

BENGAL TOWNSHIP MASTER PLAN SURVEY - NOVEMBER 2017

The Bengal Township Planning Commission is currently reviewing and will be soon updating the Township Master Plan which establishes growth management goals, policies and strategies for the Township. This survey is being conducted to take into consideration the current views of Township residents regarding a variety of growth and development issues. The results of this survey will supplement and be used when updating the Master Plan which was last updated in November 2001. You may respond knowing that your views will be kept strictly confidential. Each person 18 years or older in the household may complete the survey. Should you desire an additional copy, it is on-line at www.bengaltownship.com. Please submit no later than Wednesday February 14, 2018. Your opinions are vital to the Master Plan update process and to the Bengal Township Planning Commission. Thank you for participating in this very important survey.

Name (optional): _____

Address (optional): _____

A. Growth Management

1. Please check the statement that most closely matches your views about growth in the Township (choose only 1).

I would like to see growth encouraged. _____

I would prefer to let growth take its own course in this area. _____

I would prefer planned and limited growth in this area. _____

I would like to see a goal of no growth in this area. _____

B. Housing

Please respond to the following questions and statements:

1. The mix of housing in the Township meets the needs.

Agree _____ Disagree _____ Neutral _____

2. Adequate affordable housing is available.

Agree _____ Disagree _____ Neutral _____

3. Rental accessory apartments should be allowed.

Agree _____ Disagree _____ Neutral _____

4. Mobile Home Parks be allowed in the Township.

Agree _____ Disagree _____ Neutral _____

5. What other housing related concerns should the Township consider?

C. Land Use and the Environment

Please respond to the following questions and statements:

1. Which of the following best describes what "Open Space" means to you? (Rank in order 1-6, with 1 being BEST)

Forests _____	Wetlands _____	Scenic Views _____
Parks, sports fields _____	Pastures/meadow _____	Farmland _____

2. I support careful management of growth, even in it means more regulations of my land.

Agree _____	Disagree _____	Neutral _____
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3. Tourist and event activities should be allowed on ag/farm land (Ag tourism).

Agree _____	Disagree _____	Neutral _____
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4. To preserve Open Spaces, I would contribute by increased taxes or a special assessment/millage rate.

Agree _____	Disagree _____	Neutral _____
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5. I oppose additional land use regulation, even if it means development of prime farmland.

Agree _____	Disagree _____	Neutral _____
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6. The township should promote slowing the conversion of farmland to residential uses.

Agree _____	Disagree _____	Neutral _____
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7. The Township should mandate more Open Space preservation.

Agree _____	Disagree _____	Neutral _____
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8. Farmland is an important and should be protected from development.

Agree _____	Disagree _____	Neutral _____
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9. Farmland preservation measures should be researched and developed.

Agree _____	Disagree _____	Neutral _____
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10. The Township should amend the Zoning Ordinance to include more strict development regulations.

Agree _____	Disagree _____	Neutral _____
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11. Which are the two most important reasons to preserve farmland in Bengal Township? (Circle 2)

- a. To preserve the scenic beauty and rural character of the Township
- b. To make it easier to transfer farms to family members or other farmers
- c. To preserve family farms and the Township's farm economy
- d. To maintain the ability to grow food in the future
- e. To protect the natural environment and wildlife habitat
- f. Having a farmland preservation program is not important

D. Economy

1. The Township should expand the Commercial/Business Zoning districts and promote growth.

Agree _____	Disagree _____	Neutral _____
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2. If agree, what types of new businesses would you like to see and where?

Agree _____	Disagree _____	Neutral _____
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3. The Township should encourage business growth to provide more employment opportunities.

Agree _____	Disagree _____	Neutral _____
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4. Home Occupations should be allowed to be full commercial operations.

Agree _____	Disagree _____	Neutral _____
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E. Services

1. Police protection in the Township is adequate.

Agree _____	Disagree _____	Neutral _____
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2. Emergency medical services provided are adequate.

Agree _____	Disagree _____	Neutral _____
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3. Fire services provided are adequate.

Agree _____	Disagree _____	Neutral _____
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4. Cemetery facilities in the Township are adequate.

Agree _____	Disagree _____	Neutral _____
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5. Road maintenance by the Road Commission is adequate.

Agree _____	Disagree _____	Neutral _____
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6. The road maintenance/improvements schedule should be accelerated at additional taxpayers' expense.

Agree _____	Disagree _____	Neutral _____
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7. What specific road(s) would you like to see improved?

8. Township land should be developed for recreation use such as sports fields.

Agree _____ Disagree _____ Neutral _____

9. If you agree, would you support a special assessment for that purpose?

Yes _____ No _____

10. Do you support having regular business hours for Township Officials?

Yes _____ No _____

11. If yes, would you be willing to pay additional taxes to cover the costs?

Yes _____ No _____

12. Please identify any other services you would like to see in the Township.

F. Community Image

In order to address the many concerns discussed in this survey, local public officials may need to develop new policies.

1. Do you support:

a. Stricter architectural controls for new development?

Yes _____ No _____ Neutral _____

b. Stricter sign regulations?

Yes _____ No _____ Neutral _____

c. Preservation of historic buildings?

Yes _____ No _____ Neutral _____

2. The Township presently has a 10 acre minimum parcel size in the AG district.

Would you support a decrease?

Yes _____ No _____ Neutral _____

3. Existing lighting standards protect the night sky.

Agree _____ Disagree _____ Neutral _____

4. Rental of homes should be regulated.

Agree _____ Disagree _____ Neutral _____

5. Noise regulations should be established in the Township.

Agree _____ Disagree _____ Neutral _____

6. Additional cellular towers should be allowed in the township.

Agree _____ Disagree _____ Neutral _____

7. Residential wind turbines should be further regulated.

Agree _____ Disagree _____ Neutral _____

8. In 10 years , I would like Bengal Township to be primarily

Farming _____ Rural Residential _____ Commercial/Industrial _____

9. In 10 years, I think the best use of my property would be for

Farming _____ Rural Residential _____ Commercial/Industrial _____

10. List any zoning issues you would like to see addressed.

G. Demographics

1. How long have you lived and/or owned property in Bengal Township?

0-4 years _____ 5-10 years _____ 11-20 years _____
21-30 years _____ More than 30 years _____

2. What is your age group?

Under 25 _____ 25-44 _____ 11-20 years _____
45-64 _____ 64 and older _____

3. Your land can be best described as

Farm _____ Residential (Non-Farm) _____ Business _____

4. Your primary residence can be best described as

Single Family Home _____ Duplex/Apartment _____ Mobile Home _____

5. Are you a registered voter in Bengal Township?

Yes _____ No _____

6. Do you lease/rent a Bengal Township home to others?

Yes _____ No _____

7. If you engage in farming activity, it can be best described as

Full Time _____ Part Time _____ Landlord _____

8. How important were each of the following factors in contributing to your decision to live in your current location within the Township?

- | | | | |
|---|-----------------|-------------------|------------------|
| a. Proximity to work location | Important _____ | Unimportant _____ | No Opinion _____ |
| b. Proximity to school location | Important _____ | Unimportant _____ | No Opinion _____ |
| c. Proximity to commercial services | Important _____ | Unimportant _____ | No Opinion _____ |
| d. Personal safety and low crime rate | Important _____ | Unimportant _____ | No Opinion _____ |
| e. Interaction with neighbors and sense of neighborhood | Important _____ | Unimportant _____ | No Opinion _____ |
| f. Surrounding open space | Important _____ | Unimportant _____ | No Opinion _____ |
| g. Small town character of Township | Important _____ | Unimportant _____ | No Opinion _____ |
| h. Quality of night time sky | Important _____ | Unimportant _____ | No Opinion _____ |
| i. Proximity to stream, river, creek or other natural water feature | Important _____ | Unimportant _____ | No Opinion _____ |
| j. Surrounding farmland | Important _____ | Unimportant _____ | No Opinion _____ |
| k. Seclusion from neighbors | Important _____ | Unimportant _____ | No Opinion _____ |

H. Township Involvement

1. I am aware that there is a Bengal Township Interim Zoning Ordinance.

Yes _____ No _____

2. Number of Township meetings I attend on average per year.

Never _____ 1-6/yr. _____ 7-12/yr. _____

3. I would be willing to serve the Township in the future.

Yes _____ No _____

Completed surveys may be returned by one of three ways: 1.) Scan and email to bengaltownshipclerk2@gmail.com, 2.) Mail them to the Township Clerk or 3.) Mail them with your Winter Tax Payments to the Township Treasurer. **Surveys must be received no later than February 14, 2018**.

Sharon Bassette - Bengal Township Clerk
800 S. US 27 #124
St. Johns, MI 48879

Denice Schultheiss - Bengal Township Treasurer
2801 S. Forest Hill
St. Johns, MI 48879

THANK YOU!