

APPENDIX 3 – CLEVELAND TOWNSHIP QUESTIONNAIRE

This Appendix 3 is the Appendix from the Master Plan adopted May 1, 2002, and has only been reformatted.
No information was edited or revised during the 2008-2009 review.

<u>Ques- tion #</u>	<u>Answer</u>	<u>Full question text</u>	<u>Ques- tion #</u>	<u>Answer</u>	<u>Full question text</u>
1		Do you live in Cleveland Township?	6		What is your housing Status?
	58%	Yes, I'm a Cleveland Township Resident		78%	Own a home in Cleveland Township
	42%	No, I own property in Cleveland Township, but do not reside in Cleveland Township		1%	Rent a home in Cleveland Township
2		Do you consider yourself a part-time or full-time resident of Cleveland Township?	1%		Living with friends or relatives in Cleveland Township
	43%	Part-time		21%	Do not reside in Cleveland Township
	57%	Full-time			
2a	9.5	If you answered "yes" question 1, how many months of the year do you reside in Cleveland Township?	7	26%	Little Traverse Lake Area
2b		If you are full time resident: were you a part-time resident or vacationer in the area before you became a full time resident?		20%	Sugar Loaf Area
	51%	Yes		28%	Lime Lake Area
	49%	No		8%	Bohemian Valley Area
				5%	Maple City Area (Southeastern Part of Township)
			10%	Wheeler Road Area	
3		How many years total have you been a part-time or full-time resident of Cleveland Township?	3%	Other _____	
	17.7	Number of years as a full-time resident	8		What size parcel do you live on/own in Cleveland Township?
	19.8	Number of years as a part-time resident		42%	1.9 acres of less
	18%	I'm not a resident of Cleveland Township		26%	2—9.9 acres
		15%		10—24.9 acres	
4		Are you registered to vote in Cleveland Township?	6%	25—59.9 acres	
	50%	Yes	7%	More than 60 acres	
	50%	No	2%	Own a Non-residential parcel in Cleveland Township	
5		What is your age group?	9		How many total people reside in your home in Cleveland Township
	0%	Under 18		2.5	People
	1%	18-25		30%	I do not live in Cleveland Township
	3%	26-35			
	35%	36-50			
	33%	51-65			
	28%	Over 65			

<u>Ques- tion #</u>	<u>Answer</u>	<u>Full question text</u>
10		Do you earn any income from your land in Cleveland Township
	6%	Yes, I earn income from farming or forestry
	9%	Yes, I earn income from a resort cottage/ rental
	1%	Yes, Other _____
	84%	No, I do not earn any income from my Cleveland Township land.
11		What is your employment status?
	38%	Work for someone else
	23%	Self-employed
	2%	Homemaker
	0%	Student
	0%	Unemployed (if checked go to 13)
	37%	Retired
12		Where is your place of work located?
	13%	Cleveland Township
	19%	Other areas in the county
	18%	Traverse City area
	50%	Elsewhere _____

	<u>Township</u>	
	<u>Today</u>	<u>20 Years</u>
13	In your opinion, which two of the following best describe Cleveland Township today? Then, how would you like to see Cleveland Township in 20 Years?	
	Rural area	75% 70%
	Agricultural area	33% 33%
	Resort area	29% 28%
	Recreational area	42% 46%
	Suburban/Residential area	7% 10%
	Potential Urban area	1% 2%

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Never Used</u>
14	How would you rate the following public services in Cleveland Township?			
	Utilities	65%	18%	2% 15%
	Fire Protection	30%	13%	3% 54%
	Police Services	33%	17%	2% 48%
	Rescue Services	34%	11%	2% 52%
	Road Maintenance	58%	31%	6% 5%
	Snow Plowing	70%	17%	2% 11%
	Recreational Facilities	58%	25%	6% 11%
	Educational	38%	12%	3% 47%
	Cable TV	10%	21%	28% 41%
	Township Government	41%	35%	6% 18%
	Twp. Planning/ Zoning	35%	30%	13% 21%

- 15 Listed below are statements about the community. Please indicate how much you agree or disagree with each statement.
(Please circle one answer for each)

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Cleveland Township is growing too quickly	21%	32%	31%	14%	2%
There are too many resort accommodations in Cleveland Township	4%	11%	45%	35%	5%
There are not enough commercial services in the Township	4%	13%	30%	38%	16%
Residential density is too dense in Cleveland Township	3%	14%	41%	34%	7%
We are experiencing a loss of agricultural land/orchards	29%	36%	20%	11%	3%
Recreational land and opportunities should be expanded in the area	11%	23%	20%	35%	11%
Zoning in the Township is too restrictive	5%	10%	34%	34%	17%
The housing opportunities/stock meets the needs of the community's residents	6%	32%	43%	15%	3%
More affordable housing is needed in Cleveland Township	7%	16%	32%	30%	15%
Senior/Assisted housing is needed in Cleveland Township	7%	21%	45%	17%	10%
The Township should make efforts to preserve farmland	39%	35%	16%	7%	3%
Residential land uses at Sugar Loaf should be expanded	5%	26%	27%	26%	17%
Recreational and commercial land use at Sugar Loaf should be expanded	10%	31%	20%	21%	17%
Traffic volume/congestion is a problem in the Township	3%	8%	32%	46%	11%
Some roads in the Township should be improved to accommodate more traffic	9%	20%	20%	39%	11%

16 To what degree do you agree with the following statements? (Please circle one number for each item)

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The Cleveland Township Master Plan should be designed to					
... encourage new commercial development	2%	12%	13%	41%	31%
... encourage new commercial resort operations	4%	13%	23%	34%	26%
... maintain existing agricultural land uses	38%	41%	14%	5%	3%
... encourage more single family housing	6%	23%	44%	21%	7%
... encourage more of all types of housing	4%	8%	30%	40%	17%
... encourage more clustered housing	7%	22%	13%	32%	26%
... encourage more multiple family housing	3%	5%	17%	42%	33%
... encourage manufacturing uses	2%	4%	11%	33%	51%
... encourage light manufacturing uses	2%	9%	16%	32%	42%
... develop more recreational facilities	11%	29%	28%	18%	15%
... maintain scenic qualities	72%	24%	3%	1%	1%
... protect wetlands from development	62%	25%	8%	2%	2%
... protect view areas from development	58%	22%	10%	8%	1%
... protect natural resources	68%	27%	4%	1%	0%
... expand employment opportunities in the Township	7%	28%	44%	14%	8%
... expand and support the local economy	15%	42%	32%	7%	4%
... provide more convenience commercial services	4%	18%	35%	31%	13%
... improve public services	7%	33%	46%	11%	3%
... limit pollution through Township policies	49%	36%	10%	4%	2%

17 In your opinion, where should future growth & development occur? How much do you agree with the following statements? (Please circle one number for each item)

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
New residential development in Cleveland Township should be					
... located along M-22	3%	15%	27%	33%	22%
... located along major roads such as Co Rd 667 & Co Rd 669	5%	26%	32%	19%	18%
... located at or near major intersections	3%	20%	35%	26%	15%
... permitted near national lakeshore borders	5%	20%	20%	29%	26%
... located in the southern part of the Township around Co. Rd 667	5%	35%	38%	10%	12%
... permitted in agricultural areas	4%	16%	22%	29%	30%
... permitted in forested areas	4%	16%	22%	27%	32%
... concentrated in the Sugar Loaf area	14%	28%	24%	17%	16%
... encouraged almost anywhere in the Township	4%	9%	19%	33%	35%
... encouraged almost anywhere in the Township provided that clustering is mandated so open space is set aside	8%	25%	24%	21%	23%
Cleveland Township has adequate areas zoned for residential purposes	13%	39%	36%	8%	4%
Business Development should be located in compact areas similar to business parks	17%	56%	16%	4%	7%
Residential and Business Development should be located near similar land uses	13%	50%	21%	10%	6%

18 In your opinion, should Cleveland Township have a policy of preserving farmland and open space? How much do you favor or oppose the following approaches? (Please circle one number for each item)

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Not allow lots smaller than 20 acres in agricultural areas	24%	28%	17%	16%	14%
Reduce property taxes for farmers who agree not to develop their land	39%	35%	14%	8%	5%
Fairly compensate farmers if they agree never to develop their land	38%	33%	15%	8%	6%
Tax farmland on its agricultural value rather than its highest and best use	47%	37%	11%	3%	2%
I would pay higher taxes to fund a program to purchase important open spaces or their development rights	19%	25%	21%	20%	16%
We should depend only on the land conservancies and State to preserve important open space and farmland	6%	15%	20%	40%	19%
We should let the market dictate whether agricultural and open spaces are developed	6%	9%	13%	34%	38%

19 In your opinion, is there a problem with regulations or enforcement of regulations for any of the following in Cleveland Township?

<u>Yes</u>	<u>No</u>	<u>No Answer</u>	
13%	70%	16%	Commercial signs
19%	63%	17%	Communications/Cellular towers
2%	83%	16%	Farm stands
3%	79%	17%	Fences
9%	71%	20%	Keeping of animals on small parcels
5%	76%	18%	Home occupations
16%	52%	33%	Keyholing
11%	72%	16%	Public lake accesses
11%	67%	21%	Add'l driveway cuts on main roads
6%	75%	19%	Private roads
5%	78%	17%	Garage sales
14%	67%	19%	Parking recreational vehicles
20%	61%	19%	Light pollution

20 Please rate the following corridors for road maintenance/traffic/circulation

Location	Excessive Traffic	Excessive Speeds	Dangerous Blind curves	Road surface Needs Improvement	No serious Problem	Seasonal Problem only
M-22	13%	27%	10%	7%	33%	26%
Maple City Road	5%	16%	10%	27%	36%	7%
Bohemian Road	2%	7%	4%	13%	42%	8%