these should be considered as incremental additions to downtown.

State and Antrim

Downtown stakeholders engaged during the team's site visit suggested that a small building at the corner of State Street and Antrim Street is a likely redevelopment opportunity, and the property has since been selected as an RRC priority redevelopment site.

Scheme 1: State and Antrim—without parking on site



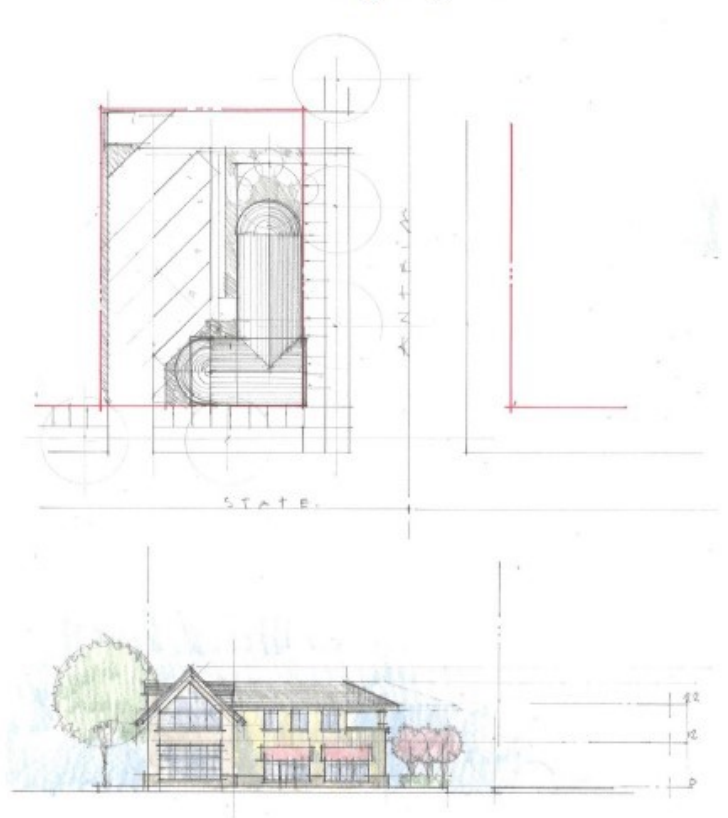
Scheme 1, displayed above, shows a two-story development of about 6,000 square feet (+/-) with no parking located on the parcel.

Scheme 2, displayed right, shows a two story development of about 3,000 square feet (+/-) wrapping the corner, with parking located on the northern portion of the parcel, to the rear of the structure.

The State and Antrim demonstrations show two alternatives for the 0.14-acre site, one with parking and one without, both two story developments ranging between 3,000 square feet and 6,000 square feet. While there are other configurations that would be possible several factors for the redevelopment are critical:

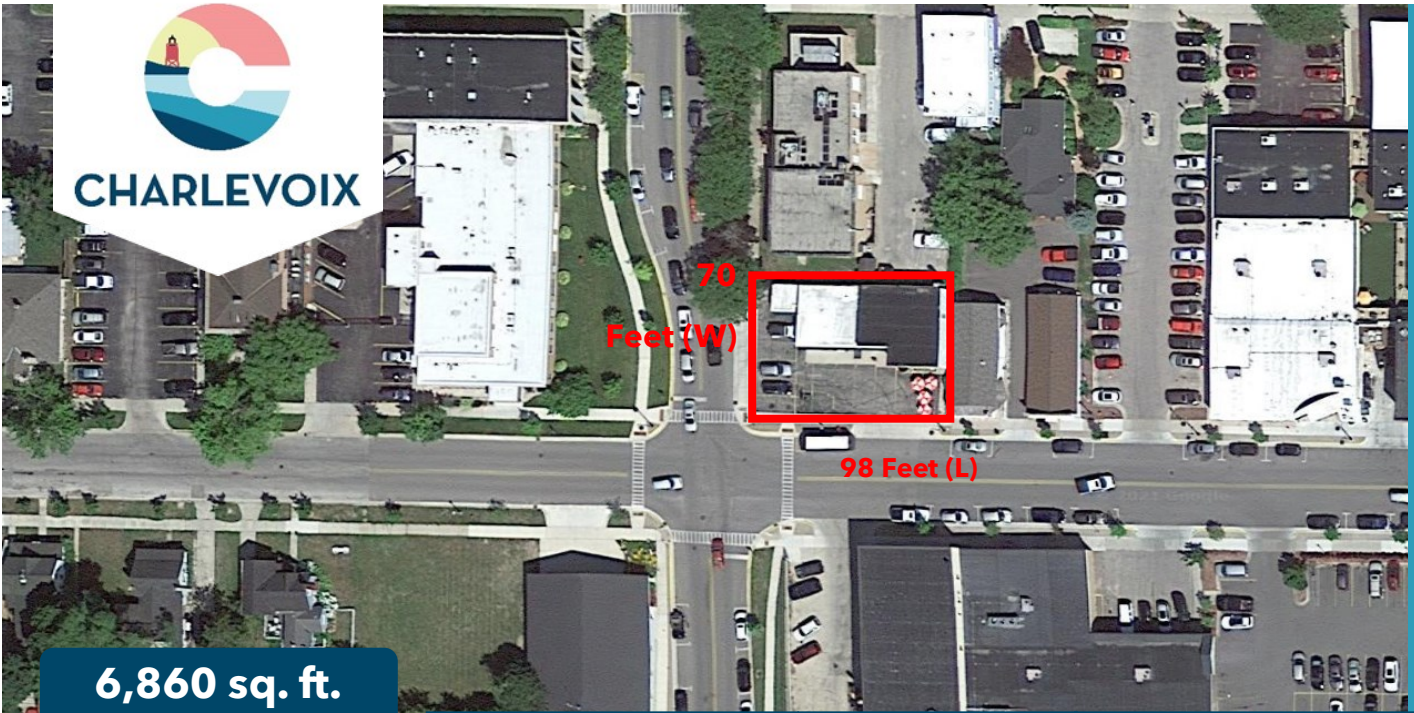
- A development that directly addresses the public sidewalk with a building façade along Antrim Street;
- A use that is retail or office on the street level, not residential;
- Parking that relies, in whole or in part, on spaces along the street; and
- A mass that is two stories.

Scheme 2: State and Antrim—with parking on site





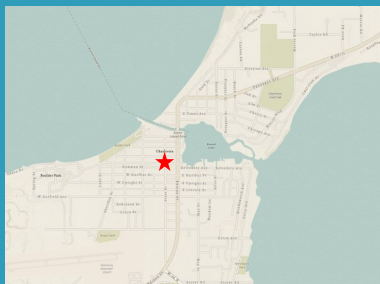
AVAILABLE PROPERTY



6,860 sq. ft.

115 ANTRIM STREET
Charlevoix, MI 49720

For pricing information,
please contact:
RON & JILL WAY
MARK & JEANINE
OOSTMEYER



Location within the City of
Charlevoix



Location of Charlevoix, MI

COMMUNITY VISION

Located between the active Bridge Street and the cultural corridor of State Street, the 115 Antrim street lot could be the perfect redevelopment opportunity for those seeking a prime location for mixed-use projects.

The site can be greater utilized by having development closer to the Antrim and State Street lot lines, with parking in the rear section of the lot. The first floor of future development could continue their successful function of dining, retail, and professional offices, while development can extend upwards of 40 feet for residential uses. The site's walking proximity to the grocery store and downtown businesses paired with the residential uses west and south indicate that this would be a perfect opportunity for smaller, higher density workforce housing units. There is no minimum size for residential dwellings in this district.

Financial incentives are available to projects that develop in a harmonious nature with this community vision.



CHARLEVOIX



AVAILABLE PROPERTY

Additional Information

Community Demographics

**115 Antrim Street
Charlevoix, MI 49720**

City of Charlevoix Population: 2,338

Current Owner: Ron & Jill Way
Mark and Jeanine Oostmeyer

Median Age: 47.5

Parcel Identification Number: 052-348-008-00

Median Household Income: \$31,885

Current Zoning: CBD–Central Business District

High School Diploma Attainment: 95.9%

Current Use: Professional Office, Floral, Restaurant

Average Residential Property SEV: \$156,200

Lot Size: .16 Acres /
~6,860 Square Feet

**Annual Market Potential for Additional
Residential Rental Units: 215**

Max Height per Ordinance: 40 feet

Maximum Lot Coverage: N/A

Min. Size of Multifamily Dwellings Permitted: N/A

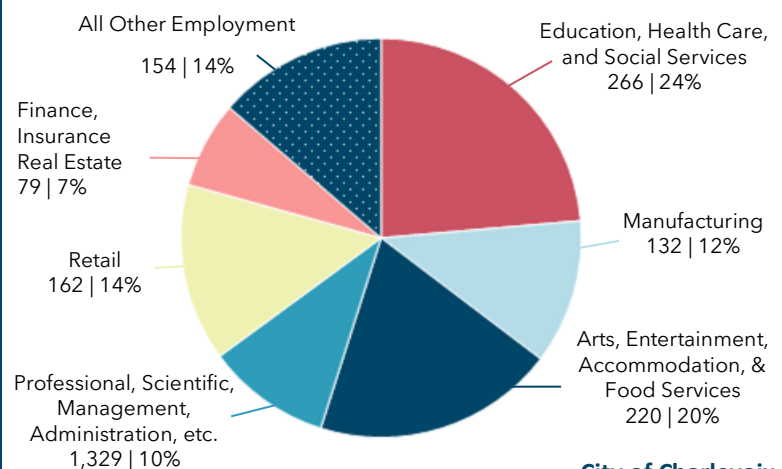
Utilities Available: City Water and Sewer, City Electric, Cable Broadband

Future Land Use/Community Vision: CBD–Central Business District

State Equalized Value: \$130,500

Incentives Available: To Be Determined

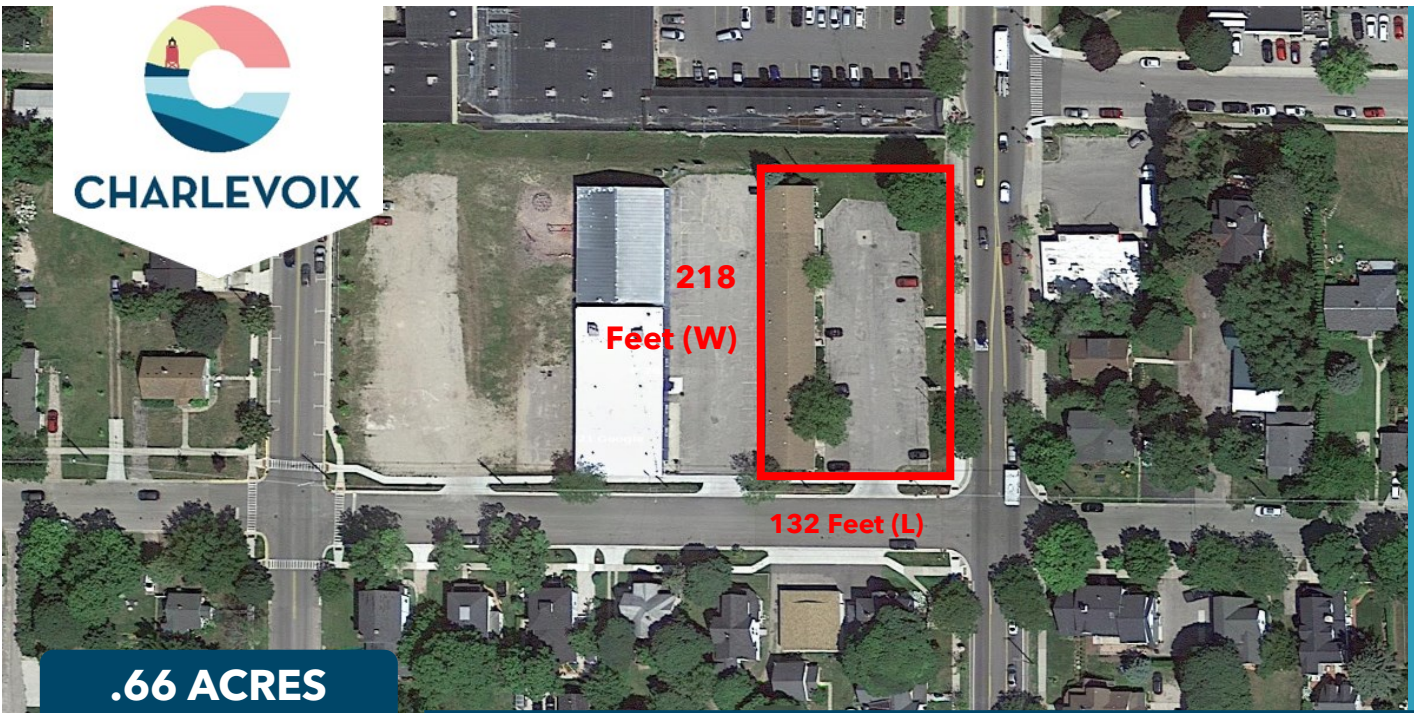
City of Charlevoix Workforce Statistics



City of Charlevoix

Page 37 of 259 mark@charlevoixmi.gov

231-547-3270

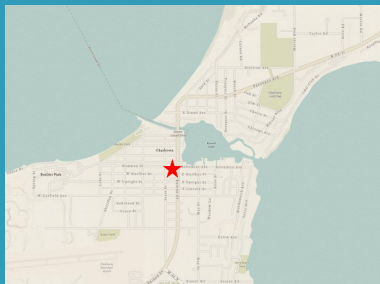
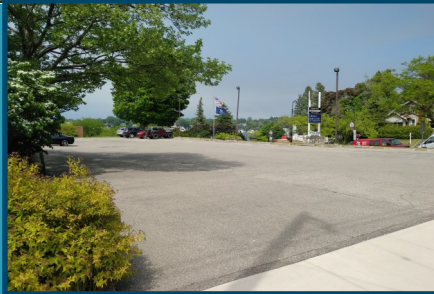


AVAILABLE PROPERTY

.66 ACRES

**101-109 Hurlbut Ave
Charlevoix, MI 49720**

**For pricing information,
please contact:
DENNIS KUSINA**



**Location within the City of
Charlevoix**



Location of Charlevoix, MI

COMMUNITY VISION

The opportunity at 101-109 Hurlbut Avenue provides developers with a large site in Charlevoix's historic downtown. The 100 block of Hurlbut is elevated between 10-20 feet higher than the downtown parcels to the north. Development on the eastern and northern portions of the site could result in unparalleled views of Round Lake, Downtown Charlevoix, East Park and Veteran's Park. Below grade parking could take advantage of the site's permitted lot coverage.

The community vision for this lot is high density and a variety of downtown living units. Apartments or condominiums offering a large range of sizes or townhouses/row houses would utilize the lot well. Professional office space could be retained. Traditional architectural style should be a heavy consideration for any project. Developers should aim for designs that are harmonious with downtown design standards, such as classic resort architecture.

Financial incentives could be available for projects that accomplish the community vision for this lot.



CHARLEVOIX



AVAILABLE PROPERTY

Additional Information

Community Demographics

**101-109 Hurlbut Ave
Charlevoix, MI 49720**

City of Charlevoix Population: 2,338

Current Owner: Dennis Kusina

Median Age: 47.5

Parcel Identification Number: 052-361-003-00

Median Household Income: \$31,885

Current Zoning: CM-Commercial Mixed Use

High School Diploma Attainment: 95.9%

Current Use: Professional Offices

Lot Size: .66 Acres /
~28,776 Square Feet

Average Residential Property SEV: \$156,200

Max Height per Ordinance: 35 feet

Annual Market Potential for Additional Residential Rental Units: 215

Maximum Lot Coverage: N/A

Min. Size of Multifamily Dwellings Permitted: N/A

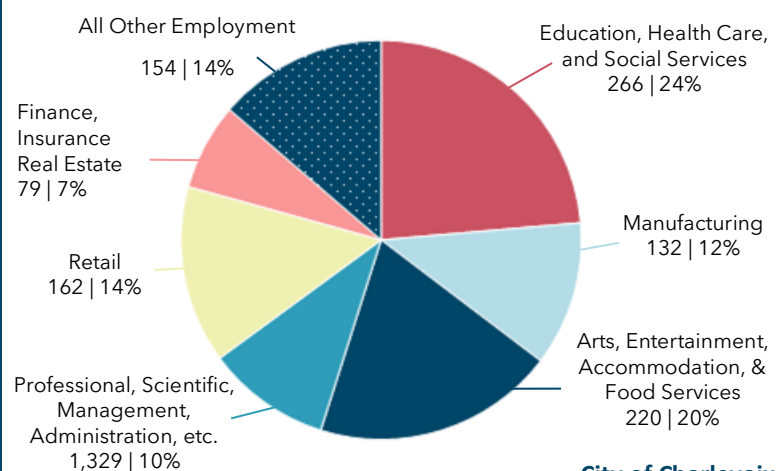
Utilities Available: City Water and Sewer, City Electric, Cable Broadband

Future Land Use/Community Vision: CM-Commercial Mixed Use

State Equalized Value: \$287,900

Incentives Available: To Be Determined

City of Charlevoix Workforce Statistics



City of Charlevoix

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231-547-3270



REDEVELOPMENT SERVICES: DESIGN & BUILD SCENARIO

The **Design & Build Scenario** is a predevelopment planning service that explores incremental redevelopment possibilities for small sites in traditional downtown areas. These redevelopment scenarios are based on the community's future vision, local market demand and the unique characteristics of the building or site.

This service is intended to empower property owners with a clear vision for redevelopment; the tools to clearly communicate project details with all stakeholders; an understanding of the financial costs and potential returns; and a plan for moving forward with the project or marketing the site for investment.

A complete "Design & Build Scenario" package contains the following:

1. Concise review of the site's characteristics, community context, development history, existing condition, zoning constraints and community vision;
2. Exploration of design opportunities, challenges and recommended redevelopment scenarios;
3. Schematic renderings of proposed redevelopment scenarios and written explanations; and
4. Approximate costs for implementation of the proposed redevelopment scenarios.

Who is this service for?



The "Design & Build Scenario" is a service provided for priority **Redevelopment Ready Sites** within certified Redevelopment Ready Communities®.

Key considerations include:

- Vacant or underutilized properties;
- Publicly or privately owned properties;
- Property owners willing to undertake a project or market the site for redevelopment and have reasonable financial expectations;
- Best for smaller sites within mixed-use districts, including a wide variety of site types such as:
 - » historic buildings in need of storefront or upper floor rehabilitation;
 - » underutilized facilities in need of adaptive reuse;
 - » surface parking lots; and
 - » vacant parcels in need of infill development—the "missing tooth" within the walkable streetscape.

Ready to get started?

Contact MEDC's Redevelopment Services Team:
Nate Scramlin, Manager
517.862.7742 | scramlinn@michigan.org



CITY OF CHARLEVOIX

New Business

TO: Planning Commission

FROM: Jonathan Scheel, Zoning Administrator

SUBJECT: ADU Architectural Standards

DATE: November 8, 2021

BACKGROUND

The City of Charlevoix Planning Commission has held ongoing discussions about incorporating new accessory dwelling units (ADUs) into the fabric of existing development. At the request of the Commission, Zoning Administrator Scheel has prepared draft building standards based on the goals discussed at the October meeting. Upon further direction from the Planning Commission, the draft standards will be adapted into Zoning Ordinance language for review.

ATTACHMENTS:

- ▣ ADU Standards

BUILDING TYPE STANDARDS
CARRIAGE HOUSE BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The DETACHED HOUSE BUILDING TYPE is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. This Type enables well designed higher densities. It is an essential Building Type for providing a broad choice of housing types.



B. PRECEDENT OF CARRIAGE HOUSE BUILDING TYPE

The following images represent precedent examples of the Detached House Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for

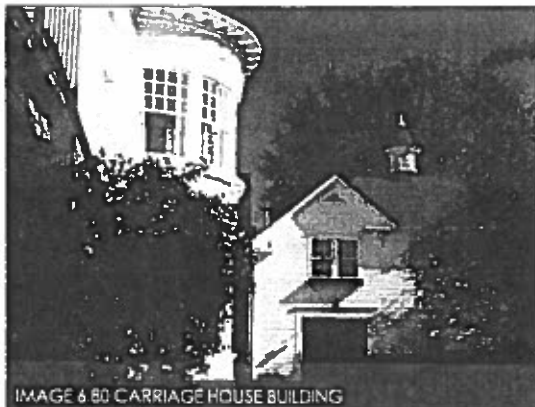


IMAGE 6.80 CARRIAGE HOUSE BUILDING

CARRIAGE HOUSE BUILDING IMAGE

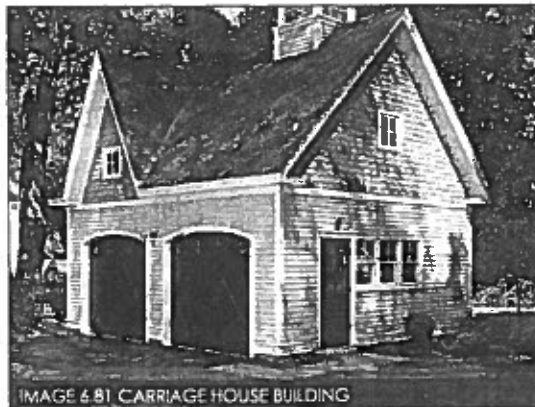


IMAGE 6.81 CARRIAGE HOUSE BUILDING

CARRIAGE HOUSE BUILDING IMAGE

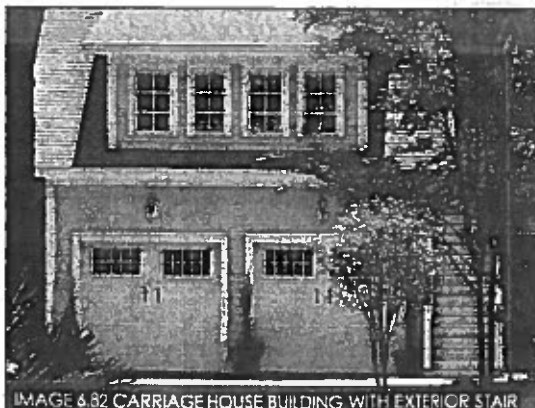


IMAGE 6.82 CARRIAGE HOUSE BUILDING WITH EXTERIOR STAIR

CARRIAGE HOUSE BUILDING WITH EXTERIOR STAIR IMAGE



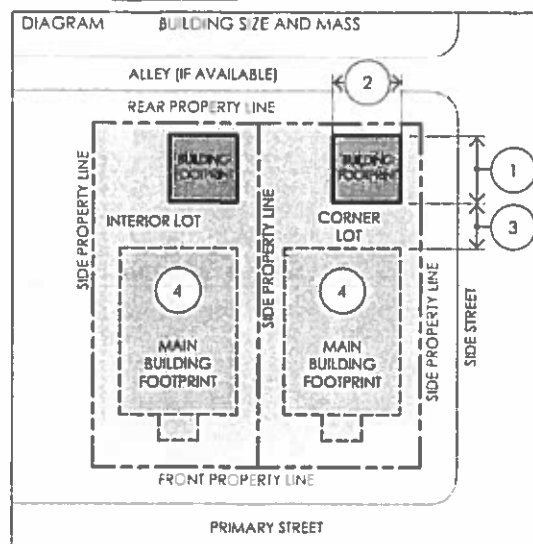
IMAGE 6.83 LARGE CARRIAGE HOUSE BUILDING SUITABLE FOR USE WITH LIVE/WORK BUILDING TYPE

LARGE CARRIAGE HOUSE BUILDING LIVE/WORK BUILDING TYPE

BUILDING TYPE STANDARDS
CARRIAGE HOUSE BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 2021A.

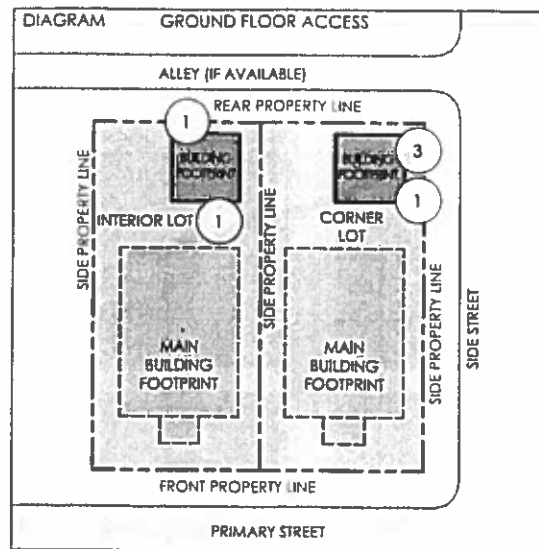


1. Building width (side facing street): 30 feet maximum.
2. Building depth: 30 feet maximum.
3. Separation from main building: 10 feet minimum. Carriage house may be connected to the main building with an uninhabitable space such as a breezeway.
4. Carriage House Building Type is only allowed on lots where the main building has a residential use and is one of the following building types:
 - a. Small Multi-plex Building Type
 - b. Live / Work Building Type
 - c. Rowhouse Building Type
 - d. Duplex Building Type
 - e. Detached House Building Type
5. Maximum site coverage: Lot coverage of carriage house shall be included in the lot coverage requirements of the main building.
6. Building footprint shall not exceed the footprint of the main building on the lot.
7. Detached garages on corner lots should face side streets. Detached garages on the corner side with driveways extending from the front street are prohibited. When an alley is available, access will come from the alley.
8. Front loaded attached garages protruding from the front elevation of a residence are the least desirable. A three foot (3') minimum offset of such a garage allows for variation of facade, the front of the garage shall be setback a minimum of Ten (10') from the projection of the front porch or building line.

BUILDING TYPE STANDARDS
CARRIAGE HOUSE BUILDING TYPE

D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 2021B.



1. Entrance for upper unit is required to be accessed from the alley, side street, or internal to the lot.
2. Entrance for upper unit shall not be through a garage.
3. Parking may be accessed from the alley, side street, or primary street per the requirements for off-street parking access in the Context Area.
4. Parking may be accessed from the front street only when there is no adjacent alley or side street.
5. Driveways are required to be constructed of concrete or masonry to the back of the sidewalk. Stamped and colored concrete, interlocking pavers (impervious), concrete with brick borders, and exposed aggregate concrete paving is encouraged. Color, pattern, and design should complement that of the proposed new home or renovated home. Asphalt, shell, mulch, grass and gravel driveways are prohibited.

E. NUMBER OF UNITS . USE Number of units per Building Type:

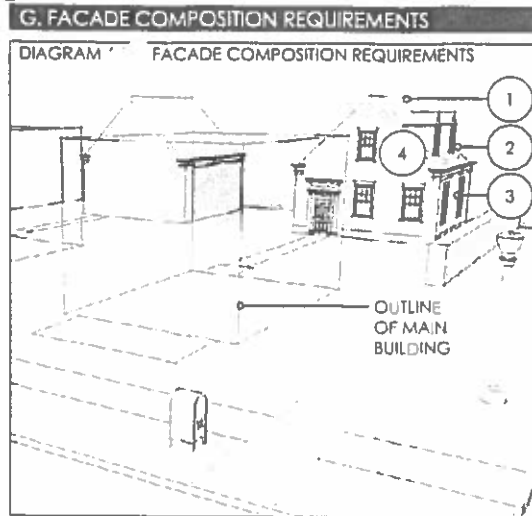
1. Total of 1 unit per building. Building Type use:

Uses are regulated by Context Area. Refer to Section for permitted uses in each Context Area.

G. FACADE COMPOSITION REQUIREMENTS

Building Type facade composition shall meet the following requirements and Diagram 2021C

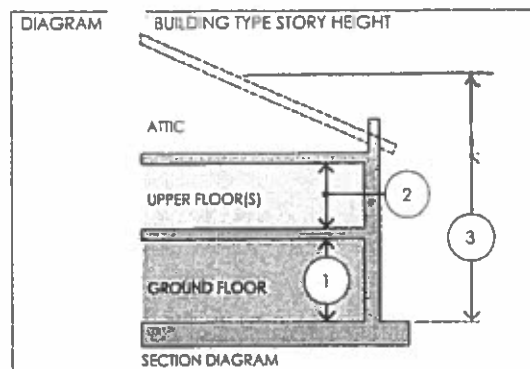
BUILDING TYPE STANDARDS
CARRIAGE HOUSE BUILDING TYPE



1. Building shall have a flat roof with cornice expression line or pitched (sloped) roof that is compatible with the architecture of the main building.
2. Transparency Upper Floor: Building facades facing streets shall have minimum 10% of the façade be glass between the finish floor line of the second story and bottom of the cornice expression line or bottom eave.
3. Transparency Ground Floor: Building facades facing streets shall have minimum 10% of the façade be glass between the adjacent grade and the finish floor line of the second story.
4. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
5. Garage doors over 10 feet wide are not allowed.
6. Window color and finish should complement color and architectural style of house.
7. Accessory building's exterior finishes will be constructed of similar materials as the principal structure or traditional materials such as wood, wood lookalike, brick, or stone.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

Building Type floor heights shall meet the following requirements and Diagram 2021D.



BUILDING TYPE STANDARDS

CARRIAGE HOUSE BUILDING TYPE

1. Ground floor: Floor to ceiling height shall be 8 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section

I. BUILDING TYPE FRONTAGE OPTIONS

The Carriage House Building Type is not required to have a frontage type

CITY OF CHARLEVOIX

Old Business

TO: Planning Commission

FROM: Jennifer Neal, Planner

SUBJECT: Master Plan Update

DATE: November 8, 2021

BACKGROUND

The Planning Commission has been reviewing and updating chapters of the City's Master Plan throughout 2021. Tonight, the Planning Commission is asked to review the community engagement efforts, the goals and objectives of the Master Plan, and a request to hold a special meeting.

A vital piece of the Master Plan update process is collecting community feedback for the purposes of informing the plan. Planner Neal has provided a presentation of the public engagement efforts conducted and the results of the Community Survey. Also included is the raw data of the Community Survey collected from Survey Monkey.

Planner Neal will also review Chapter 3: Community Vision and Goals of the current Master Plan to reaffirm the goals and objectives to be carried into the updated plan.

The Planning Commission is asked to consider a special meeting request to review additional chapters of the Master Plan update.

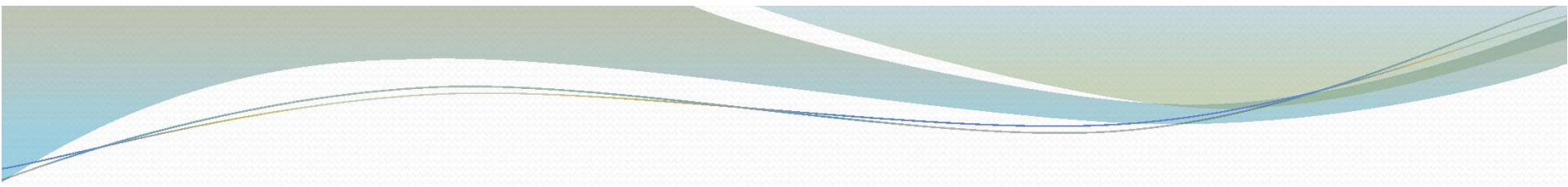
ATTACHMENTS:

- ▣ Community Engagement Presentation
- ▣ Community Survey Results
- ▣ Chapter 3: Vision and Goals

Charlevoix Master Plan Public Engagement Efforts And Survey Results

November 8, 2021



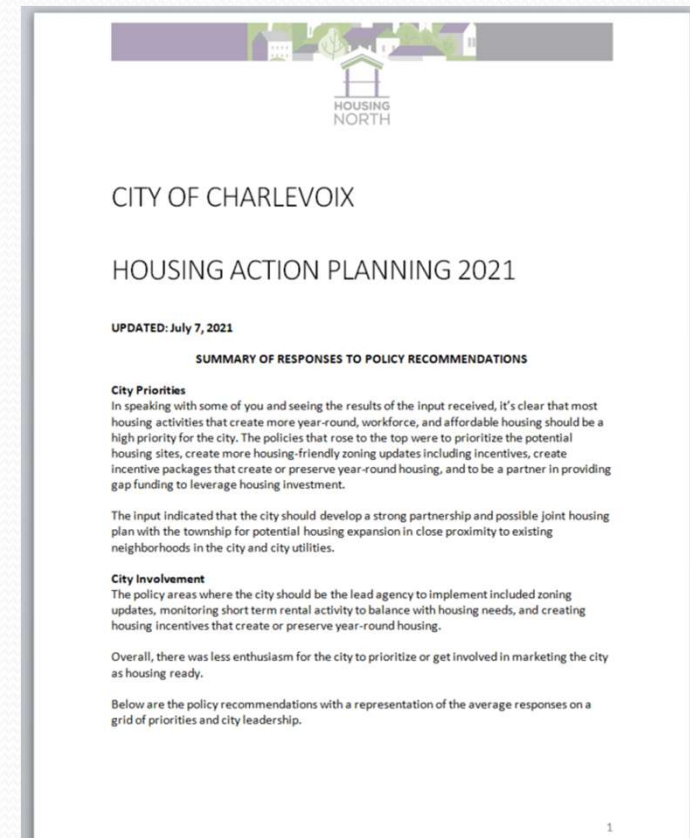
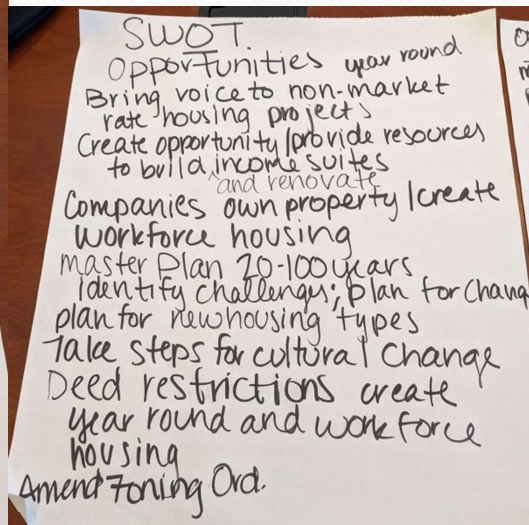
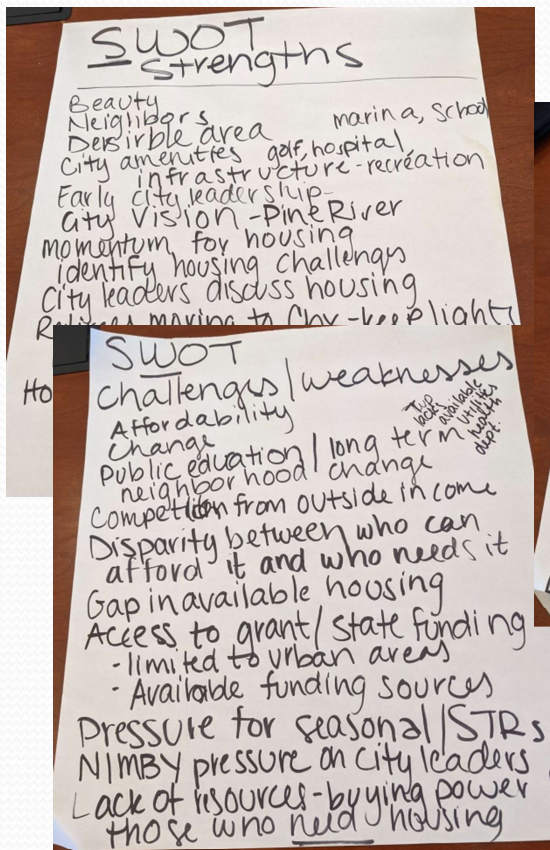


Purpose

- Inform City government, inform Master Plan
- Stakeholder meetings
 - April 28 Housing Round Table
 - July 12 Housing Round Table Follow up
- Outreach events
 - Farmers' Market booth May 27
- Community Survey
 - Available from April 26 – June 8

Outreach and Events

- Planning Commission and Charlevoix Housing and Business Park Initiative (HPBI)



Outreach and Events



Outreach and Events

- Downtown Charlevoix 2021 Futures



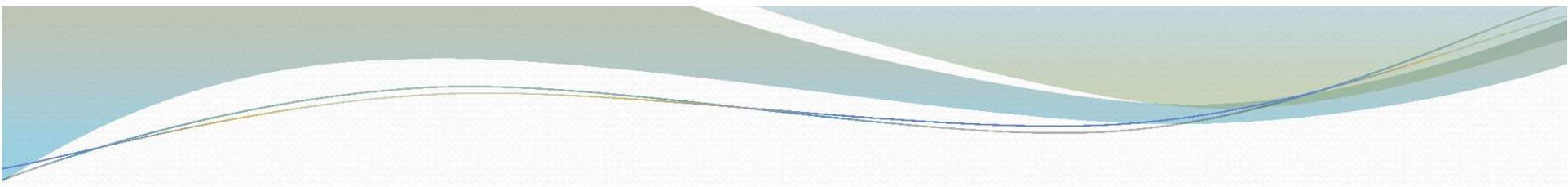
Downtown Charlevoix | 2021 Downtown Futures Survey Results

Visual Preferences

Q.4: For each image, please use the slider to indicate your level of agreement with the statement accompanying each image. Note: Score range from -5 (Strongly Disagree) to +5 (Strongly Agree)

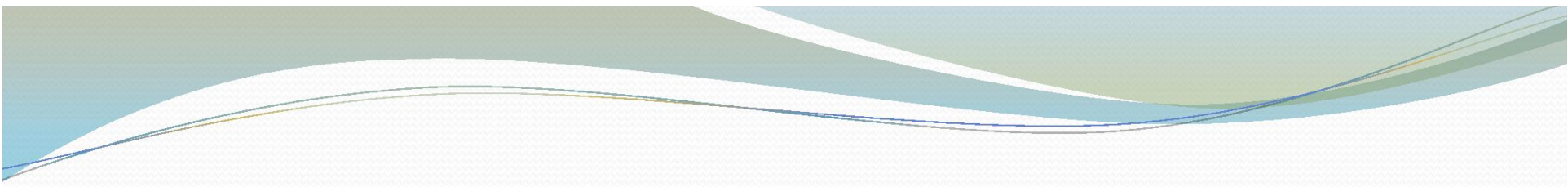
Housing

		Housing – Image A The look and feel would be right for Downtown Charlevoix in terms of style, size and scale.	
Average Score		-0.83	
Total Score		-803	
Rank (out of 5)		2	
		Housing – Image B The look and feel would be right for Downtown Charlevoix in terms of style, size and scale.	
Average Score		-1.63	
Total Score		-1,553	
Rank (out of 5)		4	
		Housing – Image C The look and feel would be right for Downtown Charlevoix in terms of style, size and scale.	
Average Score		-0.96	
Total Score		-901	
Rank (out of 5)		3	



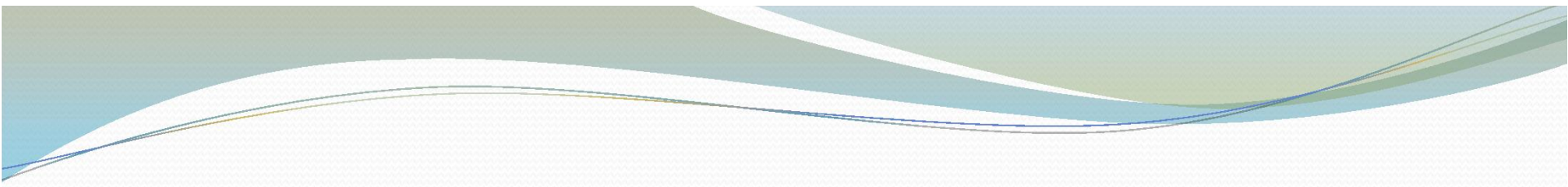
Survey Basics

- Total Responses : 637
- Internet responses: 130
 - Available from April 26 – June 8
- Mailed to: 3,485 unique addresses
 - Mailed end of April
 - Results entered through October 8
- Mail-in responses: 507
- Mail-in response rate: 15%



Survey Basics

- About the Questions
- Surveys were sent to the community at large
 - Internet = anyone can answer
 - Mailing = Any person who received a Charlevoix utility bill
 - Charlevoix utilities are provided in:
 - City of Charlevoix
 - Charlevoix Township
 - Hayes Township
 - Marion Township

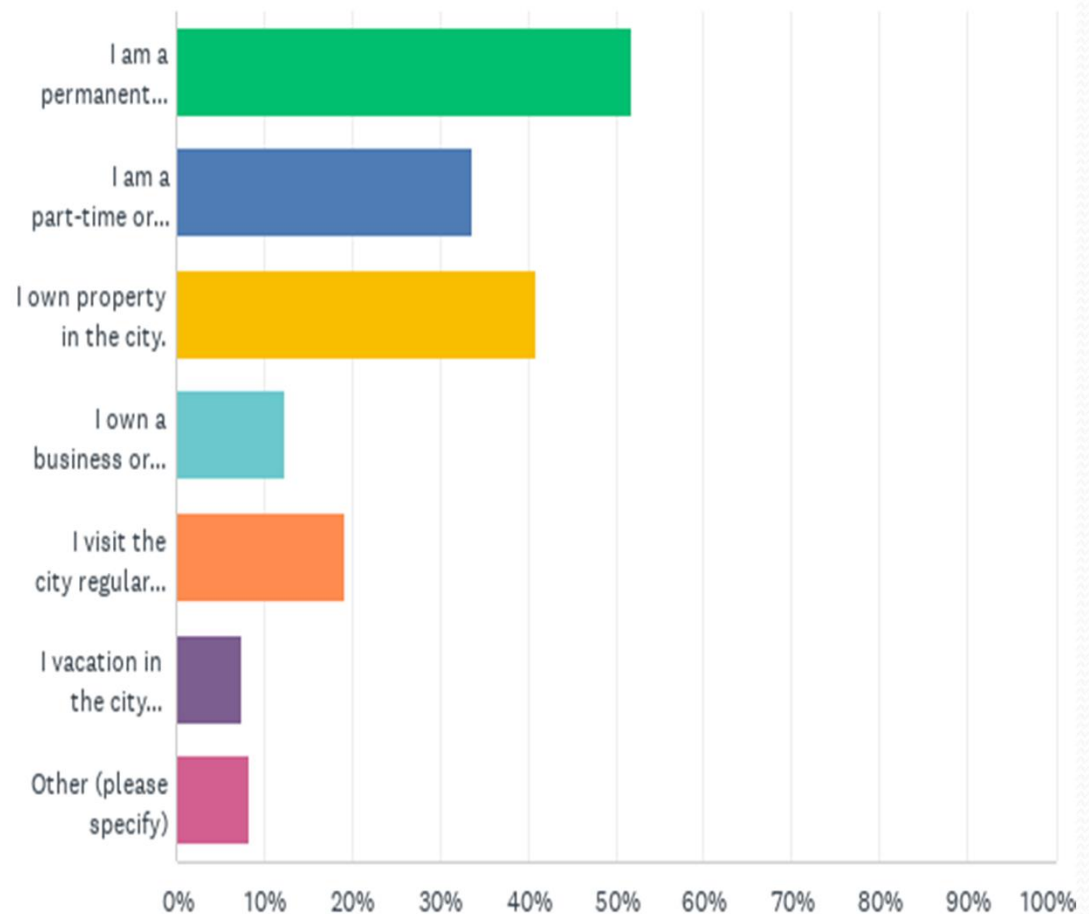


Survey Results

- Questions #1-6
- “About You”
- Basic demographic and residency information

Q1: What is your association with the City of Charlevoix? Check all that apply.

- Answered: 632
- Skipped: 5

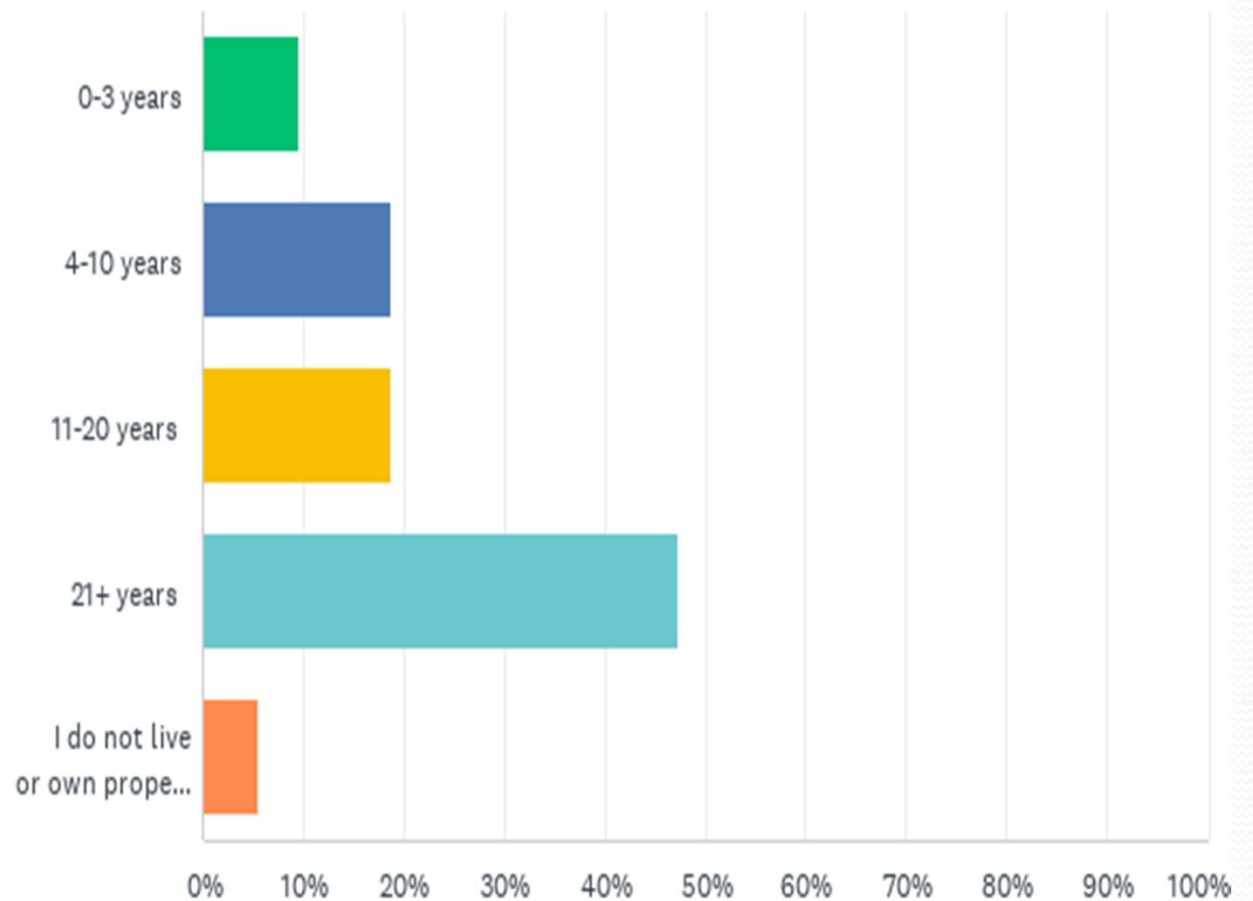


Q1: What is your association with the City of Charlevoix? Check all that apply.

ANSWER CHOICES	RESPONSES	
I am a permanent resident.	51.90%	328
I am a part-time or seasonal resident.	33.70%	213
I own property in the city.	40.98%	259
I own a business or work in the city.	12.34%	78
I visit the city regularly to access services such as shopping or recreation.	19.15%	121
I vacation in the city seasonally.	7.44%	47
Other (please specify)	8.39%	53
Total Respondents: 632		

Q2: How long have you lived, worked, or owned property in the city? Select one.

- Answered: 632
- Skipped: 5

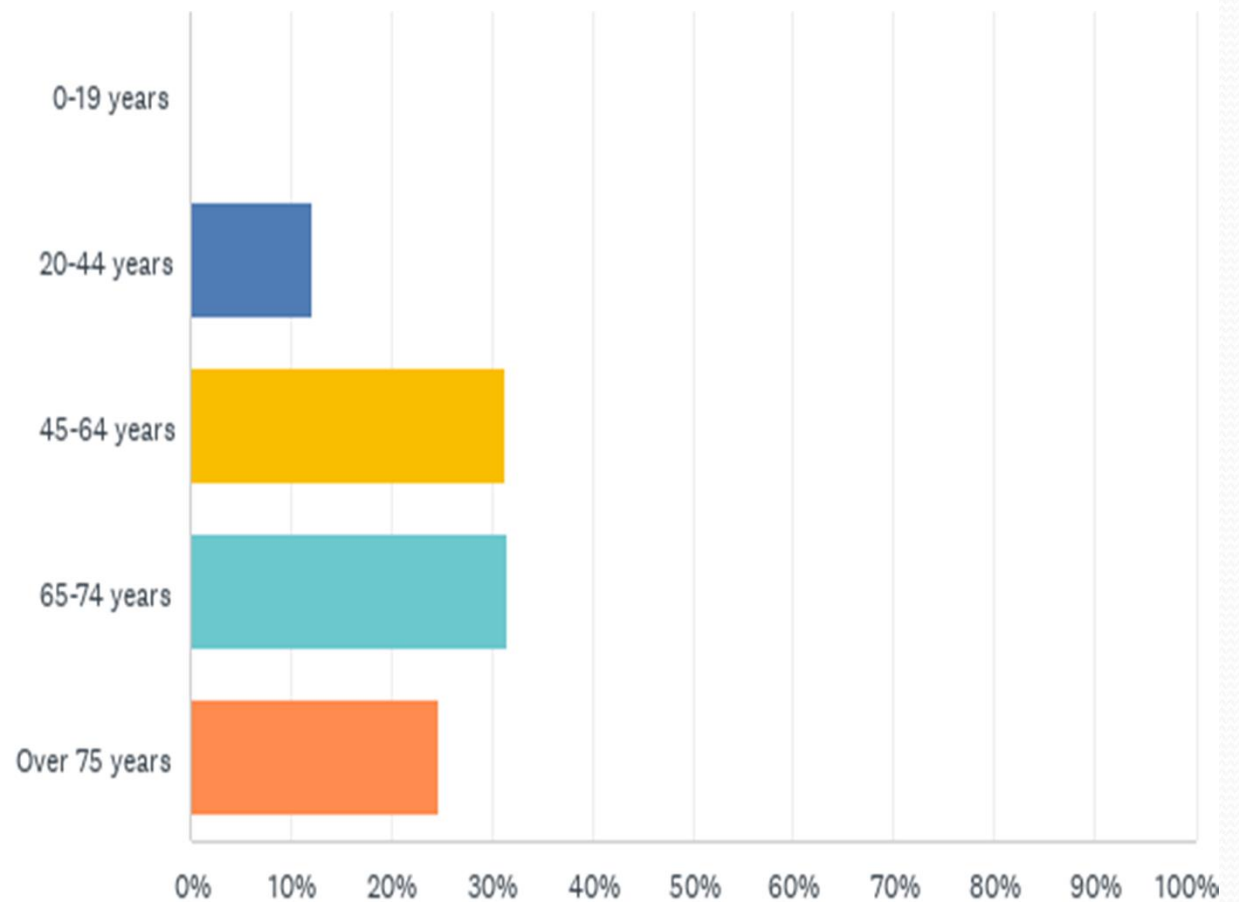


Q2: How long have you lived, worked, or owned property in the city? Select one.

ANSWER CHOICES	RESPONSES	
0-3 years	9.65%	61
4-10 years	18.67%	118
11-20 years	18.83%	119
21+ years	47.31%	299
I do not live or own property in the city.	5.54%	35
TOTAL		632

Q3: Select your age group.

- Answered: 632
- Skipped: 5

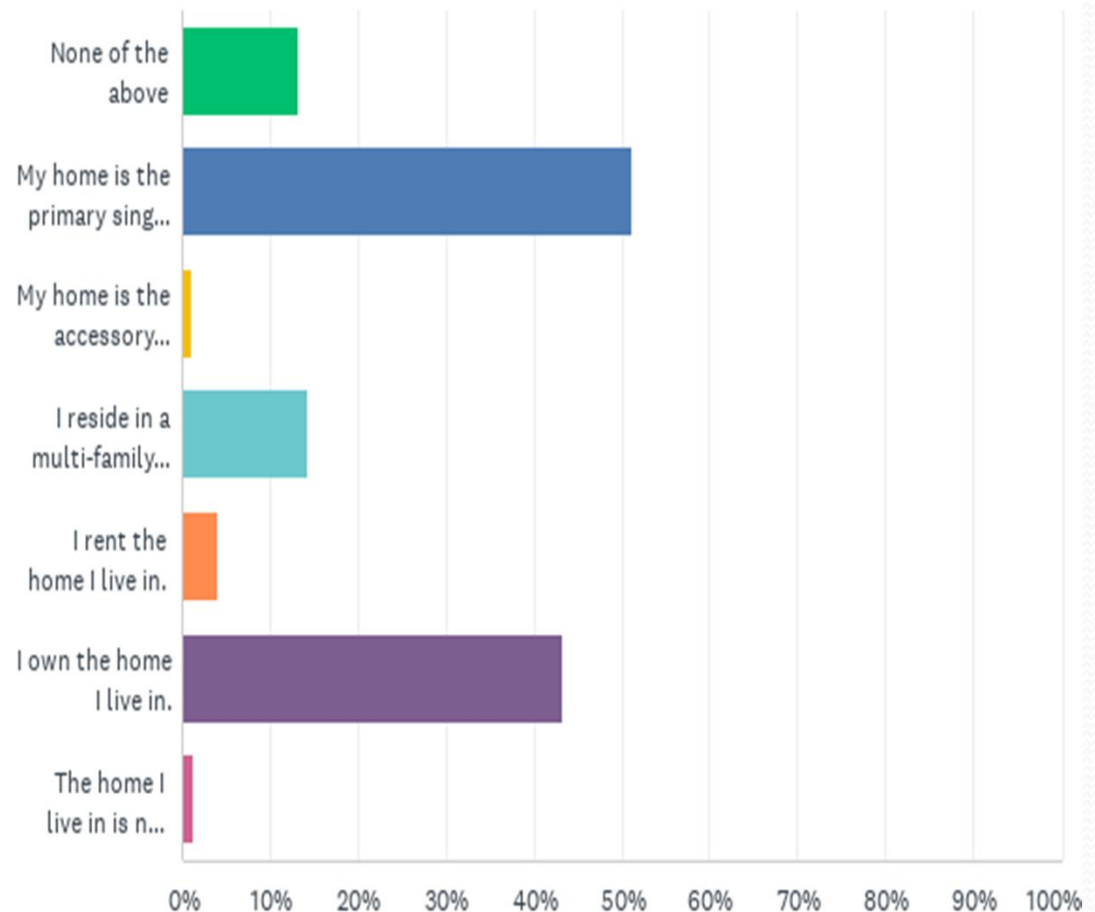


Q3: Select your age group.

- | ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| 0-19 years | 0.32% | 2 |
| 20-44 years | 12.18% | 77 |
| 45-64 years | 31.33% | 198 |
| 65-74 years | 31.49% | 199 |
| Over 75 years | 24.68% | 156 |
| TOTAL | | 632 |

Q4: If you are a (seasonal or full-time) resident of the city, please identify the type of dwelling you live in. If you are not a resident, select none of the above and skip to question #7.

- Answered: 605
- Skipped: 32

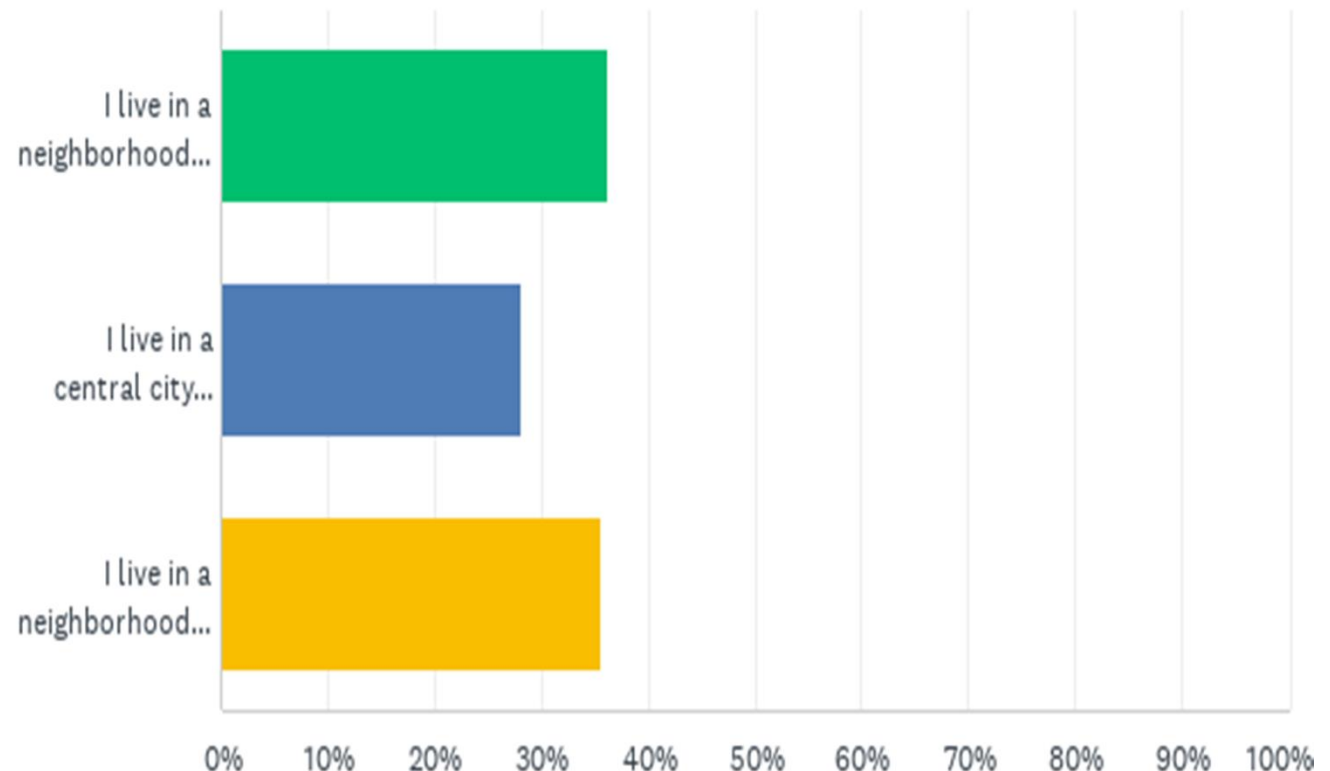


Q4: If you are a (seasonal or full-time) resident of the city, please identify the type of dwelling you live in. If you are not a resident, select none of the above and skip to question #7.

ANSWER CHOICES	RESPONSES	
None of the above	13.22%	80
My home is the primary single family residence on my property.	51.24%	310
My home is the accessory dwelling unit on a single family property.	1.16%	7
I reside in a multi-family unit attached to another unit.	14.21%	86
I rent the home I live in.	4.13%	25
I own the home I live in.	43.31%	262
The home I live in is not mine and I don't pay any rent.	1.32%	8
Total Respondents: 605		

Q5: If you are a (seasonal or full-time) resident of the city, please identify which area of the City you live in. A comment box is provided if you would like to add specific cross streets or your address.

- Answered: 539
- Skipped: 98



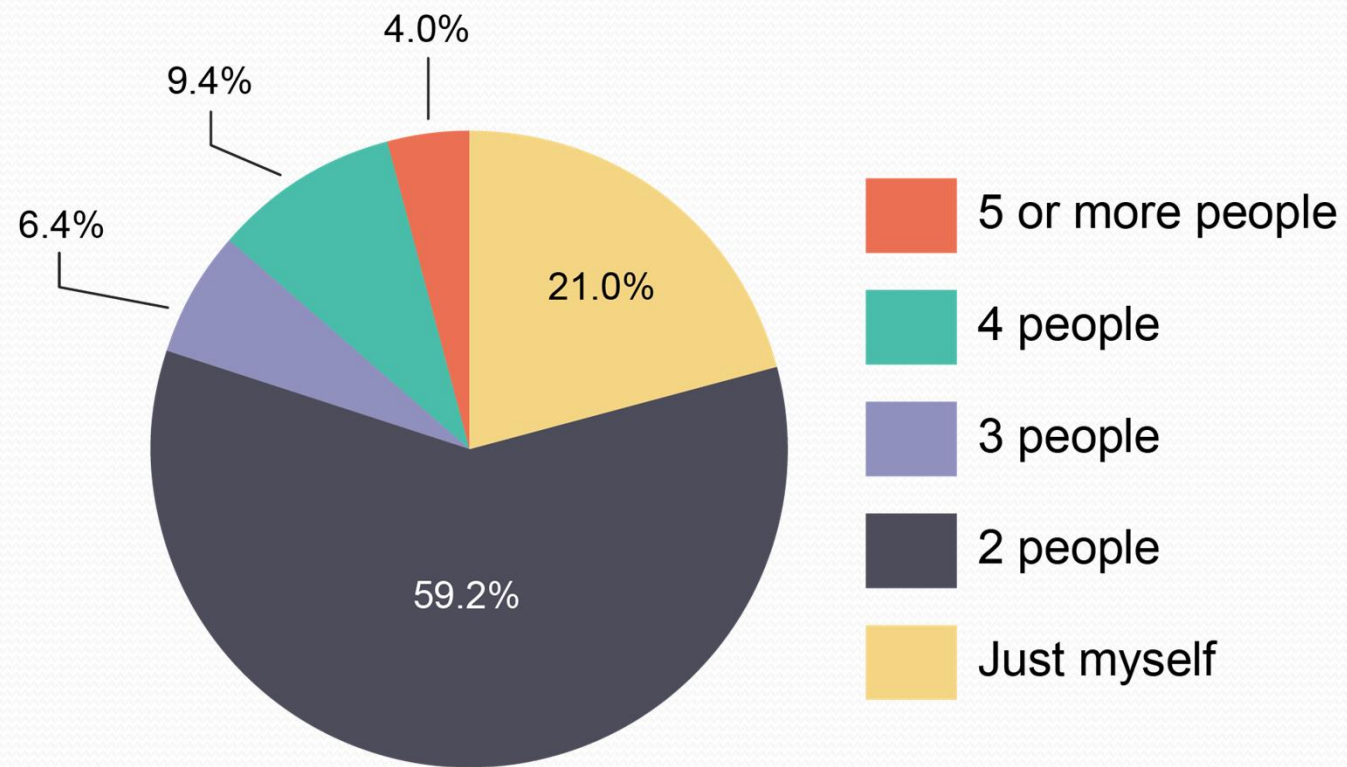
Q5: If you are a (seasonal or full-time) resident of the city, please identify which area of the City you live in. A comment box is provided if you would like to add specific cross streets or your address.

- Answered: 539 Skipped: 98

ANSWER CHOICES	RESPONSES	
I live in a neighborhood north of the US 31 bridge.	36.18%	195
I live in a central city neighborhood near downtown Charlevoix,	28.20%	152
I live in a neighborhood south of downtown Charlevoix.	35.62%	192
TOTAL		539

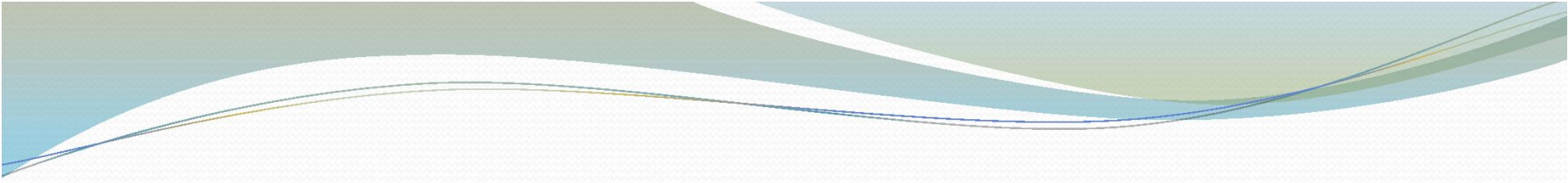
Q6: How many people reside in your household full time?

- Answered: 544 Skipped: 93



Q6: How many people reside in your household full time?

ANSWER CHOICES	RESPONSES	
Just myself	20.96%	114
2 people	59.19%	322
3 people	6.43%	35
4 people	9.38%	51
5 or more people	4.04%	22
TOTAL		544

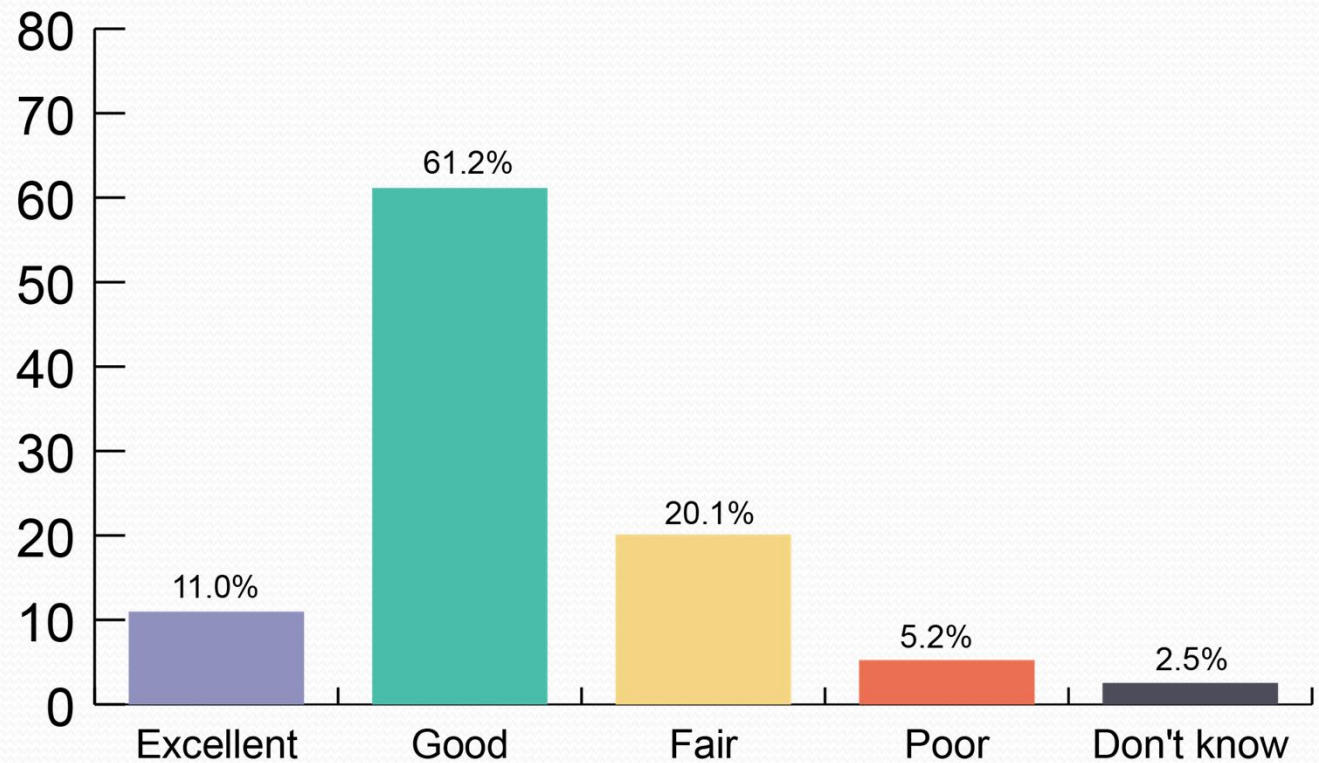


Survey Results

- Questions #7-11
- “Housing and Neighborhood Quality”
- Housing and quality of life
- New residential development

Q7: What is the overall quality of housing stock (appearance, cost, property maintenance) in the City of Charlevoix?

- Answered: 592
- Skipped: 45

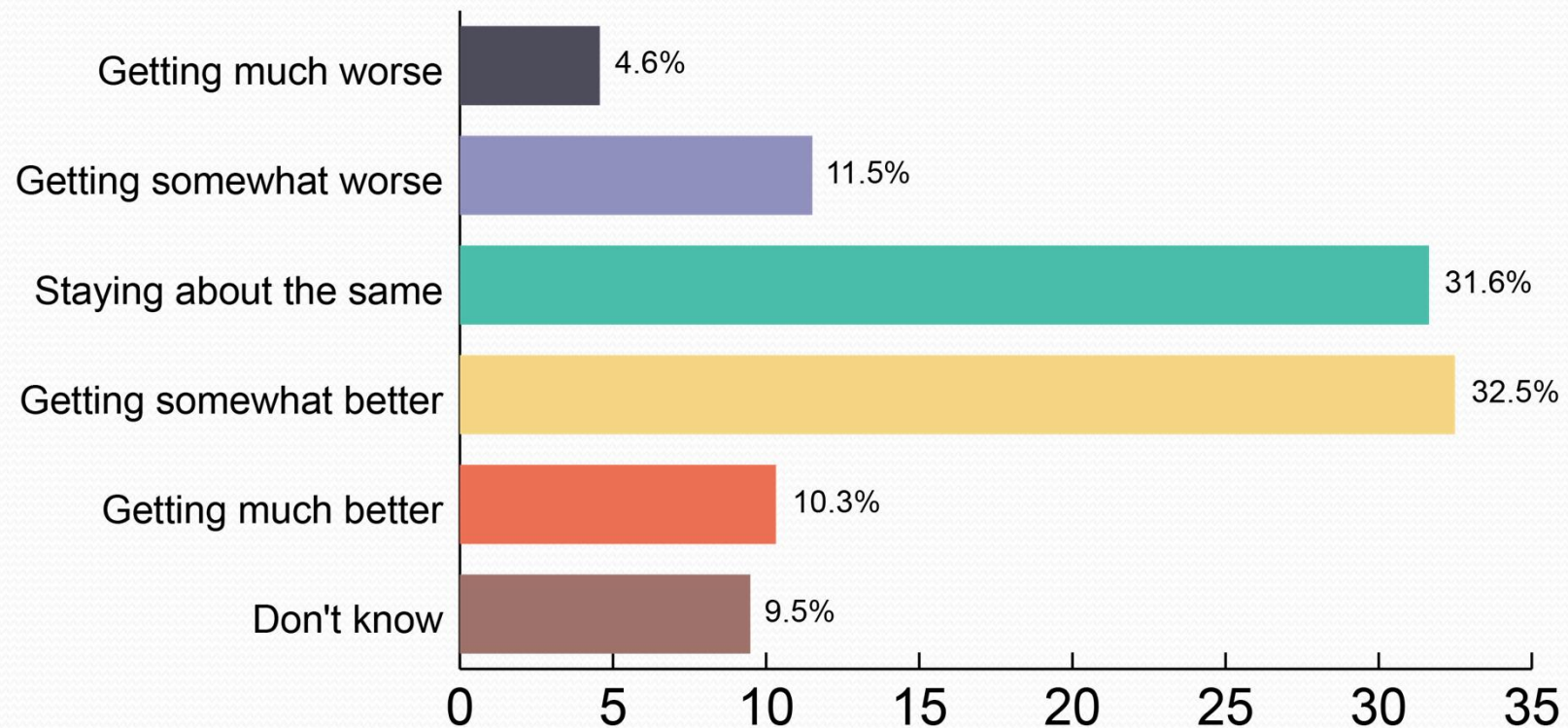


Q7: What is the overall quality of housing stock (appearance, cost, property maintenance) in the City of Charlevoix?

ANSWER CHOICES	RESPONSES	
Excellent	10.98%	65
Good	61.15%	362
Fair	20.10%	119
Poor	5.24%	31
Don't know	2.53%	15
TOTAL		592

Q8: How is the quality of housing changing in the City?

- Answered: 591 Skipped: 46

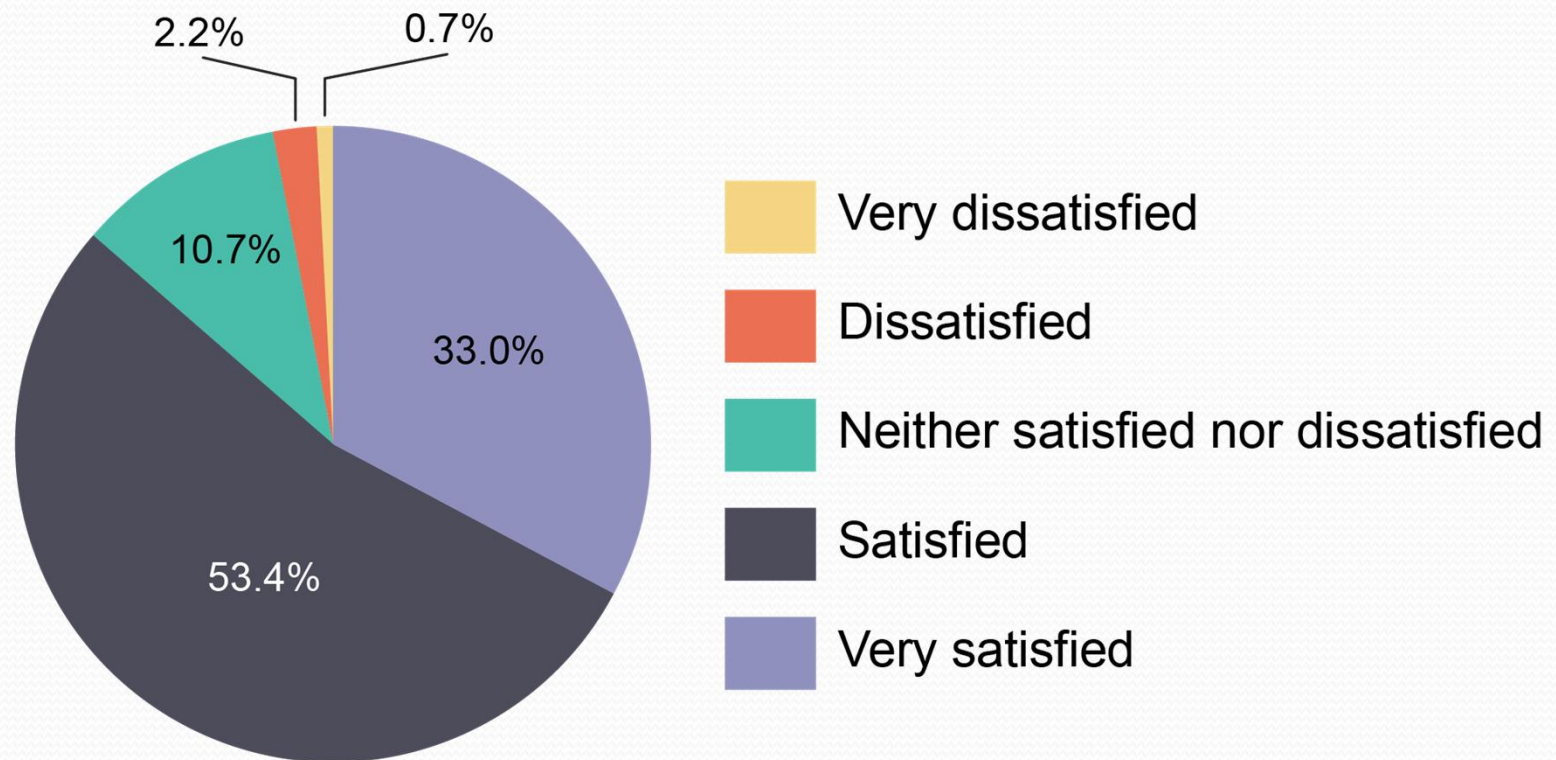


Q8: How is the quality of housing changing in the City?

ANSWER CHOICES	RESPONSES	
Getting much worse	4.57%	27
Getting somewhat worse	11.51%	68
Staying about the same	31.64%	187
Getting somewhat better	32.49%	192
Getting much better	10.32%	61
Don't know	9.48%	56
TOTAL		591

Q9: Are you satisfied with the overall quality of life in the City of Charlevoix?

- Answered: 597 Skipped: 40



Q9: Are you satisfied with the overall quality of life in the City of Charlevoix?

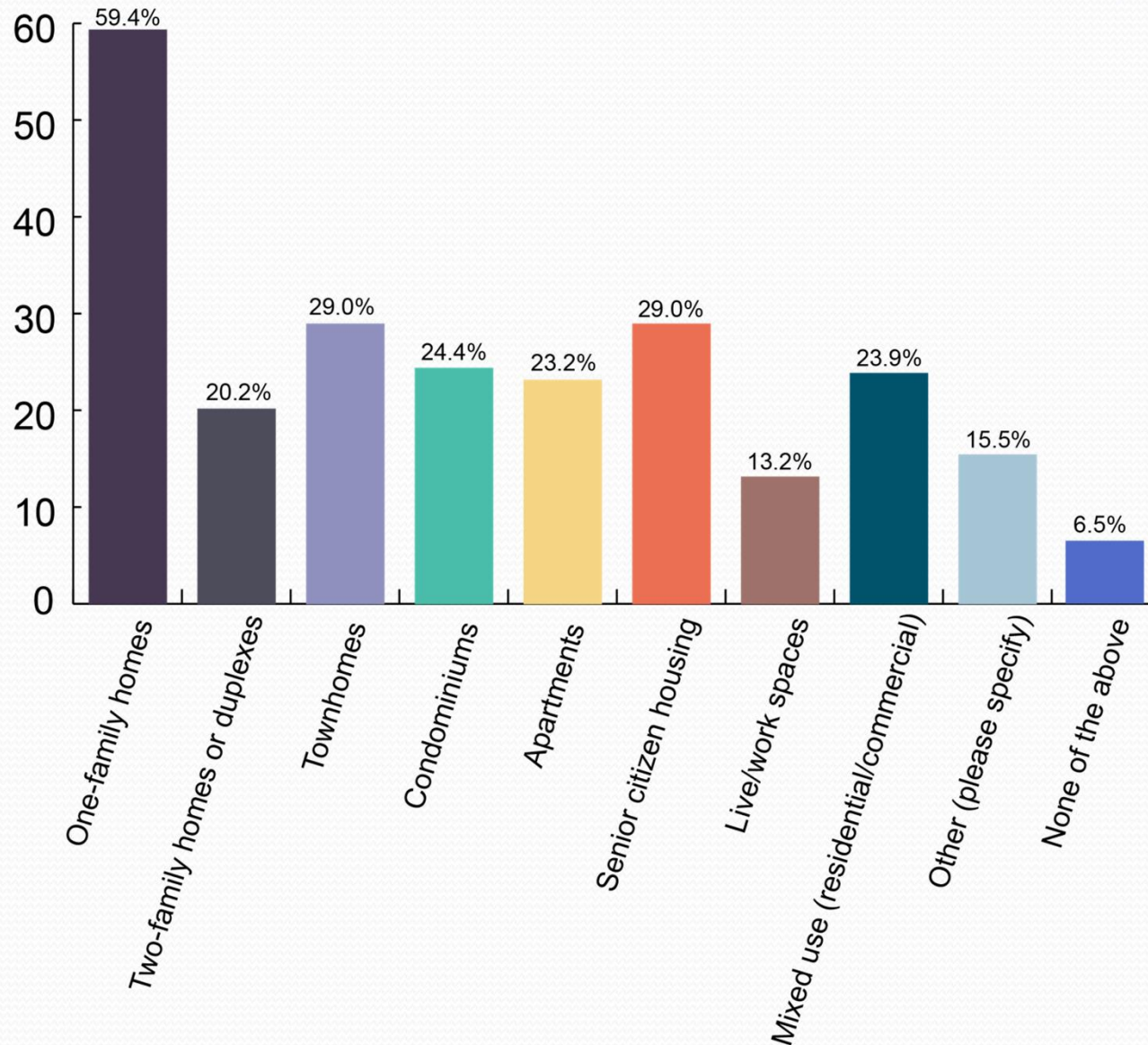
ANSWER CHOICES	RESPONSES	
Very satisfied	33.00%	197
Satisfied	53.43%	319
Neither satisfied nor dissatisfied	10.72%	64
Dissatisfied	2.18%	13
Very dissatisfied	0.67%	4
TOTAL		597



Q10: How do each of the following influence your decision to live in the City of Charlevoix. Select the circle that best applies to you.

- Strongly Influences
 - Northern Michigan location 87%
 - Environment / Natural features 81%
 - Safety and security 81%
- Neutral
 - Traffic and circulation 53%
 - Quality of roads 53%
- Does not Influence
 - Alternative transportation options 42%
 - Job opportunities 40%
 - Quality of schools 30%

Q11: What type of new residential development would you like to see come to the City? Check all that apply.



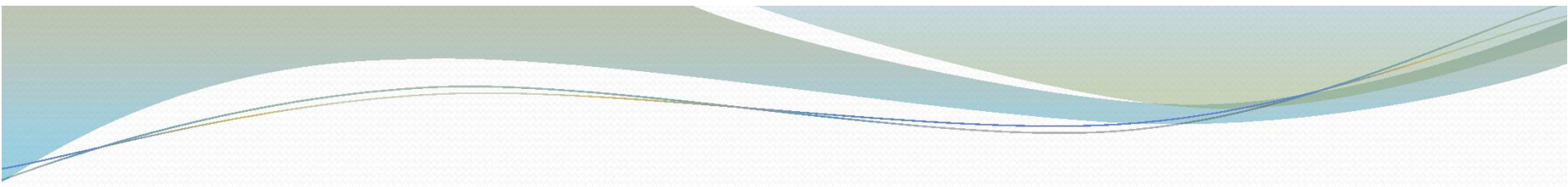
Q11: What type of new residential development would you like to see come to the City? Check all that apply.

ANSWER CHOICES	RESPONSES	
None of the above	6.50%	37
One-family homes	59.40%	338
Two-family homes or duplexes	20.21%	115
Townhomes	29.00%	165
Condominiums	24.43%	139
Apartments	23.20%	132
Senior citizen housing	29.00%	165
Live/work spaces	13.18%	75
Mixed use (residential/commercial)	23.90%	136
Other (please specify)	15.47%	88
Total Respondents: 569		

Q11: What type of new residential development would you like to see come to the City? Check all that apply. – 88 Other Responses

Low community families will home shopping affordable
Apartments Garages Affordable housing working
housing residential low income businesses
need neighborhoods development new workers cost Mix



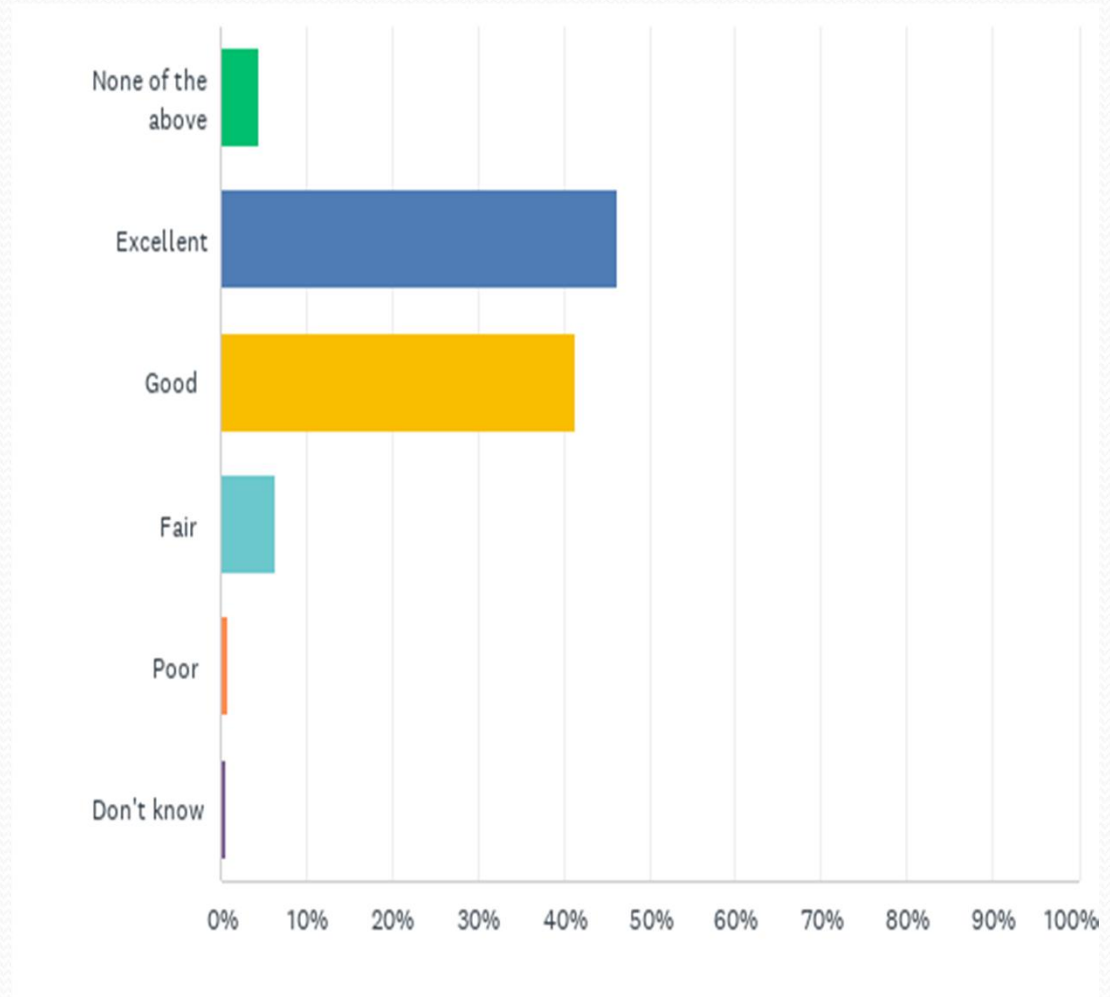


Survey Results

- Questions #12-17
- “Housing and Neighborhood Quality continued”
- Questions for residents
- Housing and neighborhood condition

Q12: Please rate the overall condition (appearance, cost, property maintenance) of your residence. If you are not a resident select none of the above to be taken to question #18.

- Answered: 527
- Skipped: 110



Q12: Please rate the overall condition (appearance, cost, property maintenance) of your residence. If you are not a resident select none of the above to be taken to question #18.

ANSWER CHOICES	RESPONSES	
None of the above	4.55%	24
Excellent	46.30%	244
Good	41.37%	218
Fair	6.45%	34
Poor	0.76%	4
Don't know	0.57%	3
TOTAL		527

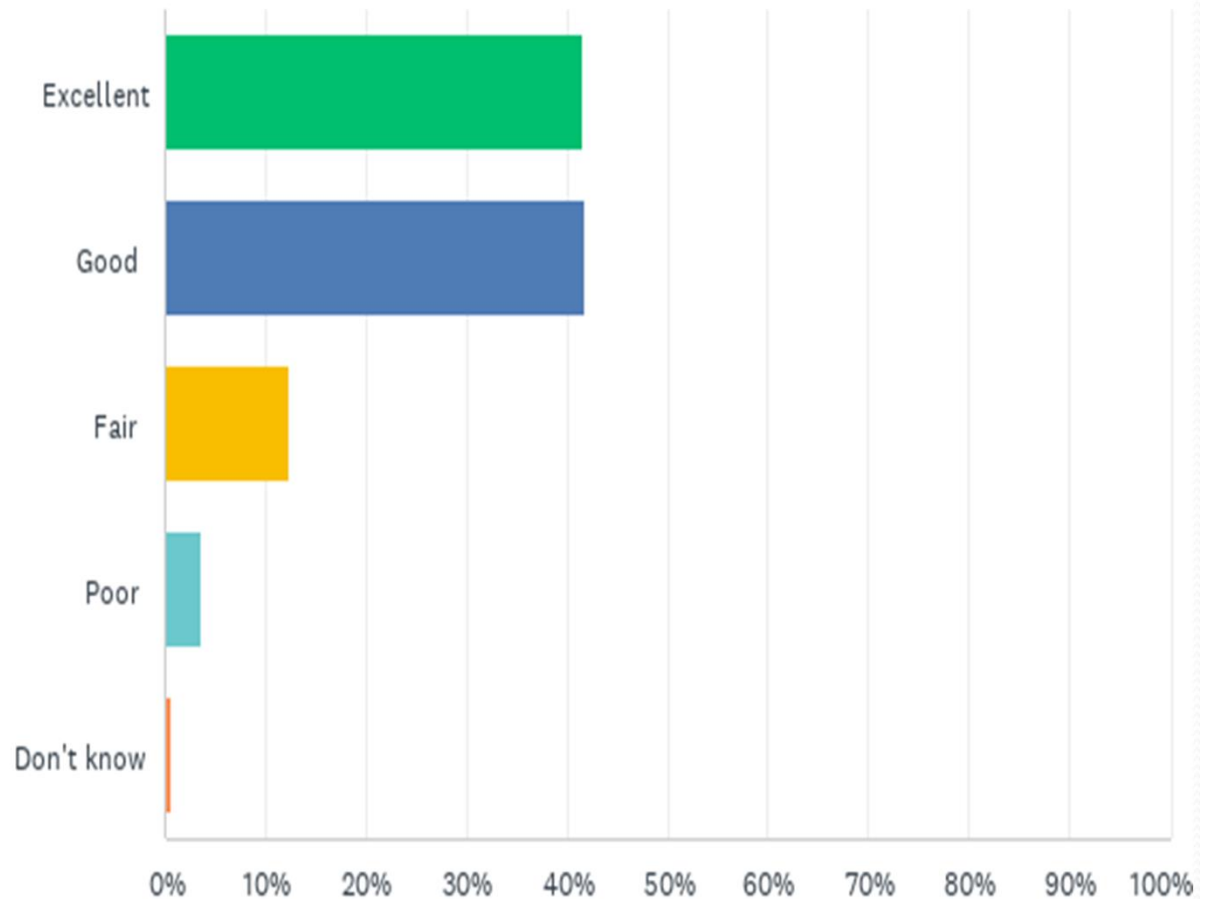
Q13: Select whether the following statements are true or not concerning your current residence.

- Answered: 514
- Skipped: 123

	THIS IS TRUE OF MY CURRENT RESIDENCE	THIS IS NOT TRUE OF MY CURRENT RESIDENCE	I WOULD MOVE TO ANOTHER HOME IF THIS WAS ACHIEVABLE	TOTAL
Price that I can afford	89.84% 442	5.69% 28	4.47% 22	492
Close to family/friends	73.61% 343	24.03% 112	2.36% 11	466
Close to schools	70.98% 296	29.02% 121	0.00% 0	417
Close to work	60.23% 209	38.04% 132	1.73% 6	347
Close to recreational opportunities/nature	94.02% 456	5.57% 27	0.41% 2	485
Close to health care	88.66% 430	11.34% 55	0.00% 0	485
Close to shopping	85.13% 418	14.26% 70	0.61% 3	491
I like the neighborhood	94.16% 468	4.43% 22	1.41% 7	497
The size of the home	89.55% 437	5.53% 27	4.92% 24	488
The size of the yrd	82.52% 387	13.43% 63	4.05% 19	469
I/We would like the home to accessible when I/we become less physically able	63.66% 275	31.94% 138	4.40% 19	432
Low crime	94.78% 454	4.59% 22	0.63% 3	479
I/We received assistance with rent payments	4.76% 19	93.98% 375	1.25% 5	399
Home is in good repair	94.52% 431	4.82% 22	0.66% 3	456

Q14: Describe the quality of the amenities of your neighborhood such as sidewalks, trees, and nearby parks.

- Answered: 519
- Skipped: 118



Q14: Describe the quality of the amenities of your neighborhood such as sidewalks, trees, and nearby parks.

ANSWER CHOICES	RESPONSES	
Excellent	41.62%	216
Good	41.81%	217
Fair	12.33%	64
Poor	3.66%	19
Don't know	0.58%	3
TOTAL		519

Q15: List the characteristics or features of your neighborhood you are most proud of. – 281 Responses

houses single family homes friendly neighbors Lake MI town space library wonderful
walk Shared friendly appearance water closeness yards along
well maintained maintained Close downtown surrounding nice well
area nature people lots parks Mature trees view good neighbors
downtown waterfront close properties trees walkable
quiet shopping beach safe neighbors love
neighborhood Close lake homes great neighbors lake keep
proximity community street old sidewalks wooded well kept beauty
near hospital clean large Lake Michigan amenities good everything
Lake Charlevoix Quality beautiful restaurants ACCESS close school Location
close lake michigan walkability

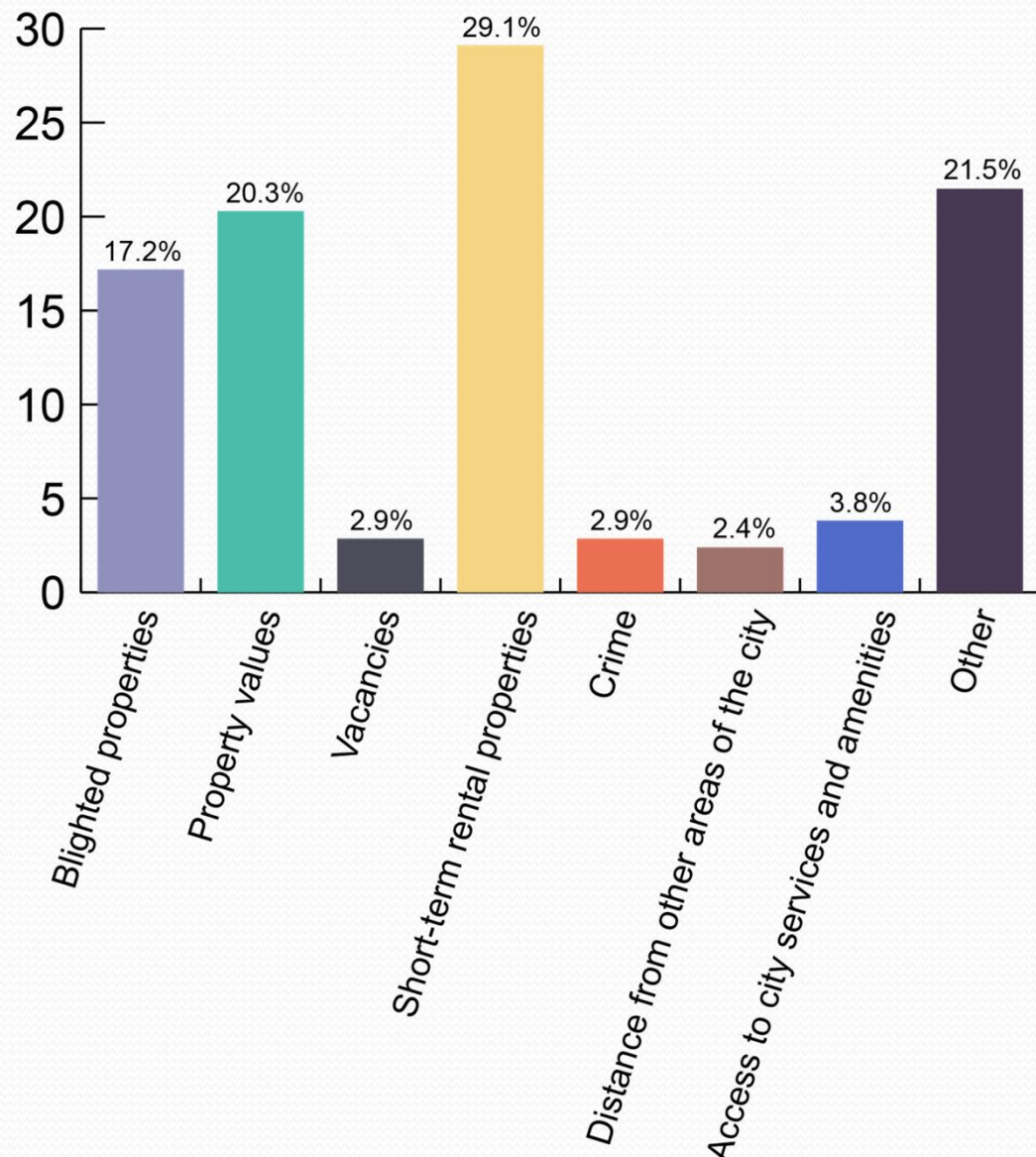


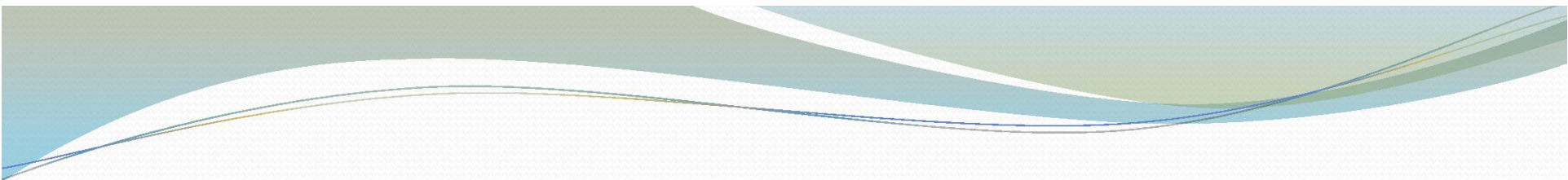
Q16: List the characteristics or features of your neighborhood you would like to see changed.

– 247 Responses

Fix less noise residents sidewalks added N vacation Need people nothing snow rentals
neighbor city old Improve lights homes Ferry Beach Park houses junk
street allowed none Ferry sidewalks neighborhood
road curb parking maintain better back trees enforcement less
drainage yard cut repair love street lights needs repair years Street needs new
year round residents Clean

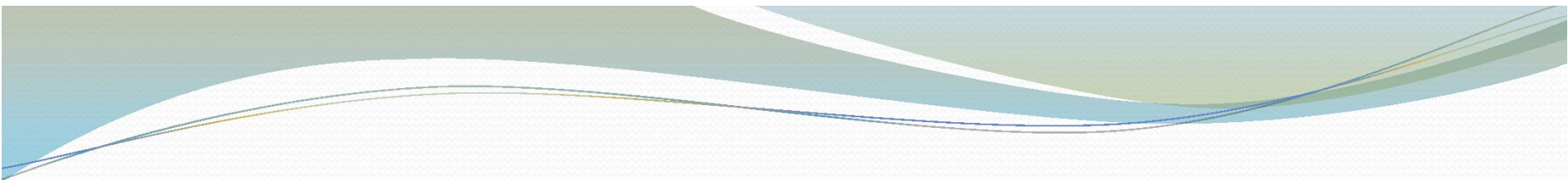
Q17: What is the biggest threat to the viability of your neighborhood? Select one.





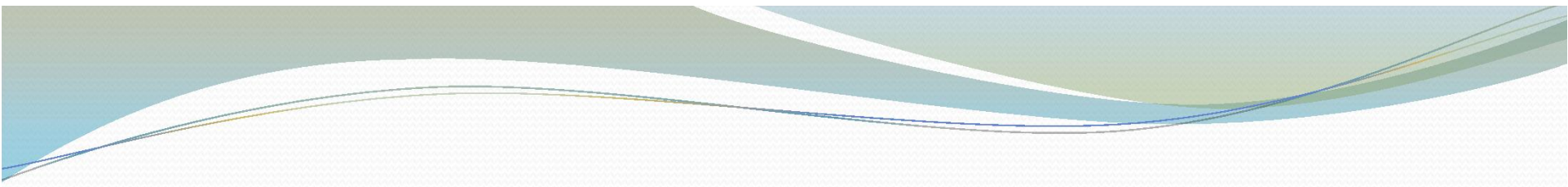
Q17: What is the biggest threat to the viability of your neighborhood? Select one.

ANSWER CHOICES	RESPONSES	
Blighted properties	17.18%	72
Property values	20.29%	85
Vacancies	2.86%	12
Short-term rental properties	29.12%	122
Crime	2.86%	12
Distance from other areas of the city	2.39%	10
Access to city services and amenities	3.82%	16
Other (please specify)	21.48%	90
TOTAL		419



Q17: What is the biggest threat to the viability of your neighborhood? Select one. – 90 Responses

- None
- Taxes
- Affordable housing
- Seasonal residents
- Cement Company
- No shopping / cost too high
- Noise / blight/ traffic

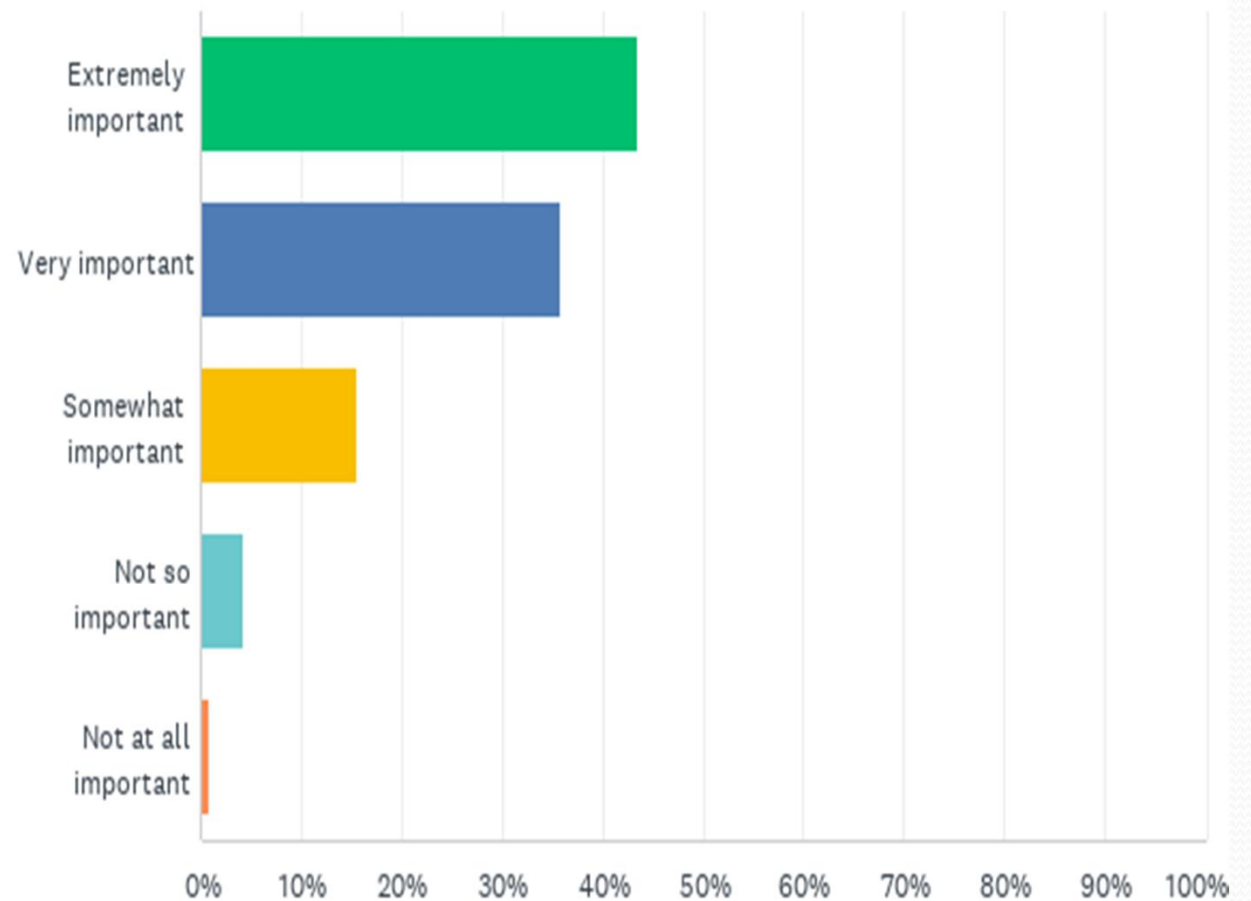


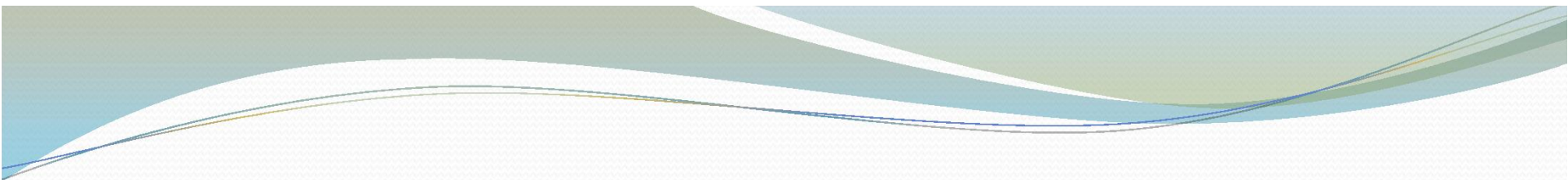
Survey Results

- Questions #18-21
- “Business and Economy”
- Business conditions
- New business development

Q18: How important is it for the City of Charlevoix to attract new businesses/uses to the city?

- Answered: 559
- Skipped: 78



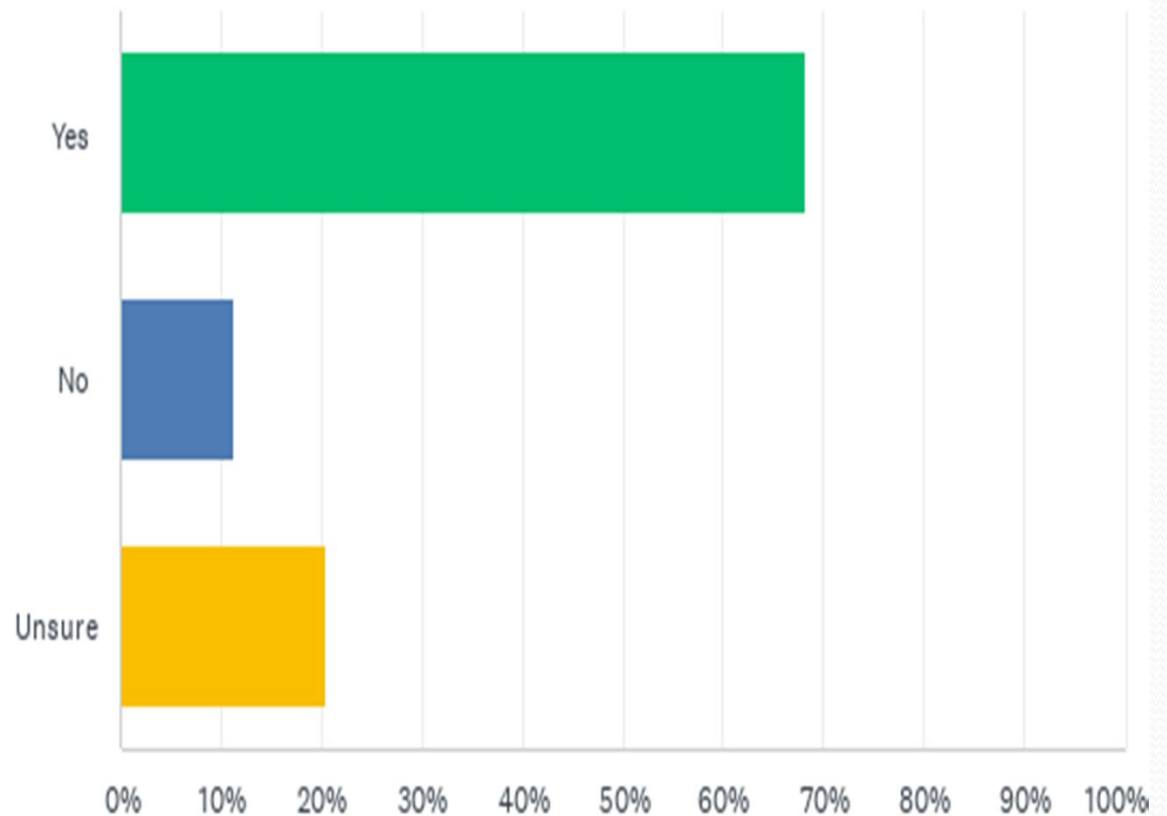


Q18: How important is it for the City of Charlevoix to attract new businesses/uses to the city?

- | ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|-----|
| Extremely important | 43.47% | 243 |
| Very important | 35.78% | 200 |
| Somewhat important | 15.56% | 87 |
| Not so important | 4.29% | 24 |
| Not at all important | 0.89% | 5 |
| TOTAL | | 559 |

Q19: Would you support the use of local government incentives to retain existing businesses and attract new businesses to the city?

- Answered: 562
- Skipped: 75



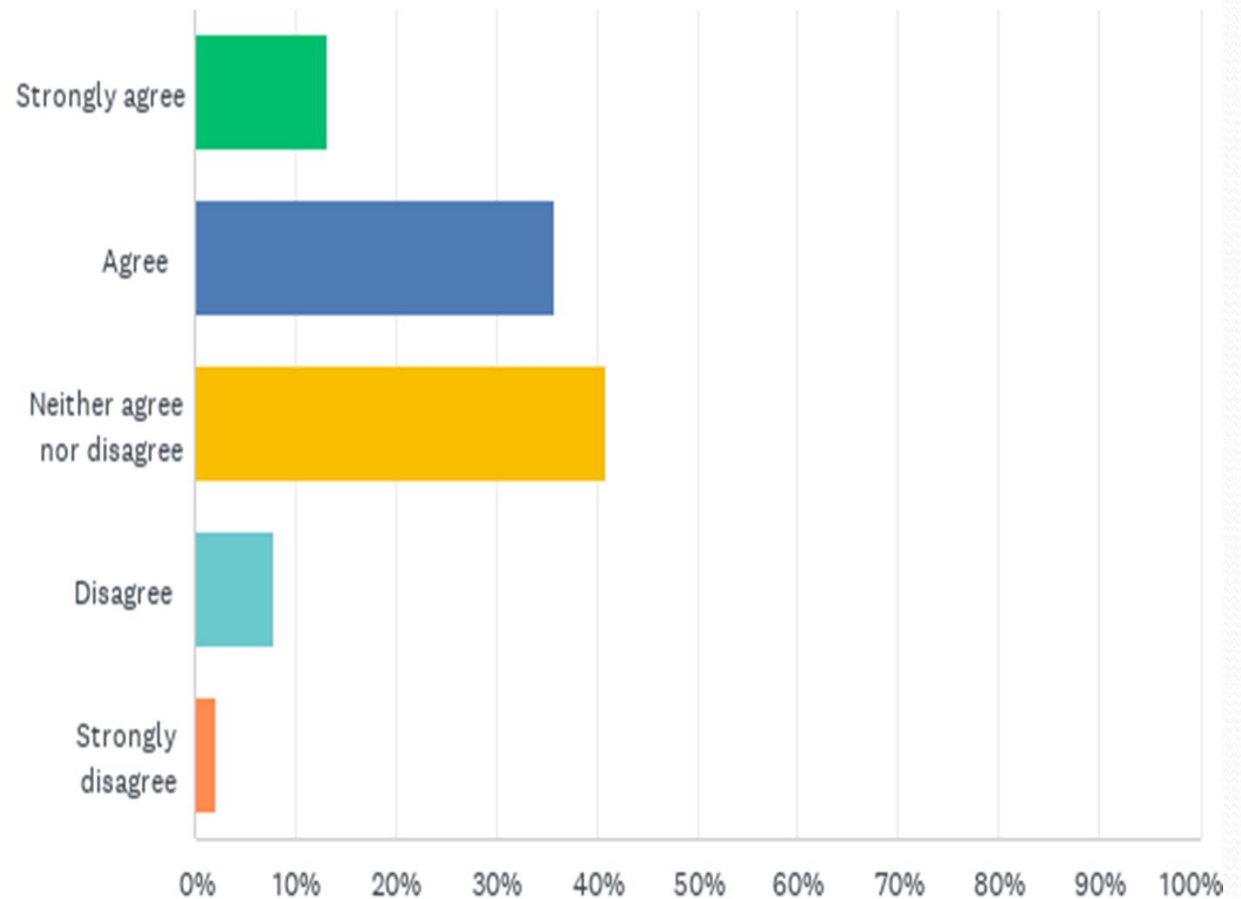
Q19: Would you support the use of local government incentives to retain existing businesses and attract new businesses to the city?

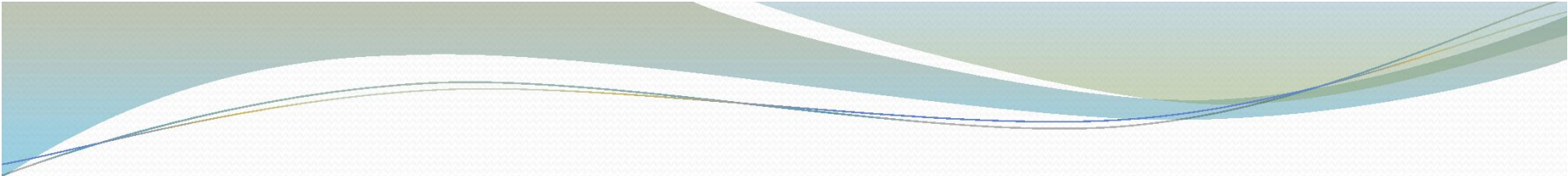
- Answered: 562 Skipped: 75

ANSWER CHOICES	RESPONSES	
Yes	68.15%	383
No	11.39%	64
Unsure	20.46%	115
TOTAL		562

Q20: City government encourages new businesses and supports existing businesses in the City.

- Answered: 553
- Skipped: 84

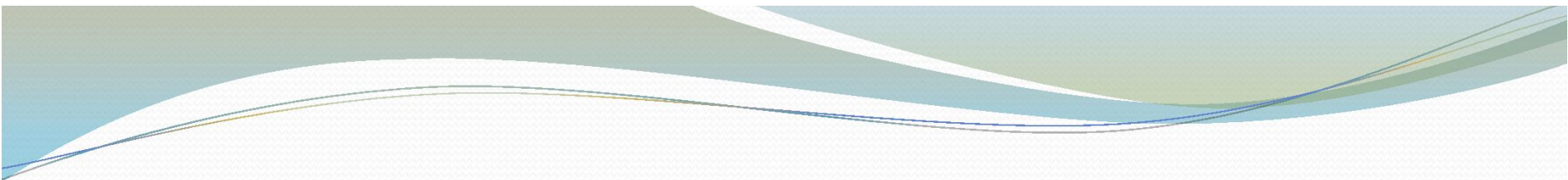




Q20: City government encourages new businesses and supports existing businesses in the City.

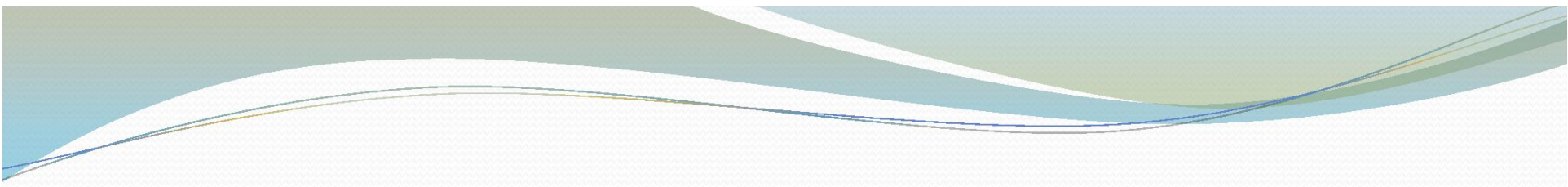


ANSWER CHOICES	RESPONSES	
Strongly agree	13.20%	73
Agree	35.80%	198
Neither agree nor disagree	40.87%	226
Disagree	7.96%	44
Strongly disagree	2.17%	12
TOTAL		553



Q21: What type of business or service would you like to see come to the City? -- 309 responses

building Year round businesses Large Target Walmart big coffee shop year round Target Meijer
services living wage industry working affordable clothing similar type everything food
miss downtown variety etc shoe clothing northside Kmart residents family
small Something living need sporting goods good toy store
Target Professional restaurants Another store dining
shopping make business Light manufacturing retail fast food
affordable options Walmart eateries manufacturing year-round
jobs fill Shoe store gone use really department store local Tech boutique town
employers big box store Charlevoix Bakery cost replace Kmart big box Health food
affordable housing Quality grocery store K-Mart ethnic restaurants Grocery

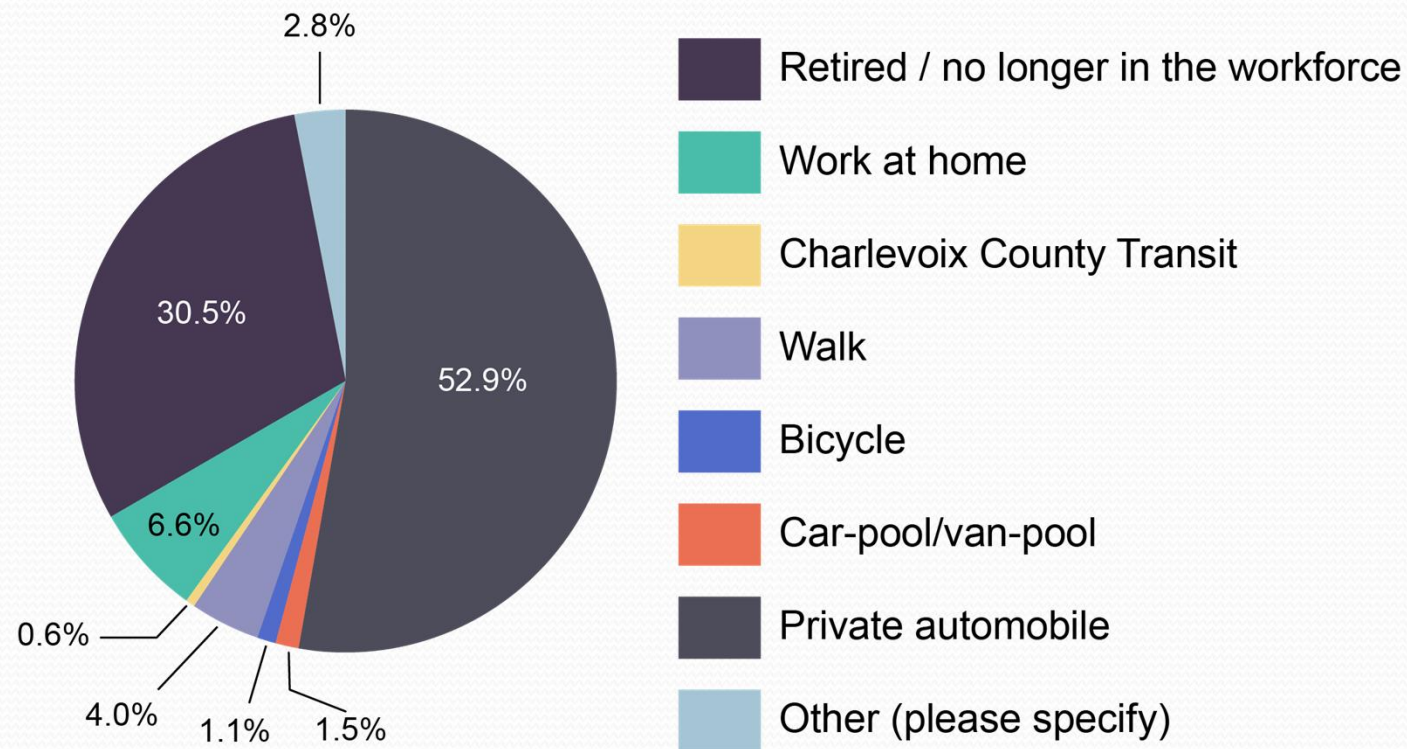


Survey Results

- Questions #22-26
- “Transportation and Infrastructure”
- Infrastructure conditions
- Multi-modal transportation

Q22: What is your primary mode of transportation to work? Select one.

- Answered: 544 Skipped: 93

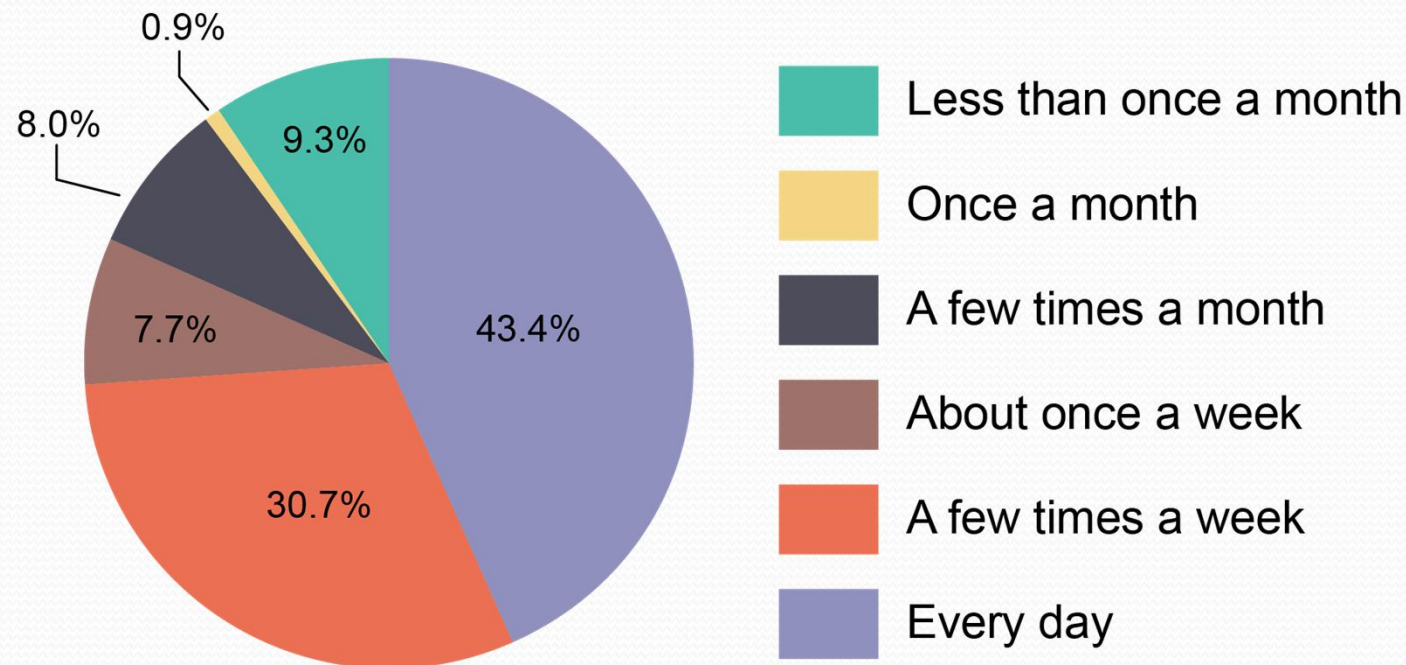


Q22: What is your primary mode of transportation to work? Select one.

ANSWER CHOICES	RESPONSES	
Private automobile	52.94%	288
Car-pool/van-pool	1.47%	8
Bicycle	1.10%	6
Walk	4.04%	22
Charlevoix County Transit	0.55%	3
Work at home	6.62%	36
Retired / no longer in the workforce	30.51%	166
Other (please specify)	2.76%	15
TOTAL		544

Q23: How often do you engage in non-motorized transportation (walking, biking, skateboarding, etc.)? This can be for travelling or recreation purposes.

- Answered: 560 Skipped: 77



Q23: How often do you engage in non-motorized transportation (walking, biking, skateboarding, etc.)? This can be for travelling or recreation purposes.

ANSWER CHOICES	RESPONSES	
Every day	43.39%	243
A few times a week	30.71%	172
About once a week	7.68%	43
A few times a month	8.04%	45
Once a month	0.89%	5
Less than once a month	9.29%	52
TOTAL		560

Q24: Please indicate your agreement to the following statements.

- Safety: 81% Agree or Strongly Agree
- Winter non-motorized transportation: 43% Disagree Or strongly disagree

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
The City of Charlevoix provides a satisfactory amount of infrastructure (sidewalks, road shoulders, lanes, paths) for non-motorized transportation.	19.96% 111	54.68% 304	15.47% 86	8.45% 47	1.44% 8	556
It is easy to get around the City without a vehicle.	22.32% 123	55.35% 305	12.70% 70	8.89% 49	0.73% 4	551
I am satisfied with the condition of non-motorized infrastructure.	14.91% 82	47.64% 262	25.64% 141	10.55% 58	1.27% 7	550
I am familiar with and have used the City's designated bike route.	17.82% 95	35.27% 188	32.65% 174	10.51% 56	3.75% 20	533
I am familiar with and have used the City's Bicycle Share program located at the Marina.	3.27% 17	9.04% 47	46.15% 240	28.27% 147	13.27% 69	520
I participate in non-motorized transportation in the winter months.	8.40% 43	20.12% 103	27.73% 142	25.39% 130	18.36% 94	512
I am satisfied with the infrastructure available for non-motorized transportation in winter months.	4.78% 24	15.74% 79	56.18% 282	15.34% 77	7.97% 40	502
I feel safe when I am walking/biking/other.	36.28% 197	44.75% 243	12.71% 69	5.16% 28	1.10% 6	543
I am familiar with bicycle rack locations and use them often.	6.12% 32	20.46% 107	44.93% 235	20.08% 105	8.41% 44	523
The City has a satisfactory amount of bike racks around the City.	6.44% 34	19.89% 105	57.77% 305	14.20% 75	1.70% 9	528
The City is well connected to regional trails.	14.47% 78	40.26% 217	37.11% 200	7.24% 39	0.93% 5	539

Q25: Please rate the quality of the following public facilities and services within the City of Charlevoix. Select the circle that best applies to the facility or service.

- Excellent:

- Library Service: 65%
- Parks and Open Space: 36%
- Electric Quality: 34%
- Water Quality: 31%

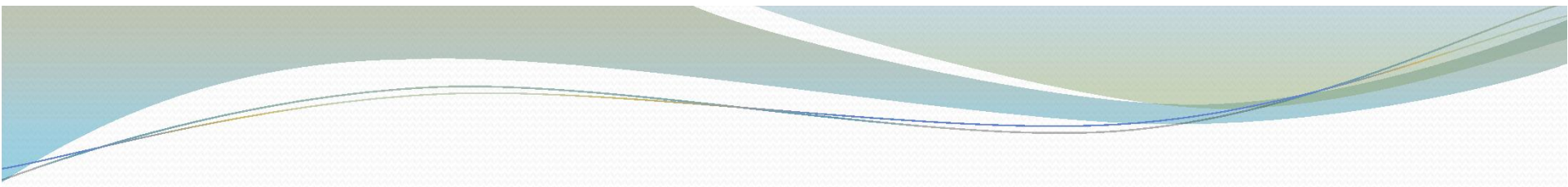
- Poor

- Parking availability: 22%
- Internet availability, service, price: 16%

	EXCELLENT	GOOD	FAIR	POOR	DONT KNOW	TOTAL
Regional / state roads	6.55% 35	56.18% 300	26.22% 140	9.18% 49	1.87% 10	534
Local streets	6.16% 33	62.87% 337	23.32% 125	6.90% 37	0.75% 4	536
Sidewalks	8.91% 48	59.00% 318	25.23% 136	5.75% 31	1.11% 6	539
Parking availability	5.54% 30	34.13% 185	37.64% 204	21.96% 119	0.74% 4	542
Trees and landscaping in public spaces	24.36% 134	60.36% 332	13.27% 73	1.27% 7	0.73% 4	550
Schools	16.73% 88	50.76% 267	8.37% 44	2.47% 13	21.67% 114	526
Police protection	28.34% 155	57.22% 313	7.86% 43	0.55% 3	6.03% 33	547
Fire protection	29.74% 163	55.11% 302	5.84% 32	1.64% 9	7.66% 42	548
Water quality	31.03% 171	51.91% 286	12.34% 68	1.63% 9	3.09% 17	551
Electric quality	34.06% 187	59.56% 327	5.10% 28	0.55% 3	0.73% 4	549
Trash service	22.53% 123	50.55% 276	14.10% 77	5.86% 32	6.96% 38	546
Sewer service	23.66% 128	55.45% 300	8.69% 47	1.66% 9	10.54% 57	541
Storm water drainage	16.35% 87	50.38% 268	14.66% 78	4.32% 23	14.29% 76	532
Snow removal	23.57% 124	50.00% 263	14.26% 75	1.52% 8	10.65% 56	526
Brush / leaf pickup	25.52% 136	43.34% 231	14.45% 77	4.69% 25	12.01% 64	533
Internet availability, service, price	7.14% 38	35.53% 189	31.39% 167	15.79% 84	10.15% 54	532
Services for youth	3.11% 16	22.72% 117	24.08% 124	7.77% 40	42.33% 218	515
Services for senior citizens	4.57% 24	36.00% 189	20.95% 110	3.24% 17	35.24% 185	525
Health care services	17.32% 93	53.26% 286	17.32% 93	1.12% 6	10.99% 59	537
Parks and open space	36.28% 197	56.35% 306	5.89% 32	0.74% 4	0.4% 2	543
Recreation facilities and programs	26.03% 139	50.75% 271	11.05% 59	2.25% 12	9.93% 53	534
Cultural facilities and programs	13.94% 74	48.78% 259	21.85% 116	3.95% 21	11.49% 61	531
Library services	65.26% 355	30.33% 165	1.84% 10	0.55% 3	2.02% 11	544
Community meeting space	24.32% 126	42.66% 221	11.20% 58	1.35% 7	20.46% 106	518
Beaver Island Boat Company services	22.03% 115	41.57% 217	7.47% 39	0.57% 3	28.35% 148	522
Charlevoix Municipal Airport services	18.71% 99	38.37% 203	7.56% 40	0.76% 4	34.59% 183	529
Charlevoix County Transit for transportation services within Charlevoix County	9.20% 47	31.70% 162	12.72% 65	1.57% 8	44.81% 229	511

Q26: Share any thoughts you have regarding public and shared services in the city, including what you would like to see improved or added in the future. – 141 Responses

4	Allow for 30-minute free parking button on meters for quick pick-ups. I've seen this in T.C. & think it is a welcoming gesture from the city	10/7/2021 8:30 AM
22	Sidewalk along Ferry Road between Stover and M-66 clearly for pedestrian use. Flashing lights on M-66 and U.S. 31 pedestrians and bike crossings to slow traffic.	10/5/2021 10:05 PM
39	we have regressed since going from 4 lanes down to two. we need to go back to 4 lanes, we had them for a reason.	9/30/2021 8:01 PM
53	I would like to see uber or lyft	9/30/2021 12:34 PM
60	CC Transit: needs full hours of operation to business hours of community of business. Service needs to be timely, priority to passengers with work commitments & from 6am-9pm, 7 days a week	9/30/2021 12:26 PM
75	Please clear show on side residential sidewalks so that we can safely walk not in the street. Every street should have a side walk	9/25/2021 7:14 PM
76	Please return household rubbish pick up at least once monthly.	9/25/2021 7:00 PM
112	Have no idea how to access these services.	5/14/2021 5:07 PM
122	Maintenance suffers on some of the public park features like benches, picnic areas. Cell phone reception can be poor at times. Native american culture and activities/pow wow grounds should be included to the area	5/9/2021 1:45 PM

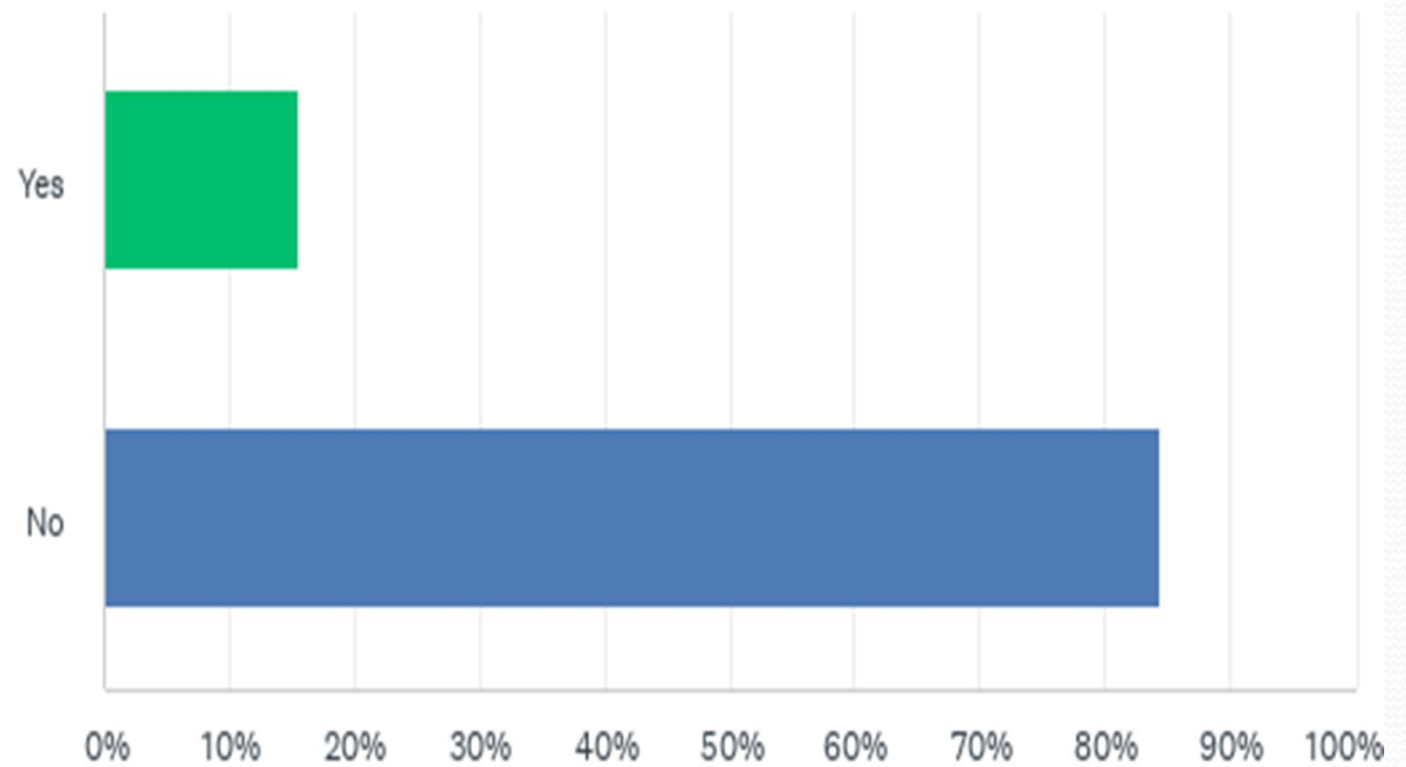


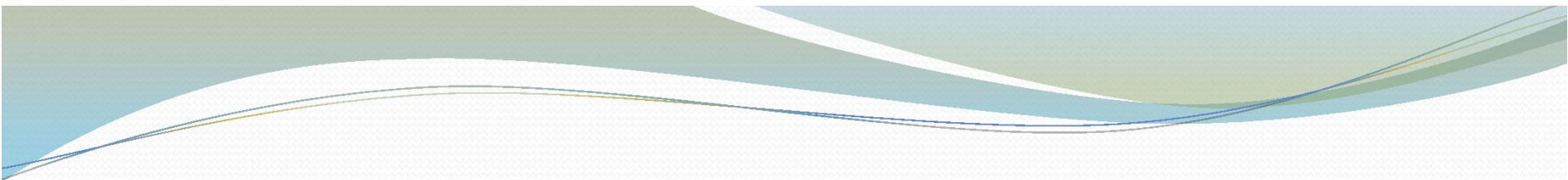
Survey Results

- Questions #27-33
- “Energy”
- City Energy Sources and Programs

Q27: Are you familiar with the City of Charlevoix Customer Renewable Energy Projects Program?

- Answered: 543 Skipped: 94





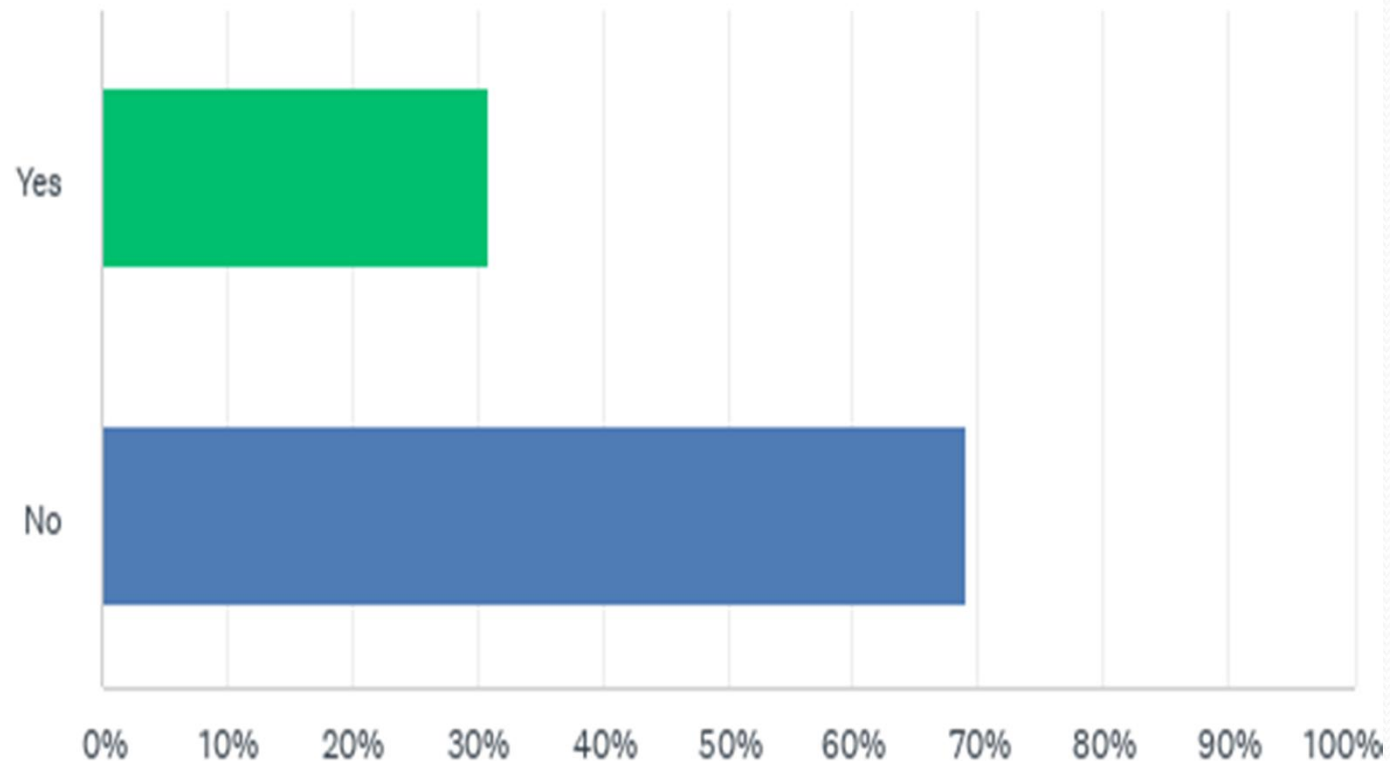
Q27: Are you familiar with the City of Charlevoix Customer Renewable Energy Projects Program?

- Answered: 543 Skipped: 94

ANSWER CHOICES	RESPONSES	
Yes	15.47%	84
No	84.53%	459
TOTAL		543

Q28: Have you ever considered installing renewable energy systems (wind, solar) for economic or sustainability purposes (cheaper bills, better for environment)?

- Answered: 548 Skipped: 89



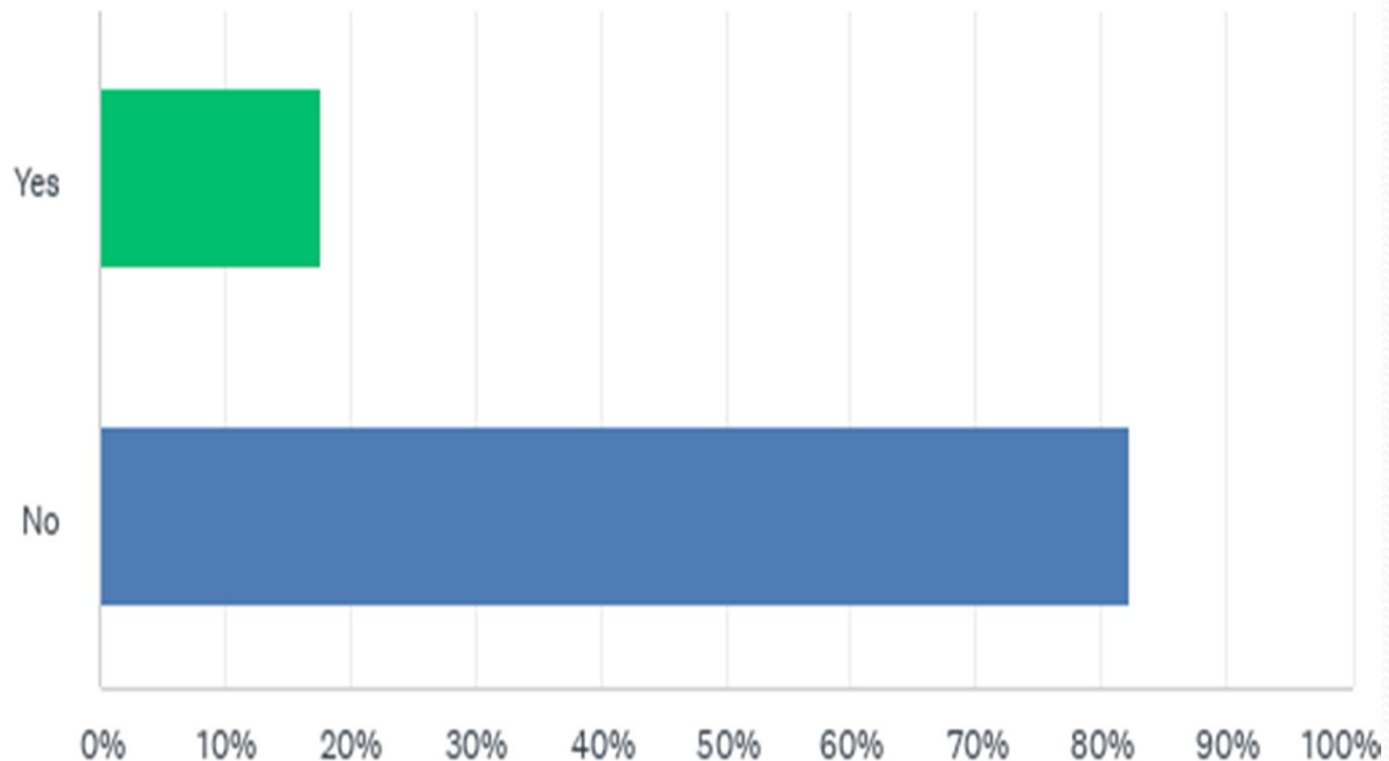
Q28: Have you ever considered installing renewable energy systems (wind, solar) for economic or sustainability purposes (cheaper bills, better for environment)?

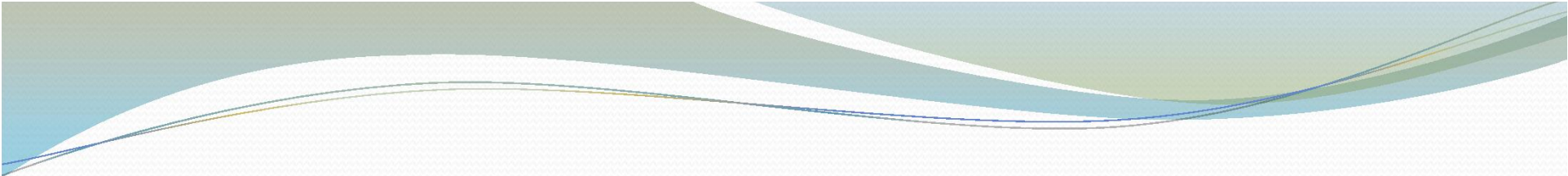
- Answered: 548 Skipped: 89

ANSWER CHOICES	RESPONSES	
Yes	31.02%	170
No	68.98%	378
TOTAL		548

Q29: Are you familiar with the City of Charlevoix Energy Smart Program?

- Answered: 548 Skipped: 89





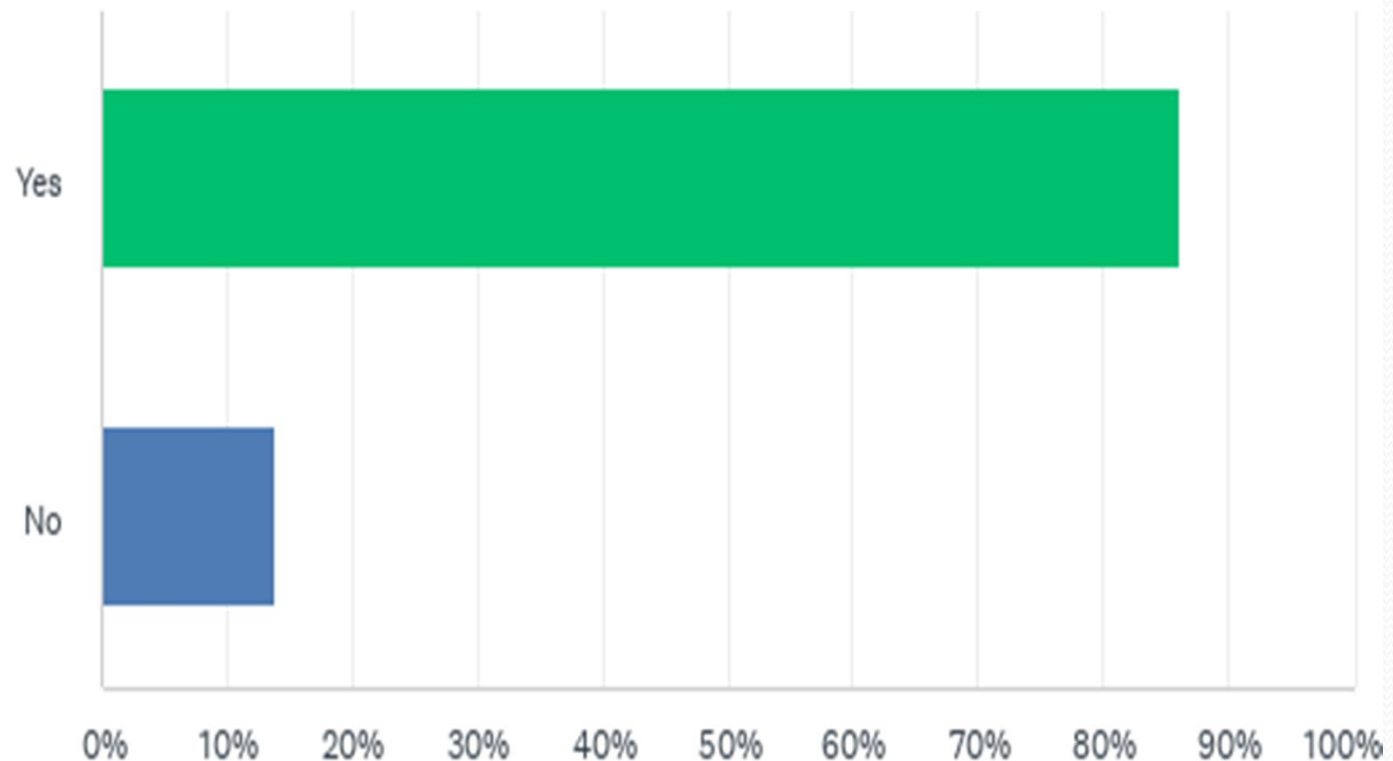
Q29: Are you familiar with the City of Charlevoix Energy Smart Program?

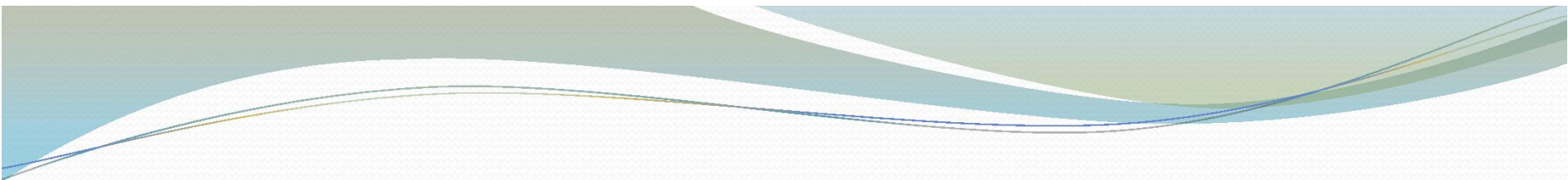
- Answered: 548 Skipped: 89

ANSWER CHOICES	RESPONSES	
Yes	17.70%	97
No	82.30%	451
TOTAL		548

Q30: Have you ever considered selecting more energy efficient appliances when making a purchase?

- Answered: 545 Skipped: 92





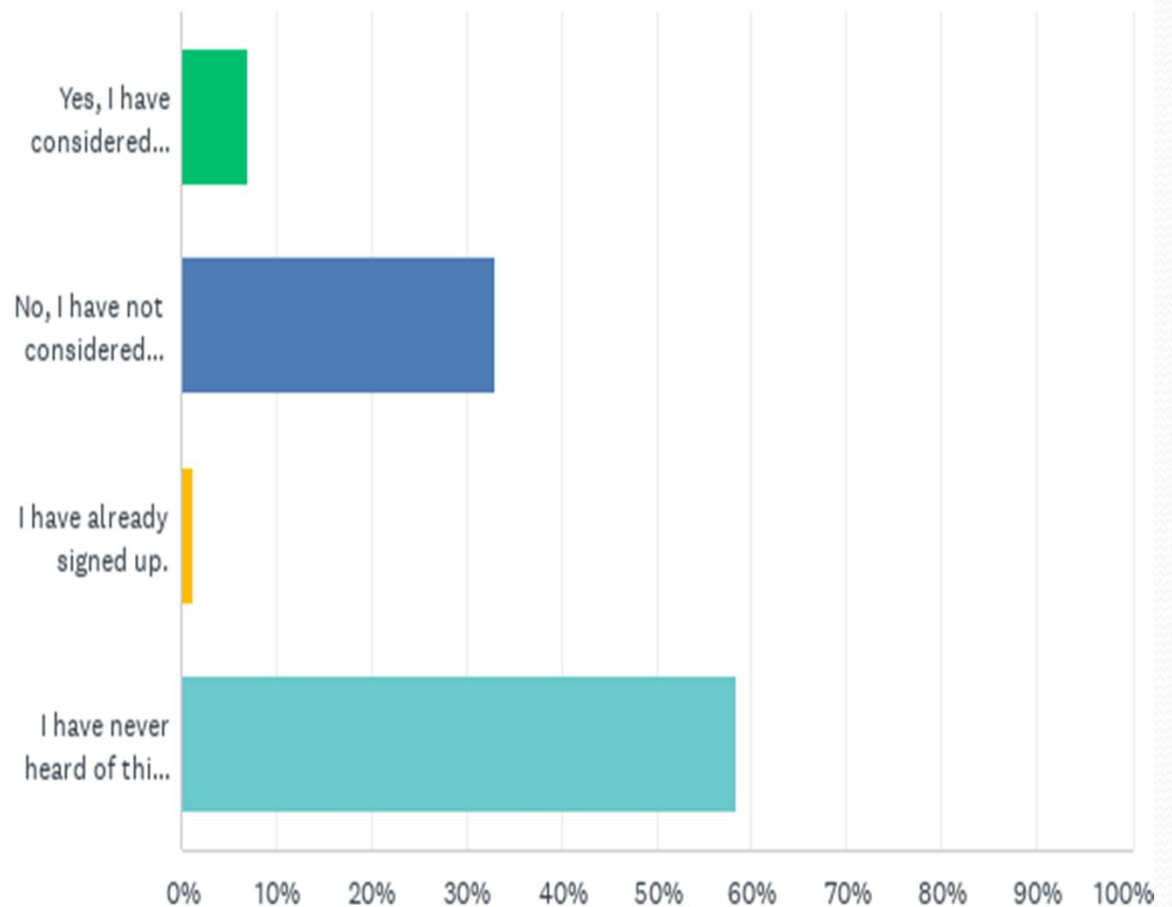
Q30: Have you ever considered selecting more energy efficient appliances when making a purchase?

- Answered: 545 Skipped: 92

ANSWER CHOICES	RESPONSES	
Yes	86.24%	470
No	13.76%	75
TOTAL		545

Q31: Have you ever considered signing up for the City of Charlevoix voluntary green pricing renewable energy program, where you can guarantee energy you use is renewable?

- Answered: 537
- Skipped: 100



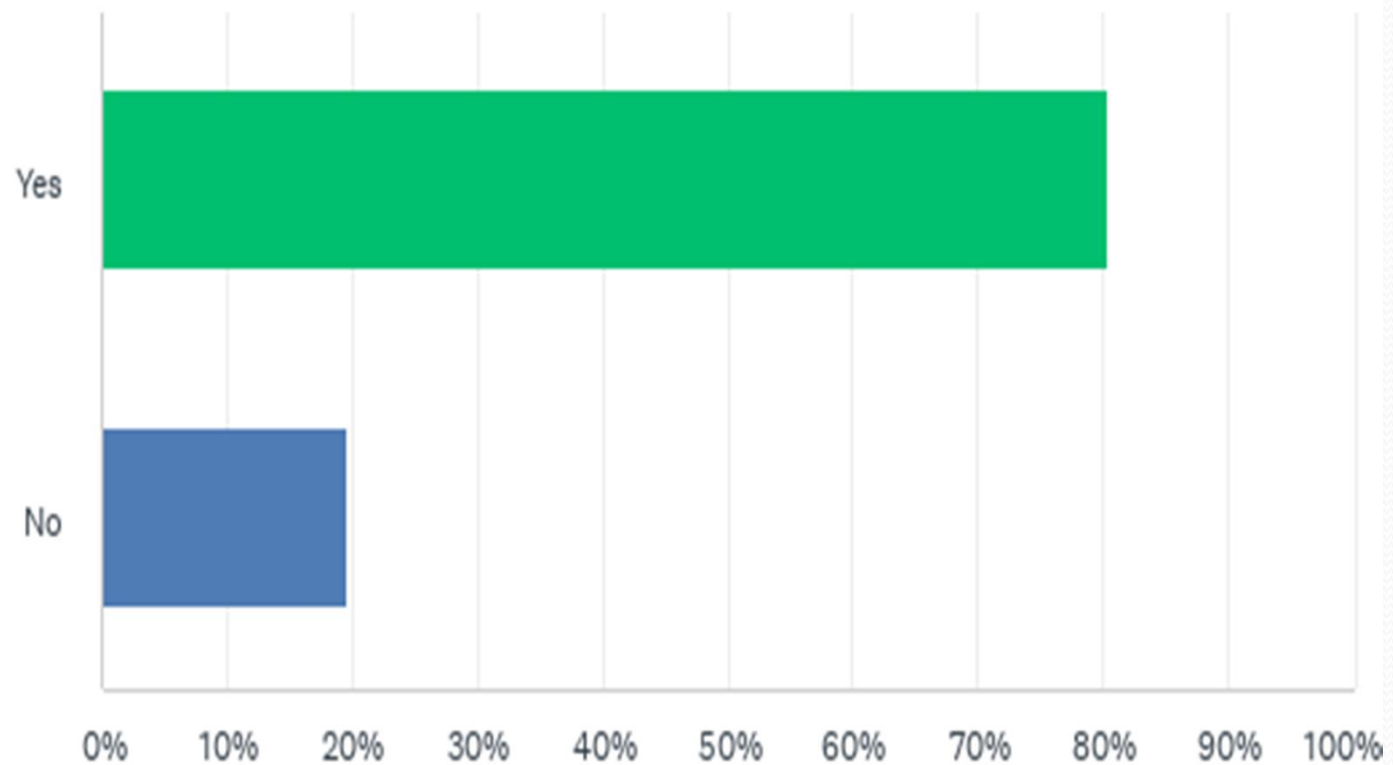
Q31: Have you ever considered signing up for the City of Charlevoix voluntary green pricing renewable energy program, where you can guarantee energy you use is renewable?

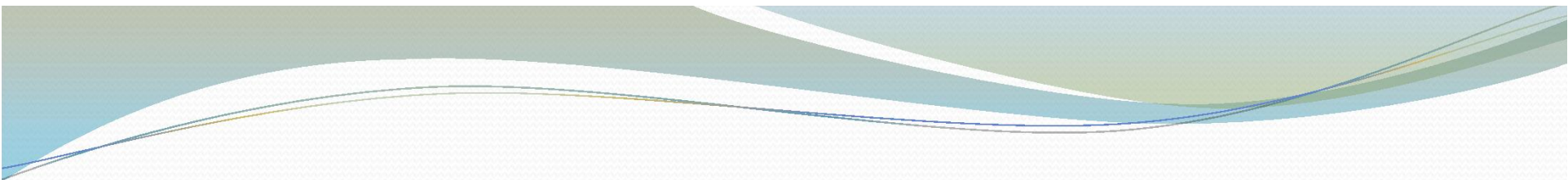
- Answered: 537 Skipped: 100

ANSWER CHOICES	RESPONSES	
Yes, I have considered signing up.	7.08%	38
No, I have not considered signing up.	33.15%	178
I have already signed up.	1.30%	7
I have never heard of this program.	58.47%	314
TOTAL		537

Q32: Is pursuing sustainable and efficient energy sources important to you?

- Answered: 521 Skipped: 116





Q32: Is pursuing sustainable and efficient energy sources important to you?

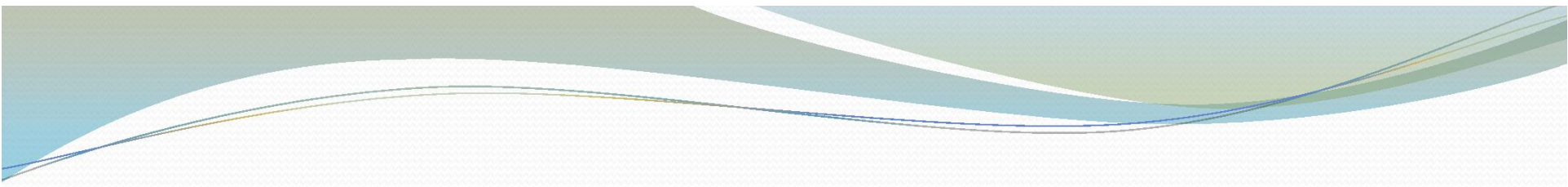
- Answered: 521 Skipped: 116

ANSWER CHOICES	RESPONSES	
Yes	80.42%	419
No	19.58%	102
TOTAL		521

Q33: Please write down any thoughts you have on energy, electric, or renewable energy not covered above.

–92 Responses

10	Why isn't Charlevoix using wind and solar power? Carbon neutral!	10/5/2021 11:11 PM
11	Energy is Good!	10/5/2021 10:08 PM
12	opposed to windmills!! Solar infrastructure is costly, America will need the elements of oil & gas	10/5/2021 8:39 PM
13	would like the option of using solar and have local utilities buy surplus there should be alternate energy incentives	10/5/2021 1:44 PM
14	I am interested in renewable energy options, but need to know more	10/5/2021 1:36 PM
15	More information on summary of programs would be great.	10/2/2021 9:34 AM
16	Why don't you include information on these programs with our bills?	10/1/2021 11:28 AM
17	charging stations	10/1/2021 9:00 AM



Survey Results

- Questions #34-35
- “Winter Amenities”
- Winter-Targeted Improvements

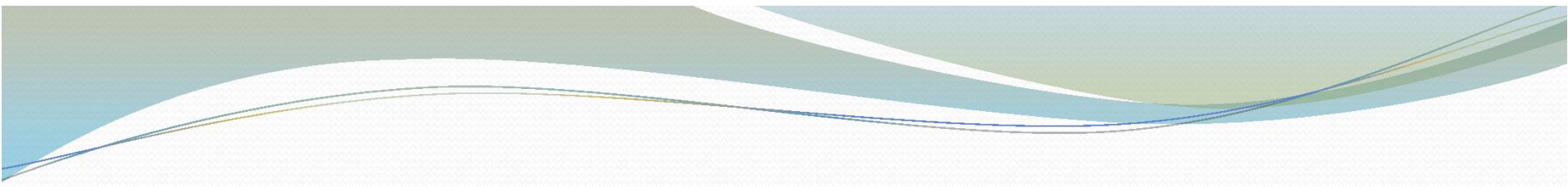
Q34: Please identify your desire for the following winter-targeted improvements.

- Answered: 517
- Skipped: 120
- Desirable:
Snow clearing in
Commercial areas: 67%
- Not Desired:
Downtown heated
Sidewalks: 50%

	VERY DESIREABLE	DESIREABLE	NOT DESIRED	TOTAL
Snow cleared sidewalks in residential areas.	45.08% 220	43.85% 214	11.07% 54	488
Snow cleared sidewalks in commercial areas.	67.09% 320	29.35% 140	3.56% 17	477
Creating a designated Winter Recreation Path/Trail around the city (plowed or unplowed).	36.61% 175	44.98% 215	18.41% 88	478
Install a sidewalk snow melting heating system for Downtown Charlevoix.	20.99% 102	29.01% 141	50.00% 243	486
Better utilize East Park or other city parks for winter recreation, like sledding or ice skating.	35.60% 178	49.40% 247	15.00% 75	500
Provide winter-appropriate group gathering spaces in public areas.	28.54% 135	46.30% 219	25.16% 119	473
Provide winter-appropriate outdoor dining spaces in Downtown Charlevoix.	26.56% 128	35.48% 171	37.97% 183	482
Provide programming to encourage light winter activities such as snowman/snowfort/ice sculpture contests or letters to santa.	26.56% 128	52.49% 253	20.95% 101	482
Create a Winter City Committee to identify and implement winter improvements and activities.	27.05% 132	48.77% 238	24.18% 118	488

Q35: Please write down any improvements to winter programs or practices you would like to see in the City of Charlevoix not included in the above list – 99 Responses

30	Seasonal resident, not in Charlevoix in the winter.	9/30/2021 5:35 PM
31	McSaubas covers it well [they drew a heart here]	9/30/2021 1:59 PM
32	Fat tire bike trails	9/30/2021 1:44 PM
33	Take Venetian Festival and Apple Fest committee and turn them into 4 Seasons of Charlevoix Committee. All have same impetus - tourism and celebrating CHX	9/30/2021 1:33 PM
34	More winter parks programs: i.e. winter running, snowshoe, xc ski etc.	9/30/2021 12:39 PM
35	Ice Rink @ East Park	9/30/2021 12:36 PM
36	access area snow clearing for elderly and handicapped residents	9/30/2021 12:32 PM
37	Sand or salt on sidewalks outside of downtown area	9/30/2021 12:29 PM
90	There have been great strides to try to create more winter activity but there is a long way to go.	5/6/2021 9:36 AM
91	McSaubas provides excellent winter outdoor activities. No need to duplicate those downtown. Would be a waste of money.	5/5/2021 9:02 PM
92	A winter city committee and winter city planning would benefit the city and those visiting tremendously. A Winter event to draw in and break up winter is essential.	4/29/2021 8:05 PM
93	Have outdoor eating/drinking options, like igloos or heated areas.	4/29/2021 8:02 PM

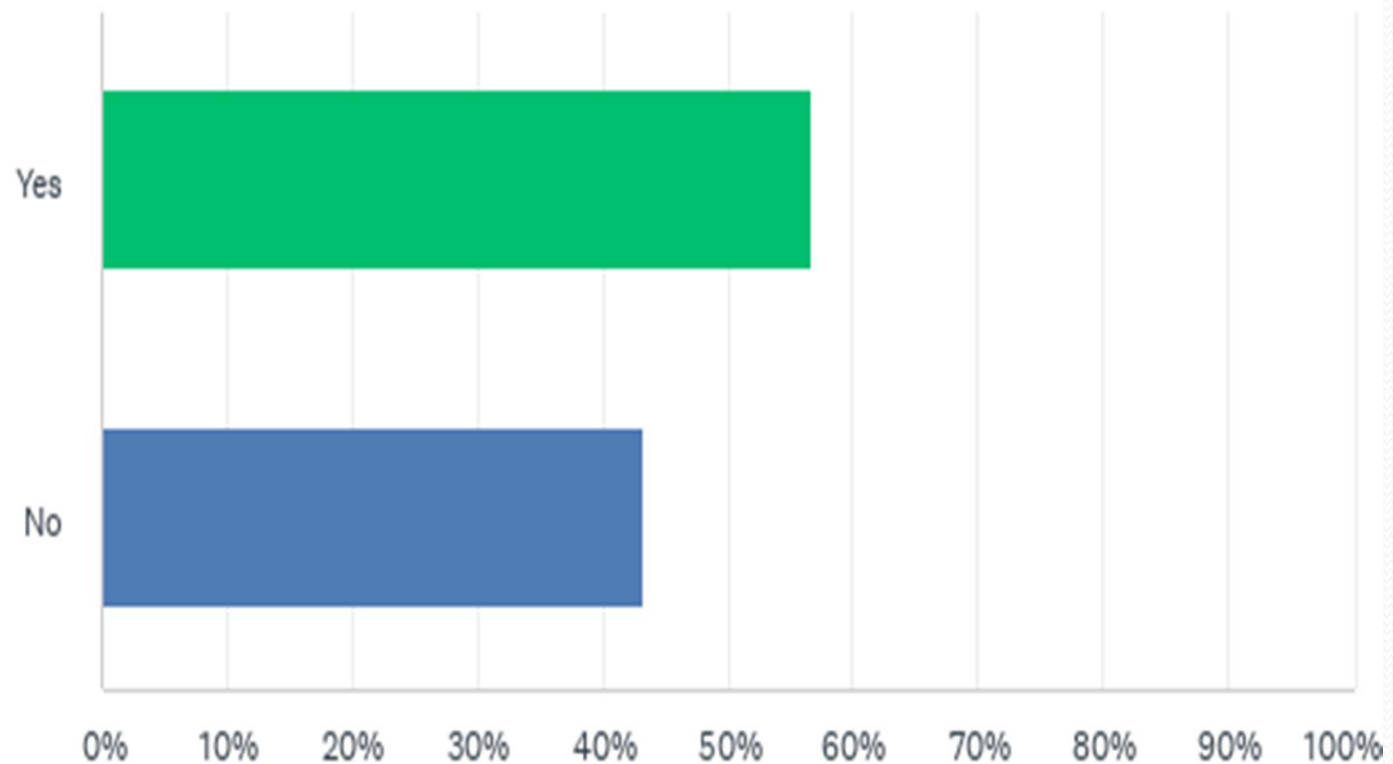


Survey Results

- Questions #36-40
- “General”
- City and Master Plan General Input

Q36: Do you feel informed about what is going on in the City?

- Answered: 530 Skipped: 107



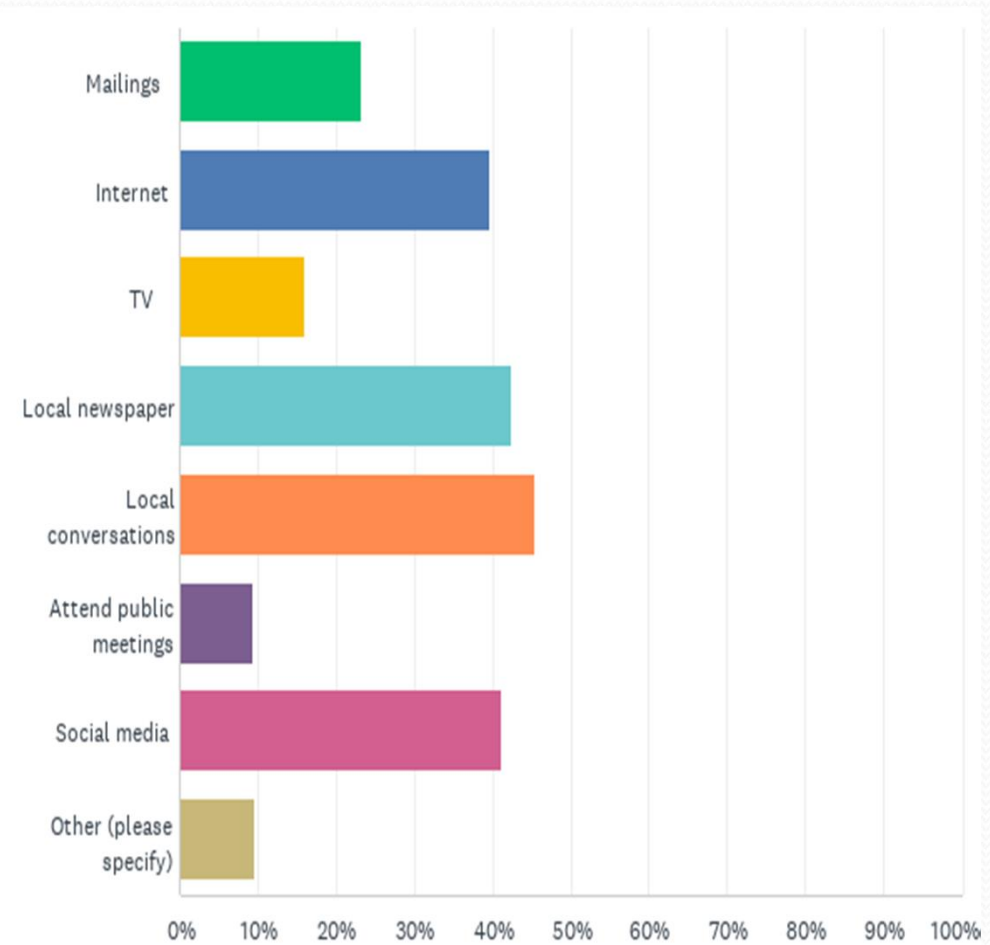
Q36: Do you feel informed about what is going on in the City?

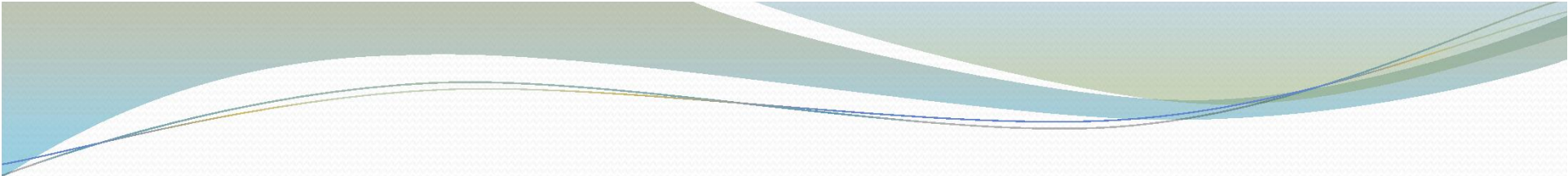
- Answered: 530 Skipped: 107

ANSWER CHOICES	RESPONSES	
Yes	56.79%	301
No	43.21%	229
TOTAL		530

Q37: Where do you typically get your information about City and community affairs and programs?

- Answered: 548
- Skipped: 89



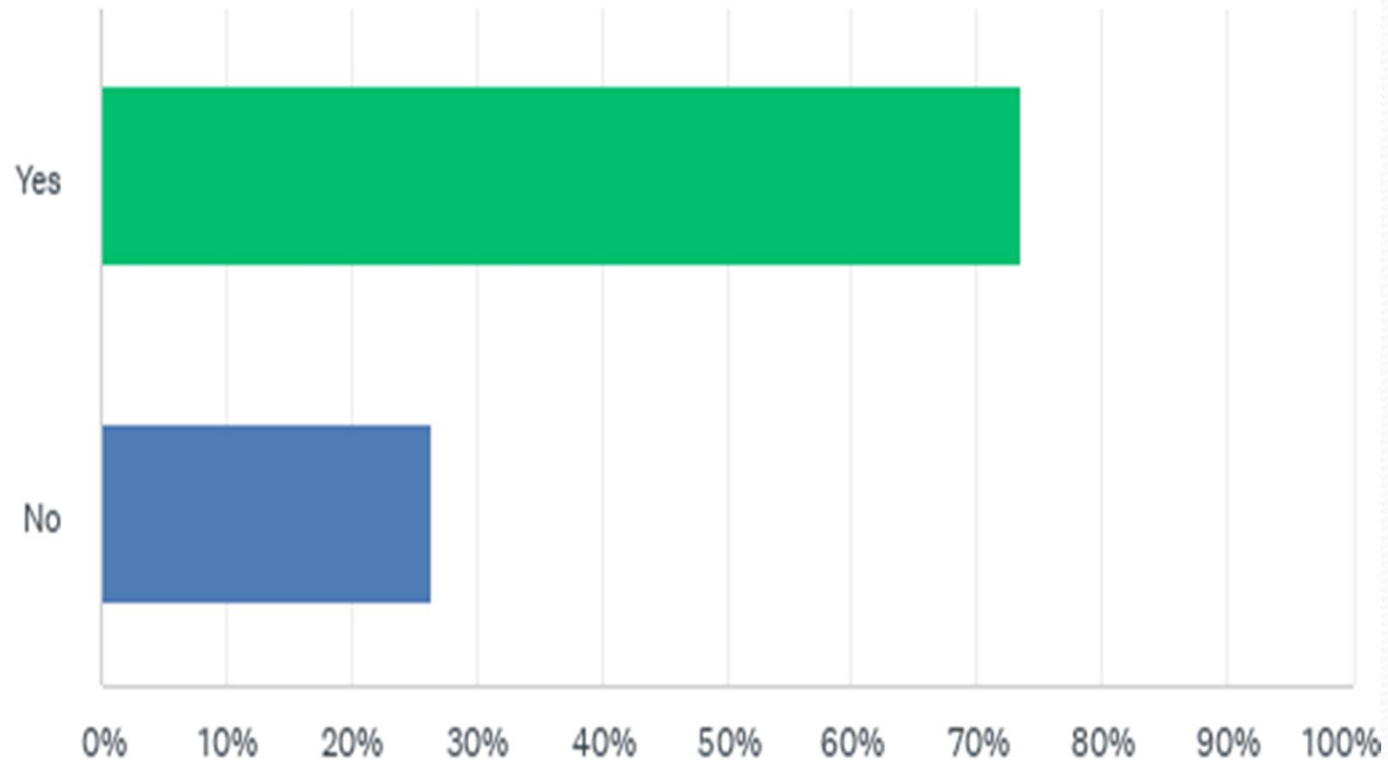


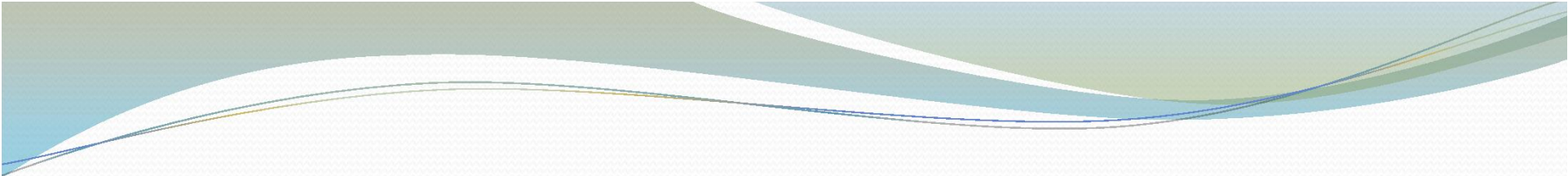
Q37: Where do you typically get your information about City and community affairs and programs?

- | ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|-----|
| Mailings | 23.18% | 127 |
| Internet | 39.60% | 217 |
| TV | 16.06% | 88 |
| Local newspaper | 42.52% | 233 |
| Local conversations | 45.44% | 249 |
| Attend public meetings | 9.31% | 51 |
| Social media | 41.24% | 226 |
| Other (please specify) | 9.49% | 52 |
| Total Respondents: 548 | | |

Q38: Do you think local government is effectively dealing with local issues and concerns?

- Answered: 453 Skipped: 184





Q38: Do you think local government is effectively dealing with local issues and concerns?

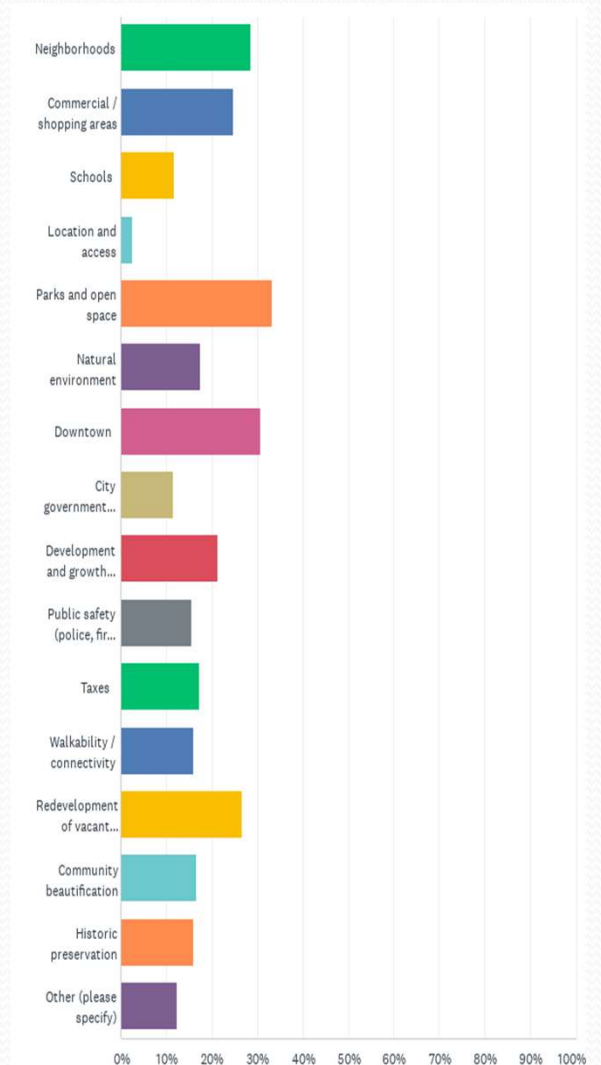
- Answered: 453 Skipped: 184

ANSWER CHOICES	RESPONSES	
Yes	73.51%	333
No	26.49%	120
TOTAL		453

Q39: What are the top three priorities the Master Plan should focus on improving or preserving? Choose three.

- Answered: 501 Skipped: 136

1. Parks and Open Space: 33%
2. Neighborhoods: 29%
3. Redevelopment of vacant and/or underutilized properties: 27%



Q39: What are the top three priorities the Master Plan should focus on improving or preserving? Choose three.

ANSWER CHOICES	RESPONSES	
Neighborhoods	28.54%	143
Commercial / shopping areas	24.75%	124
Schools	11.78%	59
Location and access	2.59%	13
Parks and open space	33.33%	167
Natural environment	17.56%	88
Downtown	30.74%	154
City government services (regulations, infrastructure, etc.)	11.58%	58
Development and growth potential	21.36%	107
Public safety (police, fire, etc.)	15.57%	78
Taxes	17.37%	87
Walkability / connectivity	15.97%	80
Redevelopment of vacant and/or underutilized properties	26.75%	134
Community beautification	16.57%	83
Historic preservation	15.97%	80
Other (please specify)	12.38%	62
Total Respondents: 501		

Q39: What are the top three priorities the Master Plan should focus on improving or preserving? Choose three. – 62 Other Responses

year round streets improve workers
affordable housing traffic housing roads
parking low income



Q40: Please provide any additional comments in the space below. – 131 Responses

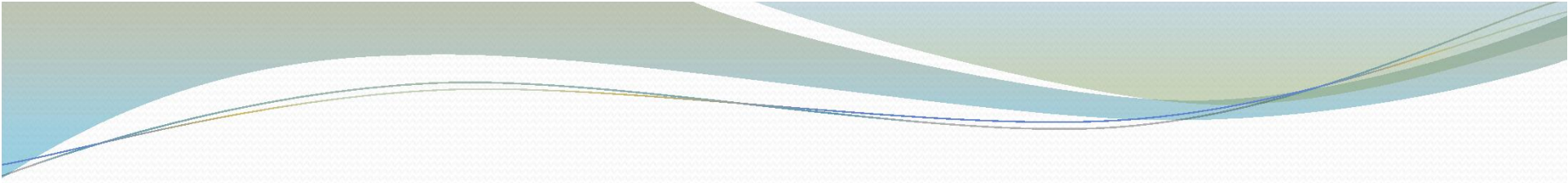
13	clean up and enforce blight and unsightly properties	10/5/2021 11:10 PM
14	All are important to maintain and increase city desireability as a residence and recreation destination. Thank you for asking and taking time to conduct this survey. We love Charlevoix!	10/5/2021 10:56 PM

I think the big Q is Are you concerned w/ the direction of our town? YES. So how do we fix it so young families (the teacher, nurse, cop, etc) feel proud to be here & can afford it, not to mention be able to go buy your kid a pair of pants w/ out leaving town to do it. We miss the mark. 339K houses on division isn't it. Heated sidewalks?? Come ON; thats as bad as the fireplace (duckblind) situation from years back! We need places to work & live; places to buy a pair of shoes. We need sidewalks you can JOG on w/ a stroller w/ out your baby practically flying out of the stroller. We need less focus on community drunkenness & a little more "come build a life here". Thank you.

9/30/2021 11:27 PM

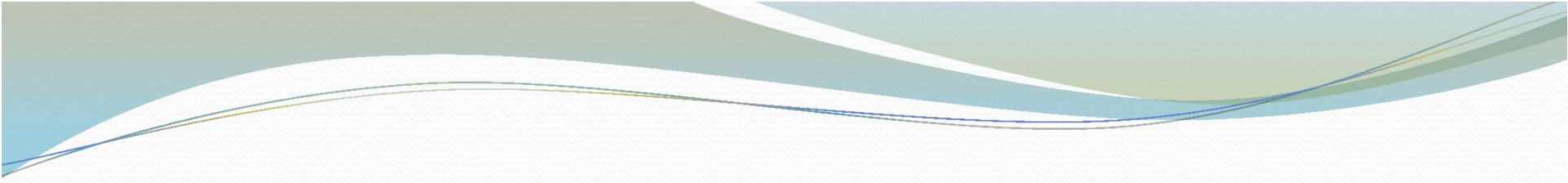
[View respondent's answers](#) A

70	The print is too small in this survey. Please retain Mt. McSauba, the municipal golf course, and the ski program & the summer day camp for children, It is so important to get the children outside and active. I would like to see the lifeguards at the 3 beaches again, Very important. To keep Charlevoix Beautiful, you need to reinstate a roadside pickup at least monthly for large items. This was a wonderful service. We are unable to manage just twice a year.	9/25/2021 7:20 PM
71	Affordable housing	9/25/2021 7:04 PM
72	We live our dream every day here in Charlevoix. The essence/soul of Charlevoix needs to be maintained not changed or developed.	9/25/2021 6:24 PM



Takeaways?

- Any questions??

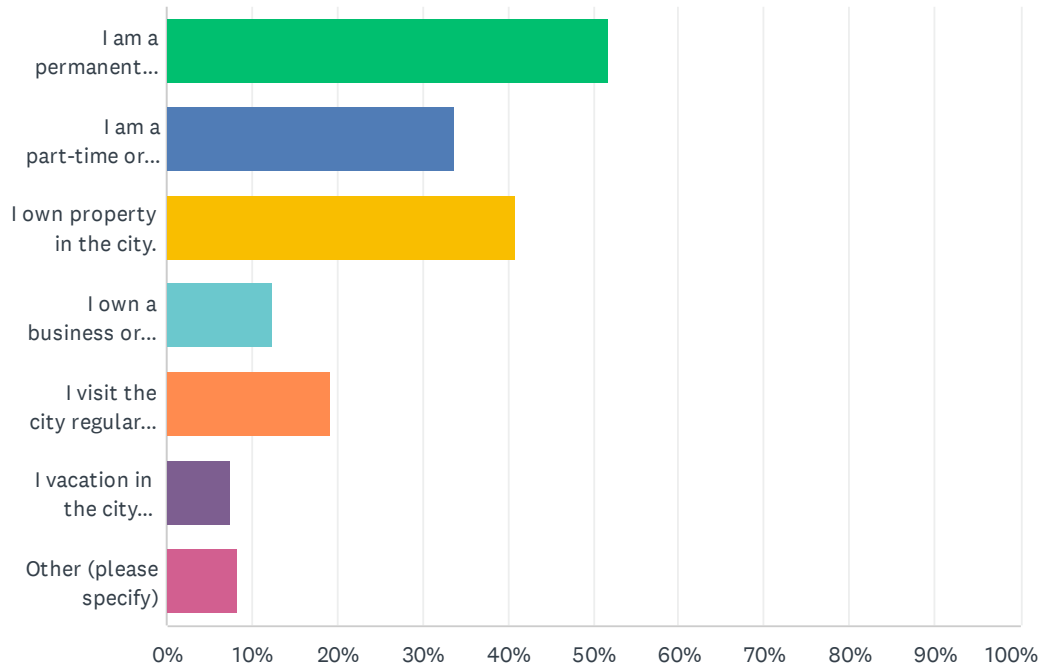


Master Plan Progress

- ✓ Community Profile
- ✓ Existing Land Use
- ✓ Infrastructure
- ✓ Housing
- Goals and Objectives
- Future Land Use
- Implementation

Q1 What is your association with the City of Charlevoix? Check all that apply.

Answered: 632 Skipped: 5



ANSWER CHOICES	RESPONSES	
I am a permanent resident.	51.90%	328
I am a part-time or seasonal resident.	33.70%	213
I own property in the city.	40.98%	259
I own a business or work in the city.	12.34%	78
I visit the city regularly to access services such as shopping or recreation.	19.15%	121
I vacation in the city seasonally.	7.44%	47
Other (please specify)	8.39%	53
Total Respondents: 632		

#	OTHER (PLEASE SPECIFY)	DATE
1	Charlevoix Township resident	10/7/2021 8:25 AM
2	I live in the township (Marion)	10/6/2021 6:32 PM
3	I pay city utilities; elec & sewer	10/6/2021 9:59 AM
4	township Marion	10/1/2021 9:02 AM
5	I volunteer at the library, church, and art fair.	9/30/2021 10:10 PM
6	2-3 mos. rent in the south	9/30/2021 8:46 PM

City of Charlevoix Master Plan Community Survey

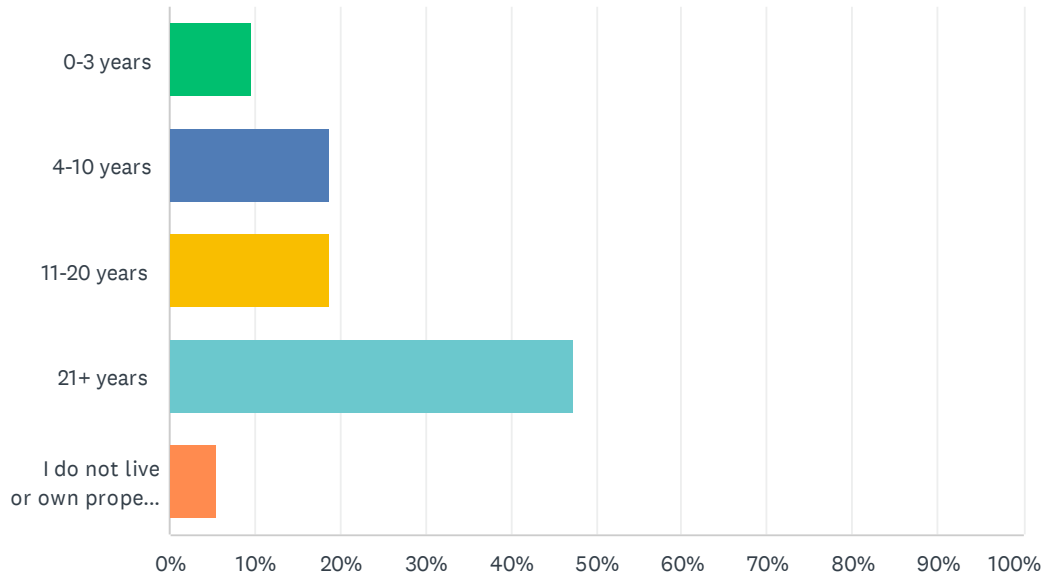
7	(P.S.) I Made a copy <u>of this survey</u> (with my answers) so this is not conveniently destroyed. (proof of my opinions)	9/30/2021 8:16 PM
8	I Live in Charlevoix Township, North	9/30/2021 3:38 PM
9	Grown up in Charlevoix K-12	9/30/2021 2:33 PM
10	I do come to CHX year round	9/30/2021 1:21 PM
11	WISH THE CITY WOULD CLSOE DOWN THE MAIN STREET ON FRIDAY EVENINGS OR SATURDAYS FOR ENTERTAINMENT AND FAIRS. BRING PEOPLE TO CHX	9/30/2021 12:31 PM
12	Long time prior resident	9/30/2021 12:30 PM
13	I live there on weekends	9/30/2021 12:26 PM
14	I live in Charlevoix golf and fitness	9/30/2021 12:26 PM
15	make the survey with larger print - hard to read	9/30/2021 12:21 PM
16	i do come to chx year round	9/30/2021 12:21 PM
17	I live in Marion Twp. utilities from charlevoix	9/30/2021 12:20 PM
18	Vacation Year Round	9/30/2021 12:16 PM
19	Treasurer of Business	9/30/2021 12:15 PM
20	weekends a summer vacations	9/30/2021 12:12 PM
21	Treasurer for Business	9/30/2021 12:11 PM
22	from nearby area	9/30/2021 11:58 AM
23	Family has a second (seasonal) home.	9/30/2021 11:50 AM
24	I grew up in Charlevoix	9/30/2021 11:33 AM
25	I live in Chx Township I block from city limits + home city of chx. Utilities, shop, recreation etc, I live year round.	9/30/2021 11:06 AM
26	I live in Charlevoix township	9/30/2021 11:00 AM
27	I live in Charlevoix Township	9/25/2021 3:51 PM
28	Rental Property	9/25/2021 3:20 PM
29	I live just outside the city limits in Charlevoix Township (north side)	6/15/2021 2:36 PM
30	Semi-retired business owner	6/9/2021 9:46 PM
31	I own 4 properties in Marion Township	6/8/2021 1:55 PM
32	I boat in the City. Northwest Marine, Charlevoix Yacht Club	6/7/2021 3:00 PM
33	I am a CVX native	6/7/2021 2:51 PM
34	Live in Charlevoix Township	5/27/2021 2:03 PM
35	I live in CUX Estates which should be part of the city.	5/27/2021 1:51 PM
36	For 33 years, CHS Grad 1977	5/19/2021 1:26 PM
37	I live in Marion Township but am on City electricity	5/19/2021 12:57 PM
38	grew up there,went to school there,may move back for retirement	5/17/2021 11:57 PM
39	We are currently building a home in Charlevoix	5/17/2021 5:57 AM
40	I was born here and both parents and grandparents lived in Chx	5/14/2021 4:59 PM
41	Full time employee in the City	5/14/2021 3:19 PM
42	We grew up in Charlevoix, graduated from CHS, own seasonal home	5/13/2021 11:20 AM
43	Live in Charlevoix township	5/12/2021 7:30 PM

City of Charlevoix Master Plan Community Survey

44	We live in Charlevoix Township, my husband taught at the Charlevoix Middle School.	5/11/2021 12:19 PM
45	Grew up in Charlevoix, now retired and spend summers.	5/8/2021 7:47 PM
46	I live just outside the city	5/7/2021 11:40 AM
47	I live and run a business on the out skirts	5/7/2021 12:19 AM
48	Vacationed from 1986, lived/went to school from 1996-2001, now moving back with my family of 5 from CT	5/6/2021 9:59 PM
49	employee seasonal	5/6/2021 8:34 PM
50	Permanent resident of Chx Twp	5/6/2021 2:10 PM
51	former resident - may be again	5/6/2021 7:25 AM
52	norwood twp resident	5/5/2021 8:15 PM
53	We own rental properties.	5/5/2021 7:35 PM

Q2 How long have you lived, worked, or owned property in the city? Select one.

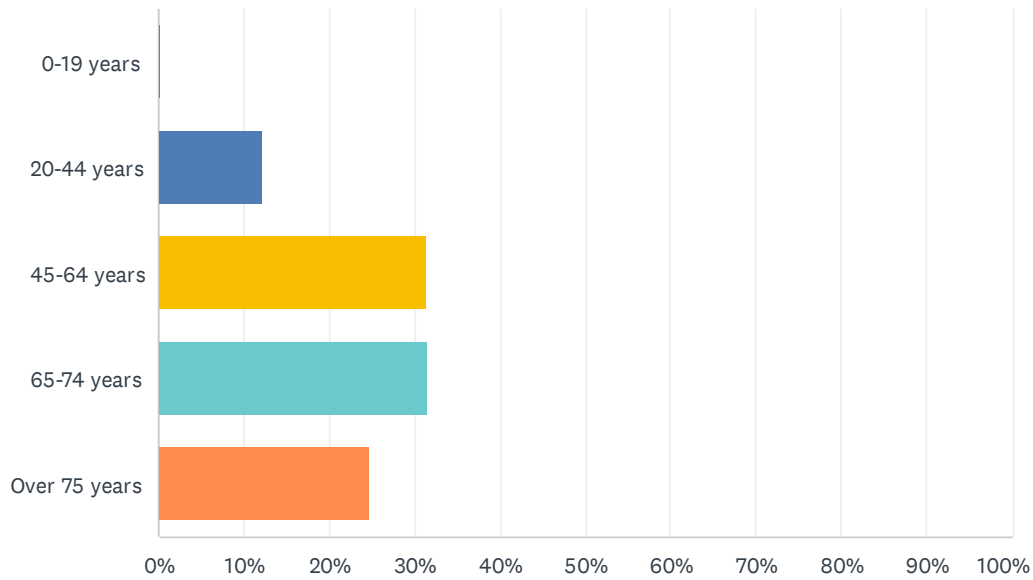
Answered: 632 Skipped: 5



ANSWER CHOICES	RESPONSES	
0-3 years	9.65%	61
4-10 years	18.67%	118
11-20 years	18.83%	119
21+ years	47.31%	299
I do not live or own property in the city.	5.54%	35
TOTAL		632

Q3 Select your age group.

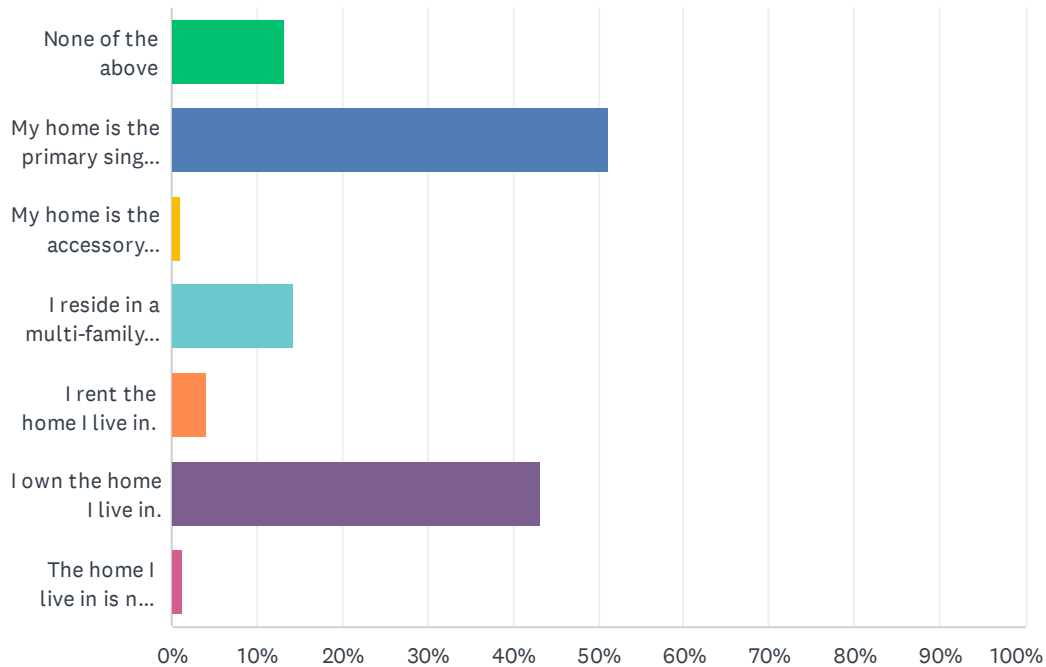
Answered: 632 Skipped: 5



ANSWER CHOICES	RESPONSES	
0-19 years	0.32%	2
20-44 years	12.18%	77
45-64 years	31.33%	198
65-74 years	31.49%	199
Over 75 years	24.68%	156
TOTAL		632

Q4 If you are a (seasonal or full-time) resident of the city, please identify the type of dwelling you live in. If you are not a resident, select none of the above and skip to question #7.

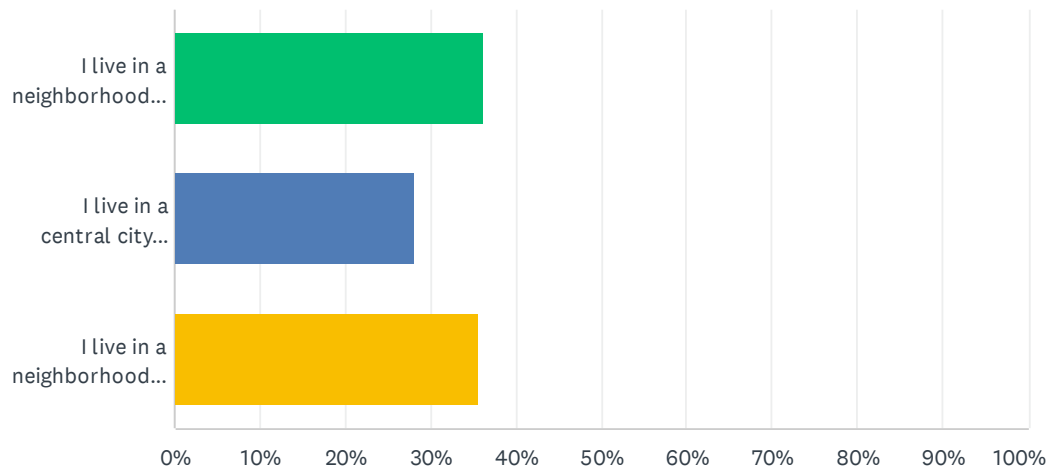
Answered: 605 Skipped: 32



ANSWER CHOICES	RESPONSES	
None of the above	13.22%	80
My home is the primary single family residence on my property.	51.24%	310
My home is the accessory dwelling unit on a single family property.	1.16%	7
I reside in a multi-family unit attached to another unit.	14.21%	86
I rent the home I live in.	4.13%	25
I own the home I live in.	43.31%	262
The home I live in is not mine and I don't pay any rent.	1.32%	8
Total Respondents: 605		

Q5 If you are a (seasonal or full-time) resident of the city, please identify which area of the City you live in. A comment box is provided if you would like to add specific cross streets or your address.

Answered: 539 Skipped: 98



ANSWER CHOICES	RESPONSES	
I live in a neighborhood north of the US 31 bridge.	36.18%	195
I live in a central city neighborhood near downtown Charlevoix,	28.20%	152
I live in a neighborhood south of downtown Charlevoix.	35.62%	192
TOTAL		539

#	PLEASE ENTER ANY ADDITIONAL DETAILS ABOUT YOUR NEIGHBORHOOD.	DATE
1	Hurlbut	10/7/2021 11:23 PM
2	Charlevoix Estates	10/7/2021 8:25 AM
3	Pine Point resident	10/7/2021 8:15 AM
4	Belveder Terrae	10/6/2021 8:34 PM
5	Own/lived in all	10/6/2021 8:21 PM
6	Township by McSauba	10/6/2021 8:04 PM
7	Hampton	10/6/2021 7:28 PM
8	I live in a subdivision south of town	10/6/2021 6:32 PM
9	W Upright St	10/6/2021 12:51 PM
10	Evergreen Lane Lakefront	10/6/2021 9:23 AM
11	Belvedere Club	10/6/2021 8:37 AM
12	No of Krist Gas station. Turn rt (fast) on Boyne/Charlevoix road. 1st Rd on right is raspberry lane	10/6/2021 8:29 AM
13	We rent our upstairs full time	10/5/2021 11:04 PM
14	Villas of Stover Court	10/5/2021 9:55 PM

City of Charlevoix Master Plan Community Survey

15	Marion center RD	10/5/2021 9:34 PM
16	bridge street and Garfield	10/5/2021 9:29 PM
17	chicago club	10/5/2021 9:25 PM
18	marina bluff	10/5/2021 8:51 PM
19	Marion twp - m66	10/5/2021 8:29 PM
20	I rent my apartment at Pine River Place	10/5/2021 7:58 PM
21	Boulder Park	10/5/2021 7:37 PM
22	East Lincoln 3 Alice	10/5/2021 6:07 PM
23	Noise, Burning, Blight	10/5/2021 5:29 PM
24	Boulder Park	10/5/2021 5:22 PM
25	Belvedere Ave	10/1/2021 11:55 AM
26	Applewood/Garfield	10/1/2021 10:04 AM
27	Belvedere Club	10/1/2021 8:52 AM
28	Foster Boat Works	10/1/2021 8:49 AM
29	condo complex	10/1/2021 8:13 AM
30	my second home is north my primary home is south	10/1/2021 8:09 AM
31	full street of slum lords have taken over my street. VRBO and AIRBNB on Nichols Street.	9/30/2021 11:01 PM
32	LaCroft Condo W Dixon	9/30/2021 10:31 PM
33	Subdivision	9/30/2021 10:27 PM
34	I live in Charlevoix Township but I consider Charlevoix to be "my town". I am in town every dary.	9/30/2021 10:10 PM
35	Belvedere club	9/30/2021 8:06 PM
36	May Street Apartments	9/30/2021 7:53 PM
37	Sugar Bush Knoll	9/30/2021 7:33 PM
38	Rine Lake Club	9/30/2021 6:31 PM
39	Belvedere Club	9/30/2021 6:02 PM
40	harbor club condo	9/30/2021 5:59 PM
41	Ferry beach neighborhood	9/30/2021 5:54 PM
42	Dixon + Meech St	9/30/2021 5:41 PM
43	North Charlevoix Township	9/30/2021 3:38 PM
44	Pine Point	9/30/2021 2:41 PM
45	Belvedere - Round Lake frontage	9/30/2021 1:21 PM
46	Near Ferry Beach	9/30/2021 12:38 PM
47	W Dixon St	9/30/2021 12:37 PM
48	Near the library	9/30/2021 12:34 PM
49	C+O Club Association	9/30/2021 12:33 PM
50	west end	9/30/2021 12:30 PM
51	Hurbut + Sherman	9/30/2021 12:29 PM

City of Charlevoix Master Plan Community Survey

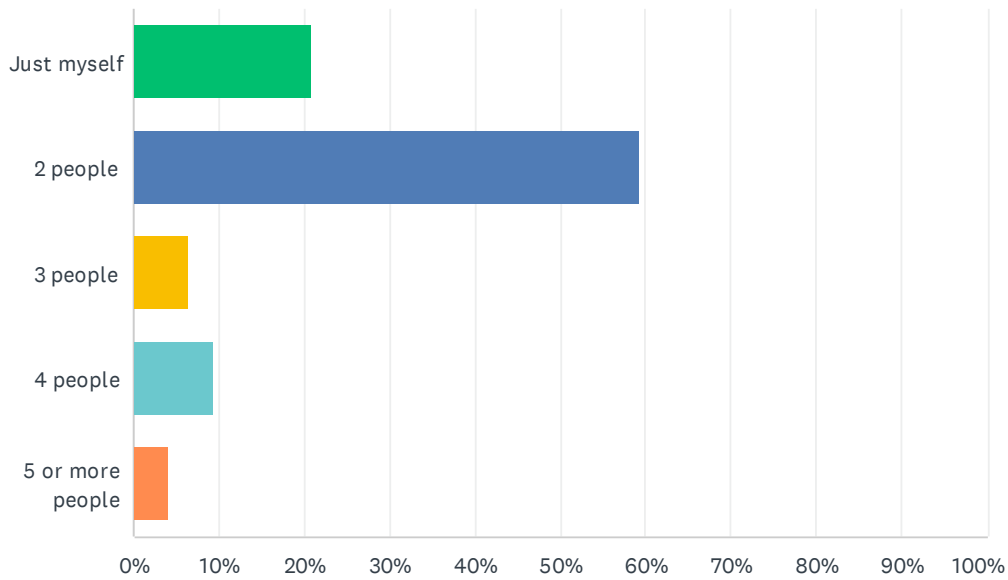
52	Evergreen Lane	9/30/2021 12:26 PM
53	MARION TOWNSHIP	9/30/2021 12:23 PM
54	Belvedere- round lake frontage	9/30/2021 12:21 PM
55	E. Dixon	9/30/2021 12:19 PM
56	sequanota club	9/30/2021 12:17 PM
57	Lincoln Street	9/30/2021 12:16 PM
58	Belvedere Club	9/30/2021 12:16 PM
59	Do not live in the city	9/30/2021 12:15 PM
60	Pointes North Condo	9/30/2021 12:13 PM
61	once R1-R2 now just Air BnB and VRBO,	9/30/2021 12:13 PM
62	do not live in the city	9/30/2021 12:11 PM
63	Mason Street	9/30/2021 12:07 PM
64	13 individual cottages set up a9 condominiums Charlevoix Township -not in city limits	9/30/2021 12:05 PM
65	applewood dr. off Garfield	9/30/2021 12:03 PM
66	Foster Boat Works Condo	9/30/2021 12:03 PM
67	C & O club neighborhood area ad chicago club neighborhood area. this area should have a nice name to call it	9/30/2021 12:00 PM
68	Belvedere Club	9/30/2021 11:21 AM
69	Evergreen point	9/30/2021 11:06 AM
70	Belevedere Club	9/30/2021 11:05 AM
71	Near Ferry Beach	9/30/2021 11:00 AM
72	Belvedere Avenue	9/30/2021 10:59 AM
73	I live in the Country Club north of downtown	9/30/2021 10:57 AM
74	I live in CVX TWP	9/30/2021 10:55 AM
75	belvedere club	9/30/2021 10:54 AM
76	109 E. Upright St.	9/25/2021 6:43 PM
77	Ferry Beach Area	9/25/2021 6:28 PM
78	Dunes Condos	9/25/2021 6:07 PM
79	Belvedere Terrace Condos	9/25/2021 4:59 PM
80	Charlevoix Township - Southside	9/25/2021 3:51 PM
81	108 E. Lincoln	9/25/2021 3:20 PM
82	Ferry Beach Area	9/25/2021 3:07 PM
83	Mystic Village Condos	6/15/2021 3:59 PM
84	Chx golf and fitness center	6/15/2021 3:22 PM
85	Charlevoix Township Northside	6/15/2021 2:36 PM
86	Michigan Ave. at US 31	6/14/2021 11:57 AM
87	Ferry Beach	6/14/2021 10:21 AM
88	Boulder Park	6/14/2021 9:50 AM
89	On Newman in the Valley	6/14/2021 9:45 AM

City of Charlevoix Master Plan Community Survey

90	I live in Marion Township	6/8/2021 1:55 PM
91	411 Prospect St.	6/8/2021 11:35 AM
92	I am near the Castle, not City of Charlevoix	6/7/2021 3:15 PM
93	Marion Township	6/7/2021 2:46 PM
94	Westport subdivision	6/7/2021 2:19 PM
95	Small subdivision	6/7/2021 2:09 PM
96	Condo	5/27/2021 3:00 PM
97	On Clinton across from the Library	5/24/2021 8:08 AM
98	Outside of City Sugar Bush	5/19/2021 1:34 PM
99	Marion Twp	5/19/2021 1:26 PM
100	Grant & Carpenter	5/19/2021 12:41 PM
101	Foster boat works condo	5/18/2021 2:28 PM
102	Bridge St. & Upright	5/18/2021 10:58 AM
103	State St. near downtown	5/17/2021 11:36 AM
104	Charlevoix Estates	5/17/2021 11:27 AM
105	Marion Twp	5/17/2021 10:51 AM
106	Norwood	5/17/2021 5:57 AM
107	Meadowlane	5/14/2021 4:50 PM
108	Terrace St. & Eaton	5/14/2021 4:22 PM
109	State St & Carpenter	5/14/2021 3:19 PM
110	Township - near hospital	5/8/2021 6:03 AM
111	4 miles south of charlevoix	5/7/2021 9:40 PM
112	Norwood	5/7/2021 8:36 PM
113	I live in the Cultural Corridor.	5/7/2021 6:39 PM
114	Ferry Avenue/Foster Boat Works	5/6/2021 11:16 PM
115	Sugarbush knoll	5/6/2021 9:59 PM
116	Grant Street	5/5/2021 8:56 PM
117	use city facilities	5/5/2021 8:15 PM
118	Beaver Island	5/5/2021 1:13 PM
119	Directly off of US-31. Rent apartment above business.	4/29/2021 7:45 PM
120	House right off of Bridge St	4/29/2021 7:43 PM
121	I have a cottage on the Belvedere Club	4/29/2021 3:49 PM
122	I	4/27/2021 6:41 PM

Q6 How many people reside in your household full time?

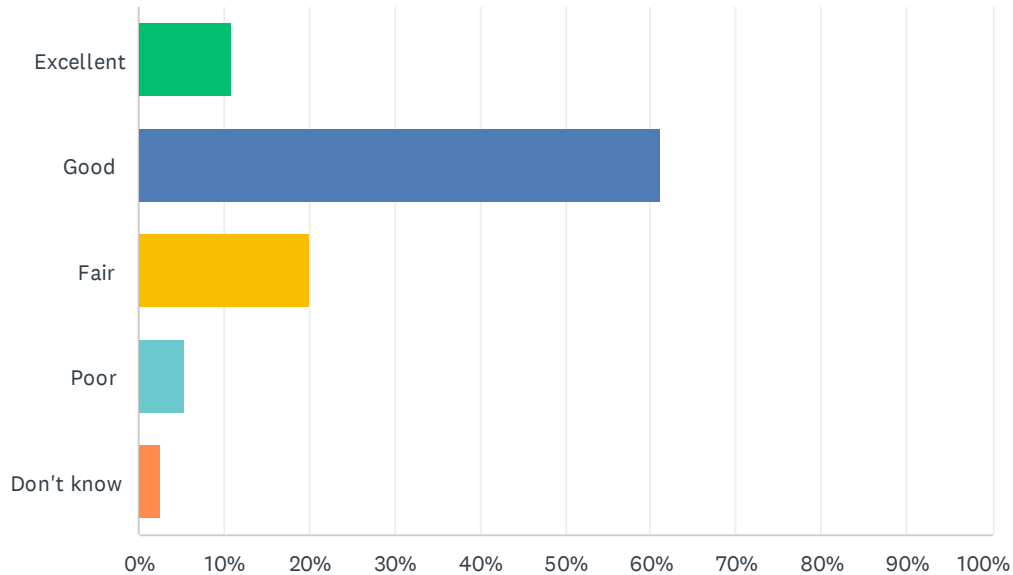
Answered: 544 Skipped: 93



ANSWER CHOICES	RESPONSES	
Just myself	20.96%	114
2 people	59.19%	322
3 people	6.43%	35
4 people	9.38%	51
5 or more people	4.04%	22
TOTAL		544

Q7 What is the overall quality of housing stock (appearance, cost, property maintenance) in the City of Charlevoix?

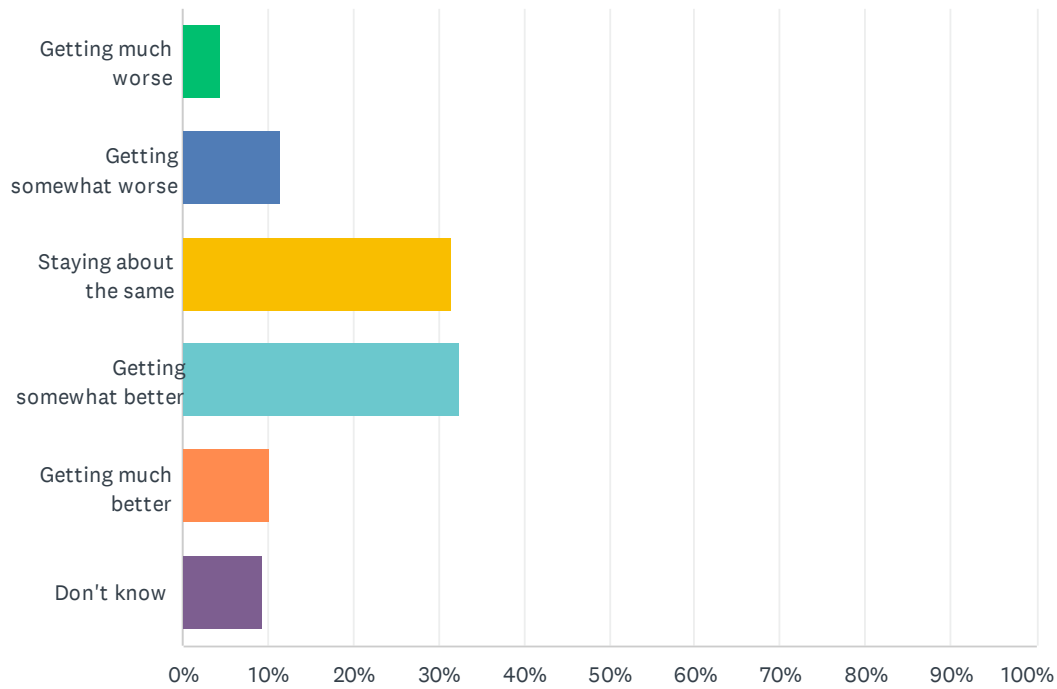
Answered: 592 Skipped: 45



ANSWER CHOICES	RESPONSES	
Excellent	10.98%	65
Good	61.15%	362
Fair	20.10%	119
Poor	5.24%	31
Don't know	2.53%	15
TOTAL		592

Q8 How is the quality of housing changing in the City?

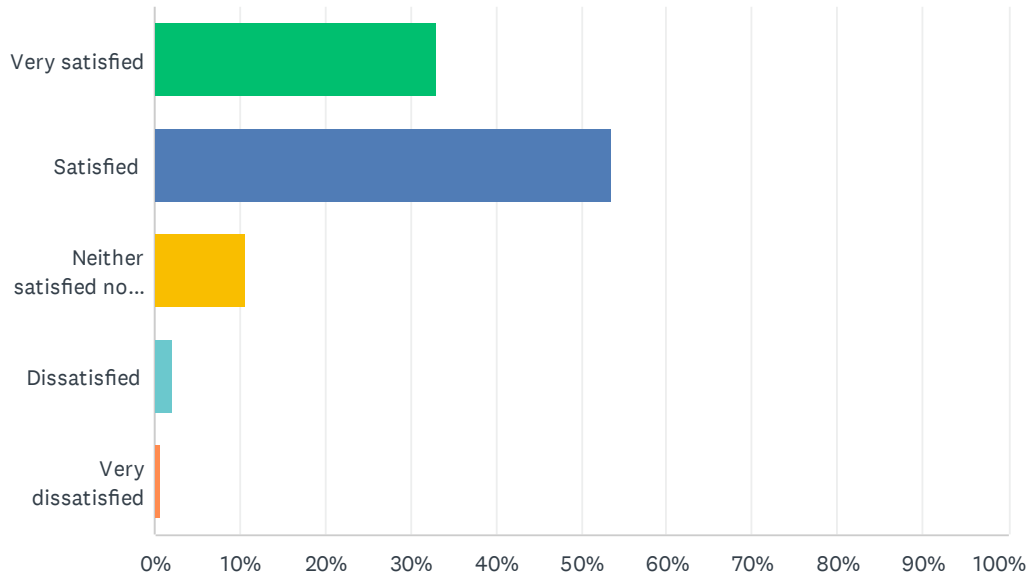
Answered: 591 Skipped: 46



ANSWER CHOICES	RESPONSES	
Getting much worse	4.57%	27
Getting somewhat worse	11.51%	68
Staying about the same	31.64%	187
Getting somewhat better	32.49%	192
Getting much better	10.32%	61
Don't know	9.48%	56
TOTAL		591

Q9 Are you satisfied with the overall quality of life in the City of Charlevoix?

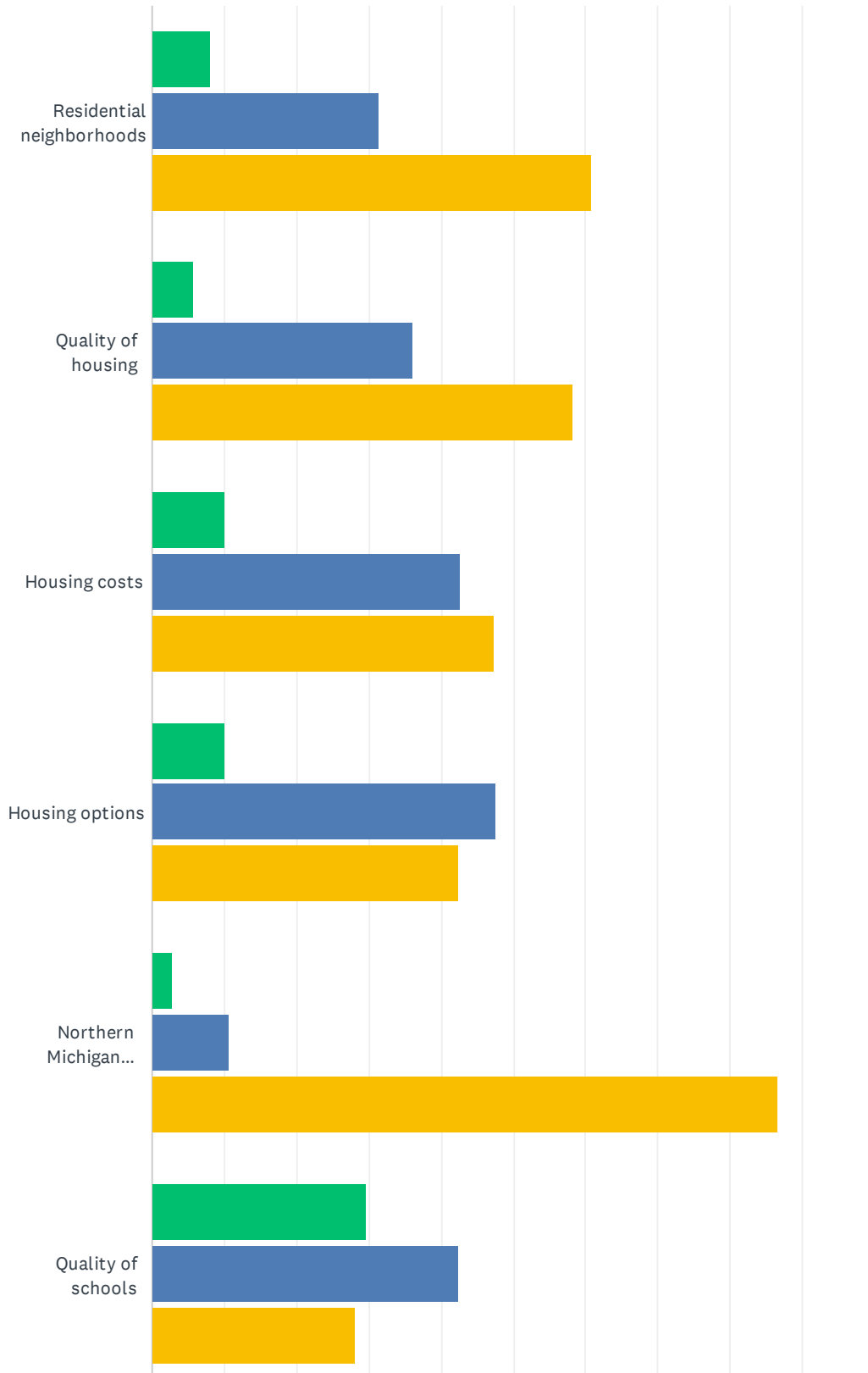
Answered: 597 Skipped: 40



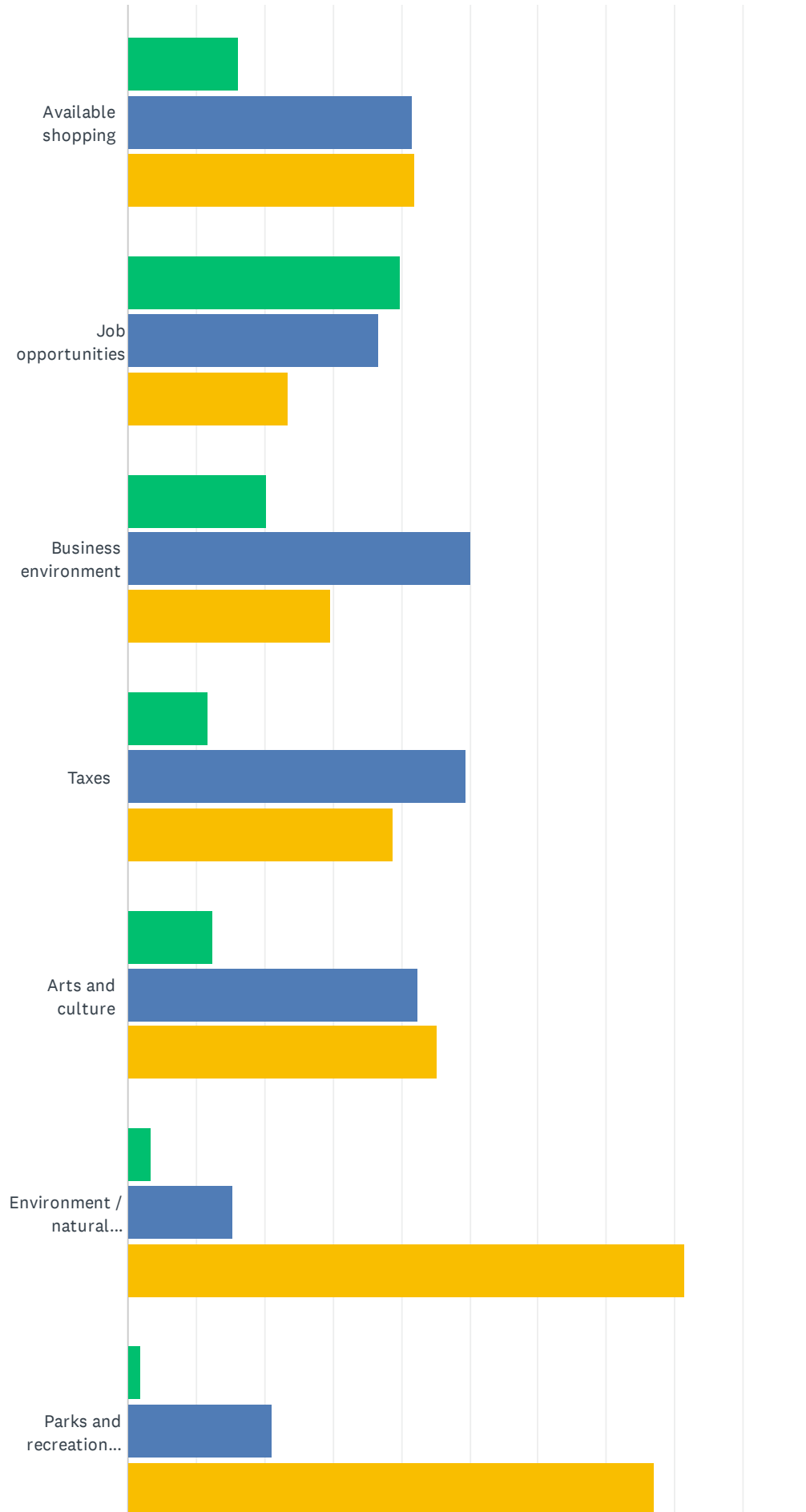
ANSWER CHOICES	RESPONSES	
Very satisfied	33.00%	197
Satisfied	53.43%	319
Neither satisfied nor dissatisfied	10.72%	64
Dissatisfied	2.18%	13
Very dissatisfied	0.67%	4
TOTAL		597

Q10 How do each of the following influence your decision to live in the City of Charlevoix. Select the circle that best applies to you.

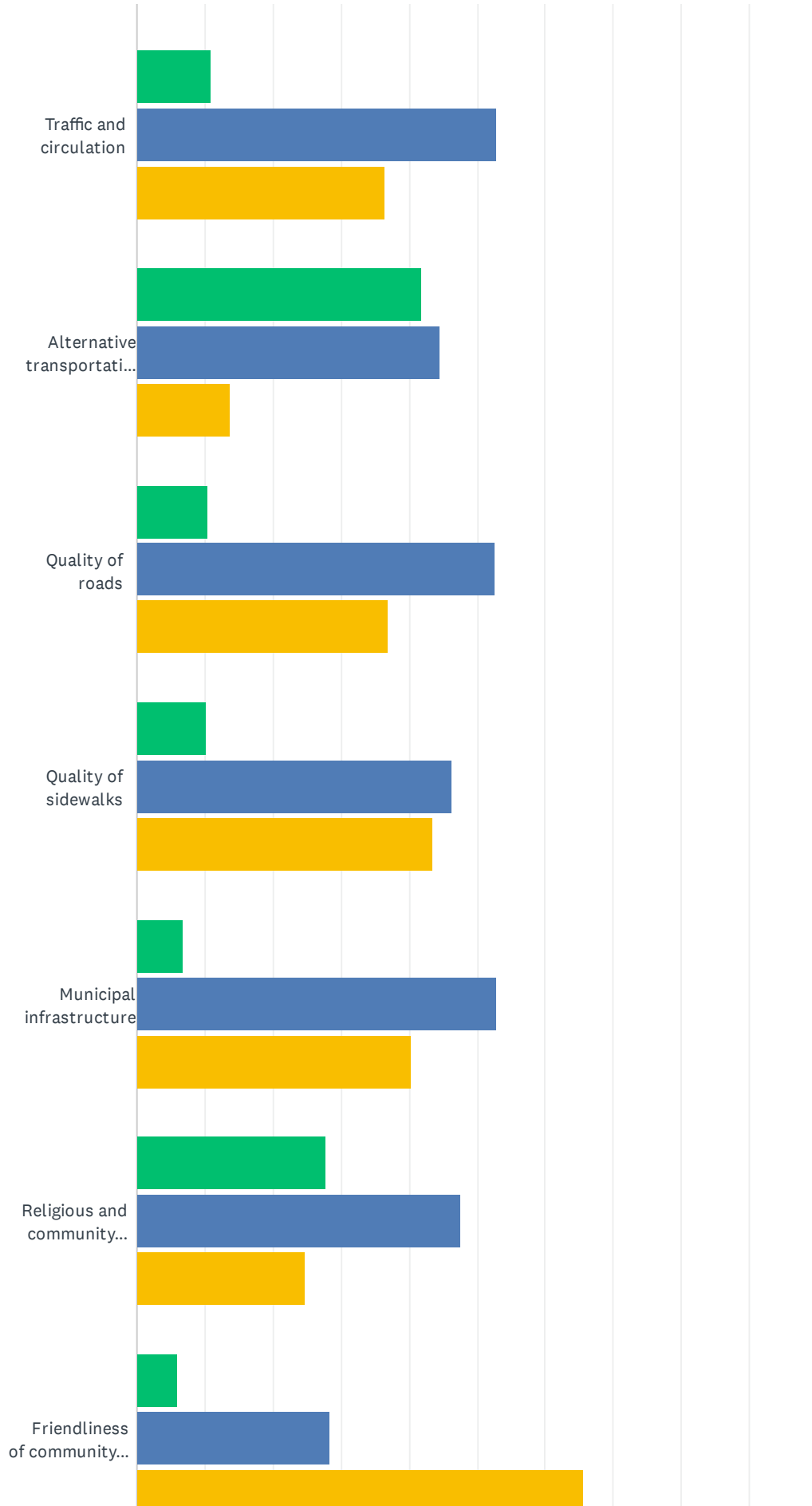
Answered: 570 Skipped: 67



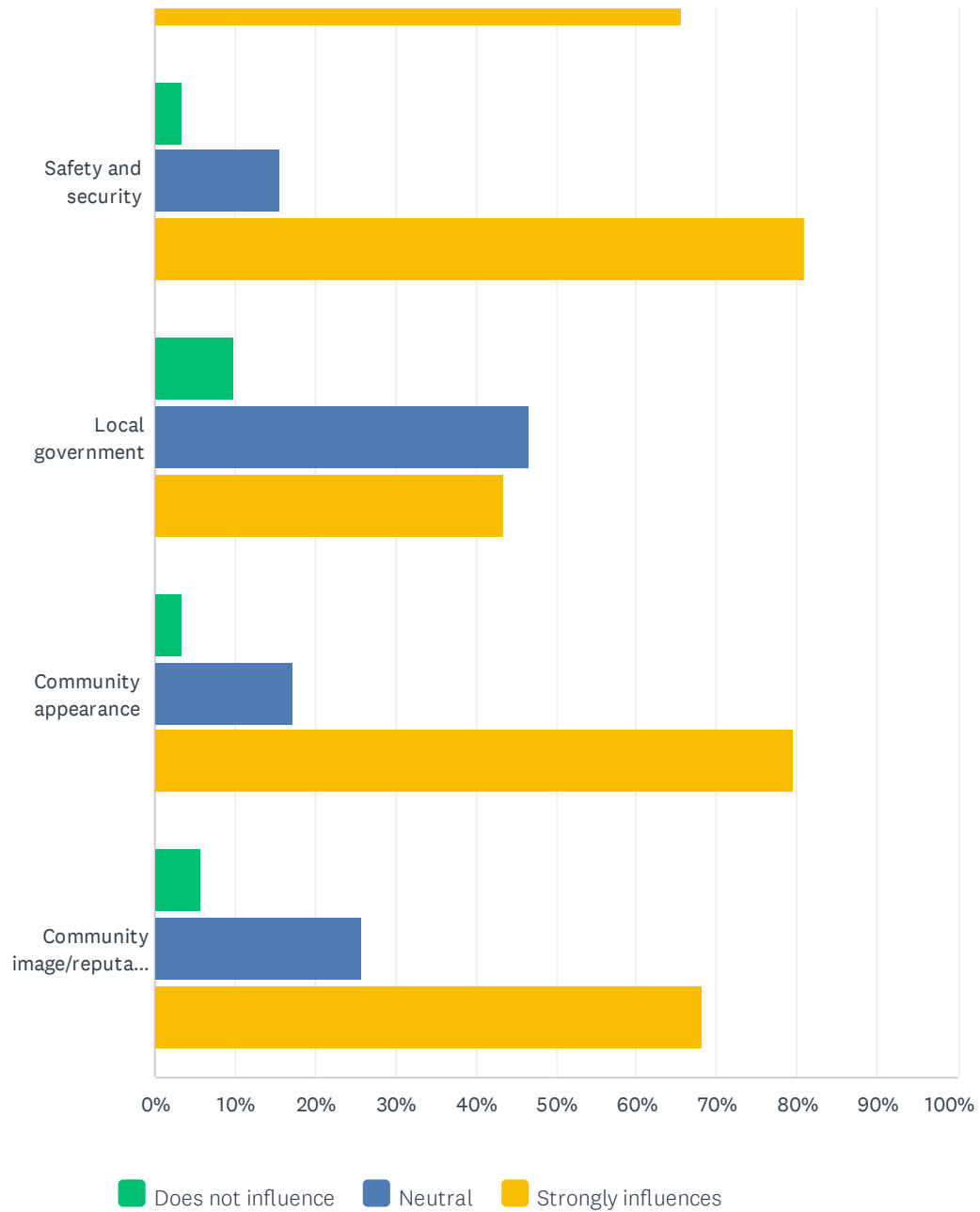
City of Charlevoix Master Plan Community Survey



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	DOES NOT INFLUENCE	NEUTRAL	STRONGLY INFLUENCES	TOTAL
Residential neighborhoods	8.01% 43	31.28% 168	60.71% 326	537
Quality of housing	5.74% 30	36.14% 189	58.13% 304	523
Housing costs	10.04% 53	42.61% 225	47.35% 250	528
Housing options	10.06% 51	47.53% 241	42.41% 215	507
Northern Michigan location	2.73% 15	10.75% 59	86.52% 475	549
Quality of schools	29.58% 155	42.37% 222	28.05% 147	524
Available shopping	16.29% 86	41.67% 220	42.05% 222	528
Job opportunities	39.77% 206	36.68% 190	23.55% 122	518
Business environment	20.15% 106	50.19% 264	29.66% 156	526
Taxes	11.79% 62	49.43% 260	38.78% 204	526
Arts and culture	12.31% 66	42.54% 228	45.15% 242	536
Environment / natural features	3.32% 18	15.31% 83	81.37% 441	542
Parks and recreation facilities	1.83% 10	21.10% 115	77.06% 420	545
Traffic and circulation	10.80% 57	52.84% 279	36.36% 192	528
Alternative transportation options	41.79% 219	44.47% 233	13.74% 72	524
Quality of roads	10.44% 55	52.75% 278	36.81% 194	527
Quality of sidewalks	10.17% 53	46.26% 241	43.57% 227	521
Municipal infrastructure	6.90% 36	52.87% 276	40.23% 210	522
Religious and community institutions	27.70% 146	47.63% 251	24.67% 130	527
Friendliness of community residents	5.93% 32	28.33% 153	65.74% 355	540
Safety and security	3.51% 19	15.53% 84	80.96% 438	541
Local government	9.87% 52	46.68% 246	43.45% 229	527
Community appearance	3.36% 18	17.20% 92	79.44% 425	535
Community image/reputation	5.86%	25.90%	68.24%	

31

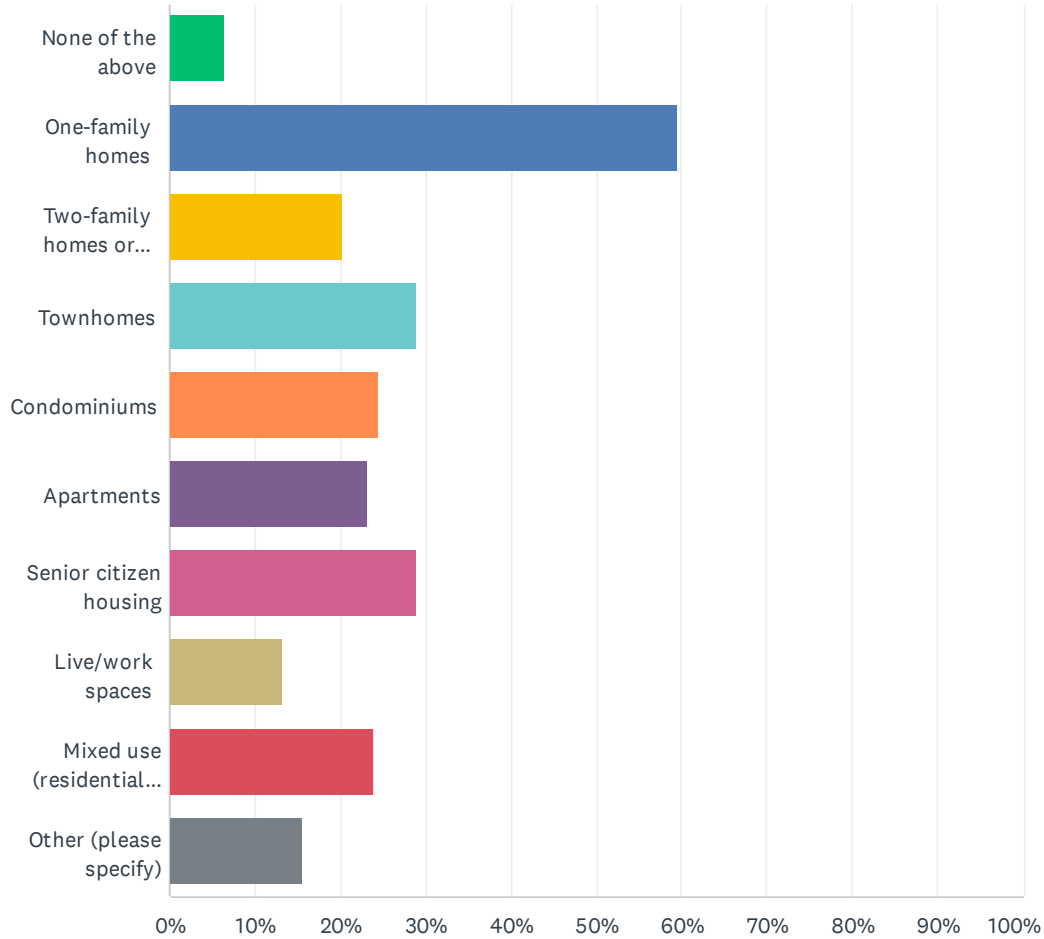
137

361

529

Q11 What type of new residential development would you like to see come to the City? Check all that apply.

Answered: 569 Skipped: 68



City of Charlevoix Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
None of the above	6.50%	37
One-family homes	59.40%	338
Two-family homes or duplexes	20.21%	115
Townhomes	29.00%	165
Condominiums	24.43%	139
Apartments	23.20%	132
Senior citizen housing	29.00%	165
Live/work spaces	13.18%	75
Mixed use (residential/commercial)	23.90%	136
Other (please specify)	15.47%	88
Total Respondents: 569		

#	OTHER (PLEASE SPECIFY)	DATE
1	pocket home communities	10/7/2021 8:26 AM
2	some decent looking apartments	10/6/2021 9:05 PM
3	Low cost own/rental housing	10/6/2021 9:03 PM
4	low income housing	10/6/2021 6:34 PM
5	less than 1000 sq. footprint; tiny-home community	10/6/2021 10:01 AM
6	whatever the market will support	10/5/2021 10:59 PM
7	low income public housing	10/5/2021 9:46 PM
8	Housing for summer workers for low income families	10/5/2021 8:10 PM
9	More commercial	10/5/2021 7:38 PM
10	low income 500-700	10/5/2021 5:43 PM
11	charming as is- No large public development	10/5/2021 5:24 PM
12	affordable housing for workers	10/5/2021 1:41 PM
13	Low income- afforded needs to be a combo to provide this - all townships & city	10/2/2021 9:50 AM
14	all of the above	10/2/2021 9:39 AM
15	Affordable housing for businesses and young people	10/1/2021 11:22 AM
16	would not over build to control limited space access thru town as it currently exists	10/1/2021 9:08 AM
17	Afordble Housing Senior	9/30/2021 10:47 PM
18	Affordable Housing	9/30/2021 10:28 PM
19	It's too crowded already.	9/30/2021 8:18 PM
20	non-smoking/lower units	9/30/2021 7:54 PM
21	for lower income to work in the community	9/30/2021 6:32 PM
22	more bicycle friendly streets & trails	9/30/2021 6:23 PM
23	unknown	9/30/2021 5:42 PM

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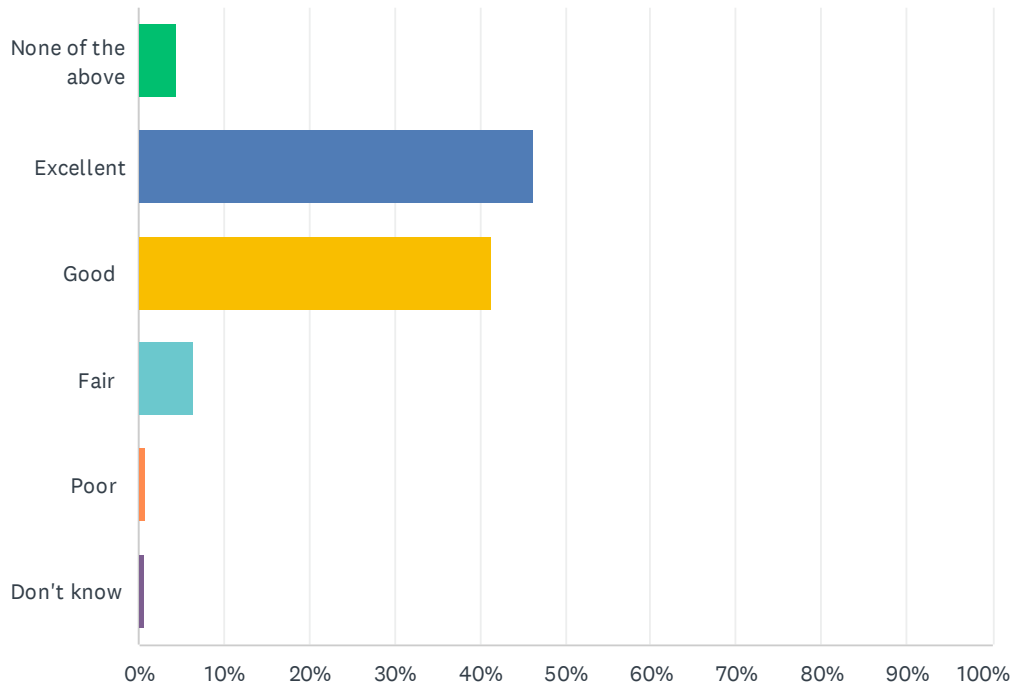
24	redo Antrim, needs re-paving	9/30/2021 4:53 PM
25	Less Weekly Rentals	9/30/2021 4:00 PM
26	Apartments over Garages	9/30/2021 3:38 PM
27	Whatever is privately funded. NOT GOVERNMENT!	9/30/2021 2:21 PM
28	None in city- go to county	9/30/2021 2:03 PM
29	Its fine just the way it is	9/30/2021 12:43 PM
30	depends on location	9/30/2021 12:37 PM
31	low income	9/30/2021 12:31 PM
32	Affordable housing	9/30/2021 12:27 PM
33	It's pretty densely populated now	9/30/2021 12:22 PM
34	affordable!! \$80,000 - \$100,000 - 150,000 for minimum wage workers!	9/30/2021 12:21 PM
35	I don't know	9/30/2021 12:18 PM
36	residential opportunities for the middle class are horrendous	9/30/2021 12:17 PM
37	No new residential	9/30/2021 12:16 PM
38	Affordable Housing!	9/30/2021 12:14 PM
39	senior citizen housing should be high end/luxury only. this will help to sustain the higher priced houses so elderly can transition comfortably to it and not leave charlevoix	9/30/2021 12:02 PM
40	we are fine now	9/30/2021 11:58 AM
41	more options for shopping	9/30/2021 11:54 AM
42	No developments in green belts!	9/30/2021 11:51 AM
43	affordable housing	9/30/2021 11:50 AM
44	good affordable housing	9/30/2021 11:36 AM
45	A mix	9/30/2021 11:23 AM
46	A Mix	9/30/2021 11:06 AM
47	Apartments above garages. Mini houses on back alleys	9/30/2021 10:57 AM
48	Thoughtfully planned maintenance of existing housing options	9/25/2021 6:09 PM
49	Affordable housing	9/25/2021 5:47 PM
50	Affordable housing	9/25/2021 3:53 PM
51	Lower income for workers	9/23/2021 9:41 AM
52	Affordable housing	6/14/2021 11:39 AM
53	Don't care	6/8/2021 3:00 PM
54	Small communal residential facilities for young families	6/8/2021 2:49 PM
55	No low income housing, plz	6/8/2021 2:26 PM
56	Low income housing	6/8/2021 1:57 PM
57	No more VRBO, ABB, etc.	6/8/2021 12:01 PM
58	Chx must encourage businesses to come to the area before new building	6/8/2021 9:54 AM
59	Several neighborhoods of mixed affordable \$150k-\$250k homes.	6/8/2021 9:45 AM
60	Affordable hsg disbursed in neighborhoods	6/7/2021 2:53 PM
61	Affordable single family houses. Charlevoix houses are way over-priced- too many airb&b and	5/27/2021 2:34 PM

City of Charlevoix Master Plan Community Survey

	VRBO	
62	Trump tower 20 to 30 floor. what a view	5/27/2021 1:52 PM
63	Housing/Cost of living - lower costs	5/27/2021 1:41 PM
64	Low to medium income housing	5/23/2021 5:36 PM
65	We are too concerned with housing. The problem is second home owners and we don't need accessory dwelling units, it creates density and destroys the character of our neighborhoods	5/19/2021 4:09 PM
66	Affordable groceries	5/19/2021 12:58 PM
67	Low rent affordable housing	5/18/2021 1:26 PM
68	Small affordable housing for young people and families and for seasonal help.	5/18/2021 1:09 PM
69	Mix of the above is needed	5/17/2021 11:50 AM
70	Allow people to rent out other structures on their property ie. apartment above garage like TC did.	5/17/2021 11:39 AM
71	Affordable housing for working locals	5/17/2021 11:28 AM
72	Affordable	5/17/2021 10:53 AM
73	housing reserved for chx business workers	5/14/2021 4:07 PM
74	Occupy the empty spots.	5/14/2021 3:00 PM
75	Home price point will require manufactured houses. Need a new development.	5/13/2021 11:27 AM
76	More business	5/8/2021 8:53 PM
77	Parks	5/8/2021 5:51 AM
78	Carbon nuetral green housing development	5/7/2021 8:40 PM
79	We really need a place for average families to shop. Downtown shops are too expensive.	5/7/2021 6:47 PM
80	Affordable housing	5/7/2021 1:13 PM
81	we need more industrial development, not residential	5/7/2021 10:03 AM
82	AFFORDABLE homes for one family households would be great	5/7/2021 8:38 AM
83	Work force housing- zoning to require people to be working in the area	5/6/2021 9:23 AM
84	Housing that is affordable	5/5/2021 8:38 PM
85	Long term rental homes - ADU's	4/29/2021 7:48 PM
86	Workforce housing - ADUs & long term rentals	4/29/2021 7:47 PM
87	All of the above but affordable.	4/29/2021 2:07 PM
88	One family home that are affordable	4/29/2021 6:49 AM

Q12 Please rate the overall condition (appearance, cost, property maintenance) of your residence. If you are not a resident select none of the above to be taken to question #18.

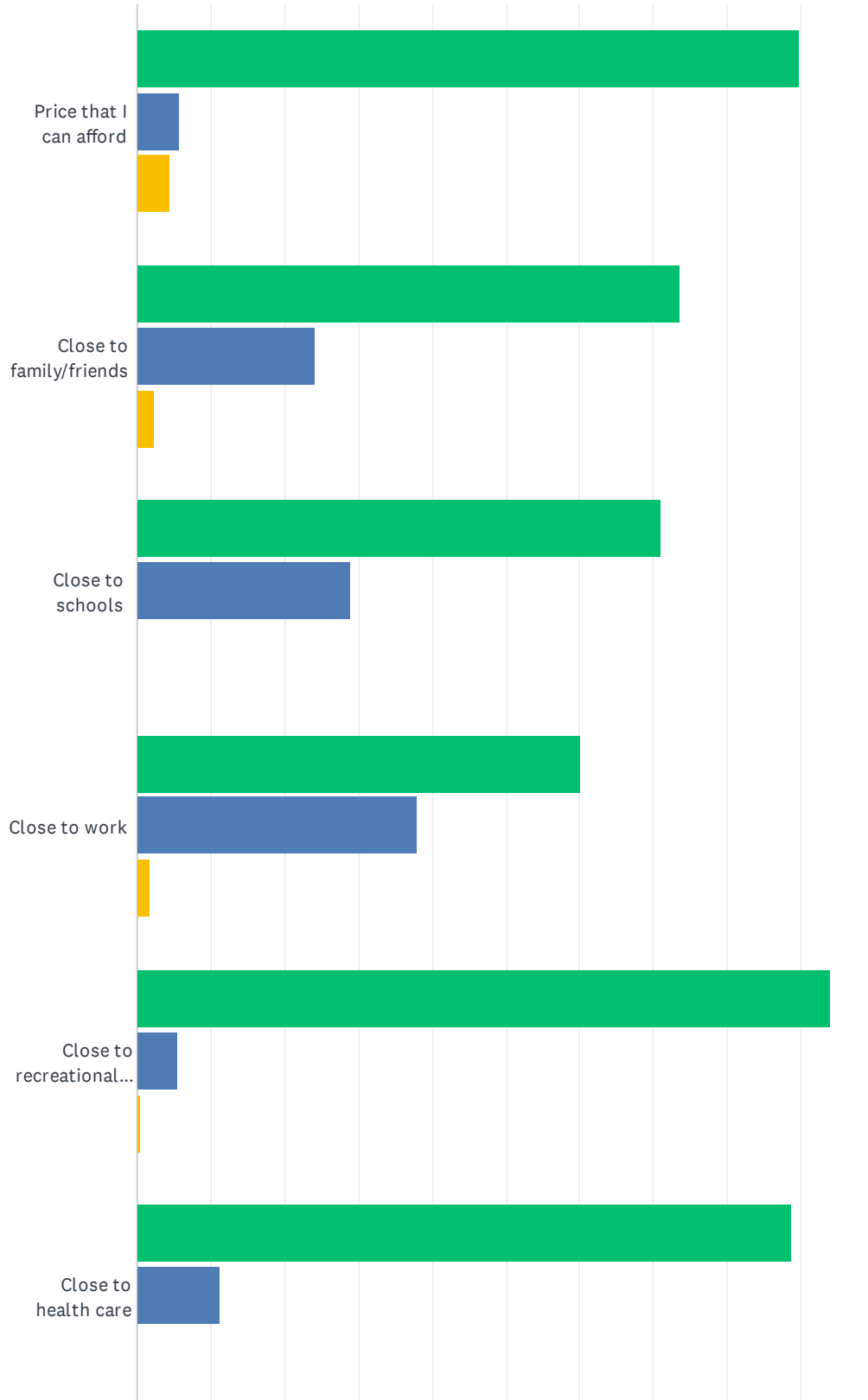
Answered: 527 Skipped: 110



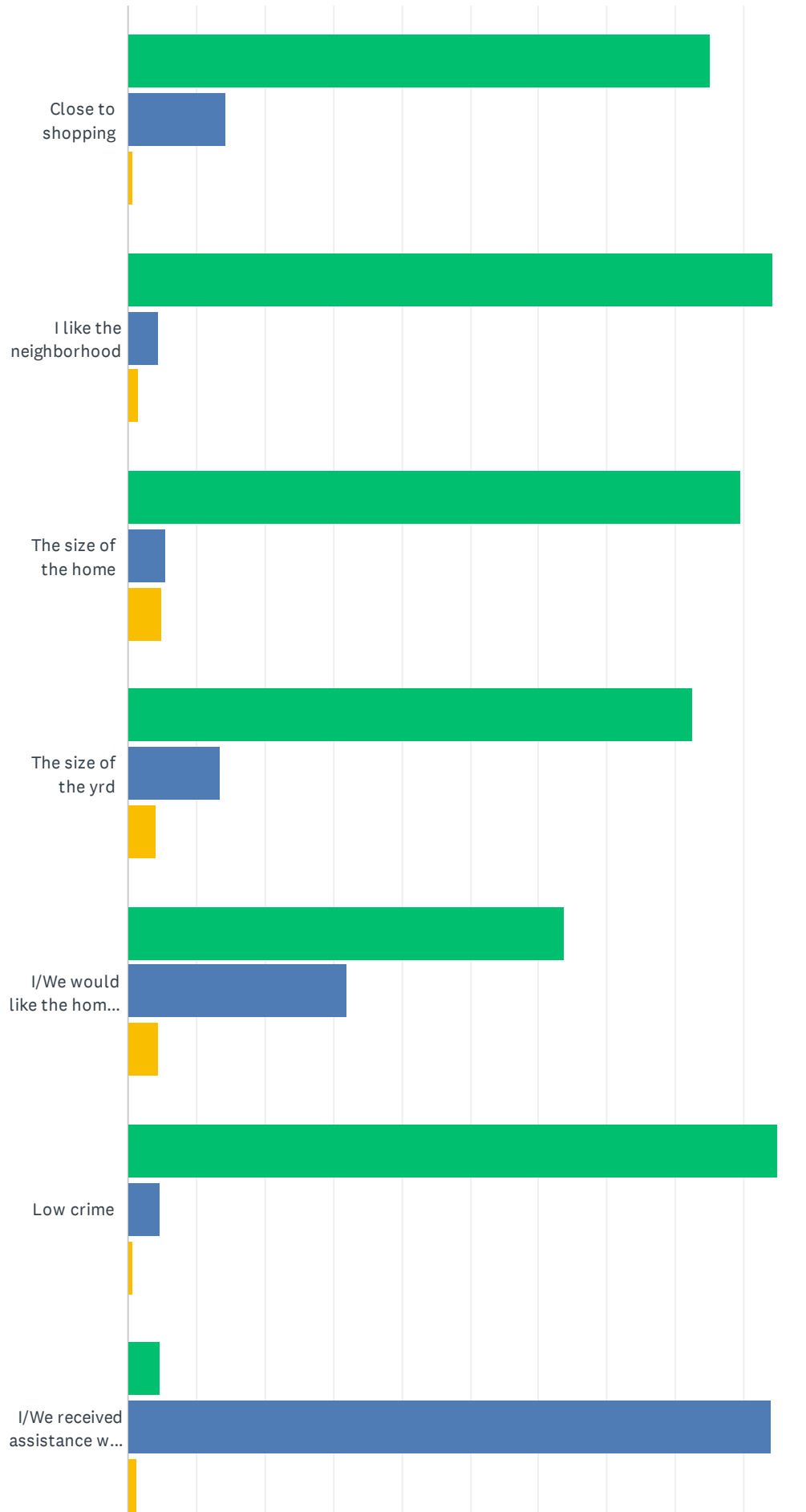
ANSWER CHOICES	RESPONSES	
None of the above	4.55%	24
Excellent	46.30%	244
Good	41.37%	218
Fair	6.45%	34
Poor	0.76%	4
Don't know	0.57%	3
TOTAL		527

Q13 Select whether the following statements are true or not concerning your current residence.

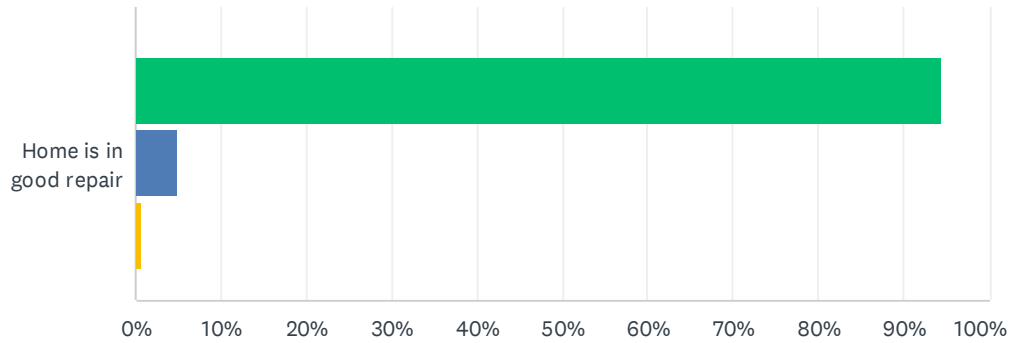
Answered: 514 Skipped: 123



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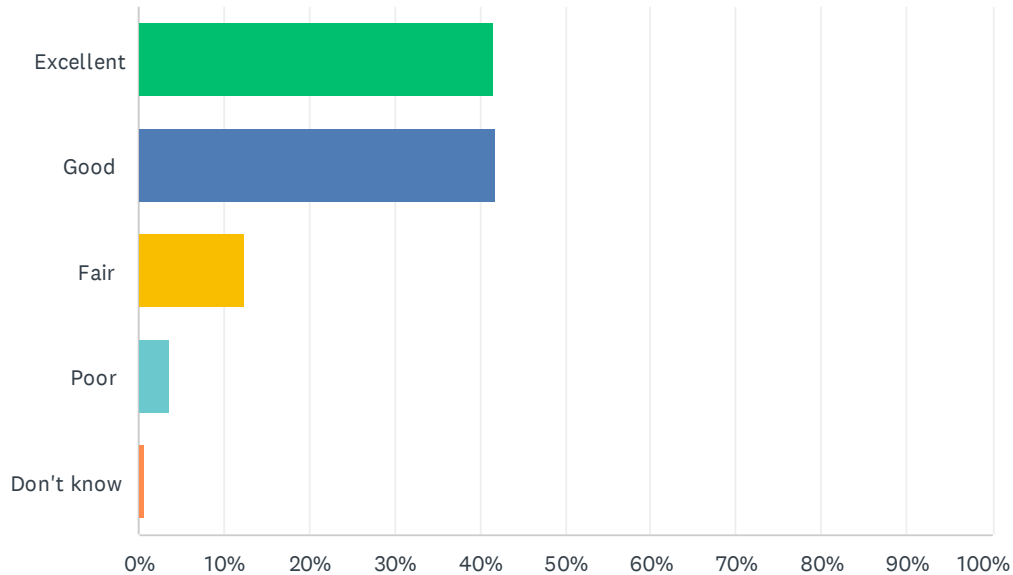


- This is true of my current residence
- This is not true of my current residence
- I would move to another home if this was achievable

	THIS IS TRUE OF MY CURRENT RESIDENCE	THIS IS NOT TRUE OF MY CURRENT RESIDENCE	I WOULD MOVE TO ANOTHER HOME IF THIS WAS ACHIEVABLE	TOTAL
Price that I can afford	89.84% 442	5.69% 28	4.47% 22	492
Close to family/friends	73.61% 343	24.03% 112	2.36% 11	466
Close to schools	70.98% 296	29.02% 121	0.00% 0	417
Close to work	60.23% 209	38.04% 132	1.73% 6	347
Close to recreational opportunities/nature	94.02% 456	5.57% 27	0.41% 2	485
Close to health care	88.66% 430	11.34% 55	0.00% 0	485
Close to shopping	85.13% 418	14.26% 70	0.61% 3	491
I like the neighborhood	94.16% 468	4.43% 22	1.41% 7	497
The size of the home	89.55% 437	5.53% 27	4.92% 24	488
The size of the yrd	82.52% 387	13.43% 63	4.05% 19	469
I/We would like the home to accessible when I/we become less physically able	63.66% 275	31.94% 138	4.40% 19	432
Low crime	94.78% 454	4.59% 22	0.63% 3	479
I/We received assistance with rent payments	4.76% 19	93.98% 375	1.25% 5	399
Home is in good repair	94.52% 431	4.82% 22	0.66% 3	456

Q14 Describe the quality of the amenities of your neighborhood such as sidewalks, trees, and nearby parks.

Answered: 519 Skipped: 118



ANSWER CHOICES	RESPONSES	
Excellent	41.62%	216
Good	41.81%	217
Fair	12.33%	64
Poor	3.66%	19
Don't know	0.58%	3
TOTAL		519

Q15 List the characteristics or features of your neighborhood you are most proud of.

Answered: 281 Skipped: 356

#	RESPONSES	DATE
1	Near open areas	10/7/2021 11:29 PM
2	Close to downtown	10/7/2021 11:24 PM
3	Well kept homes. Quiet, walkable neighborhoods.	10/7/2021 11:15 PM
4	Trees	10/7/2021 11:11 PM
5	Quiet	10/7/2021 9:23 AM
6	friendly neighbors. well-kept homes/yards. close to lake	10/7/2021 8:43 AM
7	affordability	10/7/2021 8:27 AM
8	very wooded and close to beach, quiet	10/7/2021 8:17 AM
9	the people in the neighborhood	10/6/2021 9:08 PM
10	Close to what I need with no car	10/6/2021 9:05 PM
11	Location/value	10/6/2021 8:42 PM
12	Overall surrounding beauty, close to many desirable amenities	10/6/2021 8:41 PM
13	Year round, friendly, quiet, far away from the many festivals downtown.	10/6/2021 7:18 PM
14	shade trees / hedges	10/6/2021 7:00 PM
15	Round Lake!	10/6/2021 6:22 PM
16	Proud of our own achievements like the summer hanging flower baskets	10/6/2021 1:39 PM
17	Library Michigan Beach	10/6/2021 1:32 PM
18	Homogenous single family we know our neighbors safe	10/6/2021 12:58 PM
19	3 BR/ 2 1/2 Bath/ Garage	10/6/2021 9:31 AM
20	Neighbors care about their properties, well kept but road is poor condition (Cherry st.)	10/6/2021 9:19 AM
21	proximity to downtown / beaches	10/6/2021 8:55 AM
22	Lots of trees, green space low density	10/6/2021 8:52 AM
23	Well kept. Plenty of woods and bike paths. Close to restaurants	10/6/2021 8:31 AM
24	good neighbors (no more condos	10/5/2021 11:05 PM
25	I keep my street free of debris in front of my house	10/5/2021 11:04 PM
26	natural surroundings	10/5/2021 10:55 PM
27	Proximity to Ferry Beach, grocery store, downtown. Well maintained and friendly community.	10/5/2021 10:00 PM
28	Jim and Patty Andersons yacht club!	10/5/2021 9:53 PM
29	people keep their properties up neatly and are friendly	10/5/2021 9:33 PM
30	Neighbors	10/5/2021 9:04 PM
31	Well maintained, safe and lots of land	10/5/2021 8:53 PM

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32	View of lake charlevoix. some homes that care of their property. beautiful trees, close to stores/church/town/hospital	10/5/2021 8:34 PM
33	Tall pine trees along grant st	10/5/2021 8:01 PM
34	Less overhead wires trees suffer look wacked	10/5/2021 7:51 PM
35	large lots	10/5/2021 7:40 PM
36	Close to downtown Low crime Good neighborhoods	10/5/2021 6:11 PM
37	Trees	10/5/2021 5:30 PM
38	Used to be peaceful until the tours began	10/5/2021 5:25 PM
39	close to lake michigan and the library	10/5/2021 1:42 PM
40	Lake Michigan Mushroom houses on our walk Can walk or bike downtown	10/5/2021 1:34 PM
41	the birds	10/5/2021 12:49 PM
42	closeness to town and to the lakes	10/2/2021 9:41 AM
43	grassy areas, trees! close to beaches	10/2/2021 9:31 AM
44	Amenities	10/1/2021 11:52 AM
45	close to downtown, dog park.	10/1/2021 11:34 AM
46	Neat and maintained	10/1/2021 10:06 AM
47	access to Lake Charlevoix	10/1/2021 8:58 AM
48	Belvedere Club	10/1/2021 8:54 AM
49	clean, well kept	10/1/2021 8:45 AM
50	tree-lined, walkable streets	10/1/2021 8:36 AM
51	close to beach. can walk to downtown easy	10/1/2021 8:31 AM
52	secluded	10/1/2021 8:14 AM
53	proximity to the lake and parks	10/1/2021 8:09 AM
54	Overall charm of belvedere club	10/1/2021 7:58 AM
55	Close to water.	9/30/2021 11:13 PM
56	Country feel	9/30/2021 10:57 PM
57	beautiful neighborhood well maintained lovely neighbors	9/30/2021 10:47 PM
58	walkability	9/30/2021 10:41 PM
59	the clubhouse, swimming pool	9/30/2021 10:37 PM
60	lake michigan	9/30/2021 10:32 PM
61	Good for families/ quiet	9/30/2021 10:29 PM
62	APPEARANCE	9/30/2021 10:22 PM
63	well maintained, friendly	9/30/2021 8:49 PM
64	Trees;clean	9/30/2021 8:20 PM
65	Trees	9/30/2021 8:08 PM
66	less units per building, trees planted, curved driveway.	9/30/2021 7:57 PM
67	My neighbors	9/30/2021 7:56 PM
68	Everyone looks out for one another!	9/30/2021 7:40 PM
69	Trees, surrounding homes & people, sidewalks	9/30/2021 6:43 PM

City of Charlevoix Master Plan Community Survey

70	water - lake, Harbor in CHX, East Park, Bridge street, Bike trails	9/30/2021 6:37 PM
71	People keep up their homes & yards. I know most of my neighbors.	9/30/2021 6:18 PM
72	Proximity to town	9/30/2021 6:14 PM
73	Lake health, beach cleaning	9/30/2021 6:05 PM
74	beach access	9/30/2021 5:59 PM
75	Closeness to Lake Mich.	9/30/2021 5:50 PM
76	Nice Neighbors	9/30/2021 5:47 PM
77	Quiet, good neighbors, views	9/30/2021 5:42 PM
78	Excellent neighbors who maintain their property	9/30/2021 5:29 PM
79	Great neighbors, family history, close to everything.	9/30/2021 5:19 PM
80	Friendly neighbors	9/30/2021 4:55 PM
81	Well kept. clean, attractive, easy to walk around	9/30/2021 4:46 PM
82	The Trees Along The Road.	9/30/2021 4:01 PM
83	A community of friends but charging with STR's. Can walk, run, or go to the beach, perfect.	9/30/2021 2:42 PM
84	view of downtown, round lake	9/30/2021 2:36 PM
85	The neighborhood is tidy.	9/30/2021 2:05 PM
86	Walking distance to Lake Michigan Beach	9/30/2021 1:40 PM
87	I love the water view and the view of downtown	9/30/2021 1:28 PM
88	close to lake michigan	9/30/2021 12:40 PM
89	View, proximity to downtown beach access	9/30/2021 12:38 PM
90	Nature	9/30/2021 12:38 PM
91	Library Children's Park Sidewalks Trees General upkeep of property (except for a couple properties)	9/30/2021 12:37 PM
92	waterfront	9/30/2021 12:36 PM
93	Well maintained neighborhood close to beaches + hiking.	9/30/2021 12:34 PM
94	PUBLIC BEACHES	9/30/2021 12:34 PM
95	Close to the lake & HOSPITAL	9/30/2021 12:33 PM
96	Host people on our block live there all year. We are also close to hospital, downtown and lake. And the beautiful library.	9/30/2021 12:32 PM
97	historical homes	9/30/2021 12:31 PM
98	Physical appearance, close to school and parks, walking distance to downtown	9/30/2021 12:31 PM
99	Beautiful trees. Neighborhood well kept up.	9/30/2021 12:31 PM
100	Beach- Shared	9/30/2021 12:31 PM
101	location- great neighbors	9/30/2021 12:30 PM
102	Close to the beach and downtown	9/30/2021 12:30 PM
103	Quiet, scenic, private	9/30/2021 12:29 PM
104	mcsauba ski and trails :)	9/30/2021 12:28 PM
105	small and tight knit	9/30/2021 12:28 PM
106	up keep of yards and homes	9/30/2021 12:28 PM

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107	nature	9/30/2021 12:27 PM
108	quiet, down traffic	9/30/2021 12:27 PM
109	Friendly faces, tree lined streets, gwd neighbors	9/30/2021 12:26 PM
110	Peoples/trees/nature	9/30/2021 12:25 PM
111	I love the waterfront and view of downtown	9/30/2021 12:24 PM
112	yards are pretty	9/30/2021 12:23 PM
113	privacy	9/30/2021 12:23 PM
114	clean up yards w/ junk!	9/30/2021 12:22 PM
115	Friendliness	9/30/2021 12:22 PM
116	Mature trees, well-maintained properties	9/30/2021 12:22 PM
117	lake view or closeness	9/30/2021 12:21 PM
118	The city's tree maintenance program is excellent, when an old tree is cutdown, a new one is planted quickly, thanks for doing such a great job	9/30/2021 12:21 PM
119	View of lake	9/30/2021 12:20 PM
120	Solid Construction/wood/stone	9/30/2021 12:19 PM
121	Well maintained houses houses and yards, and mature trees	9/30/2021 12:19 PM
122	everything	9/30/2021 12:18 PM
123	being near waterfront and East Park, and shopping, etc.	9/30/2021 12:18 PM
124	Proximity to Lake MI	9/30/2021 12:18 PM
125	Condo association	9/30/2021 12:15 PM
126	location	9/30/2021 12:15 PM
127	Friendly neighbors. The presence of wildlife that are free to wander and that are left alone	9/30/2021 12:15 PM
128	trees and wildlife	9/30/2021 12:09 PM
129	well maintained	9/30/2021 12:07 PM
130	Maintained grounds with nice landscaping	9/30/2021 12:06 PM
131	quiet, great friendly, caring neighbors	9/30/2021 12:05 PM
132	Beach/ Marina	9/30/2021 12:04 PM
133	quiet enjoyable	9/30/2021 12:04 PM
134	Quality and appearance	9/30/2021 12:03 PM
135	1) depot beach, its playground 2) sailing school, depot building and garden 3) municipal golf course	9/30/2021 12:03 PM
136	the character of the neighborhood NO ACCESSORY DWELLING SHIT It ruins the neighborhoods	9/30/2021 12:01 PM
137	near downtown, walkable lovely homes, most of them kept up	9/30/2021 12:01 PM
138	ON THE LAKE!(CHARLEVOIX)	9/30/2021 11:57 AM
139	trees, flowers, walkability, near the lake	9/30/2021 11:56 AM
140	Nice neighborhood and year-long/seasonal neighbors (except weekly rental people)	9/30/2021 11:56 AM
141	Playgrounds for children are not natural/equal to forest immersion. Ex: Beaches + use of old k-6 bldg. Identification/Learning stations about nature are set-up behind k-6	9/30/2021 11:56 AM
142	walkability to town	9/30/2021 11:55 AM

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143	Sidewalks!	9/30/2021 11:53 AM
144	Location	9/30/2021 11:52 AM
145	Location	9/30/2021 11:52 AM
146	safety, neighbors, police well	9/30/2021 11:52 AM
147	mcsauba	9/30/2021 11:51 AM
148	proximity to town	9/30/2021 11:47 AM
149	Park in front yard	9/30/2021 11:24 AM
150	Lake View	9/30/2021 11:07 AM
151	Good neighbors & close to down town.	9/30/2021 11:07 AM
152	Lake Michigan	9/30/2021 11:06 AM
153	view/aces lake mich	9/30/2021 11:02 AM
154	Neighbors are wonderful people :)	9/30/2021 11:01 AM
155	Trails in Mc Sauba, rec area, and beach	9/30/2021 11:00 AM
156	The clean houses people can afford	9/30/2021 10:57 AM
157	Homes are well maintained as are yards	9/30/2021 10:55 AM
158	Smooth Streets	9/30/2021 10:55 AM
159	great neighbors	9/25/2021 7:09 PM
160	The street needs some repair	9/25/2021 6:57 PM
161	View of lake, park	9/25/2021 6:31 PM
162	Walkable to downtown, nature trails, parks, marina, shopping, restaurants, the character of homes	9/25/2021 6:12 PM
163	The downtown vibe	9/25/2021 5:28 PM
164	closeness to lake and part	9/25/2021 5:02 PM
165	great neighbors	9/25/2021 3:38 PM
166	update downtown area	9/25/2021 3:31 PM
167	Views, water access	9/25/2021 3:11 PM
168	Very near water/park	9/23/2021 9:42 AM
169	sidewalks, tree-lined street	9/23/2021 9:30 AM
170	Close to downtown and the water	6/15/2021 4:01 PM
171	Strong HOA rules	6/15/2021 3:52 PM
172	Golf course, pond, clubhouse, gym, pools & close proximity to dt Chx shopping and beaches. Great walking/biking trails. It's beautiful!!!	6/15/2021 3:30 PM
173	trees	6/15/2021 3:11 PM
174	Neighbors keep homes in good repair & consistent improvements	6/15/2021 3:03 PM
175	Beauty and access to nature	6/15/2021 2:53 PM
176	Golf, tennis ct., depot beach	6/15/2021 2:44 PM
177	trees nature	6/15/2021 2:29 PM
178	Mature trees near Lakes Michigan & Charlevoix and beautiful homes in the neighborhood	6/14/2021 12:00 PM
179	big lots - year round residents	6/14/2021 11:39 AM

City of Charlevoix Master Plan Community Survey

180	Safe - near parks and Lake Charlevoix	6/14/2021 11:10 AM
181	Well kept homes and yards.	6/14/2021 10:41 AM
182	Family friendly Lake Michigan Park	6/14/2021 10:31 AM
183	My neighbors	6/14/2021 10:06 AM
184	Streets need to be repaved	6/14/2021 9:54 AM
185	The people and it is quiet	6/9/2021 9:50 PM
186	Yards and homes well cared for.	6/9/2021 9:36 PM
187	Lake Charlevoix & view	6/8/2021 2:43 PM
188	Views of Lake Michigan, sidewalks, mature trees	6/8/2021 2:28 PM
189	God's Country :)	6/8/2021 1:58 PM
190	Walking distance to downtown, Lake Michigan, and Lake Charlevoix public access.	6/8/2021 11:38 AM
191	Nearby parks/water	6/8/2021 9:46 AM
192	Close to Lake MI; love the deer in the neighborhood & upkeep of the homes.	6/8/2021 9:36 AM
193	Neat appearance, nice neighbors	6/8/2021 9:12 AM
194	Newly built condos along Pine River Channel - Not attractive design.	6/7/2021 3:03 PM
195	Trees/walkability/friendly	6/7/2021 2:55 PM
196	Low traffic, quiet	6/7/2021 2:39 PM
197	Waterfront	6/7/2021 2:27 PM
198	Out of town - no sidewalk - good road	6/7/2021 2:11 PM
199	view, walkability	5/27/2021 3:01 PM
200	Close to downtown and beaches	5/27/2021 2:34 PM
201	Walkability	5/25/2021 11:49 AM
202	The library and its park	5/24/2021 8:11 AM
203	Quick walk to beach and downtown	5/23/2021 5:38 PM
204	Smaller single family homes although 2 properties around the corner have built these ridiculous accessory units which have destroyed the character of that area	5/19/2021 4:13 PM
205	Friendliness, quiet, clean	5/19/2021 1:08 PM
206	The overall beauty	5/19/2021 12:59 PM
207	Lake view in winter and walk downtown anytime	5/19/2021 12:51 PM
208	Proximity to shopping	5/19/2021 12:43 PM
209	Quality of homes, wonderful trees, good neighbors	5/18/2021 3:54 PM
210	On Lake Charlevoix safe neighborhood	5/18/2021 2:31 PM
211	Streets and sidewalks	5/18/2021 2:06 PM
212	New road recently (3 years). Neighbors care for their homes.	5/18/2021 1:56 PM
213	Quality of amenities	5/18/2021 1:38 PM
214	Not crowded	5/18/2021 1:27 PM
215	Mature trees, quiet	5/18/2021 1:16 PM
216	Closeness to town. Most homes are in good shape. We do have a couple of eye sores(rentals) that the owner doesn't put \$ into.	5/18/2021 11:01 AM

City of Charlevoix Master Plan Community Survey

217	Charlevoix Public Library	5/18/2021 10:53 AM
218	Some home restorations are improving the area.	5/17/2021 11:51 AM
219	neighbors	5/17/2021 11:41 AM
220	Friendly neighbors close to school quiet area safe environment	5/17/2021 11:28 AM
221	Quiet and well kept	5/17/2021 11:09 AM
222	I am happy with the happiness of my own property around me, otherwise I have to look boats storages and gravel pit trucks. My road is very dangerous on how fast people drive.	5/17/2021 10:56 AM
223	Peaceful and quiet. friendly neighbors	5/17/2021 6:03 AM
224	sidewalks - close to stores and downtown	5/14/2021 5:04 PM
225	Trees, large yard, nice street, well kept houses	5/14/2021 4:53 PM
226	Trees	5/14/2021 4:45 PM
227	Close to restaurants/shopping	5/14/2021 4:37 PM
228	View of the water, nice neighbors, well kept area	5/14/2021 4:26 PM
229	Well tended homes and yards with sidewalks	5/14/2021 3:50 PM
230	Peaceful	5/14/2021 3:23 PM
231	The lakefront and the ability to walk.	5/14/2021 3:03 PM
232	E. Hurlbut is a nice mailing address	5/14/2021 2:50 PM
233	Clean streets, lots of shade trees	5/14/2021 2:29 PM
234	Close to downtown, Michigan beach, well kept neighborhood, friendly neighbors	5/13/2021 11:33 AM
235	the library is close and is wonderful	5/11/2021 2:37 PM
236	Beautiful downtown community	5/11/2021 9:31 AM
237	Good mixture of year round, Short term rentals and seasonal homes	5/10/2021 7:16 PM
238	Quiet	5/10/2021 5:48 PM
239	Neighbors take care of their homes and yards and know each other.	5/10/2021 2:02 PM
240	Access to Lake MI	5/10/2021 1:59 PM
241	Neighbors care about their property	5/10/2021 9:24 AM
242	Close to nature trails, lake, housing location offers privacy and adequate yards and distance from neighbors, diverse wildlife	5/9/2021 1:32 PM
243	Shared wooded space, single family homes	5/9/2021 10:55 AM
244	We've had our family home since 1965, street is older, large single family homes, idyllic neighborhood and very safe	5/8/2021 7:54 PM
245	Bi weekly trash pickup	5/8/2021 12:29 PM
246	Historic	5/8/2021 6:07 AM
247	Older neighborhood and homes have been updated and renovated	5/7/2021 10:47 PM
248	Quiet, private, close to forest near Lake Michigan.	5/7/2021 8:47 PM
249	Being close to Lake Michigan.	5/7/2021 6:43 PM
250	Good neighbors, well maintained homes	5/7/2021 6:26 PM
251	I love that I can walk a short distance to downtown.	5/7/2021 3:04 PM
252	The vegetation, (the trees, the lake, beaches) the bike trail, the people, and the location	5/7/2021 1:29 PM
253	quiet, friendly neighbors, close to walking/biking trail	5/7/2021 1:17 PM

City of Charlevoix Master Plan Community Survey

254	Up keep of beautiful lawns and their homes	5/7/2021 12:28 PM
255	Proximity to Lake Charlevoix	5/7/2021 12:04 PM
256	quiet, great neighbors,	5/7/2021 10:53 AM
257	Close to the lake	5/7/2021 8:16 AM
258	I enjoy the ability to walk on multiple tree-lined streets and proximity to parks, beaches, and shopping.	5/7/2021 7:55 AM
259	Pride is a sin.	5/7/2021 7:14 AM
260	Friends	5/7/2021 3:15 AM
261	It seems quiet, and I really like a secluded wooded neighborhood close to town.	5/6/2021 10:07 PM
262	Proximity to parks and downtown. Trees planted along a streets.	5/6/2021 9:50 PM
263	Quiet and low noise level. Trees and green.	5/6/2021 1:08 PM
264	Quiet, year-round neighborhood characterized by folks to care for their property and the community.	5/6/2021 11:06 AM
265	Close to schools, downtown, parks, etc.	5/6/2021 10:28 AM
266	NA	5/5/2021 9:00 PM
267	All new homes geared to retirees or singles & couples. Nicely landscaped.	5/5/2021 8:49 PM
268	nice yard, green space, trees	5/4/2021 1:20 PM
269	Clean and Well Maintained	5/4/2021 10:47 AM
270	Well kept residences for most part. Healthy busyness near local businesses. Close to downtown. Roads and sidewalks in good condition.	4/29/2021 7:55 PM
271	Close to the lake, close to downtown and restaurants, nice trees, and some nice yards.	4/29/2021 7:53 PM
272	Shared open space and amenities such as beach and boat slips	4/29/2021 3:54 PM
273	Pride has nothing to do with it. I like where I live.	4/29/2021 9:20 AM
274	Location	4/29/2021 9:14 AM
275	My neighbors are nice and the area is pretty. We can walk to the lake.	4/29/2021 6:53 AM
276	Quiet, close to nearby recreation, walkable	4/28/2021 1:13 PM
277	Waterfront living downtown. There's nothing better. Loving the marina and park right outside my front door.	4/28/2021 11:59 AM
278	Low crime and fairly quiet area	4/28/2021 11:54 AM
279	My neighborhood is close to downtown so I enjoy the foot traffic on my street!	4/28/2021 11:53 AM
280	Everything we would need is extremely walkable! Very close to downtown, parks, and the water. Very nice area. We love our neighbors	4/27/2021 6:47 PM
281	Walkable, close to Mt. McSaubu, lots of people outside, quiet at night, nice landscaping.	4/27/2021 4:06 PM

Q16 List the characteristics or features of your neighborhood you would like to see changed.

Answered: 247 Skipped: 390

#	RESPONSES	DATE
1	Better upkeep of sidewalks	10/7/2021 11:29 PM
2	better parking for my place	10/7/2021 8:53 AM
3	all good	10/7/2021 8:46 AM
4	none	10/7/2021 8:43 AM
5	more year-round residents	10/7/2021 8:27 AM
6	cla elementary cleaned up and maintained - somthing to slow down traffic on division st.	10/6/2021 9:08 PM
7	None	10/6/2021 8:42 PM
8	Fix ferry beach park up, use DPW for added park	10/6/2021 8:41 PM
9	None	10/6/2021 8:28 PM
10	Beer Cave sign and weeding by sign	10/6/2021 8:09 PM
11	Need curbside recycling.	10/6/2021 7:18 PM
12	Bridge lights covered so they don't shine in windows	10/6/2021 7:08 PM
13	go back not old sideyard setbacks and front yard setbacks	10/6/2021 7:00 PM
14	Not allowing residents to put personal landscaping stuff on legal road right away	10/6/2021 1:39 PM
15	More Sidewalks	10/6/2021 1:32 PM
16	Better enforcement of trash ordinance; trailers and mobile homes s/b eventually replaced by higher quality housing.	10/6/2021 12:58 PM
17	Not rentals	10/6/2021 9:31 AM
18	Repave our road- cherry street Replacing plumbing in road to homes (sewer)	10/6/2021 9:19 AM
19	eagle DR @ Dixon needs repair, sink hole?	10/6/2021 8:55 AM
20	Lawn maintenance mowers and blowers are too loud	10/6/2021 8:52 AM
21	None thank you	10/6/2021 8:31 AM
22	roads and sidewalks added traffic control	10/5/2021 11:08 PM
23	no more condos	10/5/2021 11:05 PM
24	Clean streets, better parking, petunias on streets	10/5/2021 11:04 PM
25	trees trimmed or removed for lake view	10/5/2021 10:59 PM
26	Ferry Avenue between m-66 and Stover Road - pedestrian road markings/paint	10/5/2021 10:00 PM
27	Goodwill Store	10/5/2021 9:53 PM
28	speed limits lowered on m66 - better patrols - trucks are going 80 mph in early morning. improved home regs.	10/5/2021 8:34 PM
29	strictly enforce no smoking indoors	10/5/2021 8:01 PM
30	underground wiring system	10/5/2021 7:51 PM

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31	Intrusion of the tours into the neighborhood!!!	10/5/2021 7:40 PM
32	Lack of care and maintenance on the part of some neighbors. I hate yard waste sitting on street for long periods-- HELP!!!	10/5/2021 6:11 PM
33	Need sidewalks	10/5/2021 5:30 PM
34	Blasting at cement factory too powerful- destroying nearby houses	10/5/2021 5:25 PM
35	more trees, power lines underground, less grass, more wildflowers	10/5/2021 1:42 PM
36	One neighbor who has junk and lots of vehicles in yard	10/5/2021 1:34 PM
37	hillside across street taken care f- poison ivy and aggressive plants	10/5/2021 12:49 PM
38	nothing	10/2/2021 9:41 AM
39	I'd like the road repaired with better drainage	10/1/2021 11:24 AM
40	low income housing	10/1/2021 8:58 AM
41	Ferry Park improvements	10/1/2021 8:41 AM
42	stop planting trees under powerlines!	10/1/2021 8:31 AM
43	city involvement in waterfront/shoreline protection	10/1/2021 8:25 AM
44	sidewalk from M-66 down Ferry Road	10/1/2021 8:14 AM
45	better snow removal of roads	10/1/2021 8:05 AM
46	Roads	9/30/2021 11:13 PM
47	NO MORE VRBO AND AIRBNB'S	9/30/2021 11:01 PM
48	less gas stations and liquor stores	9/30/2021 10:47 PM
49	i wouldn't change anything	9/30/2021 10:41 PM
50	Don't need any changes	9/30/2021 10:40 PM
51	a better place for children to play!	9/30/2021 10:37 PM
52	beach	9/30/2021 10:32 PM
53	NONE	9/30/2021 10:22 PM
54	less construction!	9/30/2021 8:49 PM
55	Too many <u>airplanes</u> using the airport!!	9/30/2021 8:20 PM
56	less gas station, more wildflowers, less alcohol, more trees, more affordable clothing stores, (more nonsmoking in the low income buildings we have) I can't breathe in my apartment but cannot afford to move.	9/30/2021 7:57 PM
57	certain trees cut down	9/30/2021 7:56 PM
58	Homes need to be held to standards of up keep, yard maintenance, etc	9/30/2021 6:43 PM
59	turn over empty stores, allow larger yachts in harbor	9/30/2021 6:37 PM
60	No golf carts driven by teens + children	9/30/2021 6:05 PM
61	*Less Rentals	9/30/2021 5:47 PM
62	Nothing	9/30/2021 5:42 PM
63	None	9/30/2021 5:29 PM
64	Residential blight nearby. Antrim Street needs rebuilt	9/30/2021 5:19 PM
65	I Do Not like the rental across the street. I would prefer a year round rental. I feel unsafe.	9/30/2021 4:01 PM
66	I do wish people kept up their properties a little better	9/30/2021 3:54 PM
67	Nothing	9/30/2021 3:44 PM

City of Charlevoix Master Plan Community Survey

68	more restaurants downtown	9/30/2021 3:34 PM
69	less/fewer seasonal owner-only, but I understand this is hard. We currently one but plan to be full time I 1.5 years	9/30/2021 2:36 PM
70	Trees on outlawn trimmed and those over hanging sidewalks. Wider street and utility wires removed (at parks grant)	9/30/2021 2:23 PM
71	I'd like government to get out of our business. This survey is for developers no government.	9/30/2021 2:05 PM
72	Bike lanes/routing	9/30/2021 1:40 PM
73	none	9/30/2021 1:28 PM
74	More shopping that is NOT tourist aimed	9/30/2021 12:42 PM
75	speed limit enforced	9/30/2021 12:40 PM
76	no trash or lawnclippings trees left at curb! Make a set day for pickup	9/30/2021 12:36 PM
77	fix the eroded beach access walks	9/30/2021 12:35 PM
78	More families with children. Immediate neighbor is Air BnB + not as well kept as others. Don't care for constant change in tenants.	9/30/2021 12:34 PM
79	improved roads	9/30/2021 12:33 PM
80	Better sidewalks, bike lanes, recycling pickup, compost for food scrap pickup or dropoff	9/30/2021 12:32 PM
81	none	9/30/2021 12:31 PM
82	none	9/30/2021 12:31 PM
83	Paved Roads	9/30/2021 12:31 PM
84	like to see dilaptated houses fixed up	9/30/2021 12:30 PM
85	Nothing	9/30/2021 12:29 PM
86	sidewalk or bike path on mercer!!!!	9/30/2021 12:28 PM
87	n/a	9/30/2021 12:28 PM
88	No Blight! -keep grass cut	9/30/2021 12:28 PM
89	none	9/30/2021 12:27 PM
90	more pedertrian friendliness	9/30/2021 12:27 PM
91	love it as is	9/30/2021 12:26 PM
92	Sidewalks repaired Sidewalks added	9/30/2021 12:25 PM
93	Street to be listed as "No through traffic"	9/30/2021 12:25 PM
94	none	9/30/2021 12:24 PM
95	Prospect Street needs repair	9/30/2021 12:23 PM
96	Snow plowing	9/30/2021 12:22 PM
97	Replace ancient trees that are badly damaged	9/30/2021 12:19 PM
98	nothing	9/30/2021 12:18 PM
99	I wish seasonal renters would maintain/work on their properties as if THEIR home value mattered	9/30/2021 12:18 PM
100	1) Start plowing sidewalks on West Dixon Ave 2)Enforce leash laws for dogs	9/30/2021 12:18 PM
101	year round residents, families with children	9/30/2021 12:17 PM
102	Rentals, daily, weekly	9/30/2021 12:17 PM
103	More affordable housing for local residents	9/30/2021 12:15 PM

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104	love my neighborhood lived here 45 years	9/30/2021 12:15 PM
105	Add sidewalks. Add curb and gutters	9/30/2021 12:15 PM
106	LESS SHORT TERM RENTERS	9/30/2021 12:10 PM
107	Fix Prospect St.	9/30/2021 12:08 PM
108	Improve Ferry Beach	9/30/2021 12:06 PM
109	Park Improvements	9/30/2021 12:04 PM
110	trees removed for more lake views	9/30/2021 12:04 PM
111	none	9/30/2021 12:03 PM
112	improvements only no accessory dwelling units	9/30/2021 12:01 PM
113	CONSISTENT ZONING	9/30/2021 11:57 AM
114	slower auto speeds	9/30/2021 11:56 AM
115	Eliminate weekly VRBO/Air Bnb's Utilities (wires underground)	9/30/2021 11:56 AM
116	Street Light light up my house at night	9/30/2021 11:56 AM
117	more year round homeowner, residents vs. seasonal	9/30/2021 11:55 AM
118	friendly neighbors	9/30/2021 11:55 AM
119	Street Lights	9/30/2021 11:52 AM
120	indoor walking park in winter	9/30/2021 11:51 AM
121	Clean up some neighbor property	9/30/2021 11:50 AM
122	street lights on pine river lane	9/30/2021 11:47 AM
123	less noise	9/30/2021 11:24 AM
124	Keep Yards Clean	9/30/2021 11:09 AM
125	Less Noise	9/30/2021 11:07 AM
126	Removal of sign warning of school children - school is closed for over 20 years	9/30/2021 11:07 AM
127	No More Building	9/30/2021 11:06 AM
128	none	9/30/2021 11:02 AM
129	houses needing repair	9/30/2021 11:01 AM
130	Better lighting and longer hours at ice rink and ski hill	9/30/2021 11:00 AM
131	more full time residents and less 2nd home owners	9/25/2021 7:09 PM
132	Ferry Beach park needs improvement	9/25/2021 6:31 PM
133	maintaining neighborhoods infrastructure, amazing work by city of Charlevoix	9/25/2021 6:12 PM
134	more year-round residents/families	9/25/2021 5:49 PM
135	less yard junk	9/25/2021 3:38 PM
136	Quality of yard maintenance	9/25/2021 3:23 PM
137	Ferry Beach improved	9/25/2021 3:11 PM
138	none	9/23/2021 9:30 AM
139	All ok	6/15/2021 3:52 PM
140	More units - park river place - HUD House	6/15/2021 3:46 PM
141	None	6/15/2021 3:30 PM

City of Charlevoix Master Plan Community Survey

142	fix sidewalks	6/15/2021 3:11 PM
143	more trimming of old maples. Plant new maples	6/15/2021 3:03 PM
144	Road condition	6/15/2021 2:53 PM
145	complete the sidewalks	6/15/2021 2:44 PM
146	none	6/15/2021 2:29 PM
147	lower taxes	6/15/2021 2:11 PM
148	None I can think of	6/14/2021 12:00 PM
149	Cost of water usage!	6/14/2021 11:51 AM
150	City streets dept. property turned into Park.	6/14/2021 11:10 AM
151	Removal of electrical and other wires	6/14/2021 10:47 AM
152	Less junk in back yards and no RV parking.	6/14/2021 10:41 AM
153	Sidewalk on Park Ave.	6/14/2021 10:31 AM
154	Improve Ferry Beach Park. Utilize City street department property corner Ferry & Stover to recreational use.	6/14/2021 10:25 AM
155	None	6/14/2021 10:00 AM
156	Everyone in Boulder Park be on City Sewage	6/14/2021 9:54 AM
157	Storm drain for Lake Newman	6/14/2021 9:46 AM
158	A few more year round residents	6/9/2021 9:50 PM
159	City building and grounds moved to a new location & park in current location	6/8/2021 2:43 PM
160	New street lights, old style, that shine down, not up.	6/8/2021 2:28 PM
161	Road infrastructure	6/8/2021 2:22 PM
162	Need enforcement of zoning rules ie. size trailer stored on property junk sitting out for months.	6/8/2021 12:03 PM
163	Less short term rentals. Some streets need repaving.	6/8/2021 11:38 AM
164	Better beach access from Michigan Ave.; dune walkovers are always in despair.	6/8/2021 9:36 AM
165	No empty storefronts	6/8/2021 9:29 AM
166	Curb/sidewalks along Bridge St. south of downtown	6/8/2021 9:20 AM
167	Condition of streets (ours and surrounding) are horrible	6/8/2021 9:12 AM
168	Improve view of Lake Michigan with trimming	6/7/2021 3:03 PM
169	There is a problem with guest parking at the Earl.	6/7/2021 2:55 PM
170	Improve public beach at Ironton Park	6/7/2021 2:39 PM
171	None	6/7/2021 2:21 PM
172	None	6/7/2021 2:11 PM
173	sidewalks	5/27/2021 2:51 PM
174	CUX Estate should be annexed.	5/27/2021 1:53 PM
175	Some houses are in disrepair. I assume the owners cannot afford to paint the houses or install siding. Housing repair grants may help.	5/25/2021 11:49 AM
176	sidewalks are getting bad	5/24/2021 8:11 AM
177	More full-time residents	5/23/2021 5:38 PM
178	Get rid of the accessory dwelling units around the corner, these are not people who live here, just vacation.	5/19/2021 4:13 PM

City of Charlevoix Master Plan Community Survey

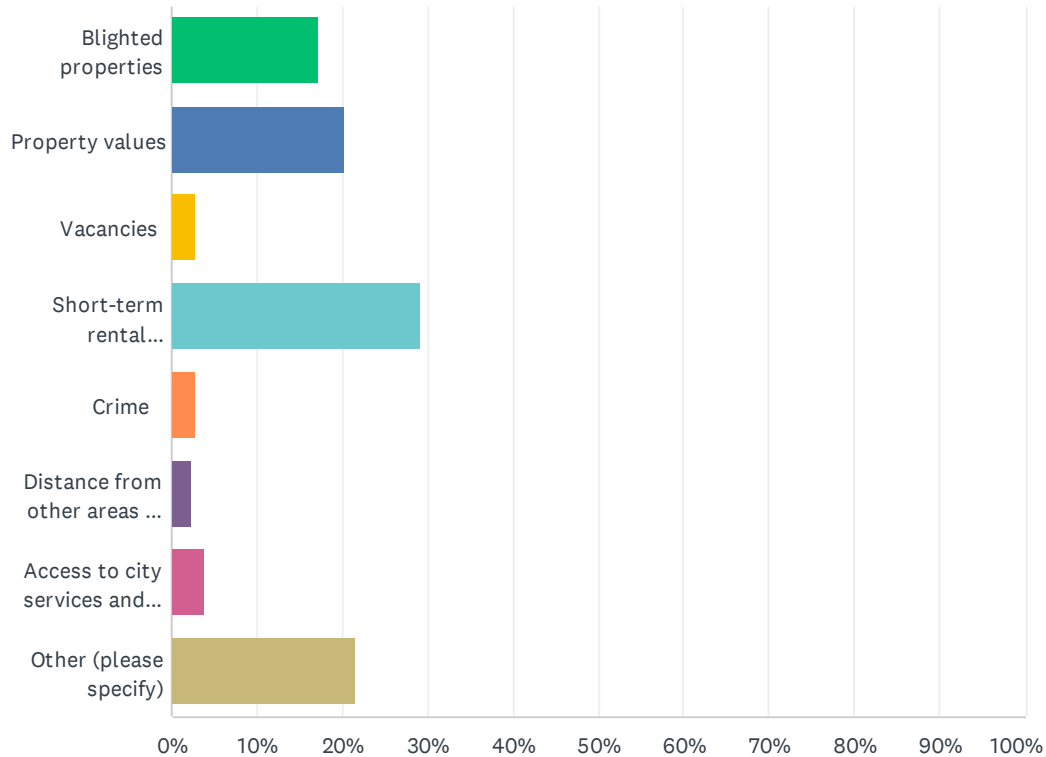
179	street lights	5/19/2021 1:08 PM
180	Internet access	5/19/2021 12:59 PM
181	Different trees in the terrace	5/19/2021 12:51 PM
182	Relocate recycling center	5/19/2021 12:43 PM
183	underground electric	5/18/2021 3:54 PM
184	Leaves and grass piles in the street	5/18/2021 2:41 PM
185	Remove City buildings on Sever Rd. Clean up Ferry Beach Park	5/18/2021 2:31 PM
186	n/a	5/18/2021 2:06 PM
187	Happy with my neighborhood.	5/18/2021 1:56 PM
188	More crosswalks on 31	5/18/2021 1:47 PM
189	N/a	5/18/2021 1:38 PM
190	The long term rentals fixerd up.	5/18/2021 11:01 AM
191	Road and sidewalks upgraded	5/17/2021 11:51 AM
192	sidewalks updated - people not being allowed to store multiple boats, grills, etc. junk outside esp. on W. Upright 100 block	5/17/2021 11:41 AM
193	N/a	5/17/2021 11:28 AM
194	Better street drainage and curbs.	5/17/2021 11:09 AM
195	One house nice people poor condition	5/17/2021 11:03 AM
196	Speed limit mostly	5/17/2021 10:56 AM
197	More bike paths	5/17/2021 6:03 AM
198	Larger lots - larger, newer homes	5/14/2021 5:04 PM
199	n/a	5/14/2021 4:53 PM
200	Cleaner streets/sand removed from gutters	5/14/2021 4:37 PM
201	nothing	5/14/2021 4:26 PM
202	less traffic	5/14/2021 3:50 PM
203	Enforcement of blight properties	5/14/2021 3:23 PM
204	The weeds growing in the empty lot.	5/14/2021 3:03 PM
205	Sidewalks everywhere THAT ARE PLOWED ALL WINTER LONG!!!	5/14/2021 2:29 PM
206	Replace or major repair to sewer main on Antrim St. Many homes have tree root issues at house lead to main connections. We each spend about \$100 a year on plumbers. And repair the street!	5/13/2021 11:33 AM
207	the street lights are ugly and shine in our window. It would be great to have underground wiring	5/11/2021 2:37 PM
208	More restaurants in town	5/11/2021 9:31 AM
209	none, maybe cut down or trim tress to improve maintain views of water.	5/10/2021 7:16 PM
210	More space	5/10/2021 5:48 PM
211	It's a short block between Bridge and State and too many people use it to cross over and drive too fast.	5/10/2021 2:02 PM
212	Added Street Lamps	5/10/2021 1:59 PM
213	Blighted properties on the way to our neighborhood	5/10/2021 9:24 AM
214	Addition of side walks, dog parks, road repairs	5/9/2021 1:32 PM

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215	style of homes (prefer not ranch-style, more varied & historic), sidewalks	5/9/2021 10:55 AM
216	Enhanced Township access to beach at Mich. Ave./Division St., build stairs so more accessible to young children and older people	5/8/2021 7:54 PM
217	Many homes in disrepair and trash in the yard. Cars on lawn.	5/8/2021 12:29 PM
218	Bike lanes, trails	5/8/2021 6:07 AM
219	Short term rentals	5/8/2021 5:51 AM
220	None	5/7/2021 10:47 PM
221	Less noise from snow mobiles, ATV, lawn mowers and leaf blowers.	5/7/2021 8:47 PM
222	BLIGHT. HOMES THAT ARE FILTHY, DILAPIDATED, AN EMBARRASMENT TO MYSELF AND THE CITY WHERE I LIVE.	5/7/2021 6:43 PM
223	Speed limit decreased and enforced	5/7/2021 1:17 PM
224	Would love to have sidewalks down our road	5/7/2021 12:28 PM
225	Great as it	5/7/2021 12:04 PM
226	New Sidewalks, less traffic	5/7/2021 10:53 AM
227	Drinking Water quality	5/7/2021 8:16 AM
228	Sidewalks on even one side of the street.	5/7/2021 7:14 AM
229	Better streets	5/7/2021 3:15 AM
230	Better upkeep of several homes	5/7/2021 1:04 AM
231	I'd like the option of municipal utilities in the area.	5/6/2021 10:07 PM
232	More year round residents More flexibility in zoning rules	5/6/2021 9:50 PM
233	Please are allowed to keep so much crap in their yard. People live in the city and think they live on 10 acres in the country. Also projects go on for ever, neighbor build a shed and 3 years later still no siding looks like crap.	5/6/2021 2:19 PM
234	More sidewalks and drainage for the road. Especiall in winter.	5/6/2021 1:08 PM
235	Side walks down Grant Street, drivers don't pay attention and go to fast makes our family feel unsafe walking on the road without sidewalks	5/5/2021 9:00 PM
236	I just moved there, so don't know yet.	5/5/2021 8:49 PM
237	junk collections around backs of houses	5/4/2021 1:20 PM
238	NA	5/4/2021 10:47 AM
239	More sidewalks leading to lake areas. Beautification between sidewalks and roads	4/29/2021 7:55 PM
240	More upkeep of front lawns in neighborhoods downtown.	4/29/2021 7:53 PM
241	NA	4/29/2021 3:54 PM
242	Improve parks	4/29/2021 9:14 AM
243	Cost is outrageous for a young couple to live here. There are too many summer homes/vacation rentals. Please build affordable housing for the workforce.	4/29/2021 6:53 AM
244	Several vacation homes/very few neighbors to interact with,	4/28/2021 1:13 PM
245	Maybe more parking	4/28/2021 11:59 AM
246	SIDEWALKS!!!! Its so inconsistent in the morning!	4/28/2021 11:54 AM
247	More housing diversity. The only "apartments" or "condos" by my house hold seasonal residents that are never here. Young people and those who work in our community should have the chance to affordably live in our neighborhood.	4/27/2021 4:06 PM

Q17 What is the biggest threat to the viability of your neighborhood? Select one.

Answered: 419 Skipped: 218



ANSWER CHOICES	RESPONSES	
Blighted properties	17.18%	72
Property values	20.29%	85
Vacancies	2.86%	12
Short-term rental properties	29.12%	122
Crime	2.86%	12
Distance from other areas of the city	2.39%	10
Access to city services and amenities	3.82%	16
Other (please specify)	21.48%	90
TOTAL		419

#	OTHER (PLEASE SPECIFY)	DATE
1	no threats	10/7/2021 1:28 PM
2	speeding on residential streets	10/6/2021 9:08 PM
3	second homes destroy community	10/6/2021 7:18 PM

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4	Phillips old gas station on north side	10/6/2021 7:00 PM
5	Nasty neighbors	10/6/2021 1:39 PM
6	Rentals/ Weekly or daily	10/6/2021 9:31 AM
7	none	10/6/2021 8:31 AM
8	no more condos	10/5/2021 11:05 PM
9	traffic too fast on Michigan Ave	10/5/2021 10:52 PM
10	none	10/5/2021 8:01 PM
11	Tree trim for wires no shade hot in summer	10/5/2021 7:51 PM
12	Cement Company	10/5/2021 7:40 PM
13	none	10/5/2021 5:35 PM
14	Cement factory blasting	10/5/2021 5:25 PM
15	Prices too high for families	10/5/2021 1:34 PM
16	None	10/2/2021 9:41 AM
17	Affordable - single family homes	10/2/2021 9:31 AM
18	no shopping / high priced in town: we shop in Petoskey	10/1/2021 9:04 AM
19	lake MI rising, h2o	10/1/2021 8:25 AM
20	sidewalks	10/1/2021 8:14 AM
21	None	10/1/2021 7:58 AM
22	No thraet.	9/30/2021 10:57 PM
23	DEER	9/30/2021 10:47 PM
24	none	9/30/2021 10:41 PM
25	No real threat	9/30/2021 10:40 PM
26	no beach	9/30/2021 10:32 PM
27	None	9/30/2021 8:08 PM
28	Higher taxes	9/30/2021 7:16 PM
29	Parking blocking street by public beach very dangerous to kids, pedestrians+ driving	9/30/2021 6:05 PM
30	None	9/30/2021 5:42 PM
31	Proposed affordable housing development	9/30/2021 5:29 PM
32	City water and sewer costs- skyrocketed in past few years.	9/30/2021 2:23 PM
33	NONE	9/30/2021 2:05 PM
34	None	9/30/2021 12:42 PM
35	see #16	9/30/2021 12:40 PM
36	Rising lake level	9/30/2021 12:38 PM
37	NEED MORE SHOPPING + RESTAURANTS	9/30/2021 12:34 PM
38	Over Building	9/30/2021 12:31 PM
39	none of the above :)	9/30/2021 12:30 PM
40	Commercial traffic	9/30/2021 12:25 PM
41	high property tax	9/30/2021 12:21 PM

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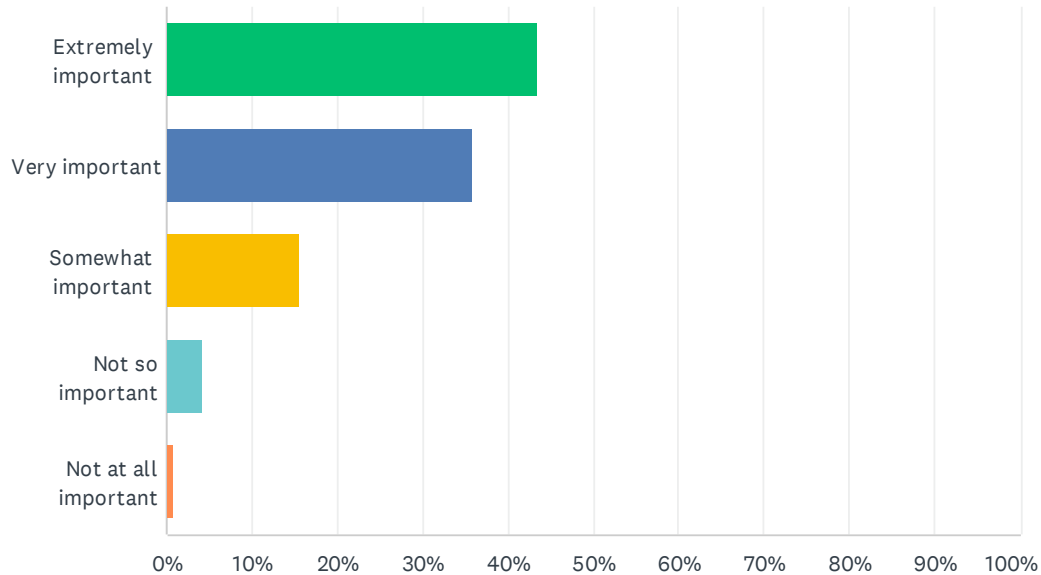
42	DEER	9/30/2021 12:18 PM
43	The continual growth of St Marys' cement and the "dust" it creates + collects in my house + car	9/30/2021 12:18 PM
44	seasonal residents	9/30/2021 12:17 PM
45	COST OF FEES AND AVAILABILITY TO ZONING FOR IMPROVEMENTS MAYBE A TAX INCENTIVE FOR IMPROVEMENTS INSTEAD OF INCREASES	9/30/2021 12:09 PM
46	Reducing the size of park space	9/30/2021 12:04 PM
47	Municipal Neglect	9/30/2021 12:03 PM
48	Charlevoix lake water levels too high- property and home damage potential increase 2) threat of asian carp fish	9/30/2021 12:03 PM
49	Cars drive to fast	9/30/2021 11:56 AM
50	tax increases	9/30/2021 11:24 AM
51	Tax Increases	9/30/2021 11:07 AM
52	None	9/30/2021 11:04 AM
53	Affordable housing	9/25/2021 6:31 PM
54	Capping/limiting construction aimed at visitors instead of resident.	9/25/2021 6:12 PM
55	not enough tourist amenities, poor use of city space	9/25/2021 3:38 PM
56	Increased traffic from Yacht Club, Restaurant	9/25/2021 3:11 PM
57	Your gonna need more units for folks soon	6/15/2021 3:46 PM
58	None	6/15/2021 3:30 PM
59	None it's wonderful McSaubia Rd	6/15/2021 2:29 PM
60	Taxes	6/15/2021 2:11 PM
61	None	6/14/2021 10:41 AM
62	Former Street Dept property use	6/14/2021 10:25 AM
63	People who leave two or more boats in yard looks trashy	6/14/2021 9:54 AM
64	Houses across Mason St. from the library are in poor condition.	6/8/2021 3:01 PM
65	None	6/8/2021 2:43 PM
66	None	6/8/2021 9:36 AM
67	Taxes	6/8/2021 9:20 AM
68	Unattractive condos nearby	6/7/2021 3:03 PM
69	None	6/7/2021 2:21 PM
70	Lower cost of living areas	5/27/2021 1:41 PM
71	accessory dwelling units, destroys neighborhoods	5/19/2021 4:13 PM
72	Presence of recycling center	5/19/2021 12:43 PM
73	neighboring properties poorly maintained	5/18/2021 2:06 PM
74	None	5/18/2021 1:56 PM
75	Earl Hotel parking encroaching down Dixon Ave.	5/18/2021 1:16 PM
76	I don't mean downtown shopping. I mean big store options.	5/17/2021 10:56 AM
77	None	5/14/2021 4:45 PM
78	None	5/14/2021 3:50 PM

City of Charlevoix Master Plan Community Survey

79	No current issues	5/13/2021 11:33 AM
80	seasonal homes used for three months or less	5/10/2021 7:16 PM
81	short-term rentals based on not properly vetting renters or having stricter rules for large parties	5/9/2021 10:55 AM
82	None	5/7/2021 10:47 PM
83	Not protecting the forest.	5/7/2021 8:47 PM
84	Need better stores, Kmart,target, no affordable shopping, more convenient restaurants, Popeyes, chick a fil. Etc	5/7/2021 6:26 PM
85	Basic utilities- drinking water, power, police protection	5/7/2021 8:16 AM
86	Nearby industrial/commercial properties give me pause for concern.	5/6/2021 10:07 PM
87	Maybe the distance from town.	5/5/2021 8:49 PM
88	Nothing. Noise along main roads (certain drivers disrespect for residents along 31)	4/29/2021 7:55 PM
89	No threats.	4/29/2021 9:20 AM
90	neighborhood friendliness/sidewalks	4/28/2021 11:54 AM

Q18 How important is it for the City of Charlevoix to attract new businesses/uses to the city?

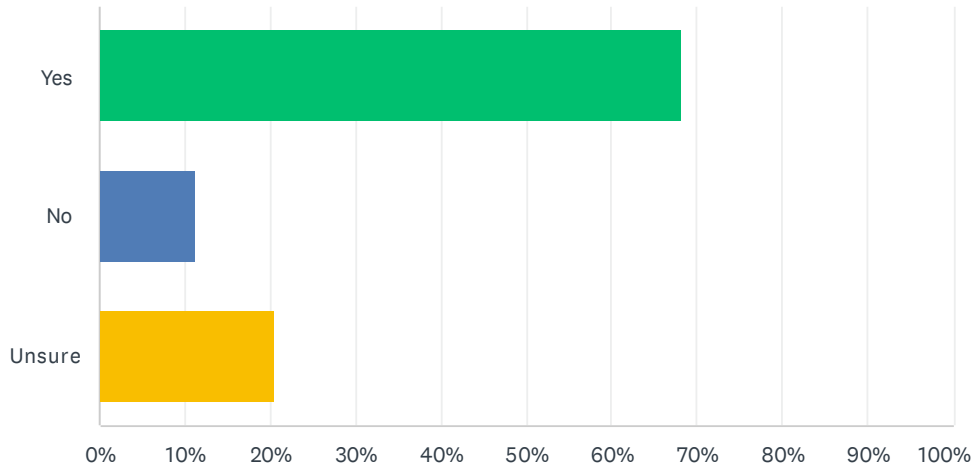
Answered: 559 Skipped: 78



ANSWER CHOICES	RESPONSES	
Extremely important	43.47%	243
Very important	35.78%	200
Somewhat important	15.56%	87
Not so important	4.29%	24
Not at all important	0.89%	5
TOTAL		559

Q19 Would you support the use of local government incentives to retain existing businesses and attract new businesses to the city?

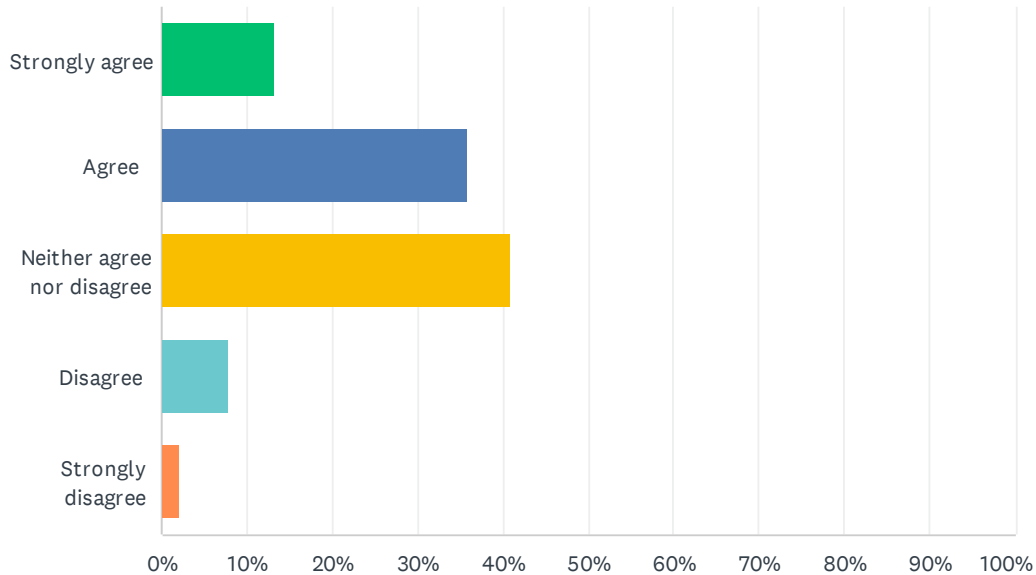
Answered: 562 Skipped: 75



ANSWER CHOICES		RESPONSES	
Yes		68.15%	383
No		11.39%	64
Unsure		20.46%	115
TOTAL			562

Q20 City government encourages new businesses and supports existing businesses in the City.

Answered: 553 Skipped: 84



ANSWER CHOICES	RESPONSES	
Strongly agree	13.20%	73
Agree	35.80%	198
Neither agree nor disagree	40.87%	226
Disagree	7.96%	44
Strongly disagree	2.17%	12
TOTAL		553

Q21 What type of business or service would you like to see come to the City?

Answered: 309 Skipped: 328

#	RESPONSES	DATE
1	More varied shopping options at least. 1 big store- Kmart	10/7/2021 11:29 PM
2	Restaurants	10/7/2021 11:20 PM
3	Quality of life businesses- those that pay a living wage.	10/7/2021 11:16 PM
4	Affordable eateries	10/7/2021 9:23 AM
5	more restaurants	10/7/2021 8:53 AM
6	big box store - Target / Meijer	10/7/2021 8:47 AM
7	more high-tech. small convention/meeting space	10/7/2021 8:43 AM
8	restaurants, unique shopping	10/7/2021 8:34 AM
9	less tourist-oriented business, more business targeting year-round residents - must shop in Petosky, T.C. or online to obtain what I need	10/7/2021 8:28 AM
10	restaurants, industry	10/7/2021 8:12 AM
11	affordable housing, family restaurants, meijer-type shopping, parking	10/7/2021 8:07 AM
12	taxi - uber	10/6/2021 9:09 PM
13	A large department store to fill K-Mart building or something like K-Mart, Walmart, etc.	10/6/2021 9:08 PM
14	Welcome all	10/6/2021 8:43 PM
15	Anything different, stop the same/same	10/6/2021 8:29 PM
16	Life sustaining jobs. No more seasonal stores (t-shirt shops, galleries, etc).	10/6/2021 7:52 PM
17	Buisnesses that don't rely on tourists.	10/6/2021 7:19 PM
18	More art galleries	10/6/2021 7:00 PM
19	Restaurants Coffee Houses	10/6/2021 1:33 PM
20	Quality Big Box (home depot) Coffee shops (starbucks) Highend restaurant at ferry beach Regular shuttle to castle farms	10/6/2021 1:00 PM
21	Dont know	10/6/2021 9:31 AM
22	-More "open" restuarnts on Sundays + Mondays on the northside -A northside grocery store!	10/6/2021 9:20 AM
23	stores to bring in vacationers	10/6/2021 8:55 AM
24	More	10/6/2021 8:52 AM
25	Electronic and clean restaurant, farm supplies	10/6/2021 8:32 AM
26	more arts - a theater that shows art films - no more events every weekend in the park - I'd like to use them	10/5/2021 11:06 PM
27	target or walmart to replace kmart that is gone now	10/5/2021 11:02 PM
28	department store	10/5/2021 10:56 PM
29	shoe repair shop	10/5/2021 10:52 PM
30	Light manufacturing such as Wojan & Harbor Industries	10/5/2021 10:01 PM

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31	All nude bar serving mid-eastern food and music	10/5/2021 10:00 PM
32	environmental safe	10/5/2021 9:36 PM
33	Department store, traffic control, toy store	10/5/2021 8:35 PM
34	K mart wall mart	10/5/2021 8:25 PM
35	Tech. company, solar/wind/alternative energy	10/5/2021 8:11 PM
36	organic farm with produce stand	10/5/2021 8:02 PM
37	I would say a general retail store using existing empty store fronts/box stores (use what we have	10/5/2021 7:52 PM
38	K-mart type store - home store casual restaurants	10/5/2021 7:41 PM
39	Bakery, dining, auto repair	10/5/2021 6:11 PM
40	Art galleries- antique stores	10/5/2021 5:31 PM
41	ethnic restaurants indoor skating (ice/roller) in old Kmart	10/5/2021 1:42 PM
42	family restaurant shopping- ? target, meijer	10/5/2021 12:49 PM
43	a really good bakery	10/2/2021 9:41 AM
44	Recreation center - multi-use facility	10/2/2021 9:32 AM
45	Chinese Restaurant	10/1/2021 11:35 AM
46	Meijer, Target, Trader Joes	10/1/2021 11:25 AM
47	Target / Meyer's	10/1/2021 9:05 AM
48	another drive thru restaurant. sick of just McDonalds	10/1/2021 8:46 AM
49	fitness center	10/1/2021 8:42 AM
50	rei type outdoors	10/1/2021 8:37 AM
51	additional restaurants. fill downtown vacancies	10/1/2021 8:31 AM
52	?	10/1/2021 8:25 AM
53	more variety of restaurants	10/1/2021 8:09 AM
54	more successful local retail	10/1/2021 7:59 AM
55	ANYthing but cheap tshirts and alcohol! Over-saturated per capita.	9/30/2021 11:15 PM
56	Market on northside of town	9/30/2021 11:02 PM
57	Affordable Retail	9/30/2021 10:58 PM
58	Medium Price Clothing and General Merchandice business	9/30/2021 10:49 PM
59	more restaurants more quality stores expand the city shopping areas and make better use of available property in stores. need less gas stations and convenience shops for liquor etc need more entertainment	9/30/2021 10:48 PM
60	nothing in particular	9/30/2021 10:41 PM
61	Light manufacturers,	9/30/2021 10:41 PM
62	culvers; affordable clothing, decorative items, etc	9/30/2021 10:38 PM
63	dining/outdoor venues- concerts	9/30/2021 10:32 PM
64	Food options / trades	9/30/2021 10:32 PM
65	RETAIL	9/30/2021 10:22 PM
66	Shoe store	9/30/2021 10:11 PM

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67	1 or 2 more fast food options	9/30/2021 8:49 PM
68	Wal-mart	9/30/2021 8:21 PM
69	MFG	9/30/2021 8:08 PM
70	A department store, parking, more handicap parking on the channel for fisherman, less vacant business building, ANOTHER BRIDGE!	9/30/2021 7:58 PM
71	Afordable stores	9/30/2021 7:57 PM
72	KFC Olive Garden	9/30/2021 7:42 PM
73	City leaders did nothing to support business thru covid	9/30/2021 7:17 PM
74	Shoe store, toy store, sporting goods, clothing store, hobby store <-- reasonable prices	9/30/2021 6:50 PM
75	Restraunt/Bar/outdoor dining enhanced marina facilities	9/30/2021 6:44 PM
76	restaurants, Bars,- more - would bring more year round residents	9/30/2021 6:38 PM
77	More fast food options	9/30/2021 6:24 PM
78	Restauraunts	9/30/2021 6:24 PM
79	Affordable food establishment	9/30/2021 6:05 PM
80	Year round business- Restaurants-less breweries	9/30/2021 5:51 PM
81	No opinion	9/30/2021 5:42 PM
82	More restaurants	9/30/2021 5:30 PM
83	Target, Italian Restaurant, toy store, Culvers, Menards	9/30/2021 4:02 PM
84	more "ethnic" restaurants	9/30/2021 3:55 PM
85	Recreational for Family	9/30/2021 3:39 PM
86	K-MART	9/30/2021 2:39 PM
87	nothing specific to mind, sorry	9/30/2021 2:37 PM
88	Affordable clothing shopping	9/30/2021 2:24 PM
89	Target, KMART...	9/30/2021 2:24 PM
90	Coop health food store, 3rd wave coffee	9/30/2021 1:41 PM
91	I miss the KMart, the small multi-department store	9/30/2021 1:28 PM
92	Big Box Stores	9/30/2021 12:42 PM
93	year around in downtown buildings	9/30/2021 12:41 PM
94	Retail, Restaurants	9/30/2021 12:37 PM
95	something other than tourism businesses	9/30/2021 12:35 PM
96	More ethnic food, speciality grocery, Target type store.	9/30/2021 12:35 PM
97	RESTAURANTS/ SHOPPING	9/30/2021 12:34 PM
98	Health food store, farm-to-table spot. Actual coffee shop that is good :)	9/30/2021 12:34 PM
99	Tech	9/30/2021 12:33 PM
100	Mediterranean, asian restaurants	9/30/2021 12:32 PM
101	do not know!	9/30/2021 12:31 PM
102	unsure	9/30/2021 12:31 PM
103	Restaurants	9/30/2021 12:31 PM
104	Trader Joe	9/30/2021 12:31 PM

City of Charlevoix Master Plan Community Survey

105	more tech based business	9/30/2021 12:29 PM
106	Restaurants/ night lite / entertainment	9/30/2021 12:29 PM
107	Speciality meat market. Oleson's is NOT kept up- UGLY DIRTY Store!	9/30/2021 12:29 PM
108	coney island	9/30/2021 12:28 PM
109	big box store, Walmart, etc.	9/30/2021 12:28 PM
110	affordable retail	9/30/2021 12:27 PM
111	affordable places to shop + get the loss of k-mart + dollar tree has forced trips to other cities to get items @ a reasonable price.	9/30/2021 12:26 PM
112	Dog park Indoor family center/play area	9/30/2021 12:26 PM
113	Health Food store	9/30/2021 12:26 PM
114	I miss the kmart. The small multi department store	9/30/2021 12:25 PM
115	Affordable retail - repurpose kmart! or takedown & build Affordable Housing	9/30/2021 12:23 PM
116	Food service	9/30/2021 12:22 PM
117	none	9/30/2021 12:21 PM
118	New restarant	9/30/2021 12:20 PM
119	A good coffee shop, a small grocery store north of the bridge (not junk-food store inside gas station)	9/30/2021 12:20 PM
120	Keep the pot shops out of town	9/30/2021 12:19 PM
121	family shoe store, practical clothing store, not boutique	9/30/2021 12:19 PM
122	Don't care - just keep out big stores + chain stores/hotels	9/30/2021 12:19 PM
123	manufacturing	9/30/2021 12:18 PM
124	?	9/30/2021 12:18 PM
125	Industrial	9/30/2021 12:16 PM
126	More private-sector jobs	9/30/2021 12:16 PM
127	r	9/30/2021 12:15 PM
128	Sports goods	9/30/2021 12:15 PM
129	Less bars! Something to fill the gap by K-Mart going out of business. More recreational - miss our bowling	9/30/2021 12:13 PM
130	Professional type, tech jobs, manufacturing (light)	9/30/2021 12:12 PM
131	AFFORDABLE CLOTHING AND HARDWARE, HOUSEHOLD ITEMS AND BUILDING SUPPLIES	9/30/2021 12:10 PM
132	Bakery that makes doughnuts, like "cop" doughnuts. Dollar tree. Taco Bell	9/30/2021 12:07 PM
133	affordable clothing/ low income housing	9/30/2021 12:06 PM
134	fed ex office/toy store for all aged youth 2-18 yr old bakery/ice cream nice men's clothing and shoes tailor yacht concierge service soda fountain	9/30/2021 12:06 PM
135	Greek &/or Coney Island restaurants	9/30/2021 12:05 PM
136	more affordable clothing stores not more T shirt shops	9/30/2021 12:05 PM
137	stronger retail, better restaurants	9/30/2021 12:05 PM
138	Target	9/30/2021 12:04 PM
139	Any business that pays a good wage	9/30/2021 12:02 PM

City of Charlevoix Master Plan Community Survey

140	Store like Target, Something that carry's everything you need without traveling to Petoskey	9/30/2021 12:00 PM
141	poor recruitment efforts by Chamber (am a member for 15 years)	9/30/2021 11:57 AM
142	SUPERMARKET	9/30/2021 11:57 AM
143	None	9/30/2021 11:57 AM
144	Downtown Parking (additional) Furniture/Appliance Store	9/30/2021 11:56 AM
145	Variety of Businesses	9/30/2021 11:53 AM
146	More stores locally, for all!	9/30/2021 11:53 AM
147	more diverse restaurants mex, chinese, etc	9/30/2021 11:52 AM
148	Better retail choices	9/30/2021 11:52 AM
149	INDUSTRY!	9/30/2021 11:50 AM
150	starbucks, restaurants	9/30/2021 11:47 AM
151	Northside Restaurants, Manufacturing	9/30/2021 11:39 AM
152	lumber yard	9/30/2021 11:25 AM
153	Factories- Fast Food somewhere people can get food FAST on lunch hour	9/30/2021 11:10 AM
154	Lumber wood	9/30/2021 11:09 AM
155	family affordable restraunts	9/30/2021 11:08 AM
156	a big box store. Don't want to drive to Petoskey for essentials. Amazon is a savior, unfortunately.	9/30/2021 11:07 AM
157	Skilled Trades	9/30/2021 11:06 AM
158	uncertion	9/30/2021 11:03 AM
159	A discount store	9/30/2021 11:03 AM
160	Olgas or Firehouse Sub	9/30/2021 11:02 AM
161	Manufacturing/employers in park. Grocery north of bridge	9/30/2021 11:01 AM
162	more restaurants and shopping	9/30/2021 10:57 AM
163	Wider variety of restaurants	9/30/2021 10:56 AM
164	Walmart	9/30/2021 10:56 AM
165	shoe shop like Carey's, a jeweler, like Reusch's, a gift shop like Shop of the Gulls, high-end shops like Mettlers.	9/25/2021 7:10 PM
166	Target	9/25/2021 6:58 PM
167	Walmart	9/25/2021 6:45 PM
168	continued support of current local business	9/25/2021 6:14 PM
169	more non-tourists based industry	9/25/2021 5:50 PM
170	indoor family activities in the offseason	9/25/2021 3:54 PM
171	Year-round tourism: cross country ski events, winter concert series, kayaking events	9/25/2021 3:42 PM
172	Services, Home & Personal	9/25/2021 3:11 PM
173	Walmart	9/23/2021 9:42 AM
174	High paying, light industry, professional	6/15/2021 3:53 PM
175	Restaurants - more not just hamburger joints. KFC - Taco Bell	6/15/2021 3:47 PM
176	ethnic restaurants	6/15/2021 3:12 PM

City of Charlevoix Master Plan Community Survey

177	retail, big box Walmart, Meijer	6/15/2021 2:53 PM
178	- more casual restaurants - boutique shops to draw visitors - more water fun available via Round Lake	6/15/2021 2:31 PM
179	Republican headquarters	6/15/2021 2:12 PM
180	Kmart	6/14/2021 11:51 AM
181	Occupy all downtown stores	6/14/2021 11:10 AM
182	More food options for families.	6/14/2021 10:42 AM
183	A bigger variety store	6/14/2021 10:32 AM
184	Merge city and township	6/14/2021 10:18 AM
185	Health food store	6/14/2021 10:01 AM
186	mix of restaurants, shops, more art, and clothing	6/14/2021 9:55 AM
187	We have enough bars	6/14/2021 9:47 AM
188	Can't think of anything.	6/9/2021 9:37 PM
189	Retail like Walmart, Target, Big Lots, bring back Kmart!	6/8/2021 3:02 PM
190	Toy store, home furnishings, hardware	6/8/2021 2:56 PM
191	Italian restaurant	6/8/2021 2:44 PM
192	1. Target store or similar. 2. A good bakery	6/8/2021 2:29 PM
193	factory	6/8/2021 2:22 PM
194	Real retail for clothes house hold items	6/8/2021 1:59 PM
195	A store similar to Kmart.	6/8/2021 11:38 AM
196	Target to replace Kmart or something similar	6/8/2021 11:30 AM
197	City government does not consider root problems of all problems (housing, unemployment) which is lack of manufacturing/educational facilities.	6/8/2021 9:56 AM
198	1 - only 1- retail store to replace Kmart - (Target, Meijer, small version)	6/8/2021 9:47 AM
199	Better restaurants, less bars. Better quality retail, not souvenir or t-shirt shops.	6/8/2021 9:36 AM
200	A department type store to fill the space at the old Kmart bldg.	6/8/2021 9:29 AM
201	Manufacturing	6/8/2021 9:21 AM
202	Not sure.	6/8/2021 9:12 AM
203	General store, family restaurant	6/7/2021 3:17 PM
204	Clothing stores, eateries	6/7/2021 3:03 PM
205	Light manufacturing	6/7/2021 2:55 PM
206	Fast food and groceries	6/7/2021 2:48 PM
207	Competitive Marine Services	6/7/2021 2:39 PM
208	Target	6/7/2021 2:11 PM
209	General merchandize Kmart type	5/27/2021 2:51 PM
210	Charlevoix needs affordable shopping. Downtown is not affordable for most of the residents of Chx. The loss of Kmart hurt many Chx residents.	5/27/2021 2:36 PM
211	Community theatre, antique stores; specialty home decor stores; crafts and high level crafts such as hand loomed things ie blankets, things; jewelry store, high end consignment store	5/27/2021 2:07 PM
212	Living wage full time employment	5/27/2021 1:42 PM

City of Charlevoix Master Plan Community Survey

213	Year round jobs through manufacturing, etc. Not all dependent on tourism.	5/25/2021 11:50 AM
214	viable transportation like Uber. non-tourist oriented shopping.	5/24/2021 8:15 AM
215	Year round businesses. However it's a double edge sword if we can't provide housing for actual working people we can't attract new business and services	5/23/2021 5:39 PM
216	More Value Stores - Walmart	5/20/2021 1:59 PM
217	don't really care	5/19/2021 4:13 PM
218	manufacturing	5/19/2021 1:28 PM
219	something like a Walmart	5/19/2021 1:08 PM
220	Shopping - groceries - clothing - household items \$ General doesn't do it!	5/19/2021 12:59 PM
221	Tech & environmental	5/19/2021 12:52 PM
222	light manufacturing	5/19/2021 12:44 PM
223	Greater retail - dining entertainment	5/19/2021 12:37 PM
224	moderate price restaurants, sporting goods store,	5/18/2021 3:55 PM
225	much improved grocery stores, butcher shops, and bakeries.	5/18/2021 2:07 PM
226	Department stores. Another fast food restaurant.	5/18/2021 1:57 PM
227	Diversity	5/18/2021 1:38 PM
228	Large type employer	5/18/2021 1:28 PM
229	A good restaurant	5/18/2021 1:16 PM
230	Shoe store, reasonably priced clothing, etc.	5/18/2021 12:17 PM
231	Shoe store and repair	5/18/2021 10:54 AM
232	Year-round sustainable business, not tourist based services.	5/17/2021 11:52 AM
233	We need industry for young families to have viable work.	5/17/2021 11:42 AM
234	Anything except more sale of alcohol too many	5/17/2021 11:28 AM
235	A big box store like the Kmart now gone.	5/17/2021 11:15 AM
236	More food & more stores- chain Everything costs too much.	5/17/2021 10:57 AM
237	Less costly stores and restaurants	5/14/2021 5:05 PM
238	Waterfront dining	5/14/2021 4:53 PM
239	Light industrial	5/14/2021 4:38 PM
240	gift stores, local goods, restaurants	5/14/2021 4:26 PM
241	light manufacturing high tech	5/14/2021 4:08 PM
242	Eateries	5/14/2021 3:34 PM
243	Tech, office professional	5/14/2021 3:24 PM
244	City/Twp join	5/14/2021 3:14 PM
245	Something that provides jobs - a call center-, USCG ship	5/14/2021 3:04 PM
246	Downtown stores for shopping	5/14/2021 2:30 PM
247	Current mix works for our family and visiting friends. Do not lose Olsens! Let restaurants have reasonable use of sidewalks and block off parking as necessary as done in 2020. Promotes a great atmosphere for downtown	5/13/2021 11:41 AM
248	show store, store that sells household goods	5/11/2021 2:38 PM
249	More restaurants	5/11/2021 9:31 AM

City of Charlevoix Master Plan Community Survey

250	no idea	5/10/2021 7:17 PM
251	Kid friendly, inexpensive stores	5/10/2021 5:49 PM
252	Target or equivalent (smaller than Wal-Mart)	5/10/2021 2:02 PM
253	Taxi services, public transportation, more shopping options for clothing and household goods	5/10/2021 2:01 PM
254	Make it affordable for small businesses to achieve their dream of having a business in downtown Charlevoix.	5/10/2021 9:26 AM
255	Affordable groceries and other amenities without driving to Petoskey or Traverse	5/9/2021 5:43 PM
256	Larger chain stores and restaurants such as Target, Kohls, Olive Garden, etc.	5/9/2021 1:35 PM
257	n/a	5/9/2021 10:57 AM
258	Manufacturing jobs, anything other than retail, full time permanent jobs	5/8/2021 8:57 PM
259	City should make concerted effort to support existing and new businesses in areas where people often go to Petoskey, TC, etc. (e.g., moving co., party/equipment rentals, home furniture stores, etc.).	5/8/2021 7:56 PM
260	Target store	5/8/2021 12:30 PM
261	1. Businesses which create jobs with a living wage. 2. Business environment which supports small businesses/start-ups also. Not sure which really comes first, the business or the demand. We need affordable housing in and around here as well as jobs which support the average person and families. I guess it's what every town needs. I know we could use more year-round activity, but that's tough with our location and being predominantly a summer-focused resort town.	5/8/2021 8:29 AM
262	A business that offers affordable clothing, books and toys for children, ages birth to 12. Play and sports clothing for everyday.	5/8/2021 7:52 AM
263	lumber yard	5/8/2021 6:08 AM
264	Target	5/8/2021 5:56 AM
265	Year round sports facility	5/8/2021 1:56 AM
266	Education, business to environmentally compliment protecting nature.	5/7/2021 8:50 PM
267	We need a new big box store to replace Kmart. Locals cant really buy clothes downtown, we dont want to run to Petoskey for everything.	5/7/2021 6:56 PM
268	Starbucks, Kroger.	5/7/2021 6:44 PM
269	Light industrial, fast foods, trade school, Target, Walmart,	5/7/2021 6:28 PM
270	Walmart.	5/7/2021 3:05 PM
271	A grocery store on the north side of the bridge and something like a Meijer put in at the old Kmart	5/7/2021 1:31 PM
272	Better selection of restaurants	5/7/2021 1:17 PM
273	Something for kids to do indoors when can't be outside: a rollerskating rink, bowling alley, trampoline gym park, hands on activities place. Would also like a shoe store or a department store that carries all things (Target, Walmart, TJmax, Kohls, etc. There is no where to buy bras or underwear in town. LOL	5/7/2021 12:31 PM
274	Another casual quick chain where Burger King was - Culver's or Qdoba or Jimmy Johns are all good choices. Also adventure golf, place for families after beach days.	5/7/2021 12:16 PM
275	A full size grocery store and a recreation center for winter use.	5/7/2021 11:43 AM
276	manufacturing and/or technology	5/7/2021 10:06 AM
277	Walmart, bowling, indoor ice rink, dinner theater,	5/7/2021 8:19 AM
278	Year round, maybe health care or internet related.	5/7/2021 7:15 AM

City of Charlevoix Master Plan Community Survey

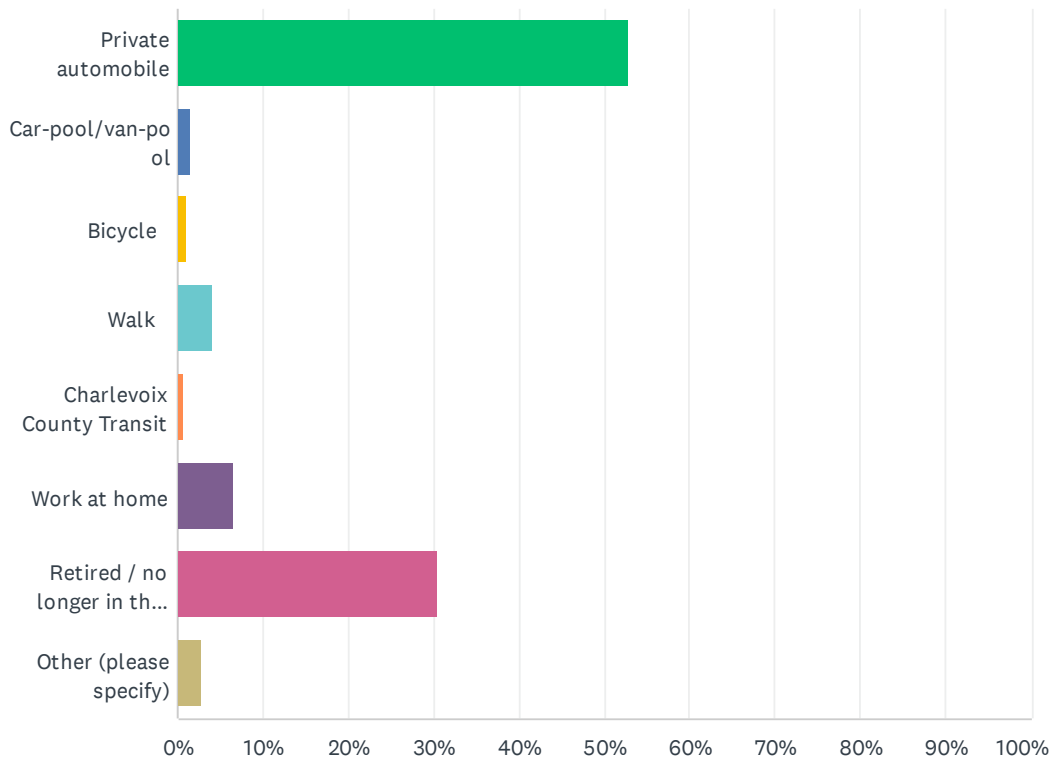
279	Remote work hubs for tech companies	5/7/2021 6:58 AM
280	Something affordable everyday shopping, miss K-Mart	5/7/2021 3:17 AM
281	Shoe store. Target.	5/6/2021 11:32 PM
282	Health food store, cannabis dispensary, more winter events downtown, more reliable contractors/builders, a Flatbread (franchise)/wood-fired pizza, miniature golf, Rocking Horse Toy Co., bookstore/coffee	5/6/2021 10:21 PM
283	Thai or Italian restaurant Natural food or Eco friendly store Shoe store	5/6/2021 9:55 PM
284	less tourist oriented businesses	5/6/2021 8:39 PM
285	Manufacturing.	5/6/2021 8:21 PM
286	Something to replace Kmart that sells a little bit of everything. Driving to petoskey is inconvenient	5/6/2021 8:15 PM
287	A real bakery not the garbage we have now that stocks nothing. Restaurants, no more women's clothes boutiques. Town used to be fun now not so much	5/6/2021 2:21 PM
288	Manufacturing and tech businesses	5/6/2021 2:16 PM
289	Year round businesses. Not heavy industrie.	5/6/2021 1:09 PM
290	The mix we have seem sufficient.	5/6/2021 11:06 AM
291	Replacement for Kmart	5/6/2021 10:43 AM
292	Sporting Goods, Health Foods Grocery	5/6/2021 10:29 AM
293	Large year round employers. If we have year round employees living here, the services needed will follow. No need to focus on drawing shops/restaurants because they will come if viable. Please focus on attracting businesses that create year round decent paying jobs.	5/6/2021 9:29 AM
294	Affordable restaurants	5/5/2021 9:03 PM
295	A Target type business, one stop shop	5/5/2021 8:51 PM
296	Target in the old Kmart Building. Work with the township to get a store here that has items for all. Currently we shop in petoskey as they have the stores that are reasonable in cost and have items we need. Encourage people to shop local bring in TARGET!!!!	5/5/2021 8:23 PM
297	better, updated indoor dining options, allow more al-fresco dining opportunities within the "park" downtown. Allow food trucks to rotate thru a position near the park, having them sign up for a spot near the trout pond and allow each truck to use space for a permitted/assigned amount of days each week . Use this green space during the summer for tourists to enjoy picnic type atmosphere.	5/4/2021 1:25 PM
298	No preference	5/4/2021 10:48 AM
299	Community Events or business with younger aged (20-40s) goals and interests in mind.	4/29/2021 7:57 PM
300	Breweries, food trucks, live music, events Thursday -Saturday to keep people active.	4/29/2021 7:56 PM
301	CHARLEVOIX is a resort town. It has "resort stuff." When I need things not offered in town I go elsewhere.	4/29/2021 9:23 AM
302	Department store	4/29/2021 9:14 AM
303	Businesses that pay a livable wage (matching the high cost of living)	4/29/2021 6:55 AM
304	year round, well paying jobs,	4/28/2021 1:35 PM
305	Another major grocery store, home improvement store (like the old Wolohan) a big box, like Walmart.	4/28/2021 12:00 PM
306	More shopping. The empty K-mart building would make an EXCELLENT Target or SOMETHING!	4/28/2021 11:54 AM
307	It's hard to attract new businesses when housing is such an issue.	4/28/2021 11:53 AM

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308	Organic/better living stores. I moved from downstate and really miss Trader Joe's. And oddly we don't have a shoe store in town!	4/27/2021 6:52 PM
309	-Professional Services/Offices to promote well-paying jobs -Further enhance industrial opportunities outside of town to promote well-paying jobs -Small, affordable takeout food. Pita/Mediterranean, Chinese, Middle Eastern could all enhance options in Charlevoix. -"Vintage" "Retro" stores offering posters and décor, nostalgic goods, skateboards, vinyl's, and goods targeted towards youth and adults 20-50. -Flea Market -Butcher -Tailor -Electronics store	4/27/2021 4:19 PM

Q22 What is your primary mode of transportation to work? Select one.

Answered: 544 Skipped: 93



ANSWER CHOICES	RESPONSES	
Private automobile	52.94%	288
Car-pool/van-pool	1.47%	8
Bicycle	1.10%	6
Walk	4.04%	22
Charlevoix County Transit	0.55%	3
Work at home	6.62%	36
Retired / no longer in the workforce	30.51%	166
Other (please specify)	2.76%	15
TOTAL		544

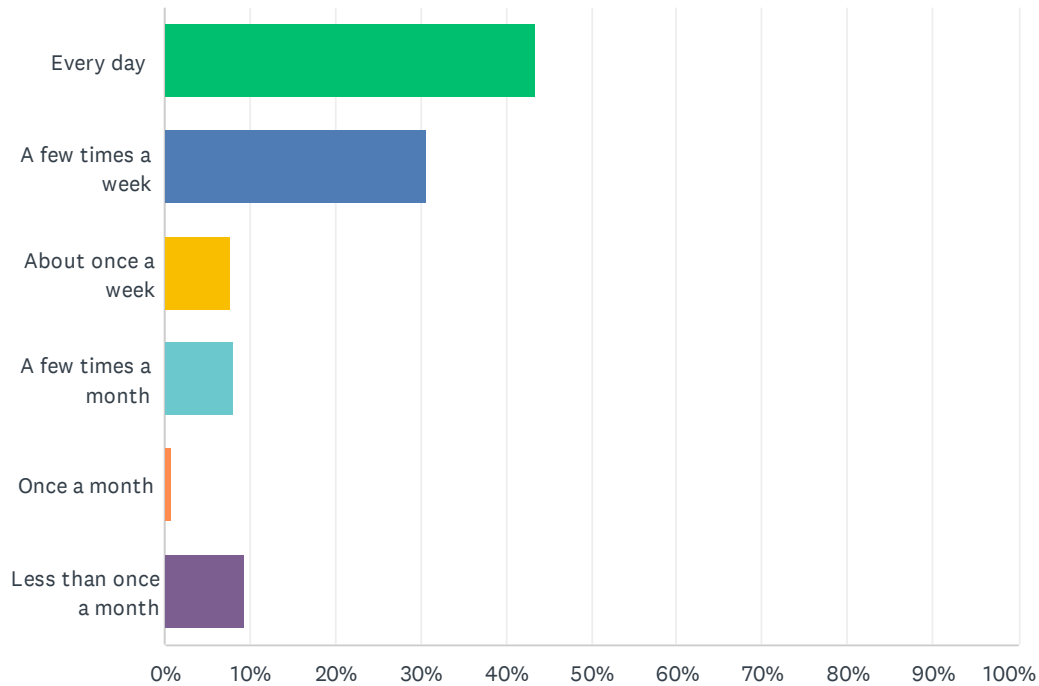
#	OTHER (PLEASE SPECIFY)	DATE
1	Or bus	10/6/2021 9:12 PM
2	Scooter	10/6/2021 6:25 PM
3	Retired	10/6/2021 9:02 AM
4	Work remotely	10/1/2021 12:51 PM
5	scooter in summer	10/1/2021 11:36 AM

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6	Retired	9/30/2021 11:06 PM
7	does not apply	9/30/2021 12:40 PM
8	Don't work in Charlevoix	9/30/2021 12:11 PM
9	no work in city - we have no work	9/30/2021 11:05 AM
10	Retired	6/16/2021 3:50 PM
11	Don't work in Charlevoix area	6/15/2021 3:20 PM
12	Don't work when there	6/15/2021 2:33 PM
13	Seasonal-do not work in Charlevoix; work in Fl.	6/8/2021 9:40 AM
14	Do not work in the Michigan area	5/27/2021 2:29 PM
15	Company vehicle	5/8/2021 9:00 PM

Q23 How often do you engage in non-motorized transportation (walking, biking, skateboarding, etc.)? This can be for travelling or recreation purposes.

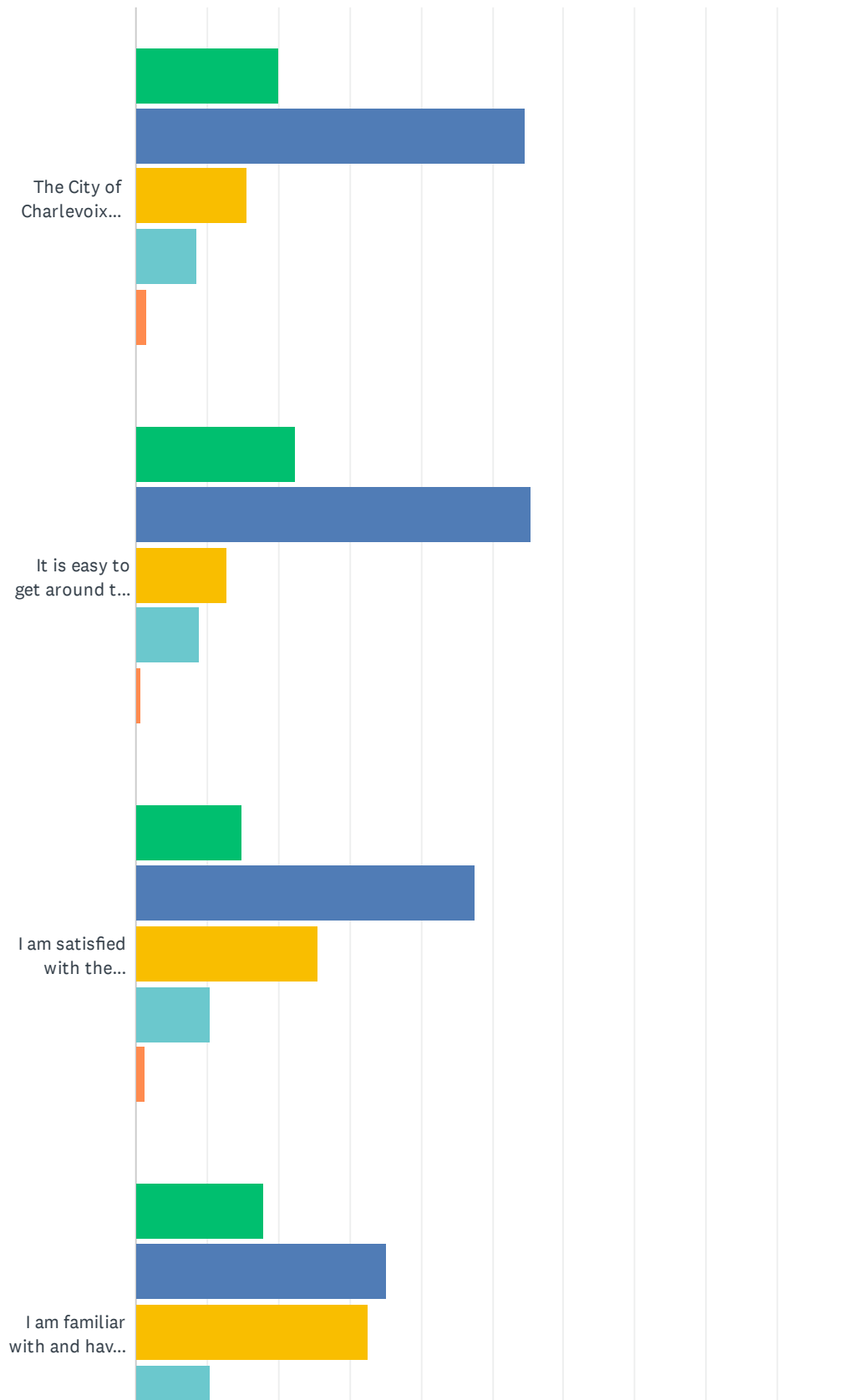
Answered: 560 Skipped: 77

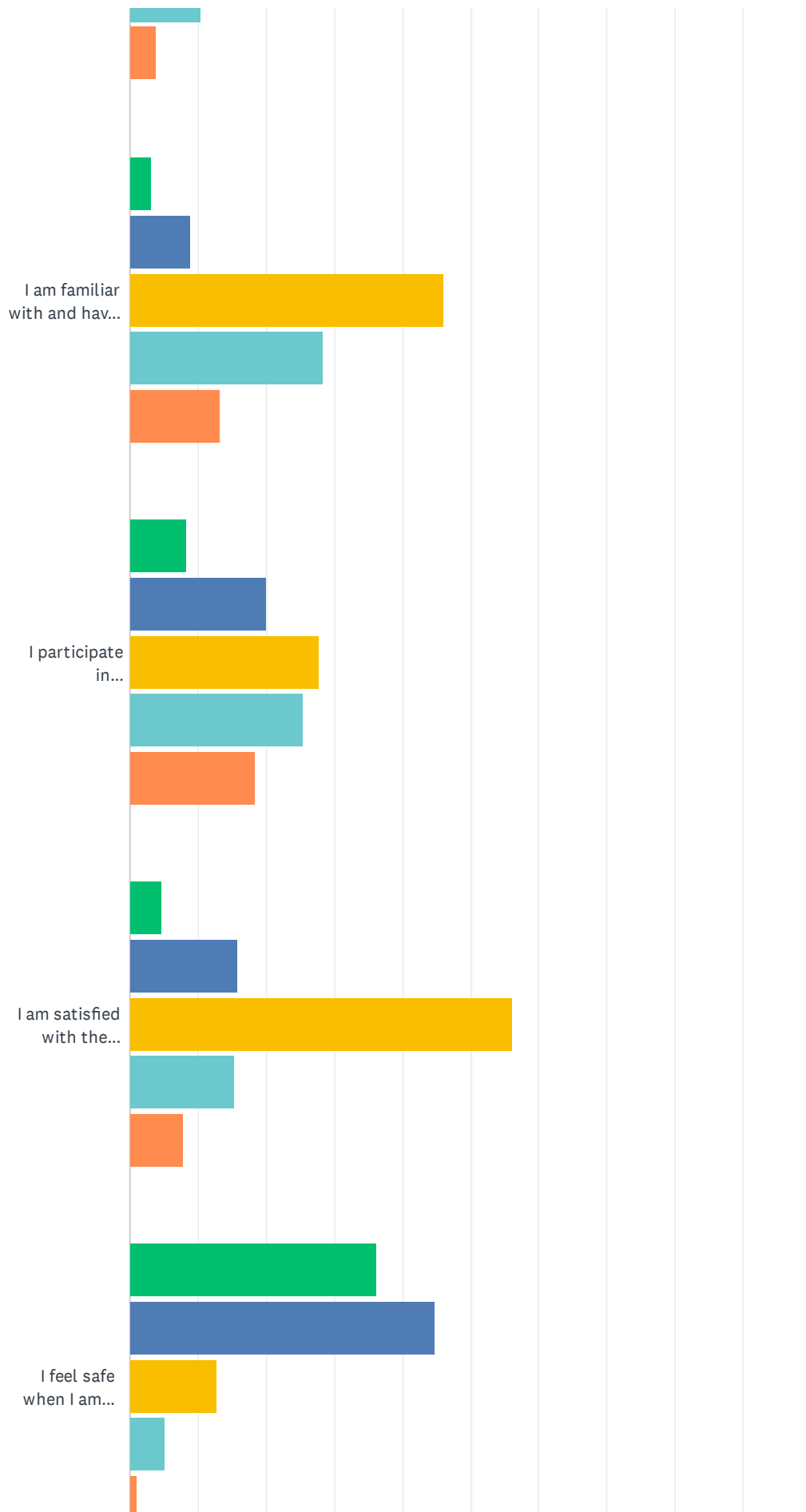


ANSWER CHOICES	RESPONSES	
Every day	43.39%	243
A few times a week	30.71%	172
About once a week	7.68%	43
A few times a month	8.04%	45
Once a month	0.89%	5
Less than once a month	9.29%	52
TOTAL		560

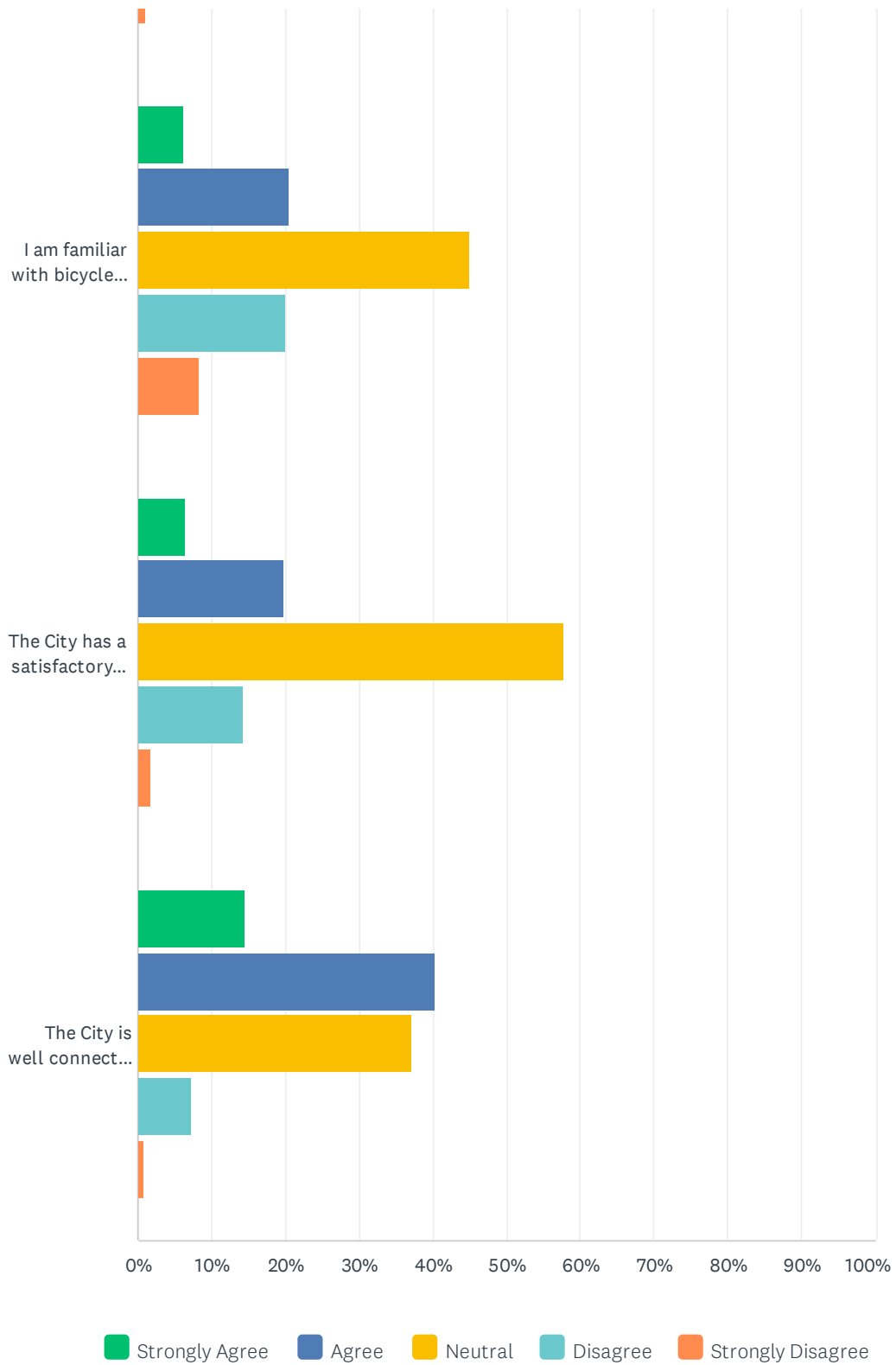
Q24 Please indicate your agreement to the following statements.

Answered: 560 Skipped: 77





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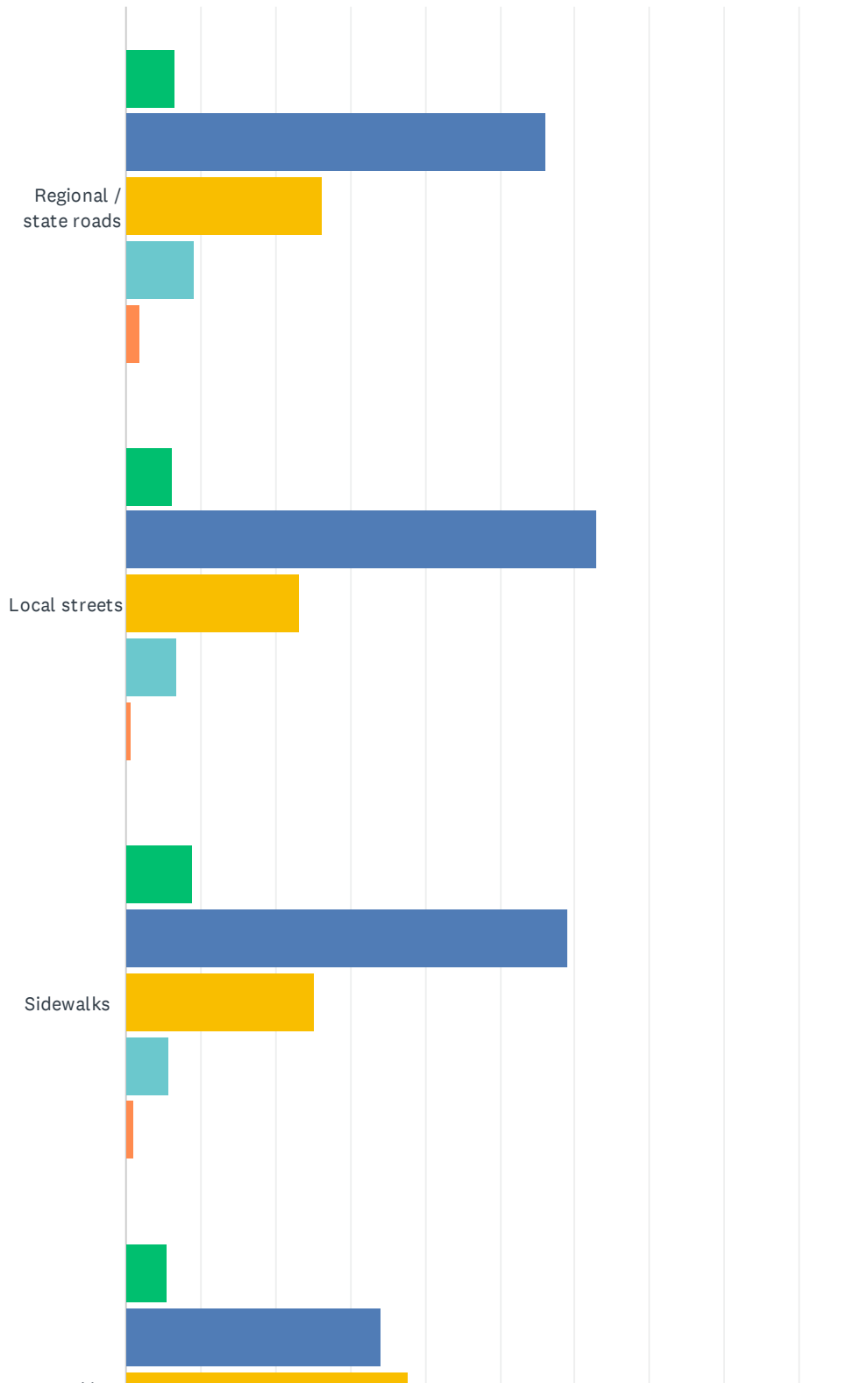


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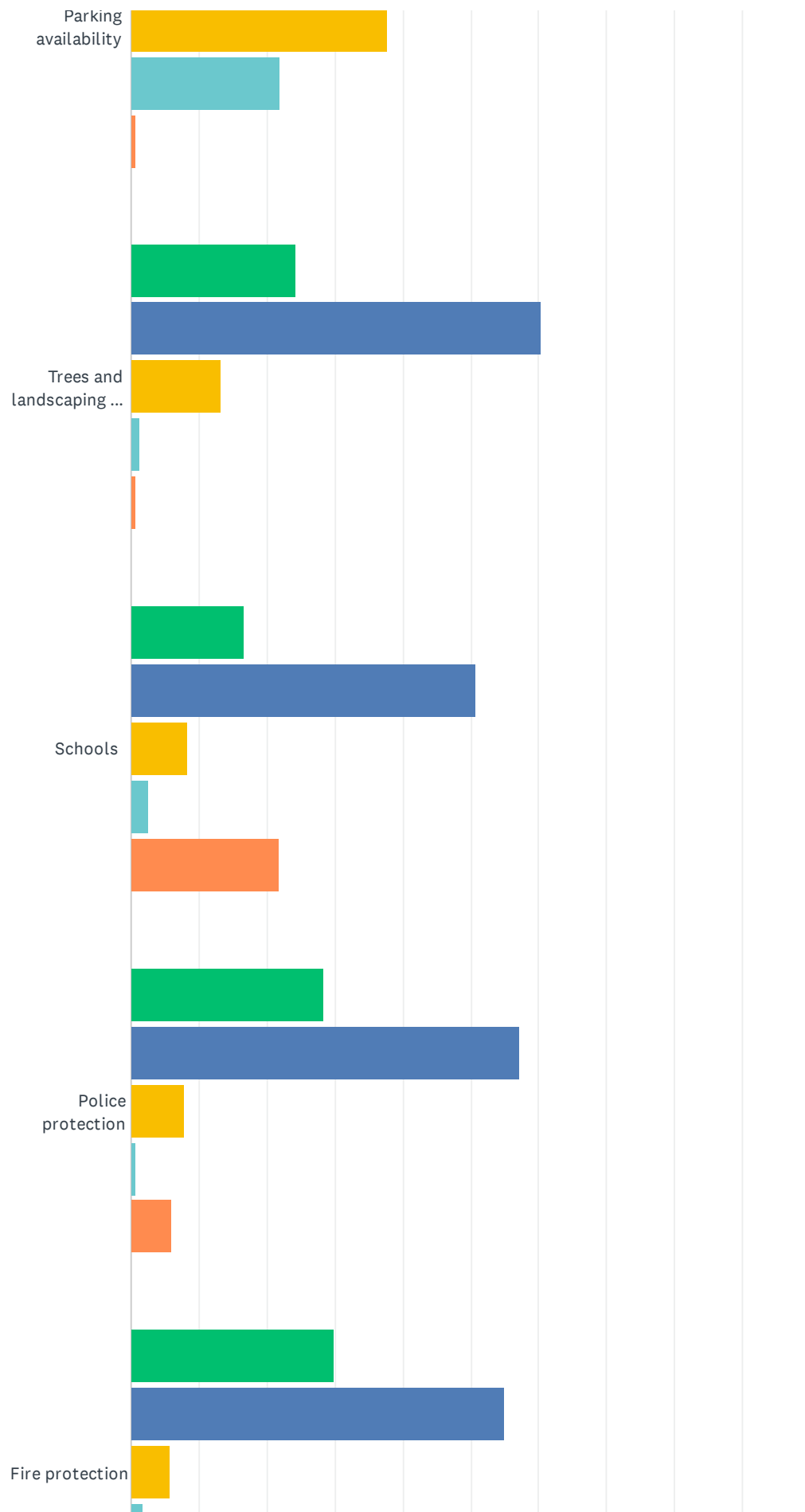
	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
The City of Charlevoix provides a satisfactory amount of infrastructure (sidewalks, road shoulders, lanes, paths) for non-motorized transportation.	19.96% 111	54.68% 304	15.47% 86	8.45% 47	1.44% 8	556
It is easy to get around the City without a vehicle.	22.32% 123	55.35% 305	12.70% 70	8.89% 49	0.73% 4	551
I am satisfied with the condition of non-motorized infrastructure.	14.91% 82	47.64% 262	25.64% 141	10.55% 58	1.27% 7	550
I am familiar with and have used the City's designated bike route.	17.82% 95	35.27% 188	32.65% 174	10.51% 56	3.75% 20	533
I am familiar with and have used the City's Bicycle Share program located at the Marina.	3.27% 17	9.04% 47	46.15% 240	28.27% 147	13.27% 69	520
I participate in non-motorized transportation in the winter months.	8.40% 43	20.12% 103	27.73% 142	25.39% 130	18.36% 94	512
I am satisfied with the infrastructure available for non-motorized transportation in winter months.	4.78% 24	15.74% 79	56.18% 282	15.34% 77	7.97% 40	502
I feel safe when I am walking/biking/other.	36.28% 197	44.75% 243	12.71% 69	5.16% 28	1.10% 6	543
I am familiar with bicycle rack locations and use them often.	6.12% 32	20.46% 107	44.93% 235	20.08% 105	8.41% 44	523
The City has a satisfactory amount of bike racks around the City.	6.44% 34	19.89% 105	57.77% 305	14.20% 75	1.70% 9	528
The City is well connected to regional trails.	14.47% 78	40.26% 217	37.11% 200	7.24% 39	0.93% 5	539

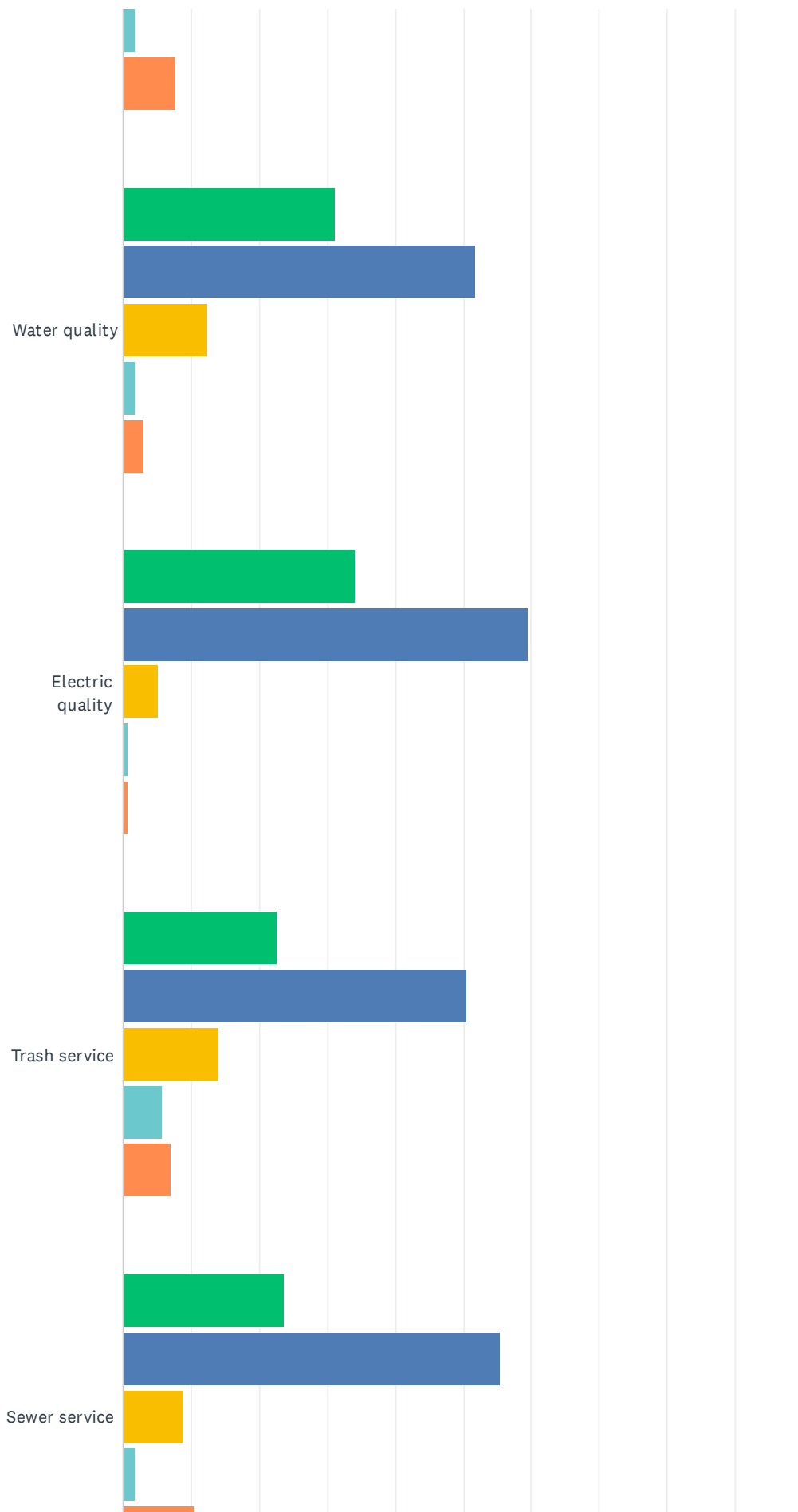
Q25 Please rate the quality of the following public facilities and services within the City of Charlevoix. Select the circle that best applies to the facility or service.

Answered: 564 Skipped: 73

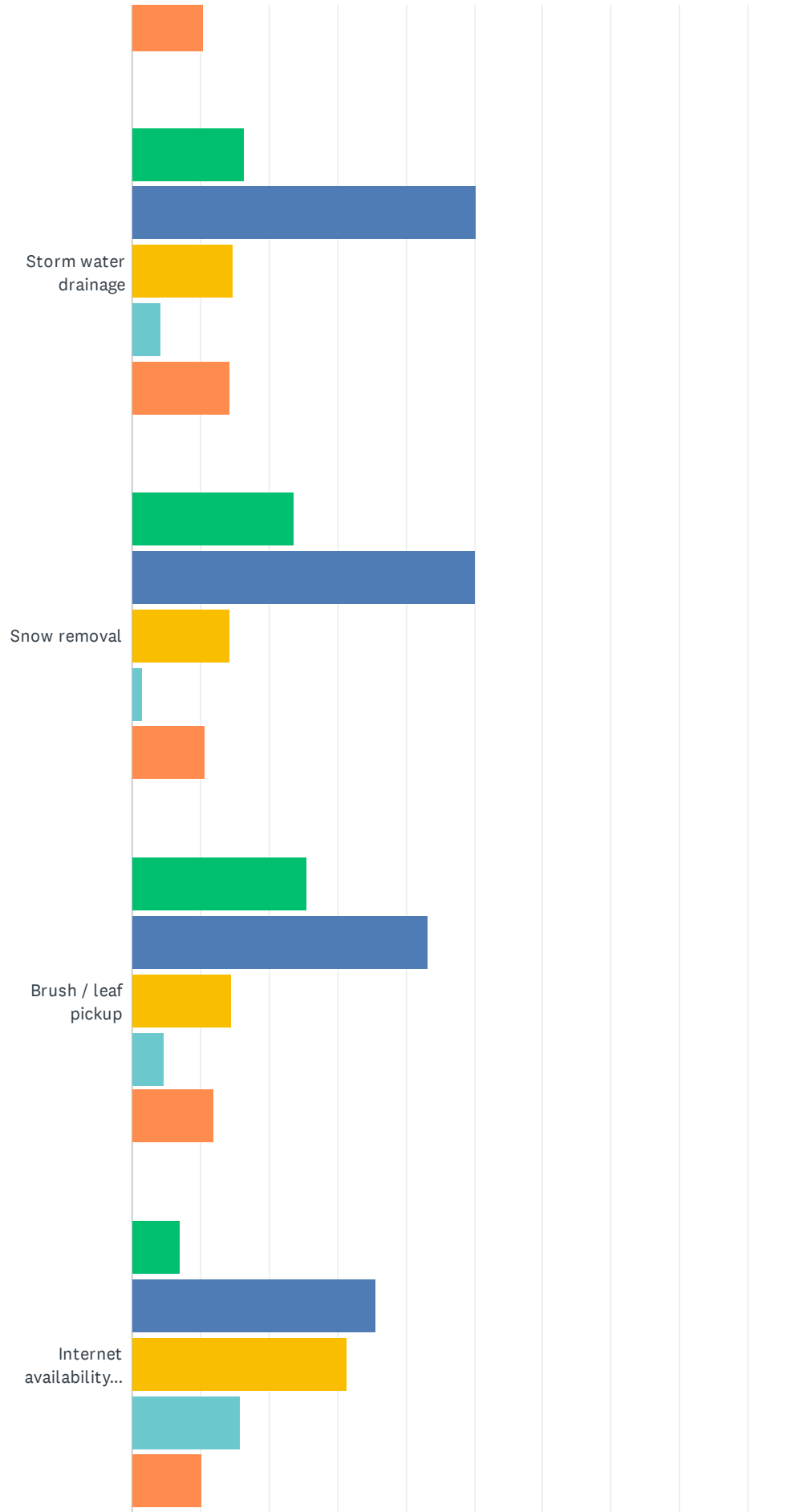


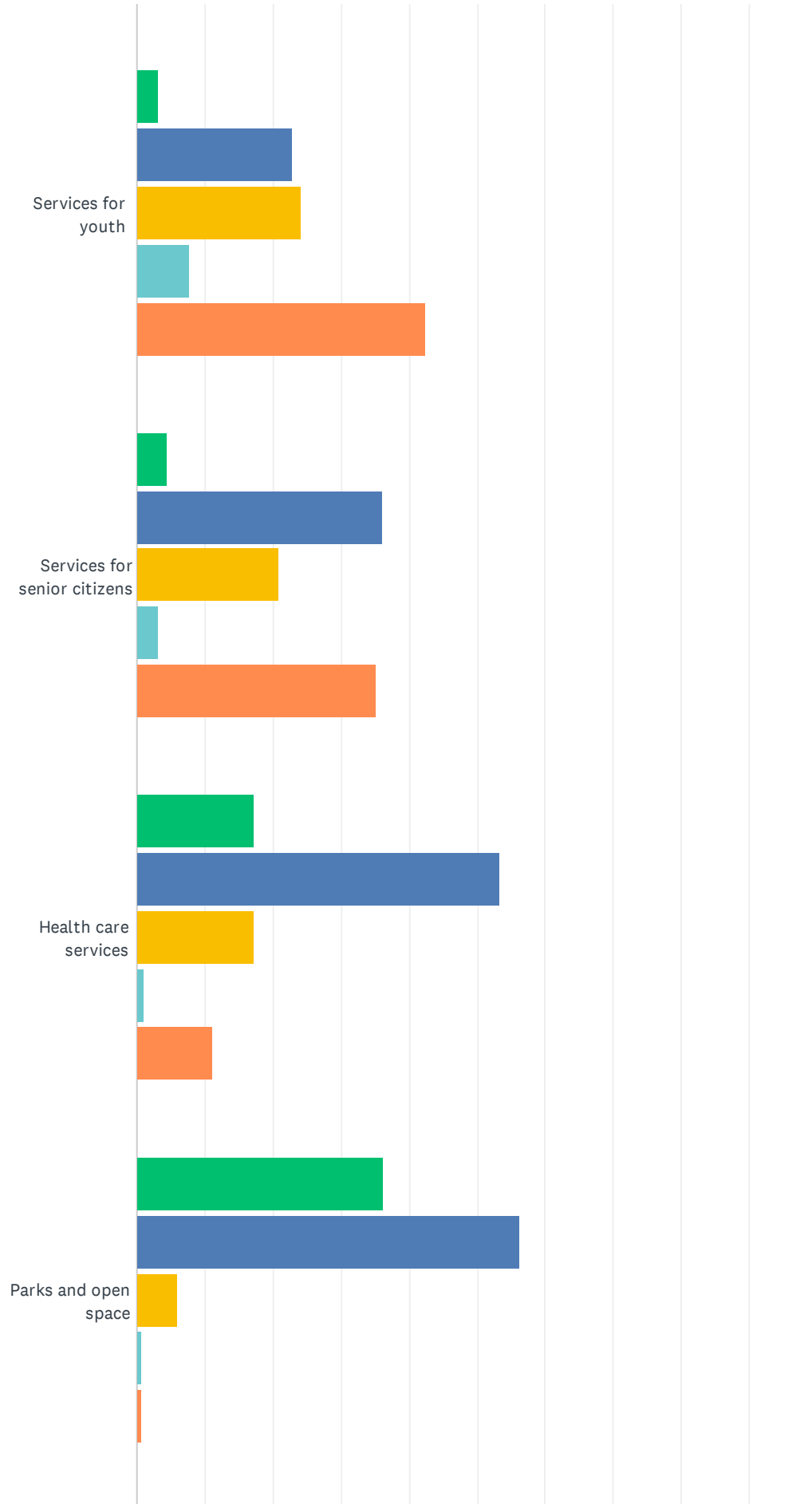
City of Charlevoix Master Plan Community Survey



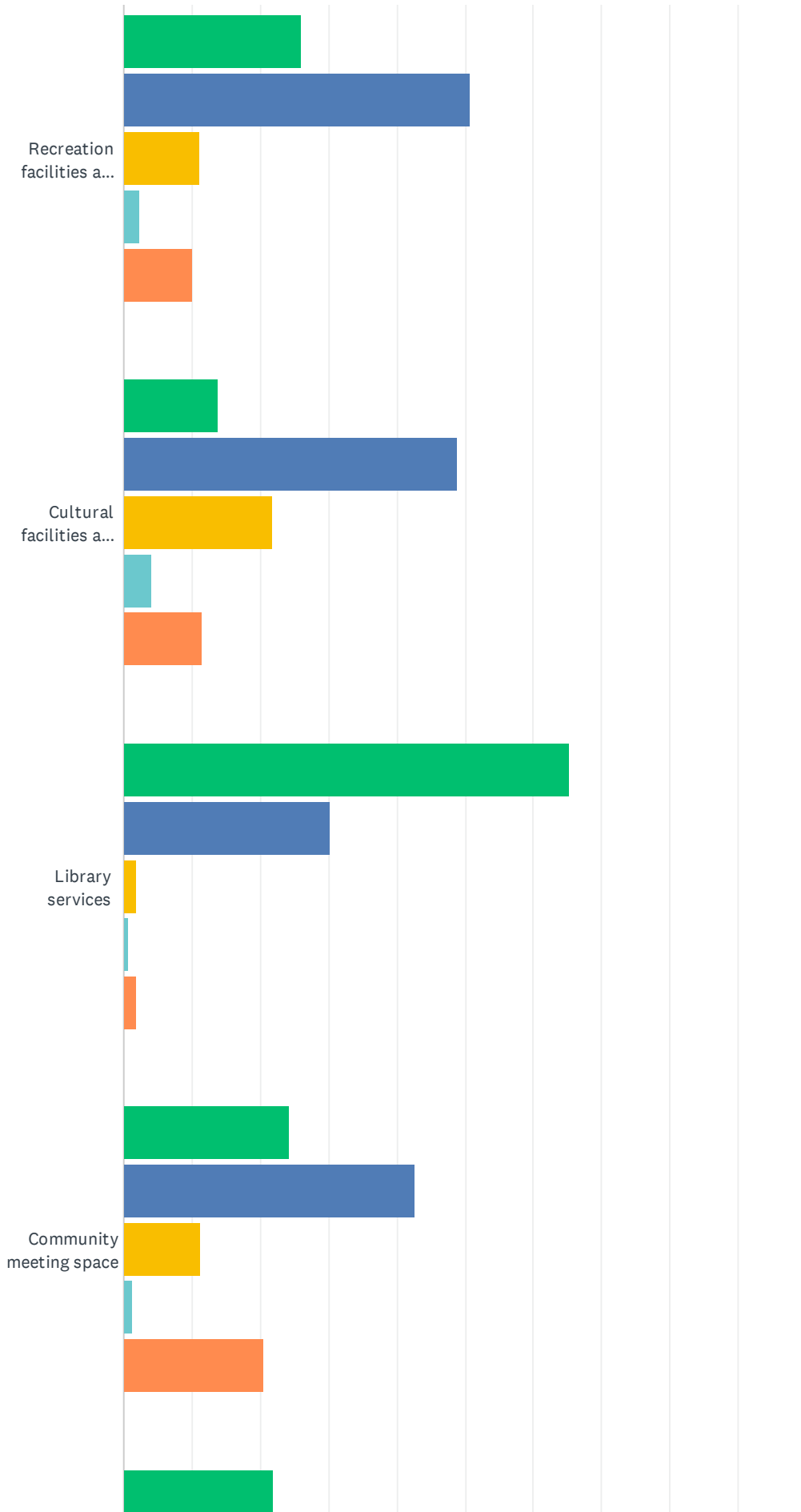


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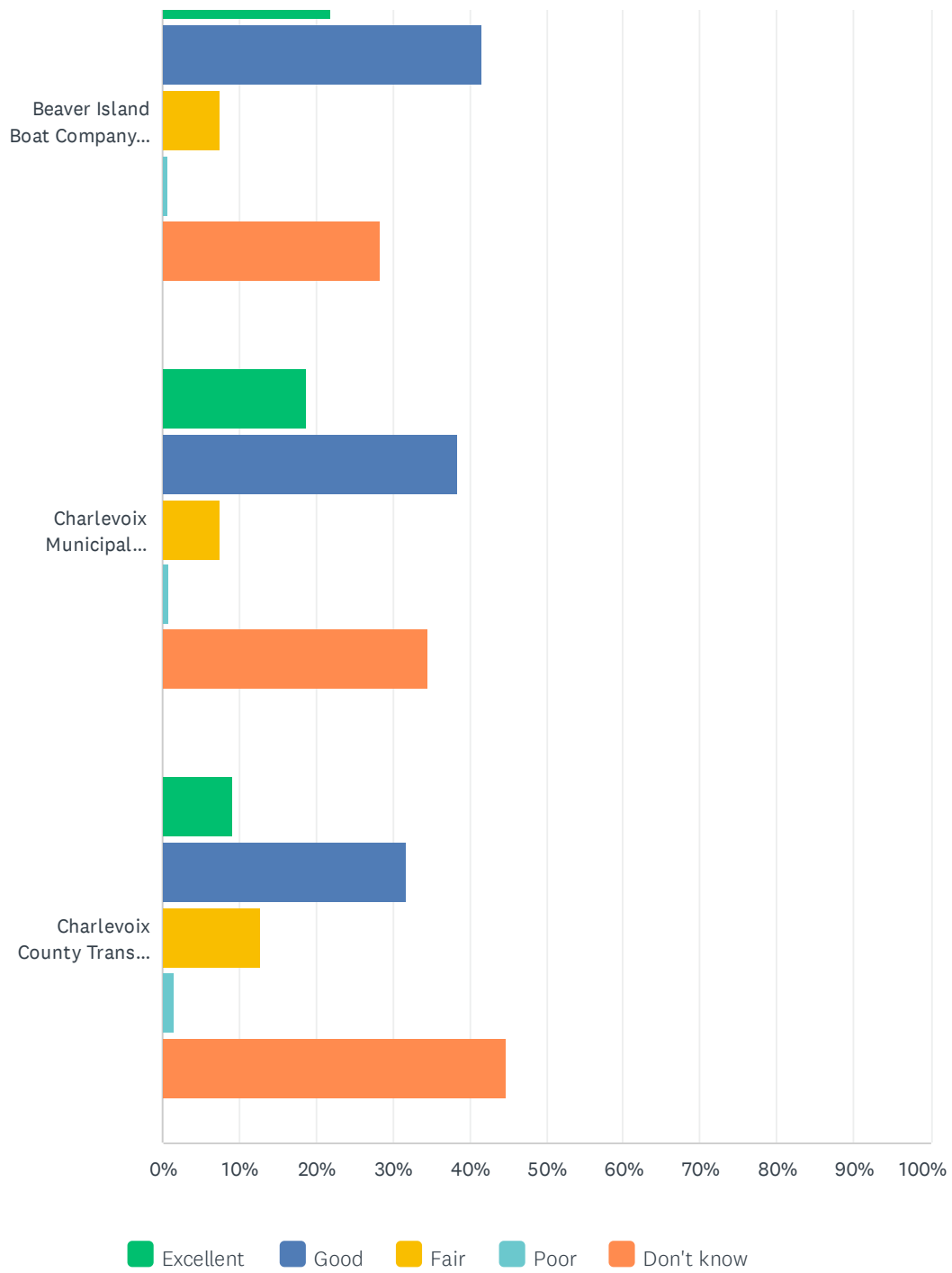




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	EXCELLENT	GOOD	FAIR	POOR	DON'T KNOW	TOTAL
Regional / state roads	6.55% 35	56.18% 300	26.22% 140	9.18% 49	1.87% 10	534
Local streets	6.16% 33	62.87% 337	23.32% 125	6.90% 37	0.75% 4	536
Sidewalks	8.91% 48	59.00% 318	25.23% 136	5.75% 31	1.11% 6	539
Parking availability	5.54% 30	34.13% 185	37.64% 204	21.96% 119	0.74% 4	542
Trees and landscaping in public spaces	24.36% 134	60.36% 332	13.27% 73	1.27% 7	0.73% 4	550
Schools	16.73% 88	50.76% 267	8.37% 44	2.47% 13	21.67% 114	526
Police protection	28.34% 155	57.22% 313	7.86% 43	0.55% 3	6.03% 33	547
Fire protection	29.74% 163	55.11% 302	5.84% 32	1.64% 9	7.66% 42	548
Water quality	31.03% 171	51.91% 286	12.34% 68	1.63% 9	3.09% 17	551
Electric quality	34.06% 187	59.56% 327	5.10% 28	0.55% 3	0.73% 4	549
Trash service	22.53% 123	50.55% 276	14.10% 77	5.86% 32	6.96% 38	546
Sewer service	23.66% 128	55.45% 300	8.69% 47	1.66% 9	10.54% 57	541
Storm water drainage	16.35% 87	50.38% 268	14.66% 78	4.32% 23	14.29% 76	532
Snow removal	23.57% 124	50.00% 263	14.26% 75	1.52% 8	10.65% 56	526
Brush / leaf pickup	25.52% 136	43.34% 231	14.45% 77	4.69% 25	12.01% 64	533
Internet availability, service, price	7.14% 38	35.53% 189	31.39% 167	15.79% 84	10.15% 54	532
Services for youth	3.11% 16	22.72% 117	24.08% 124	7.77% 40	42.33% 218	515
Services for senior citizens	4.57% 24	36.00% 189	20.95% 110	3.24% 17	35.24% 185	525
Health care services	17.32% 93	53.26% 286	17.32% 93	1.12% 6	10.99% 59	537
Parks and open space	36.28% 197	56.35% 306	5.89% 32	0.74% 4	0.74% 4	543
Recreation facilities and programs	26.03% 139	50.75% 271	11.05% 59	2.25% 12	9.93% 53	534
Cultural facilities and programs	13.94% 74	48.78% 259	21.85% 116	3.95% 21	11.49% 61	531
Library services	65.26% 355	30.33% 165	1.84% 10	0.55% 3	2.02% 11	544

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Community meeting space	24.32% 126	42.66% 221	11.20% 58	1.35% 7	20.46% 106	518
Beaver Island Boat Company services	22.03% 115	41.57% 217	7.47% 39	0.57% 3	28.35% 148	522
Charlevoix Municipal Airport services	18.71% 99	38.37% 203	7.56% 40	0.76% 4	34.59% 183	529
Charlevoix County Transit for transportation services within Charlevoix County	9.20% 47	31.70% 162	12.72% 65	1.57% 8	44.81% 229	511

Q26 Share any thoughts you have regarding public and shared services in the city, including what you would like to see improved or added in the future.

Answered: 141 Skipped: 496

#	RESPONSES	DATE
1	parking spots	10/7/2021 8:54 AM
2	need trash pick-up more often - 2 times a year is not enough and the 2 times are not convenient for seasonal residents	10/7/2021 8:51 AM
3	lower water/sewer base charges for rentals	10/7/2021 8:36 AM
4	Allow for 30-minute free parking button on meters for quick pick-ups. I've seen this in T.C. & think it is a welcoming gesture from the city	10/7/2021 8:30 AM
5	uber, taxi service	10/7/2021 8:13 AM
6	no parking on down town main street - get rid of the "mayor" cross walk - what a pain -	10/6/2021 9:12 PM
7	Great need for low income housing	10/6/2021 9:12 PM
8	Don't use/know yet	10/6/2021 8:46 PM
9	Out of towners should pay to park on our streets.	10/6/2021 7:21 PM
10	The city should develop its own cable / internet system.	10/6/2021 7:02 PM
11	Golf cart rides - like taxis	10/6/2021 6:25 PM
12	should show big screen family movie nights at ferry beach	10/6/2021 1:41 PM
13	Longer runway for CVX	10/6/2021 1:34 PM
14	Residential neighborhood streets need repares- sidewalks and bike lanes added Ferry beach boat ramp expanded Dog park proposed at Rotary Park/airpot needs waterline Trash bins needed year around	10/6/2021 1:03 PM
15	public transportation on a scheduled route. loops completed every 1/2 hour	10/6/2021 10:03 AM
16	Health Department	10/6/2021 9:32 AM
17	Eliminate two or three cross-walks or only open the bridge on the hour (not half hour) ; the two combined have been a disaster for traffic flow!!	10/6/2021 9:24 AM
18	As a part times, it would be nice to have a dumpster to drop off trash somewhere.	10/6/2021 8:58 AM
19	Curb side recycling bins, garbage pick up should be provided for free	10/6/2021 8:55 AM
20	Dive forgotten	10/6/2021 8:34 AM
21	Fancier taxpayer funded buses for high school sport teams!	10/5/2021 10:06 PM
22	Sidewalk along Ferry Road between Stover and M-66 clearly for pedestrian use. Flashing lights on M-66 and U.S. 31 pedestrians and bike crossings to slow traffic.	10/5/2021 10:05 PM
23	traffic slow on bridge St.	10/5/2021 9:40 PM
24	youth water safety classes	10/5/2021 8:37 PM
25	Yard waste container program	10/5/2021 6:13 PM
26	Recycle facility is often a mess	10/5/2021 5:32 PM
27	a club to encourage kids to ride bikes and create more bike lanes to/from elementary school	10/5/2021 1:44 PM

City of Charlevoix Master Plan Community Survey

28	bridge openings hourly not every 30 minutes	10/5/2021 12:50 PM
29	Add sidewalk along Park Avenue down to the hospital	10/2/2021 9:45 AM
30	Incorporate opportunities for families, youth organizations to take on beautification projects.	10/2/2021 9:34 AM
31	Don't neglect improvements outside of the downtown	10/1/2021 11:27 AM
32	Additional public bathrooms on west side of Bridge St. 100-300 block	10/1/2021 10:09 AM
33	-	10/1/2021 8:32 AM
34	I wouldn't live anywhere else!!	10/1/2021 8:19 AM
35	Bus	9/30/2021 11:06 PM
36	I think the mandatory min fee on sewer and water are excessive	9/30/2021 10:42 PM
37	Sidewalks along Lake MI when walking on Park Ave. to hospital. Now people must walk on the narrow road.	9/30/2021 10:15 PM
38	the parks are all great!	9/30/2021 8:51 PM
39	we have regressed since going from 4 lanes down to two. we need to go back to 4 lanes, we had them for a reason.	9/30/2021 8:01 PM
40	Bridge is Breaking Down Too ofTen	9/30/2021 7:20 PM
41	petosky - harbor springs "ferry" could add Charlevoix	9/30/2021 6:41 PM
42	Bridge street closed for pedestrian use a few more times during summer	9/30/2021 6:07 PM
43	No opinion	9/30/2021 5:48 PM
44	Would like airport shuttle to Traverse City	9/30/2021 5:33 PM
45	Big recycle bin on North Side of bridge	9/30/2021 2:31 PM
46	Several listed are NOT government functions. DO NOT OVERREACH!	9/30/2021 2:25 PM
47	Charlevoix County & Emmet County bus service combine to help those working in Petoskey/Charlevoix from the other city.	9/30/2021 2:09 PM
48	When I put leaves out it takes forever for them to get picked up. If at all.	9/30/2021 1:58 PM
49	Too much of a pain to sign up for the bus	9/30/2021 12:44 PM
50	set a specific day for brush + large trash pickup. don't have it out any day you want. looks awful and takes parking spaces	9/30/2021 12:37 PM
51	More recreation services for kids.	9/30/2021 12:37 PM
52	Recycling pickup!!! City compost drop off.	9/30/2021 12:37 PM
53	I would like to see uber or lyft	9/30/2021 12:34 PM
54	Classical Music	9/30/2021 12:34 PM
55	Air quality is VERY poor. too much Dust from St. Marys plant. They need to Add filters to their system.	9/30/2021 12:31 PM
56	more frequent transit options to petoskey, gaylord as theres no affordable retail in cvx co.	9/30/2021 12:30 PM
57	a youth bus to boyne mountain on saturdays	9/30/2021 12:29 PM
58	Composting Recycling NOT single stream	9/30/2021 12:29 PM
59	Services for elderly, youth + children	9/30/2021 12:28 PM
60	CC Transit: needs full hours of operation to business hours of community of business. Service needs to be timely, priority to passengers with work cmommitments & from 6am-9pm, 7 days a week	9/30/2021 12:26 PM
61	We enjoy the concerts, art fairs, tennis, golf course, restaurants, venetian, shopping, parades	9/30/2021 12:17 PM

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62	I have none	9/30/2021 12:13 PM
63	a golf cart shuttle service would be great. promote uber and lyft driver services- not just bikes and walking. expand the number of boat slips in round lake to promote access to city shopping and restaurants. there are too few shopper dock boat slips. "I can never find a spot with my boat!"	9/30/2021 12:08 PM
64	Free Parking in the city, Pick up yard waste more frequently	9/30/2021 12:07 PM
65	Faster Transit time. Need more parking + handicap parking	9/30/2021 12:03 PM
66	ZONING - MAKING IT CONSISTENT	9/30/2021 12:00 PM
67	Night rides for workers.	9/30/2021 12:00 PM
68	recycling downtown focused/targeted business recruitment	9/30/2021 11:59 AM
69	Consistent leave/brush pick up	9/30/2021 11:59 AM
70	Reduce summer traffic jams	9/30/2021 11:57 AM
71	I'd like to see current facilities maintained properly. The beach facilities, ski lodge, etc.	9/30/2021 11:54 AM
72	See prior Contents	9/30/2021 11:09 AM
73	none	9/30/2021 11:05 AM
74	Sewer is extremely expensive	9/30/2021 11:05 AM
75	Please clear show on side residential sidewalks so that we can safely walk not in the street. Every street should have a side walk	9/25/2021 7:14 PM
76	Please return household rubbish pick up at least once monthly.	9/25/2021 7:00 PM
77	More bike trails	9/25/2021 6:51 PM
78	very impressed with city services, employees take pride in their service. maintain Charlevoix as you've been doing.	9/25/2021 6:18 PM
79	more parking	9/25/2021 5:52 PM
80	We would like to have a city recycle pickup at our condo association. Presently there is none.	9/23/2021 9:33 AM
81	Bus service could be better managed for efficiency and cost savings	6/15/2021 3:55 PM
82	None	6/15/2021 3:15 PM
83	Better big trash service as before	6/15/2021 2:47 PM
84	Trash for weekenders drop spot / dumpster!! Sorely needed	6/15/2021 2:33 PM
85	Rental cars/bikes at airport Fees & fuel at airport make it unusable	6/15/2021 2:15 PM
86	Sewer fees: \$12.70 water usage ends up costing over \$100!!!	6/14/2021 11:53 AM
87	YFI	6/8/2021 3:08 PM
88	Need designated bike lane in downtown	6/8/2021 2:57 PM
89	Library is excellent.	6/8/2021 2:45 PM
90	Longer hours for Charlevoix County Transit	6/8/2021 2:19 PM
91	Need monthly trash pick-up again to eliminate it being in yards long-term. This was in our taxes, but now not available, but taxes not reduced.	6/8/2021 12:06 PM
92	North side street repair, sidewalk from Antrim to Hospital.	6/8/2021 11:41 AM
93	If transportation services were more frequent & regular, more ppl might be able to get to work.	6/8/2021 9:58 AM
94	Improved beach access from the dune walkovers - need steps & railings on MI Ave.	6/8/2021 9:40 AM
95	Fix the streets ie: near city golf course	6/8/2021 9:14 AM
96	Beaver Island Ferry to parking lot shuttle	6/7/2021 3:05 PM

City of Charlevoix Master Plan Community Survey

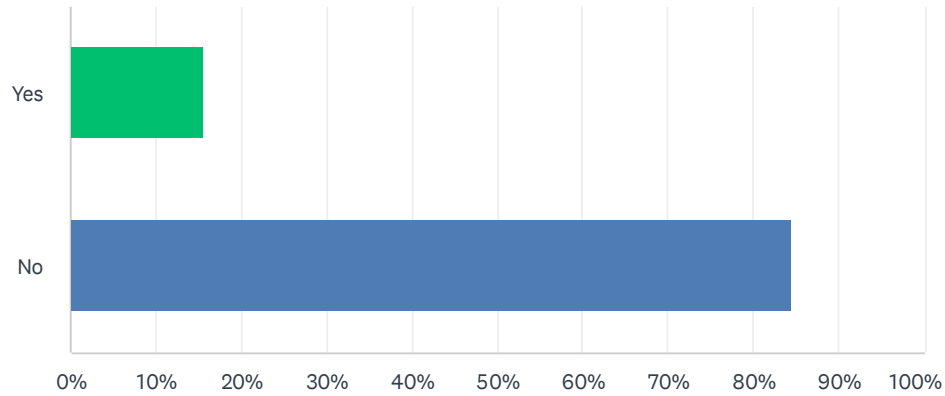
97	Back to 4 lane M-31, current system is broke!!!	6/7/2021 2:41 PM
98	Keep more parking spaces at boat launch. Please line spaces. Why do marinas use public parking lot for their operations	6/7/2021 2:14 PM
99	Bike trails	5/27/2021 3:03 PM
100	Little more charm in store fronts	5/27/2021 2:09 PM
101	See below	5/27/2021 1:54 PM
102	Tax incentives for new year round business	5/27/2021 1:44 PM
103	annex with Charlevoix Township so we have a better choice in elected officials.	5/19/2021 4:17 PM
104	Internet access for residents on Marion Ctc. by school. Have to use hotspot.	5/19/2021 1:02 PM
105	More and better sidewalks	5/19/2021 12:54 PM
106	relocate recycling center	5/19/2021 12:46 PM
107	We just bought a condo in March of 2020 and not familiar with a lot of services.	5/18/2021 2:33 PM
108	A free & local bus service within a 5 mile radius of the city.	5/17/2021 11:54 AM
109	sidewalks need help	5/17/2021 11:44 AM
110	We need more things for children to do.	5/17/2021 11:30 AM
111	N/a	5/17/2021 10:59 AM
112	Have no idea how to access these services.	5/14/2021 5:07 PM
113	More parking	5/14/2021 4:40 PM
114	Additional transportation uber, lyft	5/14/2021 3:27 PM
115	City/Twp join	5/14/2021 3:16 PM
116	The prices of electric and water are outrageous compared to other city locations.	5/14/2021 3:07 PM
117	Safer east/west bike routes	5/14/2021 2:44 PM
118	Some side streets are narrow and no sidewalks. Widen streets and add sidewalks. Country, townships, and city NEED to work together and expand shared services. County should do all property assessments!	5/13/2021 11:50 AM
119	More city and local public transportation	5/10/2021 2:06 PM
120	County transit 7 days/week and longer hours spring-fall	5/10/2021 2:05 PM
121	More options for public transportation. Safer walking and bike through downtown, the crosswalk that are in the middle of the road is going to kill someone, at least remove parking spots all around them so people don't just appear from behind a car. Also, they slow travel in car, to work etc because they walk not in groups but one after another, need crosswalk signals at all crosswalks.	5/10/2021 9:34 AM
122	Maintenance suffers on some of the public park features like benches, picnic areas. Cell phone reception can be poor at times. Native american culture and activities/pow wow grounds should be included to the area	5/9/2021 1:45 PM
123	Reinstate town dump (we spent \$600 last summer for dumpster, too expensive to drive carloads to over an hr. away), recycling center is amazing though, need a shuttle/trolley w/multiple stops (May-Oct), Middle/High School should have been built downtown (too far away, should have been hub of city, missed opportunity, plz do better w/new municipal spaces), allow more than 100 STR w/in city (city shouldn't limit, can take a higher % and use that money for revenue for shared spaces), need affordable housing (don't blame lack on STR, always been a problem), encourage NCMC to have satellite campus at Chx Library for in-person adv. degrees, need vibrant Youth Center (for premier model research and visit CROYA in Lake Forest, IL.), Olson's strip mall eye sore of town (help spruce it up, make it quaint), additional downtown parking desperately needed, these are areas of need but there a TONS of positives, I'm very proud to have grown up in Chx and now retiring there in summers.	5/8/2021 8:11 PM

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124	Enforce trash,and car's without registration and licence being stored on lawns. Driveway if law allows	5/8/2021 12:38 PM
125	I understand some changes were made to allow for secondary dwellings on single-family properties (granny flats, etc) and that seems like a good way to provide more-affordable housing close to jobs and amenities. I know parking is an issue for short periods. Maybe the city could provide structure with housing above? Near the library/county building perhaps? Also, love, love all the provisions that have been made for outdoor dining. Wish you could provide a longer summer ha,ha!!!	5/8/2021 8:47 AM
126	Less activity at Mt. McSauba area the city is ruining this area. The disc golf course has destroyed a beautiful peaceful place.	5/8/2021 5:58 AM
127	More bicycle paths. Restrict ATV and snowmobiles only to designated areas.	5/7/2021 8:57 PM
128	Better internet options. Better blight enforcement.	5/7/2021 6:47 PM
129	I dont use a lot of these things. So I cant speak about them.	5/7/2021 3:11 PM
130	More seasonal events, more music!	5/6/2021 10:26 PM
131	Children's summer programming needs to be coordinated to make it more working-family friendly.	5/6/2021 10:14 PM
132	need to cater to locals not the fudgies	5/6/2021 8:42 PM
133	Need to cross bridge street on foot safely	5/6/2021 2:23 PM
134	Charlevoix Public Schools waste money on constant building and unnecessary athletic purchases.	5/6/2021 11:08 AM
135	Emphasis on public connections to trail systems and other points of local public spaces (beaches, parks, etc)	4/29/2021 8:01 PM
136	Connecting to more trails	4/29/2021 8:00 PM
137	Improve Ferry Beach Park	4/29/2021 9:18 AM
138	Snow removal on all sidewalks would be helpful. The city could provide trash pickup to full time residents.	4/29/2021 7:04 AM
139	I think there should be affordable or free Internet service for all. I have tried the one you have now, doesn't work well, not a strong signal.	4/28/2021 12:03 PM
140	Some of the sidewalks have their flaws, but I think for the most part there are sidewalks where there need to be! Really enjoy the walkability of the city. Very convenient. Trash, sewer and electric have always been great. Not many more options for internet other than spectrum here.	4/27/2021 7:00 PM
141	I would be interested in participating in adult tennis program.	4/27/2021 4:22 PM

Q27 Are you familiar with the City of Charlevoix Customer Renewable Energy Projects Program?

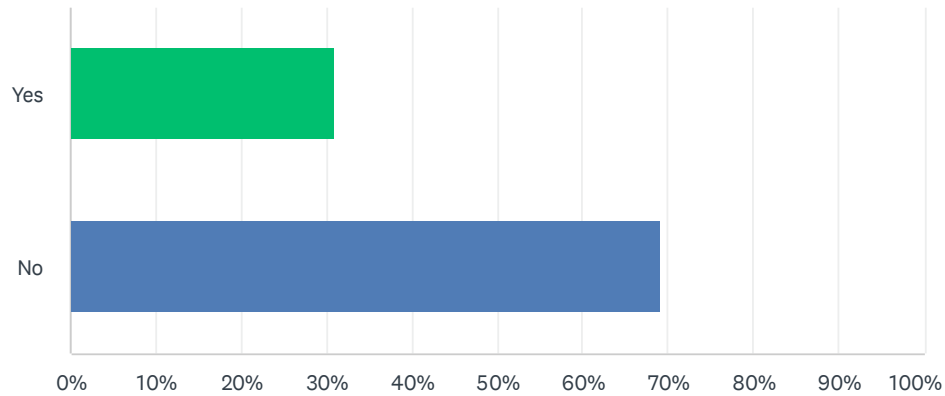
Answered: 543 Skipped: 94



ANSWER CHOICES	RESPONSES	
Yes	15.47%	84
No	84.53%	459
TOTAL		543

Q28 Have you ever considered installing renewable energy systems (wind, solar) for economic or sustainability purposes (cheaper bills, better for environment)?

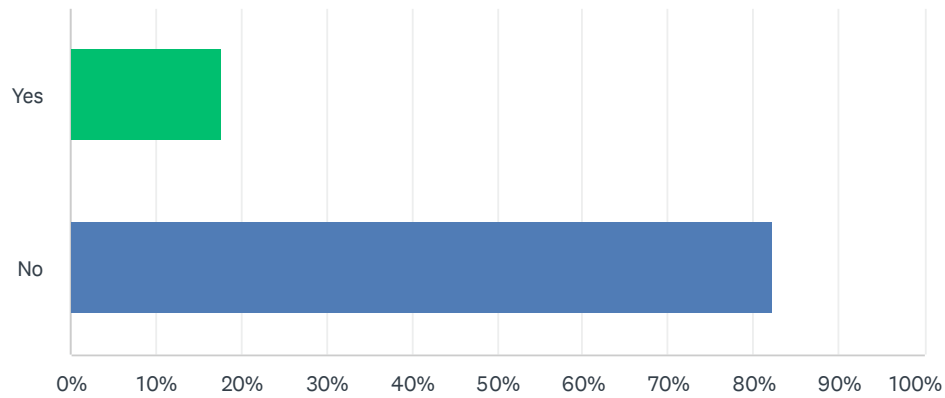
Answered: 548 Skipped: 89



ANSWER CHOICES	RESPONSES	
Yes	31.02%	170
No	68.98%	378
TOTAL		548

Q29 Are you familiar with the City of Charlevoix Energy Smart Program?

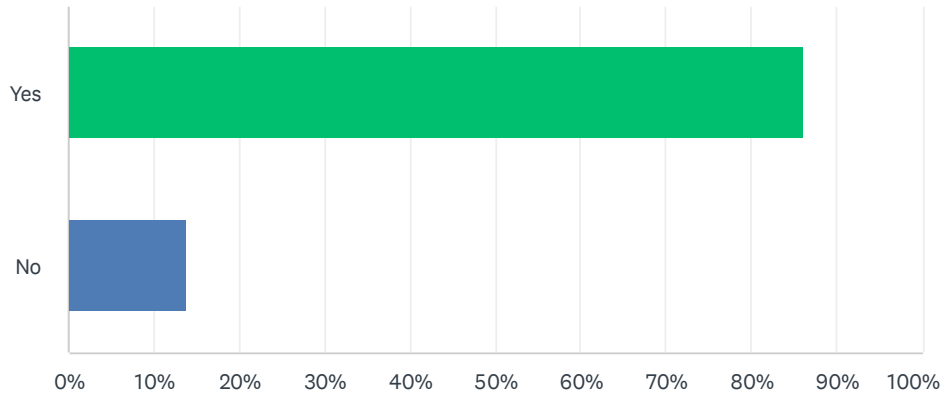
Answered: 548 Skipped: 89



ANSWER CHOICES	RESPONSES	
Yes	17.70%	97
No	82.30%	451
TOTAL		548

Q30 Have you ever considered selecting more energy efficient appliances when making a purchase?

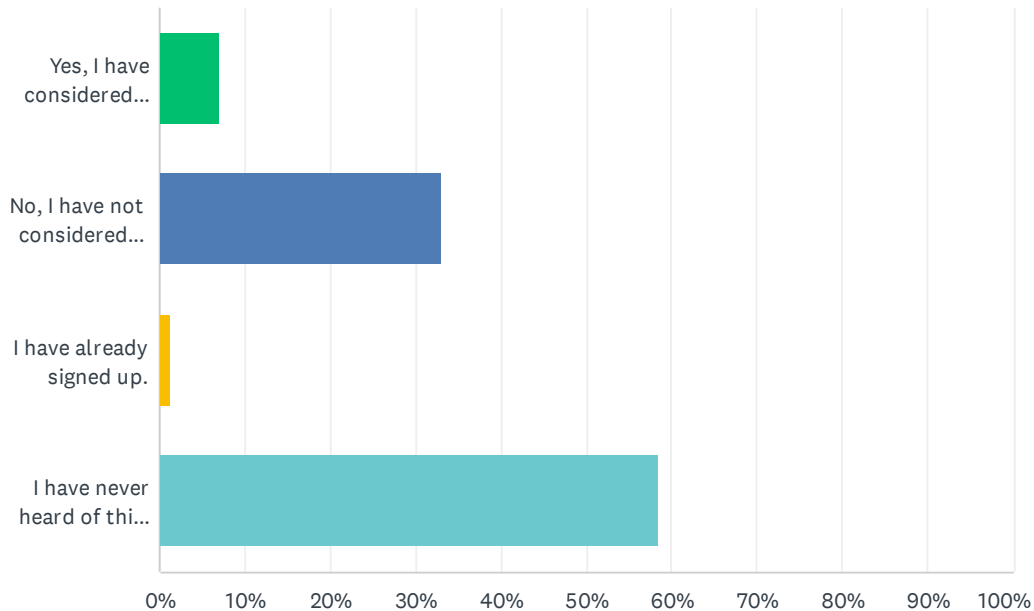
Answered: 545 Skipped: 92



ANSWER CHOICES	RESPONSES	
Yes	86.24%	470
No	13.76%	75
TOTAL		545

Q31 Have you ever considered signing up for the City of Charlevoix voluntary green pricing renewable energy program, where you can guarantee energy you use is renewable?

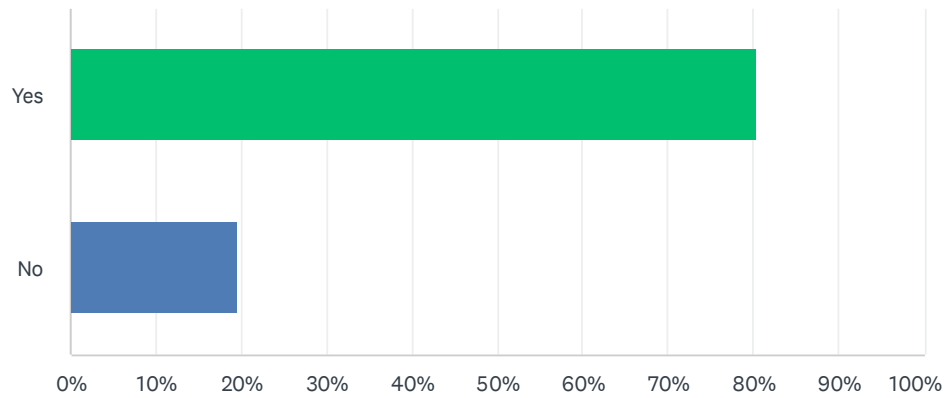
Answered: 537 Skipped: 100



ANSWER CHOICES	RESPONSES	
Yes, I have considered signing up.	7.08%	38
No, I have not considered signing up.	33.15%	178
I have already signed up.	1.30%	7
I have never heard of this program.	58.47%	314
TOTAL		537

Q32 Is pursuing sustainable and efficient energy sources important to you?

Answered: 521 Skipped: 116



ANSWER CHOICES	RESPONSES	
Yes	80.42%	419
No	19.58%	102
TOTAL		521

Q33 Please write down any thoughts you have on energy, electric, or renewable energy not covered above.

Answered: 92 Skipped: 545

#	RESPONSES	DATE
1	unknown - get the word out	10/7/2021 8:37 AM
2	great idea	10/7/2021 8:13 AM
3	would be nice to see renewable energy implimented in public places schools - downtown buildings ect-	10/6/2021 9:14 PM
4	Who pays for electricity for craft shows? Those people are a waste.	10/6/2021 7:24 PM
5	Charging stations for electric vehicles	10/6/2021 7:11 PM
6	I'd like solar but have not yet found the solution that fits for us.	10/6/2021 1:42 PM
7	Solar power farm can be built near airport perimeter Enforce "no engine idlcing" while waiting for bridge Cross country trails haven't been maintained skiing.	10/6/2021 1:05 PM
8	any renewable energy options for residents of condo or apartment developments?	10/6/2021 10:04 AM
9	Im interested to learn more on how to save money on my utilities.	10/6/2021 8:59 AM
10	Why isn't Charlevoix using wind and solar power? Carbon neutral!	10/5/2021 11:11 PM
11	Energy is Good!	10/5/2021 10:08 PM
12	opposed to windmills!! Solar infrastructure is costly, America will need the elements of oil & gas	10/5/2021 8:39 PM
13	would like the option of using solar and have local utilities buy surplus there should be alternate energy incentives	10/5/2021 1:44 PM
14	I am interested in renewable energy options, but need to know more	10/5/2021 1:36 PM
15	More information on summary of programs would be great.	10/2/2021 9:34 AM
16	Why don't you include information on these programs with our bills?	10/1/2021 11:28 AM
17	charging stations	10/1/2021 9:00 AM
18	-	10/1/2021 8:32 AM
19	consider using wind energy more	10/1/2021 8:11 AM
20	Saving on appliances/bulbs/ is all good... but residents having confidence that a poweroutage doesn't last 3 days is more important.	9/30/2021 11:20 PM
21	It all has to come from the top	9/30/2021 10:44 PM
22	cheaper electric on off houses	9/30/2021 10:42 PM
23	Too many people coming into CHX who favor green projects - cost too much!	9/30/2021 8:25 PM
24	Charging station for electric cars.	9/30/2021 8:01 PM
25	no one solution should be picked	9/30/2021 7:21 PM
26	didn't mention Geo thermal	9/30/2021 6:42 PM
27	i don't like changes	9/30/2021 6:13 PM
28	Renewable yes- but I don't want to pay more \$\$	9/30/2021 6:07 PM
29	?Geothermal ?Windfarm on Lake Michigan	9/30/2021 6:00 PM

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30	We are seasonal residents so energy cost is not large issue.	9/30/2021 5:33 PM
31	embrace clean energy at city buildings to set this example for the community.	9/30/2021 1:44 PM
32	Curbside recycling please!	9/30/2021 12:43 PM
33	charges for water+sewer seem high for multi-unit buildings that are used mostly in summer only	9/30/2021 12:40 PM
34	Our home used the city's green energy as well as DTE. The monthly price is very little difference. Promote This more! Would be great to get more people in city on green program	9/30/2021 12:38 PM
35	Is solar viable given lack of sunshine	9/30/2021 12:35 PM
36	I think we are paying way too much for City of Charlevoix lulls - sewer elec water seems we are double hiller	9/30/2021 12:30 PM
37	The key is energy density. Nuclear fission is the most dense energy.	9/30/2021 12:28 PM
38	GEOTHERMAL!	9/30/2021 12:28 PM
39	I can't afford any program	9/30/2021 12:27 PM
40	I would like info!	9/30/2021 12:25 PM
41	cost of water, sewer & electric utility sensed there has not been a class action suit; abuse of a government monopoly	9/30/2021 12:24 PM
42	too expensive	9/30/2021 12:20 PM
43	It is a fools errand to rely upon green energy alone. It is not yet capable of providing the energy necessary and what people are used to having. Allow the market of technology to dictate when that becomes viable, not what makes you feel good.	9/30/2021 12:17 PM
44	Nuclear energy not wasteful and hurtful political mandates	9/30/2021 12:10 PM
45	we winter in florida for 2-3 months. we should not be charged the minimum \$35 electric fee when we use very little energy. very unfair	9/30/2021 12:09 PM
46	no solar panels	9/30/2021 12:09 PM
47	Water/sewer charges are really high for a home owner	9/30/2021 12:00 PM
48	Want no wind trubines	9/30/2021 11:57 AM
49	We know nothing about any of these projects/programs but would love to!	9/30/2021 11:56 AM
50	We all know its not finantially viable yet. The tech is not there.	9/30/2021 11:55 AM
51	"Green energy" is unreliable!	9/30/2021 11:08 AM
52	better keep gas/ nuclear	9/30/2021 11:05 AM
53	Costs must be competitive	9/30/2021 11:05 AM
54	I would consider solar panels on roof for energy use.	9/25/2021 7:15 PM
55	The water base charge is rediculous. I use \$7 and pay \$50 for what? Now I'm mad!	9/25/2021 6:41 PM
56	Are wind turbines financially feasible?	9/25/2021 6:34 PM
57	Would like information re: energy issues more clearly defined & shared.	9/25/2021 6:20 PM
58	Renewable energy should only be used if it is cost effective. We can not stop climate change.	6/15/2021 3:56 PM
59	Must be economically feasible and cost effective	6/15/2021 3:36 PM
60	Need electric car chargers in town	6/15/2021 2:34 PM
61	cost too much, waste of taxpayer money	6/15/2021 2:16 PM
62	No	6/14/2021 10:19 AM
63	City of Charlevoix water, and utilities keep going up every, It costs too much - esp of fixed	6/14/2021 10:10 AM

City of Charlevoix Master Plan Community Survey

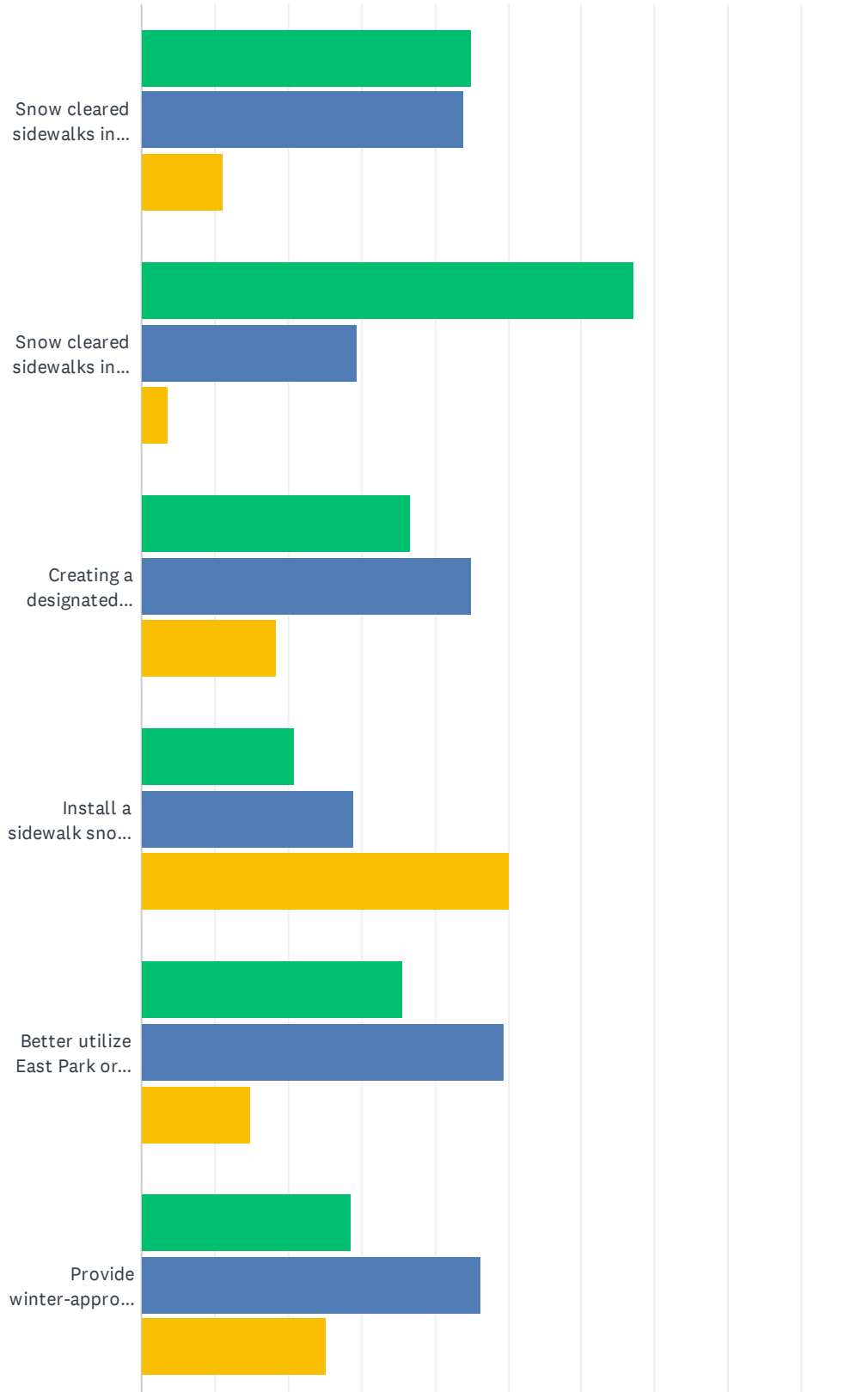
income - your H2O bill is crazy costly - especially for one person - and so are taxes - May 4 - Bridge is broken again. Instead of lights may be fix the bridge?

64	It has to be affordable for senior citizens	6/9/2021 9:58 PM
65	Action needed to reduce water/sewage base charges in Charlevoix	6/8/2021 2:58 PM
66	Beware of the rush to e-cars and charging stations. Go slow, likely likely to be like pet rocks. Chips & batteries problems!	6/8/2021 2:31 PM
67	We need solar and wind	6/8/2021 2:23 PM
68	We try to be mindful of energy and are careful not to be wasteful.	6/8/2021 9:15 AM
69	Too bad "big rock" nuclear not available.	6/7/2021 3:06 PM
70	Any system must consider total cost of the technology from birth to grave of the device/source.	6/7/2021 2:42 PM
71	Costs seem to go up without explanation	5/27/2021 2:10 PM
72	A changing display similar to EIS park park box place at US 31/M66 & Golf course for public info.	5/27/2021 1:56 PM
73	Recently switched to LED lights good savings	5/20/2021 2:04 PM
74	none	5/19/2021 4:18 PM
75	Would like to use solar but on a retirement budget not affordable at this time	5/19/2021 1:03 PM
76	Use our wind and sunny days - when we have them!	5/19/2021 12:55 PM
77	I am extremely dissatisfied with the dirty noisey cement plant!! If you are concerned about quality of life in Charlevoix move that plant! 400 jobs is not good enough to keep them.	5/18/2021 2:11 PM
78	not sure if the estates allows these programs	5/17/2021 11:30 AM
79	Need more inf. about programs for not using internet residents.	5/14/2021 5:08 PM
80	none	5/14/2021 3:16 PM
81	Do not lump efficient in with so called green energy. Two completely separate issues. Promote energy efficiency! Reduce use thru energy efficiency. I had a 40 year career in energy use and efficiency. Your goal should be to provide reliable low cost electric to me and encourage me to reduce my usage.	5/13/2021 12:01 PM
82	I would love to save money on electricity, water and sewer.	5/10/2021 9:35 AM
83	Renewable energy is fine when it is cost effective and doesn't require government/tax dollars to make it cost effective.	5/8/2021 9:02 PM
84	Paying more for solar is stupid.not saying coal is good d,but natural gas is good	5/8/2021 12:40 PM
85	Wonder if there's WECS (wind) technology feasible for in-town residential or business use.	5/8/2021 8:50 AM
86	It's a scam.	5/7/2021 6:48 PM
87	Water and sewer rates are expensive	5/7/2021 6:34 PM
88	Please contact local expert Ric Evans on all things renewable - he's responsible for installing a number of projects in NM. (231) 883-3146	5/6/2021 10:33 PM
89	Not familiar with city ordinances on renewable energy but I believe solar and energy should be allowed one way or another for residents and local business. Encourage through city initiatives and zoning	4/29/2021 8:03 PM
90	I'm not sure if any of these are options for renters.	4/29/2021 7:05 AM
91	The electric bill for our little house has been INSANELY high this past year!	4/28/2021 11:57 AM
92	While I am a renter and cannot modify my house, if I were to purchase a house in Charlevoix, I would be interested in putting up renewable energy projects like solar panels. I would even look	4/27/2021 4:25 PM

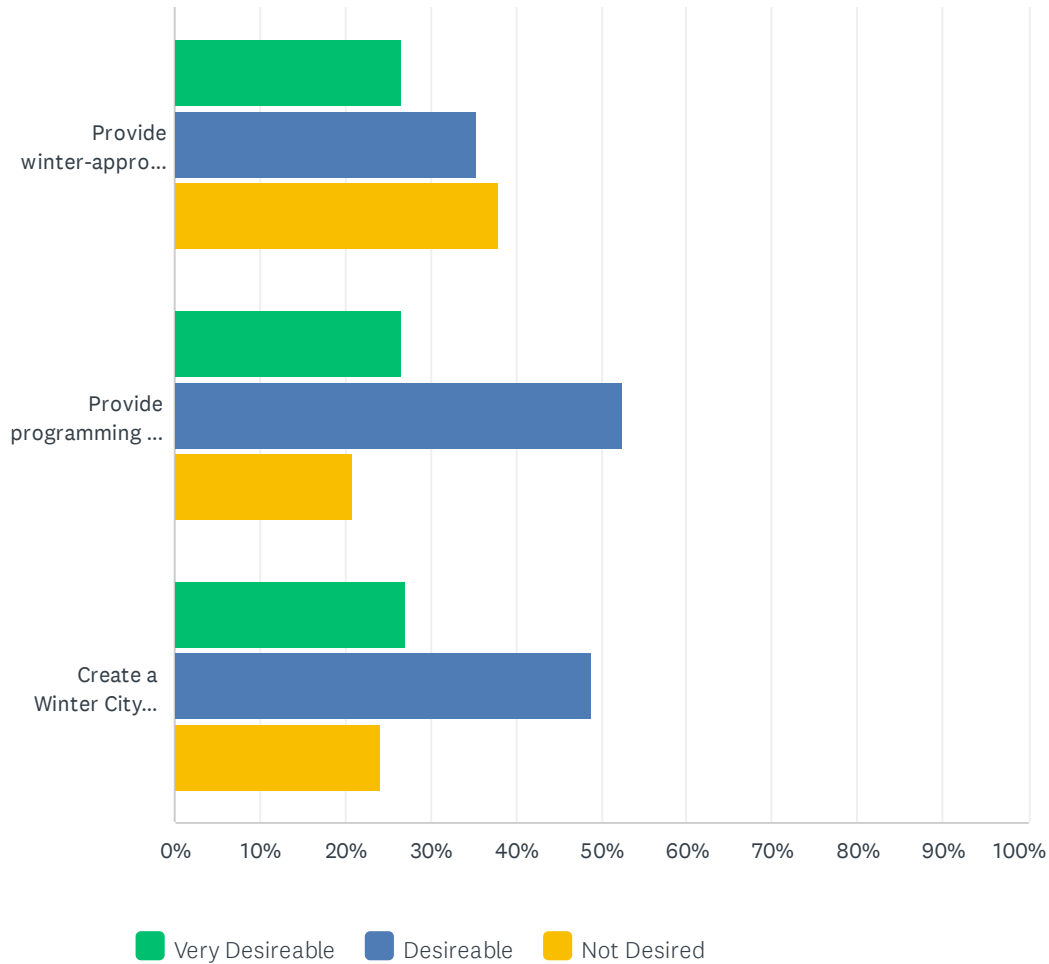
into financing or leasing my roof space for an independent infrastructure owner to put up solar panels for a monthly charge or cutting me in on the generation profits.

Q34 Please identify your desire for the following winter-targeted improvements.

Answered: 517 Skipped: 120



City of Charlevoix Master Plan Community Survey



	VERY DESIREABLE	DESIREABLE	NOT DESIRED	TOTAL
Snow cleared sidewalks in residential areas.	45.08% 220	43.85% 214	11.07% 54	488
Snow cleared sidewalks in commercial areas.	67.09% 320	29.35% 140	3.56% 17	477
Creating a designated Winter Recreation Path/Trail around the city (plowed or unplowed).	36.61% 175	44.98% 215	18.41% 88	478
Install a sidewalk snow melting heating system for Downtown Charlevoix.	20.99% 102	29.01% 141	50.00% 243	486
Better utilize East Park or other city parks for winter recreation, like sledding or ice skating.	35.60% 178	49.40% 247	15.00% 75	500
Provide winter-appropriate group gathering spaces in public areas.	28.54% 135	46.30% 219	25.16% 119	473
Provide winter-appropriate outdoor dining spaces in Downtown Charlevoix.	26.56% 128	35.48% 171	37.97% 183	482
Provide programming to encourage light winter activities such as snowman/snowfort/ice sculpture contests or letters to santa.	26.56% 128	52.49% 253	20.95% 101	482
Create a Winter City Committee to identify and implement winter improvements and activities.	27.05% 132	48.77% 238	24.18% 118	488

Q35 Please write down any improvements to winter programs or practices you would like to see in the City of Charlevoix not included in the above list.

Answered: 99 Skipped: 538

#	RESPONSES	DATE
1	Large fire pit	10/7/2021 11:26 PM
2	hockey league	10/7/2021 8:55 AM
3	fire pits	10/7/2021 8:37 AM
4	ice skating downtown south of bridge, better central location, parking, etc.	10/7/2021 8:14 AM
5	Re-Clear shouldered driveways after streets plowed, Esp. on corner lots. We cannot get out of our driveway to go to therapy etc.! Need mini-plows! We were on our way to therapy and had to re-shovel the drive to get out. I am 80 years old!	10/6/2021 8:57 PM
6	OUTDOOR FIREPLACE!!!!	10/6/2021 6:27 PM
7	downtown sidewalks & street parking should be cleared by 7am daily, 7 days/week	10/6/2021 10:05 AM
8	winters are rough in northern Michigan. people will avoid it unless they have a specific interest, like skiing. If you have money to spend, focus on the essentials...	10/6/2021 9:01 AM
9	Ice skating rink	10/6/2021 8:56 AM
10	Large downtown Christmas tree, we arent here before or shortly after Christmas	10/6/2021 8:35 AM
11	Installing a sidewalk snowmelt is a stupid waste of financial and natural resources.	10/5/2021 11:12 PM
12	1. downtown fireplace! 2. daily bridge drop event	10/5/2021 10:08 PM
13	city does a pretty good job - businesses need to stay open more days (lower rent or subsidies)	10/5/2021 8:42 PM
14	More family & kid activities in parks	10/5/2021 8:15 PM
15	More taxes no thank you	10/5/2021 7:55 PM
16	ice skating available during day time hours	10/5/2021 1:44 PM
17	Clubs or projects that bring shared values together for common goals during the winter months.	10/2/2021 9:35 AM
18	-	10/1/2021 8:33 AM
19	Not winter residents!	10/1/2021 8:00 AM
20	Ski Hill have more hours	9/30/2021 11:01 PM
21	some major winter attractions	9/30/2021 10:51 PM
22	we don't spend much time in chx in the winter	9/30/2021 10:34 PM
23	Snow must be removed from the bridge.	9/30/2021 10:17 PM
24	NO[<u>underlined</u>] expansion of winter programs.	9/30/2021 8:27 PM
25	Freeze east park for skating!	9/30/2021 7:12 PM
26	Refer to Montraux Christmas Village (Switzerland) for ideas market	9/30/2021 6:46 PM
27	fire feature in east park to gather round	9/30/2021 6:44 PM
28	None	9/30/2021 5:49 PM
29	Not here in winter	9/30/2021 5:48 PM

City of Charlevoix Master Plan Community Survey

30	Seasonal resident, not in Charlevoix in the winter.	9/30/2021 5:35 PM
31	McSauba covers it well [they drew a heart here]	9/30/2021 1:59 PM
32	Fat tire bike trails	9/30/2021 1:44 PM
33	Take Venetian Festival and Apple Fest committee and turn them into 4 Seasons of Charlevoix Committee. All have same impetus - tourism and celebrating CHX	9/30/2021 1:33 PM
34	More winter parks programs: i.e. winter running, snowshoe, xc ski etc.	9/30/2021 12:39 PM
35	Ice Rink @ East Park	9/30/2021 12:36 PM
36	access area snow clearing for elderly and handicapped residents	9/30/2021 12:32 PM
37	Sand or salt on sidewalks outside of downtown area	9/30/2021 12:29 PM
38	Not here in winter	9/30/2021 12:28 PM
39	work with charl township re McSauba rec. shuttles to ski area?	9/30/2021 12:26 PM
40	None I can think of at this time	9/30/2021 12:17 PM
41	access routes for snowmobiles to areas out of the city	9/30/2021 12:07 PM
42	Not setting up programs that poverty children can't attend due to transportation issues. free public transportation to winter or any activities for children. maybe include library rides. Our child are learning to become lifelong learners and should not be excluded from coming to community events. they will learn and join into a community instead of exclusion due to lack of transportation.	9/30/2021 12:05 PM
43	Downtown ice skating vs Mc Sauba so more centralized in winter and more visible to tourists	9/30/2021 12:00 PM
44	You have a huge operation at McSauba already. Throw money at it!	9/30/2021 11:56 AM
45	a gathering place outdoors with seating and a fire pit	9/30/2021 11:53 AM
46	great ideas above!	9/30/2021 11:49 AM
47	none	9/30/2021 11:06 AM
48	More hours and organized events at Mc Sauba ski and skate (hockey)	9/30/2021 11:06 AM
49	More stores might stay open in winter months with show clearing and heated walkways.	9/25/2021 7:16 PM
50	not here in the winter	9/25/2021 6:35 PM
51	City employees do a phenomenal job. We were able to walk miles every day this winter due to the wonderful job done by city employees.	9/25/2021 6:22 PM
52	outdoor fire pit near East Park. Winter carnival	9/25/2021 3:46 PM
53	Make Charlevoix a more attractive winter destination.	6/15/2021 2:56 PM
54	ice rink for fun like Detroit	6/15/2021 2:34 PM
55	Don't need more costly "improvements"	6/15/2021 2:16 PM
56	I do not visit in the winter	6/14/2021 11:16 AM
57	We would love groomed cross country trails by Clty golf course - love	6/9/2021 9:43 PM
58	Take care of the existing programs	6/8/2021 2:53 PM
59	Clear snow on Meech St. sidewalk	6/8/2021 11:42 AM
60	Anything new could bring in more visitors during usually slow time.	6/8/2021 9:50 AM
61	The candlelight hike at McSauba is outstanding. Our favorite. Wish it started and ended longer (dates).	6/8/2021 9:16 AM
62	McSauba shuttle from downtown.	6/7/2021 3:07 PM
63	Minimize and reduce current costs.	6/7/2021 2:43 PM

City of Charlevoix Master Plan Community Survey

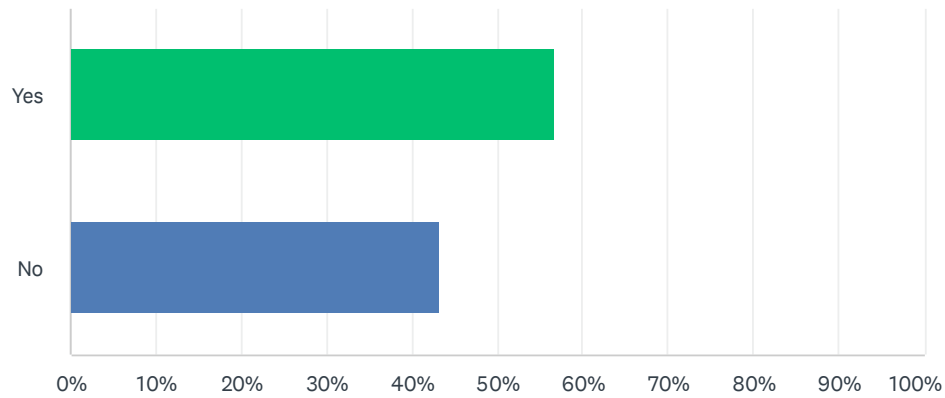
64	Outdoor activities at library parks	6/7/2021 2:15 PM
65	none	5/27/2021 2:20 PM
66	opportunities for organized snow shoeing	5/24/2021 8:20 AM
67	Great ideas. We are def too isolated in winter months.	5/20/2021 2:06 PM
68	everything is just fine in the winter - no g.d. tourists	5/19/2021 4:20 PM
69	winter camping, snowshoeing guided	5/19/2021 1:03 PM
70	Keep sidewalks plowed downtown.	5/18/2021 2:00 PM
71	Most of the winter targets focus on tourism it seems.	5/17/2021 11:55 AM
72	more activities for kids. Free things or small fee winter activities can be expensive	5/17/2021 11:31 AM
73	Not there in winter	5/17/2021 11:05 AM
74	N/a Need to know more	5/17/2021 10:59 AM
75	Many more during the day for those who don't drive in the dark.	5/14/2021 5:09 PM
76	Ski hill open longer	5/14/2021 3:17 PM
77	What happened to the proposed fire place downtown? Such a perfect gathering idea.	5/14/2021 3:09 PM
78	Snowmobile trails to city restaurants	5/10/2021 9:37 AM
79	Ice Skating and Curling in East Park in winter would be amazing (w/lighting and warming hut), would be like a Norman Rockwell painting and bring people into downtown for dinner/drinks (opposed to Mt. McSauba which is isolated).	5/8/2021 8:16 PM
80	Ski hill is nice. Weather was bad for skating	5/8/2021 12:43 PM
81	It's just really hard to get excited about winter. I love to ski but I'm not sure how much outdoor dining I would do. That said, I immensely enjoyed and participated in the Friday-night candle walks and bonfire at McSauba. That was brilliant. A bright spot in a dark and COVID-laden winter.	5/8/2021 8:57 AM
82	What about snowmobile trails out of town. You've removed (destroyed) any way possible. Fucking bicyclist have the rule of everywhere!	5/7/2021 10:47 PM
83	Cold, icy and snowy weather is a danger for seniors and people and Charlevoix has too many cold months, sorry. It is negative. Charlevoix is not Vail or Aspen.	5/7/2021 6:50 PM
84	Fireplace in East Park	5/7/2021 6:36 PM
85	Ice rink is great amenity. Adding bonfire options and BYO drinks and snacks make it a destination for everyone, not just skaters.	5/7/2021 12:20 PM
86	Winter BBQ	5/6/2021 10:36 PM
87	Skating rink should be free and should be open (conditions permitting) all the time! Rental hours would obviously still have to be limited.	5/6/2021 10:20 PM
88	bonfires in east park	5/6/2021 8:44 PM
89	Winter is winter. We don't need to act like its a problem.	5/6/2021 11:10 AM
90	There have been great strides to try to create more winter activity but there is a long way to go.	5/6/2021 9:36 AM
91	McSauba provides excellent winter outdoor activities. No need to duplicate those downtown. Would be a waste of money.	5/5/2021 9:02 PM
92	A winter city committee and winter city planning would benefit the city and those visiting tremendously. A Winter event to draw in and break up winter is essential.	4/29/2021 8:05 PM
93	Have outdoor eating/drinking options, like igloos or heated areas.	4/29/2021 8:02 PM
94	We are not in Charlevoix in the winter.	4/29/2021 3:59 PM

City of Charlevoix Master Plan Community Survey

95	Clear sidewalks in all residential areas.	4/29/2021 7:07 AM
96	We need indoor options for winter. Like a YMCA-type fitness facility - with a large pool. I realize we already have one near the golf course. I'm wanting a more diverse experience than just swimming. A large indoor rec center with various programs, including a pool and exercise opportunities would be beneficial to the community.	4/28/2021 12:05 PM
97	Winter activities in East Park would be great! It would help enhance the vibrancy in town during the off-season.	4/28/2021 12:00 PM
98	I think the walking light trail on mt. McSaubas was great! Wish I had gone on it more during the winter. We did do men's/ladies night during the winter and that was fun as well! Definitely think it would be more successful/fun post covid.	4/27/2021 7:04 PM
99	I would love an outdoor dinning area/plaza in the winter. Well lit, with possible heaters or fireplaces. I would get takeout and eat outside every day if I could. A winter beer garden (or hot chocolate gather place) is desirable. To me, continuing to offer place in the winter is even more important than mitigating the inconveniences of winter. Charlevoix does a great job already offering lights downtown, but if we could get a way for businesses to stay open and commit to creating community and place we would be golden. We also should continue to market ourselves as a "Winter Community". So many other cities do that, and offer less activities than we do!	4/27/2021 4:30 PM

Q36 Do you feel informed about what is going on in the City?

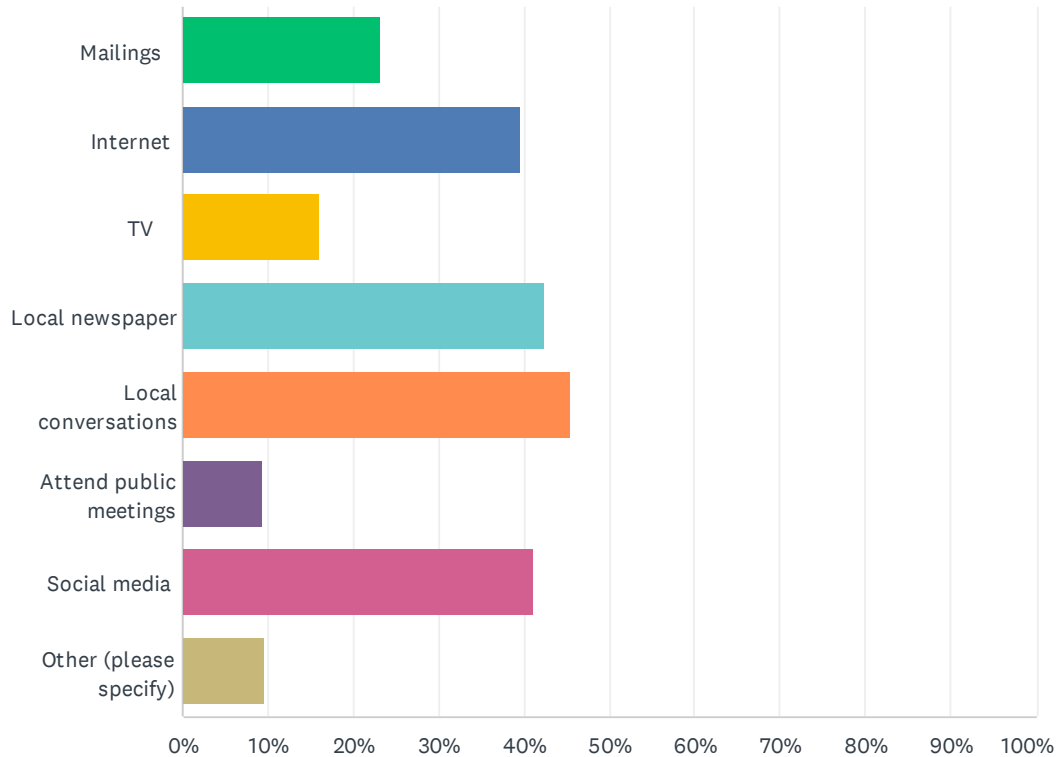
Answered: 530 Skipped: 107



ANSWER CHOICES	RESPONSES	
Yes	56.79%	301
No	43.21%	229
TOTAL		530

Q37 Where do you typically get your information about City and community affairs and programs?

Answered: 548 Skipped: 89



ANSWER CHOICES	RESPONSES
Mailings	23.18% 127
Internet	39.60% 217
TV	16.06% 88
Local newspaper	42.52% 233
Local conversations	45.44% 249
Attend public meetings	9.31% 51
Social media	41.24% 226
Other (please specify)	9.49% 52
Total Respondents: 548	

#	OTHER (PLEASE SPECIFY)	DATE
1	Library	10/7/2021 11:27 PM
2	word of mouth	10/7/2021 9:06 AM
3	friends	10/7/2021 8:38 AM

City of Charlevoix Master Plan Community Survey

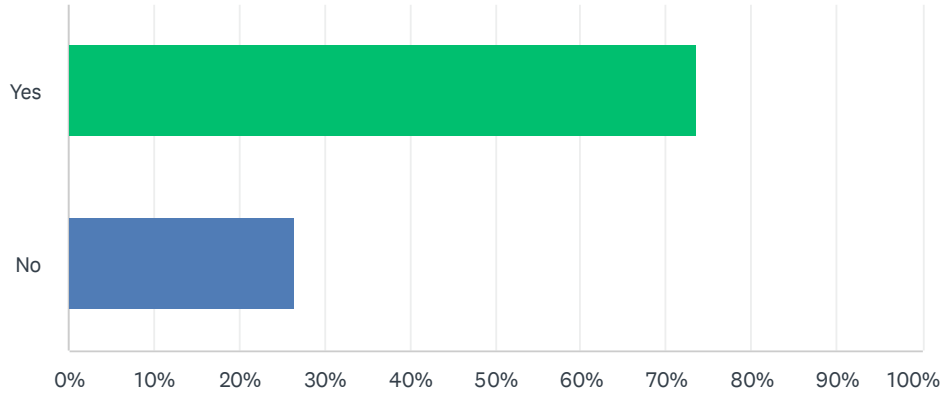
4	Home owners association	10/6/2021 8:53 PM
5	Facebook is worthless	10/6/2021 7:27 PM
6	Library	10/6/2021 6:28 PM
7	we don't!	10/6/2021 1:42 PM
8	banners hung @ US 31 & M66 intersection	10/6/2021 10:11 AM
9	friends, word of mouth	10/6/2021 9:26 AM
10	neighbors	10/5/2021 11:07 PM
11	speak with city council rep	10/5/2021 11:01 PM
12	Banners at city entrances	10/5/2021 8:16 PM
13	neighbors	10/5/2021 5:45 PM
14	Library	10/5/2021 1:37 PM
15	work	10/1/2021 11:37 AM
16	email	9/30/2021 10:36 PM
17	friends	9/30/2021 8:45 PM
18	Friend + family	9/30/2021 8:00 PM
19	family members who live there	9/30/2021 6:15 PM
20	Summer resident	9/30/2021 6:05 PM
21	Belvedere Club	9/30/2021 5:50 PM
22	Library	9/30/2021 5:48 PM
23	Radio	9/30/2021 5:44 PM
24	Neighbors	9/30/2021 5:07 PM
25	I hear about whats going on last minute or after	9/30/2021 4:07 PM
26	customers + friends	9/30/2021 2:36 PM
27	people	9/30/2021 2:10 PM
28	I wish all property owners would receive more informational e-mail or direct mail on a regular basis. Like a quarterly newsletter	9/30/2021 12:43 PM
29	do not have sources	9/30/2021 12:33 PM
30	Chx Chamber of Commerce Newsletter	9/30/2021 12:29 PM
31	580 AM RADIO	9/30/2021 12:24 PM
32	word of mouth	9/30/2021 12:19 PM
33	family and friends	9/30/2021 12:12 PM
34	word of mouth from friends and neighbors	9/30/2021 12:11 PM
35	Friends	9/30/2021 11:58 AM
36	more mailings and posters to communicate	9/25/2021 6:24 PM
37	Friends	9/25/2021 3:27 PM
38	Paper + Signs	9/23/2021 9:45 AM
39	Chamber emails	6/14/2021 10:44 AM
40	City website	6/8/2021 9:43 AM
41	Word of mouth	6/8/2021 9:17 AM

City of Charlevoix Master Plan Community Survey

42	Life in CUX app	5/27/2021 3:05 PM
43	Word of mouth	5/19/2021 1:24 PM
44	Word of mouth	5/18/2021 1:51 PM
45	Main Street & Chamber	5/18/2021 12:20 PM
46	Word of mouth	5/17/2021 11:00 AM
47	We are new to the community so we are still learning about the resources.	5/17/2021 6:11 AM
48	The signs put up at the entrance to Ch. from the south.	5/14/2021 5:12 PM
49	People told me about the senior center	5/8/2021 12:48 PM
50	I never hear anything about what is happening not how to find out?	5/7/2021 6:43 PM
51	Word of mouth	5/6/2021 10:27 PM
52	Chamber, DDA & Visit Charlevoix	4/28/2021 1:05 PM

Q38 Do you think local government is effectively dealing with local issues and concerns?

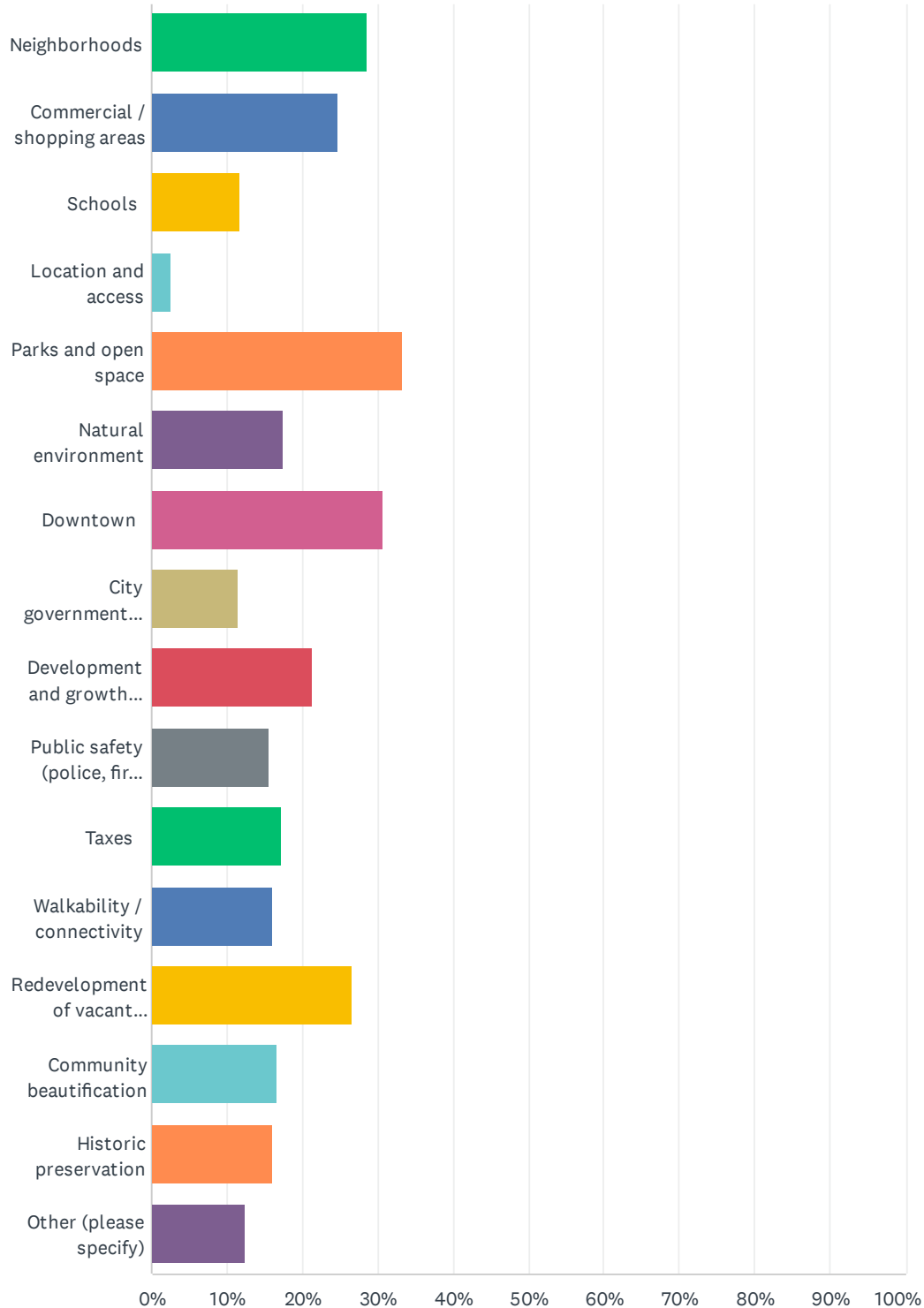
Answered: 453 Skipped: 184



ANSWER CHOICES	RESPONSES	
Yes	73.51%	333
No	26.49%	120
TOTAL		453

Q39 What are the top three priorities the Master Plan should focus on improving or preserving? Choose three.

Answered: 501 Skipped: 136



City of Charlevoix Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
Neighborhoods	28.54%	143
Commercial / shopping areas	24.75%	124
Schools	11.78%	59
Location and access	2.59%	13
Parks and open space	33.33%	167
Natural environment	17.56%	88
Downtown	30.74%	154
City government services (regulations, infrastructure, etc.)	11.58%	58
Development and growth potential	21.36%	107
Public safety (police, fire, etc.)	15.57%	78
Taxes	17.37%	87
Walkability / connectivity	15.97%	80
Redevelopment of vacant and/or underutilized properties	26.75%	134
Community beautification	16.57%	83
Historic preservation	15.97%	80
Other (please specify)	12.38%	62
Total Respondents: 501		

#	OTHER (PLEASE SPECIFY)	DATE
1	More low income rental housing	10/8/2021 9:48 AM
2	Appropriate devel and growth potential.	10/7/2021 11:19 PM
3	Explore changes to zoning code to allow for development of pocket home communities	10/7/2021 8:32 AM
4	Clean up the streets, the debris is disgusting	10/5/2021 11:14 PM
5	improve roads- park ave. add sidewalks. improve michigan beach area	10/5/2021 11:10 PM
6	seasonal housing for workers	10/5/2021 10:12 PM
7	Restaurants, esp. in winter	10/5/2021 8:46 PM
8	Parking in summer, youth activities year round, housing for low income families	10/5/2021 8:16 PM
9	quaint - quaint	10/5/2021 7:57 PM
10	It was difficult to choose just 3	10/5/2021 1:37 PM
11	maintain view corridors in parks along the lakes.	10/2/2021 9:55 AM
12	City does it all very well!	10/2/2021 9:47 AM
13	Utility bills- pricing	10/1/2021 12:52 PM
14	parking is a a terrible problem	10/1/2021 8:48 AM
15	less bridge openings	10/1/2021 8:12 AM
16	roads	9/30/2021 10:36 PM

City of Charlevoix Master Plan Community Survey

17	discontinue leaf and cuttings in streets	9/30/2021 10:25 PM
18	noise reduction!! for every weekend and airport plane noise intolerable!! (unacceptable, etc.)	9/30/2021 8:45 PM
19	Safe, attractive, affordable housing	9/30/2021 6:08 PM
20	Year round residents that will help improve jobs and with affordable housing for All.	9/30/2021 4:07 PM
21	The rest will follow	9/30/2021 2:29 PM
22	Difficult to do because so many overlap	9/30/2021 1:36 PM
23	Especially west side retail vacancies e.g. KMART, Flightdeck, closed/vacated business along US 31	9/30/2021 12:43 PM
24	housing, housing, housing!	9/30/2021 12:39 PM
25	affordable housing	9/30/2021 12:32 PM
26	Affordable Housing:)	9/30/2021 12:31 PM
27	Transportation	9/30/2021 12:27 PM
28	affordable housing for locals	9/30/2021 12:19 PM
29	Housing for employee retention	9/30/2021 12:18 PM
30	Need Kmart Replacement	9/30/2021 12:15 PM
31	develop and expand the number of boat slips in round lake. especially the number of short term parking slips for shuttles, diners, etc. THIS IS THE MOST IMPORTANT AND SHOULD BE THE #1 GOAL.	9/30/2021 12:11 PM
32	No more pubs! No more or less liquor licenses	9/30/2021 12:07 PM
33	affordable housing	9/30/2021 12:02 PM
34	Housing for families to live, not rent weekly/monthly	9/30/2021 12:01 PM
35	Clean up run down houses!	9/30/2021 11:55 AM
36	Improve Ferry Beach	9/25/2021 3:47 PM
37	Industry	6/15/2021 2:56 PM
38	Parking	6/15/2021 2:24 PM
39	Utilities prices	6/14/2021 11:54 AM
40	Low income housing	6/8/2021 2:02 PM
41	Affordable housing for people who work here	6/8/2021 11:43 AM
42	Fixing neighborhood streets	6/8/2021 9:17 AM
43	1, 2, 3 Improve vehicle traffic throughout!!!	6/7/2021 2:44 PM
44	Water drainage on St. Johns Dr. (Hampton Village Area)	6/7/2021 2:35 PM
45	Housing for seasonal workers and low- to middle income workers	5/23/2021 5:45 PM
46	summer traffic - school traffic	5/19/2021 1:04 PM
47	Roads	5/18/2021 2:02 PM
48	affordable housing! affordable housing continues to be a problem	5/18/2021 1:22 PM
49	Short term rental & long term rentals	5/17/2021 11:47 AM
50	Housing that is new and up to date.	5/14/2021 5:12 PM
51	low income housing	5/10/2021 2:10 PM
52	My third choice is a tie between development and growth potential and preserving the natural environment (which on the surface seem mutually exclusive). Both are important.	5/8/2021 9:07 AM

City of Charlevoix Master Plan Community Survey

53	multi-purpose designated trails throughout	5/8/2021 6:19 AM
54	Environmental preservation	5/7/2021 9:01 PM
55	Better parking. Anytime there is an event parking is removed. Thats like saying only healthy people are wanted here.	5/7/2021 7:20 PM
56	Getting rid of blight.	5/7/2021 6:51 PM
57	Housing	5/6/2021 10:27 PM
58	Workforce Housing	5/6/2021 9:38 AM
59	affordable housing for year round iving	5/5/2021 4:19 PM
60	Affordable housing	4/29/2021 8:03 PM
61	Affordable housing for the workforce	4/29/2021 7:12 AM
62	Affordable Housing	4/28/2021 1:05 PM

Q40 Please provide any additional comments in the space below.

Answered: 131 Skipped: 506

#	RESPONSES	DATE
1	Have a great need for low income housing	10/8/2021 9:48 AM
2	Better road lighting	10/7/2021 11:27 PM
3	Devel and growth that protects quality of life and the character of the region.	10/7/2021 11:19 PM
4	we need a newsletter	10/7/2021 8:48 AM
5	and/or minimum sq. ft. requirements	10/7/2021 8:32 AM
6	lproved/ more frequent communications from the city	10/6/2021 8:53 PM
7	This town is for people who lie here, not people who visit. We need to stop acting like visitors and tourists are the only people who matter. The whole town should be treated as well as Dixon Ave. and 2 blocks of Bridge St.	10/6/2021 7:27 PM
8	Better city control of the use of east park, bridge park in summer. It is too commercial and to congested by weekly "events." venetian festival should be only 2-3 days, with one day fireworks.	10/6/2021 7:05 PM
9	Mayor should be more proactive and visible on community forums. City may need to establish virtual bill board to communicate both ways Recycling space must be moved or better servicing the policy "no complains, no worries" No trash burning	10/6/2021 1:17 PM
10	all property owners (including commercial or absentee owners) should be responsible for ensuring their sidewalks are cleared of snow on a daily basis to make non-motorized transportation viable during snowy months, City should require DPW employees to reserve time during non-snowy periods to adequately maintain roads/sidewalks during heavier snow periods without the overtime, or neglect, as the case may be. No snow? Send them home!	10/6/2021 10:11 AM
11	- I'd like to see some improvement to Depot beach. maybe a small boat ramp ... - Anything to protect / preserve Mt. McSaub. love that place.	10/6/2021 9:02 AM
12	Require electric powered leaf blowers	10/6/2021 8:52 AM
13	clean up and enforce blight and unsightly properties	10/5/2021 11:10 PM
14	All are important to maintain and increase city desireability as a residence and recreation destination. Thank you for asking and taking time to conduct this survey. We love Charlevoix!	10/5/2021 10:56 PM
15	- speeding traffic - especially pickup trucks and large trucks. - lower speed limits - bring attention to sinage - patrol highways - especially in early am	10/5/2021 8:50 PM
16	quaint to grow is to squeeze some of us out - make room for rich out of towners	10/5/2021 7:57 PM
17	Need street lamps on all streets not just in the "valley"	10/5/2021 5:33 PM
18	Boulder park tours are a terrible invasion of our privacy- should be limited to once a day.	10/5/2021 5:27 PM
19	city wide ban on round up its a proven carcinogen and contributes to the decline of bees more public art	10/5/2021 1:45 PM
20	there is too much local government. all townships should be consolidated with services run by/at the county level. having city & township & county in the 21st century is ridiculous.	10/2/2021 9:55 AM
21	I Love Charlevoix!	10/2/2021 9:47 AM
22	need to do something for your year round people	10/1/2021 9:07 AM
23	attention to Ferry Beach "Friends of Ferry Beach	10/1/2021 9:01 AM
24	I think the big Q is Are you concerned w/ the direction of our town? YES. So how do we fix it	9/30/2021 11:27 PM

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so young families (the teacher, nurse, cop, etc) feel proud to be here & can afford it, not to mention be able to go buy your kid a pair of pants w/ out leaving town to do it. We miss the mark. 339K houses on division isn't it. Heated sidewalks?? Come ON; thats as bad as the fireplace (duckblind) situation from years back! We need places to work & live; places to buy a pair of shoes. We need sidewalks you can JOG on w/ a stroller w/ out your baby practically flying out of the stroller. We need less focus on community drunkenness & a little more "come build a life here". Thank you.

25	VRBO and AIRBNS'S have taken over neighborhoods. only people making money are the slum lords. businesses being run in neighborhoods is out of control	9/30/2021 11:04 PM
26	ideas for projects -large outdoor ice skating rink with lights and music -bubble a minature golf course so can be used 12 months -giant slides into lake maybe down at Ferry Beach -improve beaches at Ferry and Depots -need new play equipment and rentables ie jetskis-jumping trampoline in water etc -summer camp at the beaches besides the sailing. -food trucks at depot	9/30/2021 10:54 PM
27	My parents have owned @ LaCroft since 1978. The kids now use the condo and grandkids. We love Charlevoix!!	9/30/2021 10:35 PM
28	Indoor pickleball courts would be nice for winter. Also - instruction on classes for beginners	9/30/2021 8:53 PM
29	*We are giving serious considerations of leaving CHX (after 40 years here) because of the items listed below!! City closed down the Airport Advisory Board Because they didn't like what they heard! - airplane noise level is illegal - see FAA standards on internet (this is 100% ignored by the city) ; "optional"airport hours are ignored by all pilots!! - too many beer/liquor places in town - too many places for rowdy kids, get drugs, etc. and make this unsafe.	9/30/2021 8:45 PM
30	The logistics of travel in this town has become a burden worth moving away for. It feels as if it has become a burden to live in Charlevoix as a year round resident.	9/30/2021 8:03 PM
31	Location and Access - Parking [City government has] DONE NOTHING DuRing COVID To open AREA when DATA supports openIng - yoUR NOT AREa AdvocATes . DuRiNg This Time 1. Fight AgAiNST Covid ResTRicTiONS 2. Fight AgAiNST Tax INCReAses 3. DoNT TAKE FEDERAL \$ ThAT comes wiTh ResTRicTiONs... ie- "CAN'T Lower Taxes" "Must TeAch INSTITutIONAL Racism" IN SchooLs 4. DoNT give esseNTIAL woRKeRs A Pay RAise. Give Them A Lump Sum & ThANk you.	9/30/2021 7:40 PM
32	There is not enough affordable housing in this town. too many Airbnbs.	9/30/2021 6:20 PM
33	Ideas to attract year round tourism	9/30/2021 6:16 PM
34	Miss K-Mart. Need Target or something similar, should have taken Walmart when offered. We are elderly - may move in Charlevoix full time - sure would help our tax rate to be full time. Had relatives in Charlevoix for 80 plus years. A Choir teacher and florist	9/30/2021 5:07 PM
35	Set aside housing for families that want to move here. Set aside a few seasonal Houses. One person shouldn't own lots of houses to rent weekly. Rent year round.	9/30/2021 4:07 PM
36	Thank for the opportunity! Charlevoix is a treasure!	9/30/2021 2:39 PM
37	Traffic remains an issue- giving up lanes on highway was a mistake, esp N/E of the bridge. An old fashioned survey by hand is also a problem. How much money to tabulate this?	9/30/2021 2:29 PM
38	Love it here.	9/30/2021 2:00 PM
39	I would love to know the responses to #39. My 2 cents: historic preservation. Love this but I cannot put it above schools and public safety. Also, community beautification could have sub-categories: historic preservation, neighborhoods, downtown, etc	9/30/2021 1:36 PM
40	None	9/30/2021 12:45 PM
41	Thank you for reading. We love Charlevoix for what it is and know what it can be!	9/30/2021 12:40 PM
42	having lived in huge metro areas, suburbs, and rural settings, i feel there is a missed opportunity in Charlevoix to concern the local going local, year round residents. all focus (or ,ost focus) seems to favor summer expats and tourist with downtown and close 2nd. Traffic must be slowed or round to maintain shopping and bar/restaurant/ice cram consumers? Really? On a state highway that locals must use to commute to work, shop. and for medical care? not good. The constant song is that there are "plenty" of jobs in Charlevoix. There are	9/30/2021 12:39 PM

City of Charlevoix Master Plan Community Survey

undoubtedly plenty of entry wage service jobs, but no options for affordable housing. so live in boyne, ej, or Ellsworth and commute. but add ration of child care to allow for transiting the downtown traffic.

43	Fix the streets IN the west end of town!	9/30/2021 12:38 PM
44	Too much blight in Town- Like the old gas station north of town- Taking way to much time to renovate. Many others. Get tougher with owners! Too lenient	9/30/2021 12:38 PM
45	not familiar with the master plan	9/30/2021 12:33 PM
46	Wind and Solar have extremely low energy density and have very high environmental costs. Ask what the total costs including land use, environmental damage and subsidies per gigawatt hour.	9/30/2021 12:31 PM
47	Belvedere club resident	9/30/2021 12:28 PM
48	thank you!	9/30/2021 12:27 PM
49	two many questions	9/30/2021 12:25 PM
50	Get rid of the eye sores (house w/ boats in the backyard/junk everywhere	9/30/2021 12:25 PM
51	I love living in Charlevoix. Only 1 thing is all the limbs, branches and lawn debris at the curbs on the streets most of the week. It prevents cars parking and looks bad for the neighborhoods.	9/30/2021 12:25 PM
52	Would like to see the north side of the channel between round lake and lake michigan landscaped with overlook areas along the top parking area. This is so highly traveled and seen by everyone during the summer months. And is positioned perfectly for amazing landscaping as well as boat watching and sunset.	9/30/2021 12:24 PM
53	Do Something about the deer	9/30/2021 12:24 PM
54	Affordable housing Being taxed out of living in town	9/30/2021 12:22 PM
55	Be more willing to allow non-traditional style housing and less restricting with allowing development.	9/30/2021 12:19 PM
56	please do not do anything to increase boat traffic like expanding city marina or allowing boat rental in town- please do not destroy the beautiful harbor	9/30/2021 12:15 PM
57	Need Kmart Replacement	9/30/2021 12:15 PM
58	venetian festival is nice. the fireworks and amusement rides are great. the live music is nice and the boat parade is impressive. but 4 days is good- 5 days max.	9/30/2021 12:11 PM
59	Affordable Housing	9/30/2021 12:09 PM
60	No more G5 towers without citizen put. Village Pub + Police department allegedly have WI-FI cracks in these buildings. Also discussions.	9/30/2021 12:07 PM
61	WHY IS YARD WASTE ALLOWED TO BE DUMPED IN THE CITY STREET TAKING UP PARKING SPACES. IT SITS THERE FOR WEEKS! LOOK NO FURTHER THAN THE STREETS AROUND ROUND LAKE. WHAT A MESS!	9/30/2021 12:05 PM
62	too many seasonal people	9/30/2021 12:04 PM
63	recycling should be easily accessible in downtown area	9/30/2021 12:00 PM
64	A suggestion for next time, This print is difficult to read. (very small!) (Thanks)	9/30/2021 11:58 AM
65	Too many run down properties	9/30/2021 11:55 AM
66	curbside recycling and indoor walking place	9/30/2021 11:54 AM
67	Please Keep BallParks the way they Are. Older people can set in there cars to watch Ballgame NO dog park there	9/30/2021 11:52 AM
68	1.print to small to read 2. confusing format 3. paper it breaks	9/30/2021 11:07 AM
69	If Newman is considered a street why is there a crater the size of a small car at the corner at Grant St. It's been there for multiple years. They never even try to patch it.	9/30/2021 11:03 AM

City of Charlevoix Master Plan Community Survey

70	The print is too small in this survey. Please retain Mt. McSaubia, the municipal golf course, and the ski program & the summer day camp for children, It is so important to get the children outside and active. I would like to see the lifeguards at the 3 beaches again, Very important. To keep Charlevoix Beautiful, you need to reinstate a roadside pickup at least monthly for large items. This was a wonderful service. We are unable to manage just twice a year.	9/25/2021 7:20 PM
71	Affordable housing	9/25/2021 7:04 PM
72	We live our dream every day here in Charlevoix. The essence/soul of Charlevoix needs to be maintained not changed or developed.	9/25/2021 6:24 PM
73	higher littering fines	9/25/2021 3:47 PM
74	Improve Substandard Existing Homes	9/25/2021 3:17 PM
75	Poor survey. What is the goal?	6/14/2021 11:42 AM
76	Perhaps for traffic concerns and bridge inconveniences. Visitors don't know about the bridge. Why not put a sign at each end saying DRAW BRIDGE AHEAD	6/14/2021 10:52 AM
77	To Whom It May Concern; If you want older people to fill this out, please make it big enough for older people to see it, also if you want it sent back, please make envelopes big enough to hold it. Linda Barnes The Bank told me they would take these cko. Thank you.	6/14/2021 10:39 AM
78	City should not be in housing business!	6/14/2021 10:28 AM
79	Merge city and township	6/14/2021 10:20 AM
80	Help out seniors, taxes are too expensive. So is H2O, H2O is crazy and so are utilities.	6/14/2021 10:15 AM
81	More work-force housing	6/9/2021 10:00 PM
82	#38 Housing	6/8/2021 2:54 PM
83	If we could, we would add two items above: Public safety and historic preservation. Thank you for asking! This is a good q'aire. Reflects careful thought and solid leadership. Millages are won everyday, not in the weeks before an election! D.M. Hender :) 5/5/21	6/8/2021 2:35 PM
84	I feel often agendas of mayor/commission pushed without really community support. Need more open disclosure. Ie BIBCO fiasco - golf course home building	6/8/2021 12:08 PM
85	Thanks for asking for our input.	6/8/2021 11:43 AM
86	We need affordable housing for local workers & for young families to grow the town!	6/8/2021 9:51 AM
87	Would be nice to have a quality grocery store in town - current stores are old fashioned in old bldgs. Stop trying to regulate short term rentals that are the life blood of the City; address the problem properties & stop generalizing in public mtgs that all short-term properties are in disrepair & problems for each neighborhood.	6/8/2021 9:43 AM
88	Look into local gains from DDA for apt. housing for mix/commercial-residence (apt). It is only for downtown. This is a program that should expand to all along Bridge St to US 131/66 intersection.	6/8/2021 9:25 AM
89	My husband and I are in our 60s. We have 3 sons who live in Charlevoix. We own a business in Charlevoix. Two of our sons cannot afford to live here. They work for our business. If they leave Charlevoix for affordable housing they take our workforce AND our grandchildren! We would not hesitate to leave and move with our children. Our third son would relocate with the business. But we can always make the Almighty \$\$ and rent out our Charlevoix house as a short term rental. Charlevoix loses A LOT!!! I was under the impression there was a moratorium on ST Rentals in Chx. So sad that was temporary. But wait... let us get in on the money. :(	6/7/2021 3:25 PM
90	Pedestrian downtown traffic is currently dangerous!!!	6/7/2021 2:44 PM
91	Housing that is affordable. Hard working residents struggle with 2 jobs and can't find housing that is affordable. 40% if elementary students qualify for free breakfast & lunch and some rely on pack packs filled by donation for the weekends. We need housing!	6/7/2021 2:18 PM
92	This survey is way too long :) Try online next time.	5/27/2021 3:05 PM
93	Since commercial rents are outrageous in downtown, there should be some incentive program	5/27/2021 2:12 PM

City of Charlevoix Master Plan Community Survey

for desirable businesses. Charlevoix is a great place, but could use a little more "Grand Haven, Nantucket vibe".

94	half of the city council and the mayor are idiots	5/19/2021 4:22 PM
95	I think we should be looking at housing, jobs, vacant buildings, ways to attract families, the decline in our schools. We should put a stop to the short term rentals. They have ruined our town in so many ways. Government needs to wake-up on the issue. Thank you	5/19/2021 1:33 PM
96	Affordable housing for people interested in working here as a tax-paying resident	5/19/2021 1:11 PM
97	we need to clean up the blight in this city-we have some terrible eyesores in the city limits-unacceptable!	5/18/2021 4:01 PM
98	I answered no to #36 because we are only in Charlevoix occasionally - we have a condo we just bought a year ago.	5/18/2021 2:36 PM
99	No shopping options since Kmart left. City Manager should be reaching out to companies to move in. I have!	5/18/2021 2:02 PM
100	Need handicap parking in town, accessible to things. Now you have to walk most places. Need in center of downtown. Cannot enjoy concerts, Venetian, drug store, etc. Cannot get down sidewalks, esp. with wheelchairs, walkers, strollers, due to sidewalk being full of tables & chairs. (Antrim corner)	5/18/2021 1:34 PM
101	housing needed for young families and workers	5/18/2021 1:22 PM
102	An improved focus on sustainable business to provide better job opportunities to encourage residents to stay and/or live here.	5/17/2021 11:57 AM
103	Short term rentals are businesses - they need to provide adequate parking off street. When my family & friends cannot park close to my home due to rentals taking up the entire street both sides - it leads to frustration. Especially when driveways are empty.	5/17/2021 11:47 AM
104	N/a	5/17/2021 11:32 AM
105	Resurface all streets within the city limits with curbs! and drains!!	5/17/2021 11:18 AM
106	The same issues have been brought up year after year. Parking is needed as well as public transportation running daily and on weekends circulating the City. I am pleased to help move Charlevoix forward.	5/14/2021 5:12 PM
107	Traverse City added high rise condominiums downtown and it increased the residential density so that downtown seems too overcrowded. It could be possible to add some minimal housing behind the main st. stores.	5/14/2021 4:32 PM
108	City/Twp join	5/14/2021 3:17 PM
109	Put a stop on short term rentals	5/14/2021 2:55 PM
110	Do not over govern, be very careful about adding more rules and regulations. Regulation on rentals is being over done. Charlevoix has a long history of summer rentals, in the 1950s my grandfather rented his house on Dixon and temporarily moved to his old farm house. Friends families moved to little houses and cottages. Rentals and seasonal home people are the financial life blood of Charlevoix. This has been true for over 100 years and I want it to continue so my kids, grandkids and great grandkids are enjoy Charlevoix the Beautiful. We love you.	5/13/2021 12:18 PM
111	Your earlier question about overall quality of neighborhoods based on appearance, cost, maintenance should put COST in a separate question.	5/10/2021 2:10 PM
112	Need to look at what is working in other communities and get more progressive ideas for the city and of course, we won't be able to maintain what we have if we can hire works because they have no housing options. Thanks for listening and more importantly, thanks for asking our opinion.	5/10/2021 9:41 AM
113	The addition of a recycling center on the north side of the bridge	5/9/2021 1:52 PM
114	Really need community local transportation (trolley/shuttle to run continuously May-Oct. and on-demand rest of year).	5/8/2021 8:18 PM

City of Charlevoix Master Plan Community Survey

115	Like to see you allow golf carts on city roads. South haven Michigan has done that	5/8/2021 12:48 PM
116	Wondering if you will be having some public forums. By Zoom or equivalent option might be helpful for attendance.	5/8/2021 9:07 AM
117	I believe that it Charlevoix works to improve and preserve neighborhoods, the downtown and its beautiful open spaces, it will attract new residents and businesses to the area. Which in turn will help support schools, police and fire departments through increased taxes.	5/8/2021 8:13 AM
118	Park Ave. is dangerous for bikers and walkers especially in the summer	5/8/2021 6:19 AM
119	Why not have all the trash cans artistically painted by local artists. We have many. Open up the farmers market to more people. Put in some crafters too. Lets not be rigid. Lets not charge so much for a space.	5/7/2021 7:20 PM
120	Too much blight in Charlevoix.	5/7/2021 6:51 PM
121	Full time fire fighters, getting fires put out seems to be a problem, to many total loss structures. Better traffic controls during big events in downtown, police should control traffic at Antrim and state streets, when traffic is routed that directions. Also at park st and bridge street south bound cars can't easily turn right when the downtown is blocked off, pedestrians don't ever allow cars to turn right, a police office needs to control foot traffic at that location	5/7/2021 6:43 PM
122	I feel strongly that the city needs to focus on having access to affordable housing for year round residents.	5/7/2021 1:24 PM
123	City desperately needs a safe pedestrian and bike crossing on Bridge St between Hurlbut and M-66! A bike lane should be created along the dedicated bike route. East park should have a playground possibly with adjacent fireplace and seating to bring resident families into downtown, especially in shoulder seasons, and to make attending summer events more family friendly. Play structure could be designed in an artistic/sculptural way to align with current downtown aesthetic.	5/6/2021 10:27 PM
124	I love Charlevoix and commend our leaders in the fine job they have done w/making our downtown marina and park areas so beautiful! I'm sorry we did not get the fireplace downtown - it would have provided enjoyment year round! And too bad about not adding more big boat slips that would have benefitted our businesses too.	5/5/2021 9:09 PM
125	Lets encourage retail and food to get people to Visit Charlevoix	5/5/2021 8:33 PM
126	Resident of Charlevoix for short time. I work 30 minutes away. Charlevoix has a lot of potential for activities and attraction to younger people and that should be a driving force for future planning initiatives regarding growth and development, community placemaking	4/29/2021 8:07 PM
127	It's nice and important to keep the community involved with decisions and input.	4/29/2021 8:03 PM
128	When I moved to Charlevoix there were only two long term rental options available - 3 bedroom home for \$1700 or studio apartment for \$1000. The majority of the housing is \$250,000+. There are no good housing options for the young full time residents or workforce.	4/29/2021 7:12 AM
129	There is a HUGE need for affordable full time housing for renters who are not in the 1% or looking for summer use only.	4/28/2021 11:58 AM
130	I think Charlevoix is a great place to live. Been here less than a year and I do really enjoy it. A beautiful city with a lot to offer. I am fortunate enough to be able to afford my home currently. however, before we (very luckily and fortunately) got the house we are currently renting, finding housing was next to impossible. Everything that was available was too expensive, and what we could afford was too far away. Even had a friend who wanted to live closer to the city but had to settle for Gaylord because it was the closest she could find. That would be the only complaint I have about Charlevoix. Other than that, I love the town! People are friendly, we rave about the food, accessibility to food/shopping is great and lots to show family and friends when they visit us. Very cozy place to live	4/27/2021 7:12 PM
131	Housing is the most important thing Charlevoix needs to address. Real concrete change is needed in our community to ensure that the kids graduating from the high school can have a place in our community if they want it. Those who work in our community should be able to have a seat at the table, rather than being relegated to cheaper housing three townships over. The voices of advocacy and change need to be heard over those that falsely believe that the invisible hand of the economy is guiding our housing values in the right direction. Businesses	4/27/2021 4:38 PM

are shutting down because they don't have workers, and the year-round population continues to dwindle. Without action now, correction to housing values will eventually come in a destructive manner we can't control.

Chapter 3. Community Vision and Goals

3.1 Public Involvement

Charlevoix's master plan was prepared in a way that maximized public participation. Dating back to 2004, the Planning Commission and staff held numerous public meetings, visioning sessions, and administered two community surveys to seek input. The results of these discussions were then reflected in plan goals. Specific outreach activities included, but were not limited to the following:

- 2004: Charlevoix participates in a Regional Multi-Jurisdiction Smart Growth Planning Initiative, addressing issues about transportation, housing, economic development, environmental protection, and the delivery of public services. (See Appendix E)
- 2005-06: City Planner works with the Planning Commission to undertake a community survey, holds a community meeting to gather input, and drafts the 2006 Plan Revision- Goals, Objectives and Policies. (See Appendix D)
- 2008: To help better define goals, objectives, and policies, the Planning Commission holds multiple meetings and training sessions on master plan topics.
- 2009: Four high school government classes discuss the master plan with the City Planner and respond to a survey. (See Appendix B)

In February of 2009, about 800 community surveys were distributed to property owners, residents, business owners, and civic organizations to seek additional input. To ensure renters, year-round and season residents, were included, the



sample was based on property tax and voter registration records. The 85 question survey covered many topics including housing, economic development, city services, parks and recreation, future development, airport operations, and historic preservation. Again, the survey results were evaluated and helped better define the community vision, goals, objectives and action items. The survey and results can be found in Appendix A.



CITY OF CHARLEVOIX COMMUNITY SURVEY

In accordance with Michigan law (Michigan Planning Enabling Act, M.C.L. 125.3861), the City of Charlevoix Planning Commission must prepare a master plan for the City of Charlevoix. A master plan is a land use and infrastructure plan that sets local goals, objectives, and policies for community growth and/or redevelopment. The Master Plan is essentially a visionary document outlining what the community will look like in the future and how these goals will be accomplished. The Master Plan will cover topics such as future housing needs, economic development, transportation, infrastructure, parks and recreation, etc. Master-planned communities result in higher property values, safer streets and intersections, higher quality of City services, and a more attractive climate for tourism, and new or existing businesses.

As an essential first step in the update of the City of Charlevoix Master Plan, the Planning Department is asking City of Charlevoix residents, businesses, and property owners to complete this survey. The time you spend to answer these questions is critical toward helping shape the new Charlevoix Master Plan, and, in turn, the future of the City of Charlevoix. Please understand the results of this survey will not necessarily result in policy changes, new policy, or discontinuing existing policies. The intent is to gather valuable citizen input to make the City a better place to live, work and/or visit. **Your input is important and appreciated. There are no "right" or "wrong" answers to the survey.** The survey was designed to take less than 15 minutes. If you do not have enough information to answer a question, skip it or check the "no opinion" box. If you have questions or concerns not covered in this survey, you are encouraged to include them in the space provided at the end of this survey. You may also voice them to the Charlevoix City Planner, Mike Spencer (see contact information below).

You must be a **REGISTERED VOTER** or **PROPERTY OWNER** or **BUSINESS OWNER** in the City to complete this survey. You must submit this cover page and the survey. Once staff verifies that you are a registered voter or property owner the survey will be counted anonymously. We have to ensure that the information gathered is valid and not affected by special interests or individuals outside the Community. This will also ensure that we gather information from a broad sample of individuals throughout the City.

How do I get a copy of the Survey and what do I do once completed? Roughly 1000 surveys are being mailed out to a random sample of city property owners and registered voters. If you do not receive one in the mail, but would like to complete the survey, it can be downloaded from the City Website at www.cityofcharlevoix.org. They can also be e-mailed, faxed, or mailed upon request. Once completed, the surveys can be mailed to the City Planning Office. Prepaid postage envelopes can be provided upon request. Completed surveys may also be returned by fax or e-mail to the City Planner.

SURVEY DUE DATE April 24, 2009	Mike Spencer, City Planner 210 State Street, Charlevoix, MI 49720 m Spencer@cityofcharlevoix.org Phone: 231-547-3265, Fax: 231-547-3617
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Name: _____
City of Charlevoix Address: _____

3.2 “Smart Growth” and the City of Charlevoix.

Charlevoix is committed to the principles of Smart Growth, which is an initiative that began to evolve in the early 1990s. Its overall goal is to provide a framework for communities to grow in ways that support economic development and jobs; create strong neighborhoods with a wide range of housing, commercial, and transportation options; and achieve healthy communities that provide residents with a clean environment. The following principles are the foundation for achieving Smart Growth. More information can be found in Appendix G.

1. Provide a mix of land uses.
2. Take advantage of compact building design.
3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, farmland, natural beauty, and critical environmental areas.
7. Strengthen and direct development to existing communities.
8. Provide a variety of transportation choices.
9. Make development decisions predictable, fair, and cost effective.
10. Encourage community and stakeholder collaboration in development decisions.

Both the Michigan Association of Planning and the Charlevoix County Future Land Use Plan identify the need and importance of Smart Growth and encourage municipalities to integrate these principles into master

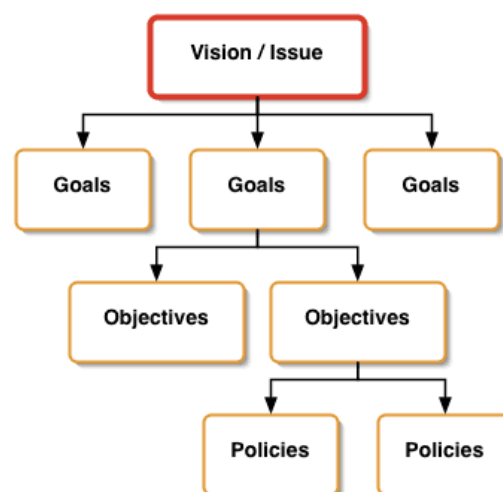
plans, land use regulations, and policies. Consequently, based on public input and guided by the County Future Land Use Plan, a number of Smart Growth principles have been integrated into this Master Plan.

3.3 How this Chapter is organized.

The chapter begins with a short vision statement that describes community values and a future direction for Charlevoix. Following are six broad goals, which help define *how* the community will achieve its vision.

Each goal is further supported by more focused and specific objectives. Finally, for each objective, bulleted policies, or action items are identified that are to be completed over time to implement plan recommendations. Chapter 5 also contains an implementation matrix that outlines who is responsible for a particular action item, when it should be done, and which funding sources are available for its completion.

The following diagram shows how goals, objectives, and action items are organized:



3.4 The Vision Statement

While the Master Plan is an expression of Charlevoix's commitment to its future, the following vision statement is its underpinning:

"Charlevoix will strive to be the focal point for the region and build on its distinctive character, downtown, and diverse neighborhoods; while respecting its unique setting and environment and creating a foundation for future economic prosperity and personal success."



3.5 Community Goals, Objectives, and Action Items.

GOAL: *Protect and enhance Charlevoix's small town character, unique downtown, cultural and historic resources, and scenic beauty.*

1.1 PRESERVE AND ENHANCE CHARLEVOIX'S UNIQUE SMALL TOWN CHARACTER

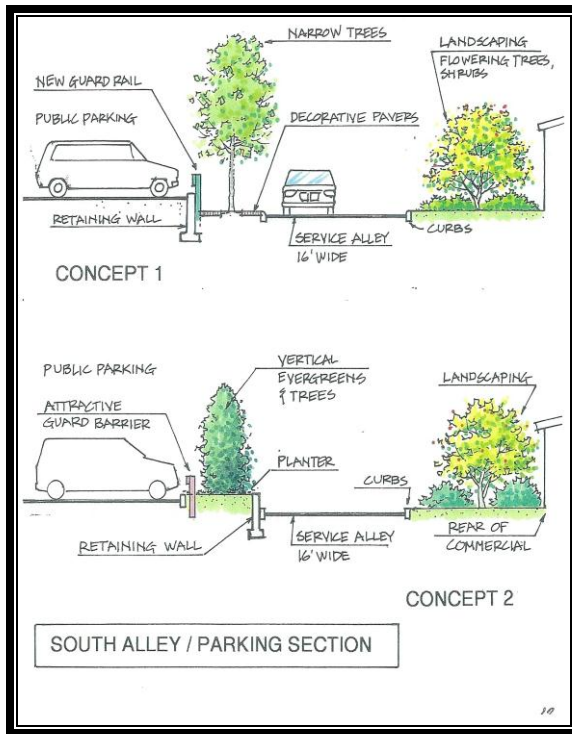
- Inventory and analyze the features contributing to Charlevoix's character; identify how development regulations can best protect and/or enhance them.
- Revise zoning regulations to en-

courage smaller scale development on commercial corridors with established maximum building sizes and parking away from the street side of buildings.

- Work with area townships, including Charlevoix, Marion, Norwood, Eveline and Hayes on a regional plan.
- Continue to enforce the nuisance ordinance and look into adopting a property maintenance ordinance to better address the clean-up of blighted or poorly maintained properties.
- Research the feasibility of establishing a rental inspection program.

1.2 ENHANCE SCENIC BEAUTY

- Coordinate ongoing efforts with City staff, MDOT, Charlevoix County and surrounding townships, and seek public input to secure grant funding for Corridor Improvement Districts on US 31 and M-66.
- Enforce existing landscaping design standards for commercial development, parking lots, and public lands consistently.
- Support Keep Charlevoix Beautiful (KCB) and its petunia planting program, based on future budget considerations.
- Continue to support the Shade Tree Commission and expand the Tree Planting Program, based on budget considerations. Seek alternative forms of funding, such as donations and grants.



1.3 PRESERVE AND ENHANCE THE DOWNTOWN.

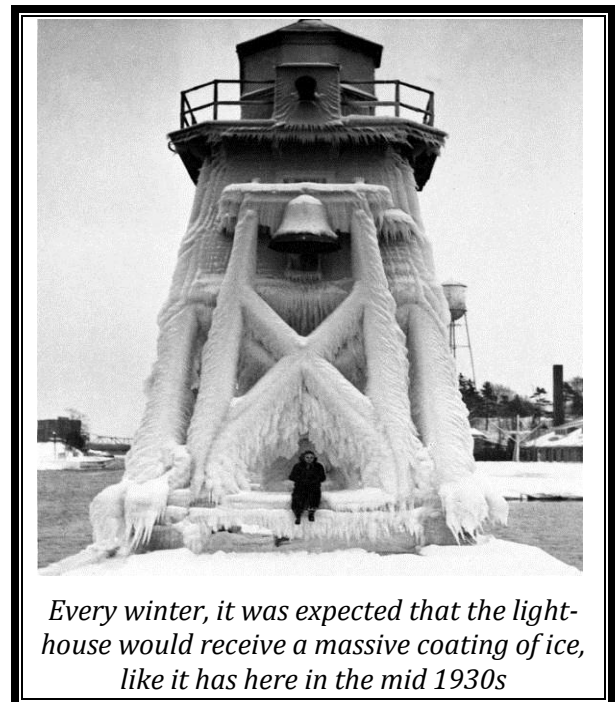
- Support the efforts of the Charlevoix Main Street boards and volunteers as the program expands.
- Involve and educate the general public, building and business owners, and the DDA about the potential demand for greater flexibility in the Central Business District zone's allowed uses.
- Investigate the demand for services that support local initiatives, such as Trail Towns, and focus economic development strategies and promotions appropriately.

1.4 PROTECT HISTORIC AND CULTURAL RESOURCES.

- Continue to support the efforts of the Historic District Commission and the Charlevoix Historical Society.
- Continue educating property owners about historic districts and seek

to establish districts where there is strong support.

- Support efforts by the Historical Society to design and locate a privately funded kiosk that provides historical information about Charlevoix and promotes the Harsha House Museum.
- Support improvements and long-term maintenance of the lighthouse.



GOAL: Maintain a diverse, regional economy that supports sustainable year-round business development and enhances Charlevoix as a tourism and second home destination.

2.1 ENCOURAGE REGIONAL COLLABORATION ON ECONOMIC DEVELOPMENT

- Continue collaboration with the Charlevoix Area Chamber of Commerce, CVB, local governments, and the business community regarding regional economic development.
- Support efforts to implement the Regional Comprehensive Development Strategy (CEDS) put out by Networks Northwest, designed to

retain, grow, and attract new business.

- Pursue goals outlined in the Economic Development Strategy prepared by the Chesapeake Group.
- Aggressively market and provide incentives to businesses in emerging industries.
- Support and promote technological advances, such as high speed internet and fiber optic networks in Charlevoix to encourage economic development.
- Evaluate, and if necessary, amend the Industrial Tax Abatement Program so that Charlevoix remains competitive.
- Coordinate with Charlevoix Township, community leaders, and property owners to plan for and promote future development.
- Work with surrounding townships to identify other suitable areas for economic development; explore 425 agreements where appropriate.
- Explore a program to waive or reduce utility extension, or hookup fees for businesses seeking to expand.
- Continue to support and promote expanding Coast Guard operations in Charlevoix.

2.2 PROMOTE CHARLEVOIX AND THE REGION AS A VIABLE PLACE TO LIVE AND WORK YEAR-ROUND.

- Encourage and utilize Placemaking strategies as a way to promote Charlevoix as a place to live and work full-time.
- Continue to support and work with the Chamber, CVB, and other community groups to promote and expand events, festivals, and recrea-

tion opportunities.

- Promote diverse and viable housing options by encouraging developers through affordable housing incentives and flexible Zoning Ordinance requirements.
- Work with the real estate community to help market Charlevoix to targeted groups interested in locating to the area.
- Investigate options for regulating rental property within the City through a rental inspection program, licensing fees, lodging taxes or other means.
- Explore the viability of expanding reduced tuition rates at North Central Michigan College for Charlevoix County residents.

2.3 ENCOURAGE ECONOMIC SUSTAINABILITY AND GROWTH IN DOWNTOWN CHARLEVOIX

- Work with the DDA, Chamber of Commerce, Charlevoix Main Street and the Convention and Visitors Bureau to develop and implement a downtown marketing plan that serves to retain existing establishments, while attracting new businesses and residents to fill vacant or underutilized buildings.
- Support and expand current downtown winter activities and pursue other winter recreational or promotional events.
- Pursue goals outlined in the Downtown Marketing Assessment and Development Strategy prepared by the Chesapeake Group.
- Support the Michigan Main Street Program as a way of encouraging economic development and providing tax credits for downtown redevelopment projects.



***GOAL:** Work cooperatively with surrounding municipalities, governmental agencies, non-profits, and private sector organizations on a variety of issues.*

3.1 COOPERATE WITH CHARLEVOIX TOWNSHIP ON PLANNING AND ZONING.

- Hold annual meetings between the Charlevoix and Charlevoix Township, Marion Township, Norwood Township and Hayes Township Planning Commissions to discuss land use related topics and resolve any zoning issues.
- For border areas and properties, coordinate land uses, zoning regulations and street extensions that expand the City's grid.
- Cooperate with Charlevoix Township on an airport overlay district located around the Charlevoix Municipal Airport.

3.2 COORDINATE EFFORTS TO PROVIDE SAFE AND EFFICIENT TRANSPORTATION SYSTEMS

- Host an annual meeting between the City, MDOT, Charlevoix County, and surrounding townships to discuss transportation-related issues, enhancements, and funding opportunities.
- Work with MDOT to study summer-time traffic counts, review potential options to alleviate related traffic congestion and evaluate development proposals that may affect US 31 traffic, in particular for areas where there is no secondary access,

such as West Dixon.

- Hire a qualified transportation consultant, if financing is available, to evaluate transportation issues and recommended enhancements.

3.3 WORK COOPERATIVELY TO ENCOURAGE AND FACILITATE ALTERNATIVE FORMS OF TRANSPORTATION.

- Evaluate the local transportation system and look to integrate "complete streets" policies for future infrastructure planning and design.
- Increase public awareness and provide better signs that mark routes to promote walking and biking.
- Establish a City wide and regional bike route.
- Incorporate bike lanes into the design and future construction of streets and roads.
- Continue to enhance the Lake to Lake Trail initiative.
- Work with surrounding communities and Charlevoix County in the development of a regional trail system to connect with Boyne City, East Jordan, and Elk Rapids.
- Inventory existing sidewalks and identify and prioritize new sidewalk connections.
- Explore the viability of a multi-use transportation hub located at the City Airport.
- Further investigate, implement and promote the Trail Town initiative in conjunction with LIAA and local groups and organizations.



3.4 COORDINATE EFFORTS ON NATURAL RESOURCE PROTECTION.

- Work cooperatively with all jurisdictions to adopt a unified Stormwater Control Ordinance for Charlevoix County.
- Work with the Charlevoix County Planning Commission to evaluate current and future industrial and/or mining operations that may impact natural resources and coordinate their appropriate locations and zoning regulations to minimize their impacts.
- Work with organizations like Tip of the Mitt Watershed Council, WATCH, the Little Traverse Land Conservancy, and the Lake Charlevoix Association to inform the public on water quality protection measures and conservation easements.
- Encourage a county-wide land bank or a transfer of development rights program.
- Coordinate Mt. McSaubas usage with Charlevoix Township.

3.5 CONTINUE TO PROMOTE OUR UNIQUE HISTORICAL TIES TO BEAVER ISLAND.

- Continue to invest in the airport to enhance commercial activity.
- Address the future parking needs of the Beaver Island Boat Company.
- Coordinate the operations of the Beaver Island Boat Company with the Charlevoix Municipal Marina.
- Coordinate special events with the Charlevoix Chamber of Commerce and the Beaver Island Chamber of Commerce.

3.6 WORK WITH CHARLEVOIX SCHOOLS ON FUTURE FACILITY USAGE.

- Coordinate with, or provide information to, the School's Facility Study Committee.
- Work with the School regarding the future use of their properties within the City and Townships



***GOAL:** Provide high quality public services, infrastructure, utilities, and amenities to Charlevoix that are sustainable and cost effective.*

4.1 PROVIDE HIGH QUALITY PUBLIC SERVICES AND INFRASTRUCTURE AT A LOWER COST TO THE TAXPAYERS.

- Study public service consolidation with surrounding communities so that costs can be lowered, while maintaining or improving quality.
- Increase municipal water, sewer, and electric users to spread out operational costs.
- Cooperate with surrounding townships to expand infrastructure into areas without public water and sewer in a manner that does not encourage sprawl.
- Integrate Geographical Information Systems and revise capital improvement plans to more effectively predict and plan for future infrastructure upgrades.
- Prepare a facilities master plan that reflects future improvements, new buildings, and consolidating the Electric Department and DPW as advised by consultants.

***GOAL:** Reflect high environmental standards in land use policies, public education and in the design of municipal facilities, utilities, and stormwater management systems.*

5.1 IMPROVE WATER QUALITY PROTECTION

- Seek grant funding to complete a comprehensive study of the municipal stormwater management system.
- Continue to implement best management practices to address stormwater quantity and quality.
- Provide signs at the Marina and City boat launch concerning boat

maintenance and measures to control the spread of invasive species.

- Coordinate with the DNR to provide proper signage regarding not dumping fish bait.
- Educate the public about ways to mitigate impacts on the stormwater system from lawn clippings, leaves and other organic waste.
- Closely monitor the municipal water supply system to minimize or prevent leaks and/or ruptures.
- Study options and consider implementing alternative methods of storing and collecting yard waste.



This is one of the recently completed rain gardens incorporated into the Park Avenue storm drainage system.

5.2 INTEGRATE ENVIRONMENTAL BEST PRACTICES INTO CITY UTILITIES AND OPERATIONS.

- Promote the County Recycling Program.
- Consider more fuel efficient vehicles when replacing the City fleet.
- Continue to purchase electricity from renewable energy sources.

- Coordinate with the county and area townships to support renewable energy sources.
- Expand and improve the Energy Optimization Program by providing incentives and better educating residential and commercial users.
- Research the feasibility and potential grant opportunities available to power City buildings and facilities through alternative energy sources.
- Evaluate and test higher efficiency street lights.
- Continue to upgrade City facilities with energy features such as more energy efficient lights, motion sensing lights, and more efficient HVAC systems.

***GOAL:** Encourage higher density, infill development and/or redevelopment consistent with surrounding land uses and neighborhood character.*

6.1 ENCOURAGE HIGHER DENSITY IN APPROPRIATE LOCATIONS.

- Amend the zoning ordinance, and review Main Street Program recommendations to accommodate higher densities in appropriate neighborhoods and the downtown.
- Provide incentives for higher density developments in the downtown area.

6.2 PROMOTE INFILL DEVELOPMENT

- Review the Zoning Ordinance to allow for further subdividing and subsequent development of vacant land provided that it is consistent with the surrounding neighborhood.