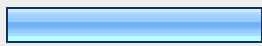
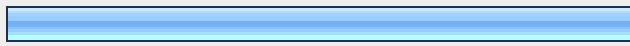

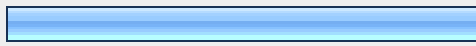
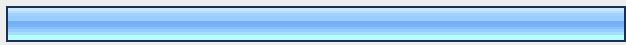
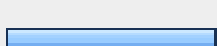

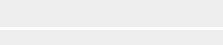
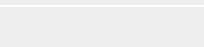
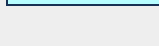

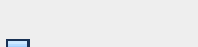

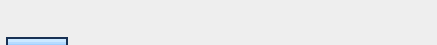
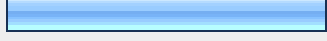
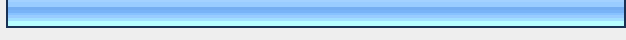
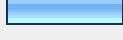

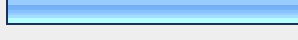
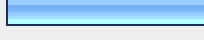


# Master Plan Resident Survey



1. I live:			
		Response Percent	Response Count
North of the Grand River in Lowell Township		27.5%	44
<b>South of the Grand River in Lowell Township</b>		<b>67.5%</b>	108
Outside of Lowell Township		5.0%	8
		<b>answered question</b>	<b>160</b>
		<b>skipped question</b>	<b>3</b>

2. What Township issues or matters are you most concerned about? (Check no more than three)			
		Response Percent	Response Count
Loss of farmland in the Township		50.3%	80
<b>Preserving rural character and rural views.</b>		<b>66.7%</b>	106
Increase in traffic on Township roads.		22.0%	35
Need for better fire and police service		7.6%	12
Maintaining roads		23.9%	38
The type and appearance of land uses developing along M-21 (Fulton Street) west of the City.		21.4%	34
Enforcement of Township ordinances.		17.0%	27
Need for public water and sanitary sewer.		2.5%	4
Junk vehicles & trash.		20.1%	32
Need for sidewalks on M-21 (Fulton Street) west of the City.		6.3%	10
Future development of Alden Nash/Cascade/ I-96 area		46.5%	74
		<b>answered question</b>	<b>159</b>
		<b>skipped question</b>	<b>4</b>

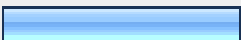


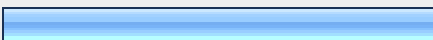
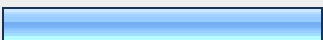

3. What type of housing do you think is needed in the Township? (please check as many as you wish):			Response Percent	Response Count
apartments			4.3%	6
attached condominiums			13.0%	18
senior housing (condominiums/ assisted living)			28.8%	40
homes on lots less than one acre			13.7%	19
<b>homes on lots of more than one acre</b>			<b>84.2%</b>	<b>117</b>
		<b>answered question</b>		<b>139</b>
		<b>skipped question</b>		<b>24</b>

4. Should the Township develop other park facilities, such as (please check as many as you wish):			Response Percent	Response Count
community parks			34.5%	41
<b>trails for walking, biking, roller blading</b>			<b>66.4%</b>	<b>79</b>
ball fields			12.6%	15
tennis courts			8.4%	10
Swimming Pools			31.1%	37
Other			21.9%	26
		Other (please specify)		35
		<b>answered question</b>		<b>119</b>
		<b>skipped question</b>		<b>44</b>





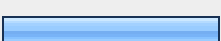

**5. Would you support a special millage to finance any of these park improvements?**

		Response Percent	Response Count
Yes		56.2%	82
No		43.8%	64
		<b>answered question</b>	<b>146</b>
		<b>skipped question</b>	<b>17</b>






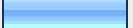



**6. What type of land uses should be allowed to develop at the Alden Nash/ Cascade Road intersection?**

		Response Percent	Response Count
Commercial / service uses		26.0%	40
Industrial		9.7%	15
Residential		4.6%	7
<b>Keep as agricultural.</b>		<b>46.1%</b>	<b>71</b>
A mix of commercial and residential		34.4%	53
Professional offices		10.4%	16
		<b>answered question</b>	<b>154</b>
		<b>skipped question</b>	<b>9</b>

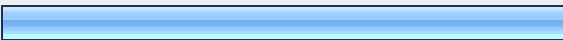
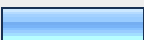
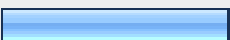
**7. What type of land uses should be allowed to develop south of I-96 along Alden Nash ?**

		Response Percent	Response Count
Commercial / service uses		20.5%	32
Industrial		10.9%	17
Residential		7.7%	12
<b>Keep as agricultural.</b>		<b>55.1%</b>	<b>86</b>
A mix of commercial and residential		23.7%	37
Professional offices		9.0%	14
		<b>answered question</b>	<b>156</b>
		<b>skipped question</b>	<b>7</b>






**8. Current Township rules do not allow home occupations to have outside employees. Should the Township:**

		Response Percent	Response Count
Keep this rule as is.		40.4%	57
Revise the home occupation rules and allow home occupations to have no more than ONE employee.		6.4%	9
Revise the home occupation rules and allow home occupations to have no more than TWO employees.		22.7%	32
Revise the home occupation rules and allow home occupations to have no more than THREE employees.		9.9%	14
Revise the home occupation rules and allow employees but only on a lot over ONE ACRE.		5.0%	7
Revise the home occupation rules and allow employees but only on a lot over TWO ACRES.		13.5%	19
Revise the home occupation rules and allow employees but only on a lot over ANY SIZE LOT.		4.3%	6
Allow home occupations which have some equipment and materials but only on major roads such as Cascade and Alden Nash as a Special Land Use.		14.2%	20
Other ideas:		10.6%	15
		Other (please specify)	17
		<b>answered question</b>	<b>141</b>
		<b>skipped question</b>	<b>22</b>

9. Current Township Zoning rules state that in the Agricultural Preservation Zone (AG-1) in each Township quarter section (160 acres) only two new lots may be created for the purpose of constructing a non-farm dwelling on each lot. There is no limit on farm dwellings. Which of the following options do you prefer for the Ag-1 zone?

		Response Percent	Response Count
Maintain the current lot split rules.		60.1%	86
Change the rules to allow more lot splits per quarter section.		15.4%	22
Change the rules to allow each parcel to have a certain number of lot splits based on the size of the parcel. (Sliding scale approach)		24.5%	35
		<i>answered question</i>	<b>143</b>
		<i>skipped question</i>	<b>20</b>

10. How would you rate enforcement of the Township Zoning Ordinance?

		Response Percent	Response Count
Excellent		5.6%	8
Good		25.7%	37
Fair		20.1%	29
Poor		17.4%	25
Don't know		31.3%	45
		<i>answered question</i>	<b>144</b>
		<i>skipped question</i>	<b>19</b>

11. Please add any additional comments.

		Response Count
		78
		<i>answered question</i>
		<b>78</b>
		<i>skipped question</i>
		<b>85</b>