

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 _____
- 3. Tourist and event activities should be allowed on ag/farm land (Ag tourism). Agree _____ Disagree _____ Neutral _____
- 4. To preserve Open Spaces, I would contribute by increased taxes or a special assessment/millage rate. Agree _____ Disagree _____ Neutral _____
- 5. I oppose additional land use regulation, even if it means development of prime farmland. Agree _____ Disagree _____ Neutral _____
- 6. The township should promote slowing the conversion of farmland to residential uses. Agree _____ Disagree _____ Neutral _____
- 7. The Township should mandate more Open Space preservation. Agree _____ Disagree _____ Neutral _____
- 8. Farmland is an important and should be protected from development. Agree _____ Disagree _____ Neutral _____
- 9. Farmland preservation measures should be researched and developed. Agree _____ Disagree _____ Neutral _____
- 10. The Township should amend the Zoning Ordinance to include more strict development regulations. Agree _____ Disagree _____ Neutral _____
- 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 _____
- 2. If agree, what types of new businesses would you like to see and where? _____
- 3. The Township should encourage business growth to provide more employment opportunities. Agree _____ Disagree _____ Neutral _____
- 4. Home Occupations should be allowed to be full commercial operations. Agree _____ Disagree _____ Neutral _____

E. Services

- 1. Police protection in the Township is adequate.
- 2. Emergency medical services provided are adequate.
- 3. Fire services provided are adequate. Agree _____ Disagree _____ Neutral _____
- 4. Cemetery facilities in the Township are adequate. Agree _____ Disagree _____ Neutral _____
- 5. Road maintenance by the Road Commission is adequate. Agree _____ Disagree _____ Neutral _____
- 6. The road maintenance/improvements schedule should be accelerated at additional taxpayers' expense. Agree _____ Disagree _____ Neutral _____

7. What specific road(s) would you like to see improved?

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

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

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

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

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

Agree	_____	Disagree	_____	Neutral	_____
Yes	_____	No	_____		
Yes	_____	No	_____		
Yes	_____	No	_____		

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?

b. Stricter sign regulations?

d. Preservation of historic buildings?

2. The Township presently has a 10 acre minimum parcel size in the AG district. Would you support a decrease?

3. Existing lighting standards protect the night sky.

4. Rental of homes should be regulated.

5. Noise regulations should be established in the Township.

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

7. Residential wind turbines should be further regulated.

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

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

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

Yes	_____	No	_____	Neutral	_____
Yes	_____	No	_____	Neutral	_____
Yes	_____	No	_____	Neutral	_____
Yes	_____	No	_____	Neutral	_____
Agree	_____	Disagree	_____	Neutral	_____
Agree	_____	Disagree	_____	Neutral	_____
Agree	_____	Disagree	_____	Neutral	_____
Agree	_____	Disagree	_____	Neutral	_____
Agree	_____	Disagree	_____	Neutral	_____
Farming	_____	Rural Residential	_____	Commercial/Industrial	_____
Farming	_____	Rural Residential	_____	Commercial/Industrial	_____

G. Demographics

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

2. What is your age group?

3. Your land can be best described as

4. Your primary residence can be best described as

5. Are you a registered voter in Bengal Township?

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

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

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

b. Proximity to school location

c. Proximity to commercial services

d. Personal safety and low crime rate

e. Interaction with neighbors and sense of neighborhood

f. Surrounding open space

g. Small town character of Township

h. Quality of night time sky

i. Proximity to stream, river, creek or other natural water feature

j. Surrounding farmland

k. Seclusion from neighbors

0-4 years	_____	5-10 years	_____	11-20 years	_____
21-30 years	_____	More than 30 years	_____		
Under 25	_____	25-44	_____		
45-64	_____	64 and older	_____		
Farm	_____	Residential (Non-Farm)	_____	Business	_____
Single Family Home	_____	Duplex/Apartment	_____	Mobile Home	_____
Yes	_____	No	_____		
Yes	_____	No	_____		
Full Time	_____	Part Time	_____	Landlord	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____
Important	_____	Unimportant	_____	No Opinion	_____

H. Township Involvement

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

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

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

Yes	_____	No	_____		
Never	_____	1-6/yr.	_____	7-12/yr.	_____
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!