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# MEMORANDUM

To: Robinson Township Planning Commission  
From: Gregory L. Ransford, MPA   
Date: September 8, 2021  
Re: Master Plan Survey and Workshops Summary – Public Participation Results

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Pursuant to the Robinson Township Master Plan Timeframe Flow Chart (TFC), attached is the Master Plan Update Community Survey and Workshops Summary, as well as the results of both the community survey and the workshops. In accordance with the TFC, we will be prepared to receive your comments and direction regarding the public contributions to begin drafting the chapters of the Master Plan.

### Community Survey

As you will recall, the community survey was designed to generally replicate 14 questions from the 1998 survey to compare responses after more than 20 years. Unfortunately, our copy of the 1998 survey results does not contain response data for question one (1) and question four (4) from the original survey. Nonetheless, the results of the remaining questions (and the results from all of the current survey questions) are at the end of the Summary.

### Public Workshops

Unfortunately, all three public workshops experienced very low attendance. As a result, the related visual preference survey data is not included within the Summary document but is attached for your convenience. Further, portions of the Mentimeter data are incomplete given the lack of attendees. Ordinarily, participants from several small groups would rank like data, which would complete those portions of Mentimeter. However, since each workshop contained only one small group, that exercise was unnecessary. Lastly, we have attached the public participation data provided in hard copy at the workshops for those participants who did not possess the proper device.

### Duplicate Entries

As you will further recall, you expressed concern regarding the potential for duplicate entries. Following our review of the related internet protocol (IP) addresses, we did not find any abnormalities within the data. Generally, most IP addresses with multiple survey responses were limited to two submissions.

### Timeframe Flow Chart

Given the conclusion of the public participation processes, attached is an updated Timeframe Flow Chart. As aforementioned, following your review and direction regarding the Summary document, we will begin to draft chapters of the Master Plan for your consideration.

We will be prepared to discuss these items further at your September 14, 2021 meeting. If you have any questions, please let us know.

GLR  
Principal Planner

Attachments

cc: Frank Johnson, Supervisor

## Robinson Township – Master Plan Update 2021

### Master Plan Update Community Survey and Workshops Summary

As part of the master plan update process, a township wide community survey was available to the public for approximately two months, which sought their perspectives on numerous community attributes related to land development. Nearly 450 surveys were completed. Three township wide workshops were also held to discuss Robinson’s agricultural lands, residential neighborhoods, and commercial overlay district area. Below is a summary of the survey and workshop findings. For your convenience, the related survey question is noted within parenthesis to provide reference to the information source. (Q3 = Question 3) Themes gathered from the three different in-person workshops are outlined within the “Key Takeaways” portions of this summary, along with the similar themes gathered through the survey.

#### Demographic Characteristics & General Responses

##### *Internal Attributes*

- Approximately forty-eight percent (48.1%) of respondents identified themselves as “female,” forty-eight percent (48.4%) identified themselves as “male,” and three and a half percent (3.5%) preferred not to answer. (Q41)
- The most common age range of respondents was 35 to 44 years, which included twenty-five percent (25%) of respondents. Twenty-four percent (24%) of respondents ranged from 45 to 54 years. (Q42)
- Approximately ninety-five percent (95%) of respondents live in the township (Q43)
- Fifty percent (50%) of respondents live in Quadrant A (north side of Lake Michigan Drive, between 120<sup>th</sup> and 144<sup>th</sup> Avenues. (Q44)
- Sixty-one percent (61%) of respondents have lived in Robinson for 10 or more years (Q45)
- Ninety-seven percent (97%) of respondents live in a single-family home. (Q46)

Respondents were asked to rate four attributes of the current quality of Robinson Township. Their results are below:

Rate Robinson as a place to live (Q1)	Overall quality of life	Quality of Neighborhood	A place to raise children	A place to retire
Excellent	34%	36%	40%	34%
Good	55%	47%	48%	44%
<b>Total</b>	<b>89%</b>	<b>83%</b>	<b>88%</b>	<b>78%</b>

##### *External Attributes*

Although some of the attributes in the table below are not external, the entirety of the results to Question 2 have been included. It is important to note those attributes that are external given the inability of the township to control the influence from those attributes. Specifically, these include:

- Ease of Travel – the township contains direct or nearly direct access to the M-231 highway and Lake Michigan Drive. These road networks greatly influence the convenience of travel to and from the township.
- Good Educational Opportunities – Robinson Township Elementary is a part of the Grand Haven Area Public School District. Although Robinson Township does not have middle or high schools in the township, it is served by nearby public-school districts that are ranked very highly.
- Access to Health Care Facilities – There are no medical centers in Robinson Township, and this could likely be due to the lack of availability of commercial zoning and related land use provisions. However, many healthcare facilities can be reached by Lak Michigan Drive or the M-231 highway.

Rate each of the following characteristics (Q2)	Ease of travel	Availability of quality, affordable housing	Diverse housing options	Job opportunities	Access to health care facilities	Access to shopping amenities	Good educational opportunities	Recreational opportunities	Rural character
Excellent	33%	15%	14%	18%	17%	15%	25%	41%	44%
Good	54%	50%	48%	45%	50%	48%	54%	41%	42%
<b>Total</b>	<b>87%</b>	<b>65%</b>	<b>62%</b>	<b>63%</b>	<b>67%</b>	<b>63%</b>	<b>79%</b>	<b>82%</b>	<b>86%</b>

#### *Rate of Growth (Q3)*

- Growth is too fast: 38.01%%
- Growth is about right: 50.90%
- Growth is too slow: 11.09%

#### *Key Takeaways*

Support exists for slowing or at least maintaining current growth but nearly all of the respondents acknowledge that their quality of life, neighborhood, a place to raise children, and a place to retire in Robinson Township is excellent to good. External factors such as the demand for development along the M-231 highway will be challenging to slow down growth, or even maintain it as it is now. The new highway also has the potential to expand Robinson’s population base by giving easy access to Robinson Township from different towns nearby. Rural character is a strongly favored characteristic of the Township and we believe that is something that will have to be given specific attention to in the Master Plan. Participants at the in-person workshops all feel that Robinson Township is an “oasis” and they would like to preserve that feel by protecting and maintaining the rural character and natural lands of the township.

#### **Agricultural**

- Sixty-three percent (63%) of respondents agree the agricultural lands are adequate as they currently are and do not need to change. (Q8)
- Sixty-three percent (63%) of respondents agree that it is extremely important to preserve agricultural lands in the township. (Q9)
- Thirty-five percent (35%) of respondents stated they agree, and twenty-nine percent (29%) of respondents stated they strongly agree that a landscape buffer should be planted when agricultural lands are located adjacent a waterway or roadway. (Q10)



- Thirty-six percent (36%) of respondents stated they agree, and thirty-four percent (34%) of respondents stated they strongly agree that multi-use pathways for bikes and pedestrians are appropriate land uses when adjacent to agriculture. (Q11)
- Thirty-seven percent (37%) of respondents stated they agree and thirty-two percent (32%) of respondents stated they strongly agree that the township should support and promote agricultural land conservation programs/initiatives. (Q12)
- Forty-two percent (42%) of respondents strongly agree that the township should aggressively attempt to preserve its agricultural heritage by restricting non-agricultural land uses (such as residential development) from agricultural areas. (Q13)
- Thirty-seven percent (37%) of respondents stated they agree, and twenty-five percent (25%) of residents stated they strongly agree that the township should promote agricultural growth. (Q14)

#### *Themes Gathered from Stakeholder Interviews with Local Farmers*

- Plan to grow their farm operations
- Agriculture will eventually be pushed out of Robinson Township
- Support residential development
- Residential and commercial development should be somewhat clustered
- Want option to sell for development

#### *SWOT Workshop Results*

- Strengths: Clustered development, require greater density to reduce loss of farmland, rural character
- Weaknesses: Market pricing, State regulations, local regulations, preservation programs that “handcuff” the farmer, encroachment of residential
- Opportunities: You-pick farms, development of property for retirement
- Threats: Outside investors, uneducated homeowners about farming

#### *Key Takeaways*

The agricultural lands of the township remain important to respondents and may need preservation through programs that maintain the agricultural land in perpetuity. However, the property stakeholders that were interviewed during the workshop creation were generally opposed to such programs. They argued that not all land within the township can be farmed and that PDRs are too restrictive. Respondents indicated that landscape buffers and multi-use pathways would be desirable aspects of any development that is to occur near agricultural uses, as this would help preserve rural character and promote recreation. Respondents in both the survey as well as at the in-person workshops clearly indicated the importance of protecting their agricultural lands and hope to see them grow despite the pressure of housing development and crop imports. Participants in the workshops recognized the benefits of clustering development to slow the loss of farmland.

## Residential

- Eighty percent (80%) of respondents indicated that they do not want to see an increase in large-scale multi-family residential developments in the township. Seventy percent (70%) of respondents indicated that they do not want to see an increase in small-scale multi-family developments in the township. (Q15)
- Eighty-seven percent (87%) of respondents find clustered residential lots to be an appealing residential design. (Q16)
- Thirty-six percent (36%) of respondents stated that they agree, and thirty percent (30%) of respondents stated they strongly agree that the township should maintain the current density limits within residential developments. (Q19)
- Ninety-two (92%) of respondents find cul-de-sac streets with large lots to be an appealing residential design. (Q21) However, this result contradicts the results of Q16.
- Fifty-seven percent (57%) of respondents indicated that they would not be willing to incur an increase property tax through a millage to pay for public water systems for new residential development even if it meant better quality groundwater for existing residences. (Q22) Respondents expressed concerns that if sewer and water were to be brought in, along with it would come more and more new residents.
- Respondents have a significant number of concerns regarding the potential for new multi-family residential developments. Eighty percent (80%) are concerned about traffic congestion, fifty-four percent (54%) about tall buildings, forty-three percent (43%) about visibility of parking lots from the roadway, sixty percent (60%) about property conditions and maintenance, forty-nine percent (49%) about insufficient utilities, and seventy-three percent (73%) about the density being too high. (Q23)
- Forty-three percent (43%) of respondents strongly agree that multi-family residential developments should be required to have increased setbacks from property lines and landscape buffers around the development. (Q24)

## *SWOT Workshop Results*

- Strengths: Rural (oasis), minimum lot sizes, people care about their neighborhoods, no municipal water, less modern amenities, open spaces
- Weaknesses: Regulations and varying interpretations; dust on gravel roads
- Opportunities: Regulations to clean-up the area, requiring/strengthening regulations to not become Allendale
- Threats: Paving roads, increased population, lack of enforcement, public water extension

## *Key Takeaways*

Multi-family residential developments are not desired by the respondents with eighty percent (80%) opposing it. Many concerns were indicated by the respondents regarding the aforementioned. Respondents are in favor of large residential lots located along roads with cul-de-sacs, however, respondents also expressed an interest in clustered residential developments. Although these two designs conflict, we believe it shows that respondents appreciate large lots but are open to new residential concepts that create large open spaces with smaller lots. However, they do not want to see an increase in density. Participants at the in-person workshops also displayed concern that if water mains were brought into the township, density would likely increase.

## Commercial and Industrial

- Twenty-seven percent (27%) of respondents felt that there is not a strong desire for more businesses and services within Robinson Township. (Q25)
- Thirty-five percent (35%) of respondents agree, and thirty-five percent (35%) of respondents strongly agree that the Township should only permit additional commercial and industrial development when the developer provides any necessary extensions of public water. (Q27) The same results were shown regarding extending public sewer. (Q28)
- Q29 asks what type of commercial or industrial land use change respondents would want to see in Robinson Township over the next ten (10) years. The results are as follows: fifty-eight percent (58%) of respondents want there to be less heavy manufacturing development and forty-one percent (41%) of respondents want less light manufacturing and warehouse development. Twenty-nine percent of respondents do not want any changes to highway commercial development and thirty-five percent (35%) of respondents want to see some additional highway commercial development.
- Forty-six percent (46%) of respondents find traditional brick and vinyl building facades to be the most desirable. (Q30)
- Thirty percent (30%) of respondents disagree and twenty-three percent (23%) of respondents strongly disagree that mixed-use buildings should be permitted. (Q31)
- Twenty-eight percent (28%) of respondents favor traditional barn style commercial developments (similar to Merle Boes). Fifty-one percent (51%) think that old rustic buildings with clashing colors are not desirable. (Q32)
- Thirty-nine percent (39%) of respondents disagree and twenty-seven percent (27%) of respondents strongly disagree that more industries are desired in the township. (Q26)

### *SWOT Workshop Results*

- Strengths: Limiting location of business
- Weaknesses: [None]
- Opportunities: Pathways, commercial outside of overlay
- Threats: Pathways reducing rural character, too much business regulation

### *Key Takeaways*

Most respondents had neutral feelings regarding commercial development, however, both survey respondents and workshop participants stated that they want to see this development happen in an organized and mindful way so that it does not extend throughout the entire township. Industrial and commercial uses are not favored and only thirty-five percent (35%) of respondents want to see additional highway commercial development. Similar to the existing “Merle Boes” building, respondents want to maintain the township’s rural character-building style while still allowing for light commercial uses, as they know that those uses will inevitably enter the township in the future.

### 1998 and 2021 Community Survey Comparisons

The following questions were repeated from the 1998 community survey to the 2021 community survey. This provides us with the opportunity to compare the results and analyze how responses have changed or stayed the same over time. Below is a snapshot of the results.

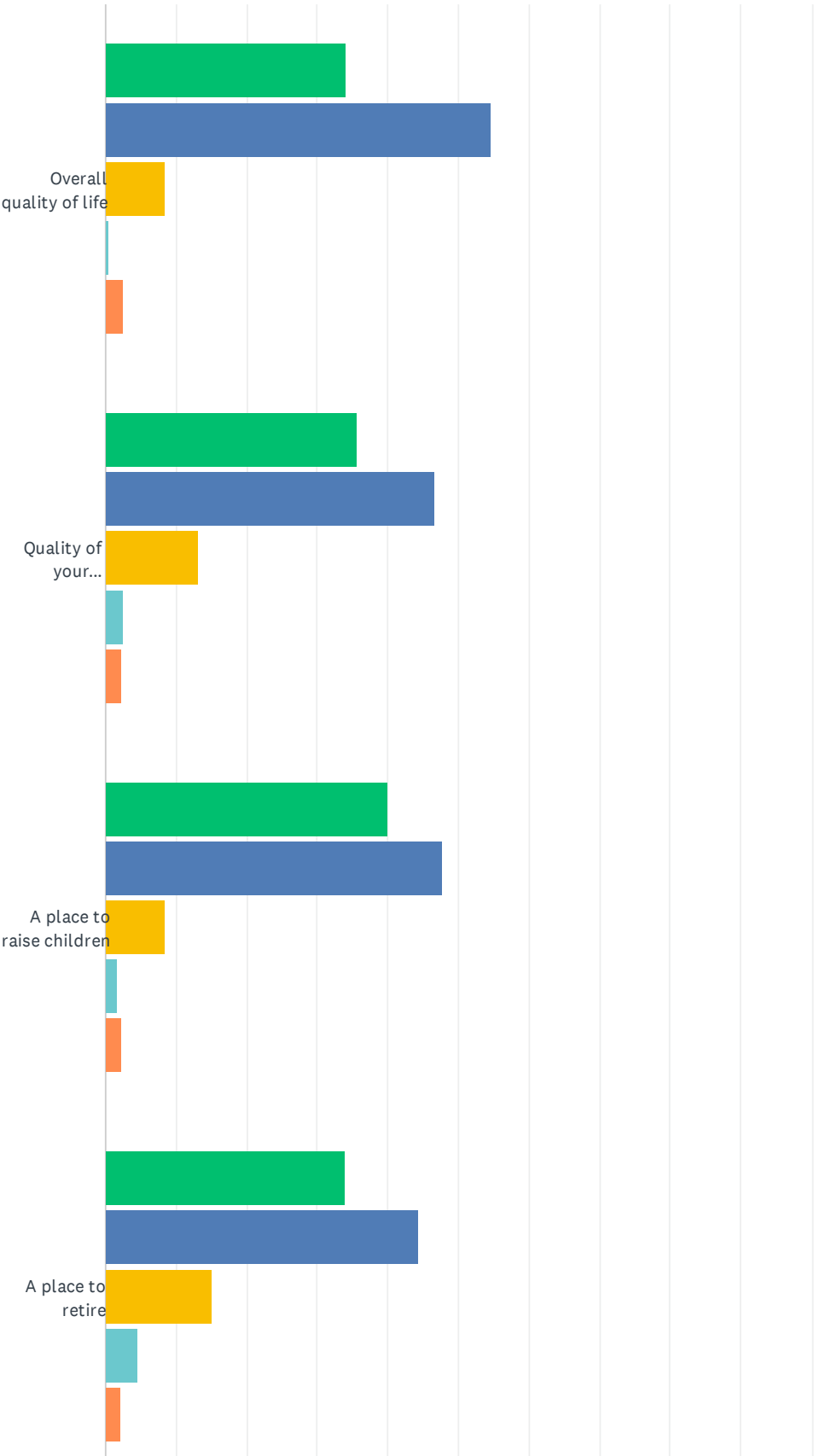
QUESTION	1998 RESULTS	2021 RESULTS
What quadrant do you live, work, or own a business in?	<b>Q1</b> (Data not available)	50% = Quadrant A 40% = Quadrant B
How long have you lived in Robinson Township?	<b>Q2</b> 44% = 10+ Years	61% = 10+ Years
What type of residence do you live in?	<b>Q4</b> (Data not available)	97% = Single family home
What type of land is your residence located on?	<b>Q5</b> 32% = Parcel < 2 acres	28% = > 2 acres but < 5 acres 27% = 2 acres or less
How would you characterize development in the entire Township?	<b>Q15</b> <ul style="list-style-type: none"> <li>Some areas have changed a lot</li> <li>Some areas are still the same</li> </ul>	<ul style="list-style-type: none"> <li>Want to preserve natural features of the Township</li> </ul>
How would you change the rate of development in the Township?	<b>Q16</b> 59% = Generally slow it down	51% = About right 38% = Too fast
How do you feel about high-density residential areas in the Township?	<b>Q17</b> 90% = Undesirable	87% = Undesirable
How do you feel about low-density residential areas in the Township?	<b>Q17</b> 87% = Desirable	90% = Desirable
How do you feel about the rural character in the Township?	<b>Q17</b> 81% = Desirable	80% = Desirable
How do you feel about the available vacant land in the Township?	<b>Q17</b> 37% = Desirable	35% = Undecided
How do you feel about the quality of the well water in the Township?	<b>Q17</b> 75% = Desirable	58% = Desirable

How do you feel about the river and bayou resources in the Township?	<b>Q17</b> 83% = Desirable	93% = Desirable
How do you feel about animal and plant life in the Township?	<b>Q17</b> 90% = Desirable	95% = Desirable
How do you feel about accessibility to developed areas in the Township?	<b>Q17</b> 60% = Desirable	59% = Desirable
How do you feel about lack of population and traffic in the Township?	<b>Q17</b> 81% = Desirable	83% = Desirable
What type of agricultural land use change would you like to see in the Township in the next 10 years?	<b>Q19 – AG</b> <ul style="list-style-type: none"> <li>No change = 46%</li> <li>Some more = 27%</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural lands are adequate as they currently exist in Robinson Township = 63%</li> </ul>
What type of residential land use change would you like to see in the Township in the next 10 years?	<b>Q19 – RES</b> <ul style="list-style-type: none"> <li>Single-family, large lot <ul style="list-style-type: none"> <li>Some more = 38%</li> <li>No change = 28%</li> </ul> </li> <li>Single-family, small lot <ul style="list-style-type: none"> <li>Less = 51%</li> <li>No change = 32%</li> </ul> </li> <li>Multiple-family <ul style="list-style-type: none"> <li>Less = 72%</li> </ul> </li> <li>Mobile home parks <ul style="list-style-type: none"> <li>Less = 82%</li> </ul> </li> <li>Duplex <ul style="list-style-type: none"> <li>Less = 59%</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Single-family, large lot <ul style="list-style-type: none"> <li>Some more = 38%</li> <li>No change = 31%</li> </ul> </li> <li>Single-family, small lot <ul style="list-style-type: none"> <li>Less = 45%</li> <li>No change = 27%</li> </ul> </li> <li>Multiple-family <ul style="list-style-type: none"> <li>Less = 80%</li> </ul> </li> <li>Mobile home parks <ul style="list-style-type: none"> <li>Less = 84%</li> </ul> </li> <li>Duplex <ul style="list-style-type: none"> <li>Less = 70%</li> </ul> </li> </ul>
What type of commercial land use change would you like to see in the Township in the next 10 years?	<b>Q19 – COM</b> <ul style="list-style-type: none"> <li>Neighborhood commercial: <ul style="list-style-type: none"> <li>No change = 43%</li> <li>32% = Less</li> </ul> </li> <li>Professional services: <ul style="list-style-type: none"> <li>No change = 37%</li> <li>Some more = 33%</li> </ul> </li> <li>Doctor, Dentist, Legal: <ul style="list-style-type: none"> <li>No change = 36%</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood commercial: <ul style="list-style-type: none"> <li>No change = 28%</li> <li>34% = Some more</li> </ul> </li> <li>Professional services (doctor, beauty, legal): <ul style="list-style-type: none"> <li>No change = 36%</li> <li>Some more = 31%</li> </ul> </li> <li>M-45 Highway: <ul style="list-style-type: none"> <li>No change = 29%</li> </ul> </li> </ul>

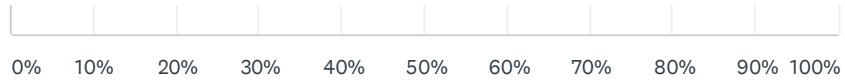
	<ul style="list-style-type: none"> <li>○ Some more = 30%</li> <li>○ Less = 28%</li> <li>● M-45 Highway: <ul style="list-style-type: none"> <li>○ No change = 33%</li> <li>○ Some more = 32%</li> <li>○ Less = 28%</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ Some more = 35%</li> <li>● Light Manufacturing/Warehouse: <ul style="list-style-type: none"> <li>○ Less = 41%</li> <li>○ No change = 34%</li> </ul> </li> <li>● Heavy Manufacturing: <ul style="list-style-type: none"> <li>○ Less = 58%</li> </ul> </li> </ul>
What type of recreational land use change would you like to see in the Township in the next 10 years?	<b>Q19 – REC</b> <ul style="list-style-type: none"> <li>● Some more = 46%</li> </ul>	<ul style="list-style-type: none"> <li>● Additional desired = 50%</li> <li>● Currently adequate = 44%</li> </ul>
What type of undeveloped land use change would you like to see in the Township in the next 10 years?	<b>Q19 – OPEN LAND</b> <ul style="list-style-type: none"> <li>● No change = 34%</li> <li>● Some more = 32%</li> </ul>	<ul style="list-style-type: none"> <li>● Open lands are adequate as they currently exist in Robinson Township = 82%</li> </ul>
Should the Township aggressively preserve its agricultural base/heritage by restricting non-agricultural uses in agricultural areas?	<b>Q20</b> 82% = Yes	42% = Strongly agree 29% = Agree (71%)
Would you be willing to pay increased taxes for the following services?	<b>Q22</b> <ul style="list-style-type: none"> <li>● Agricultural preservation: 33% = Yes</li> <li>● Bike paths: 44% = Yes</li> <li>● Fire/police protection: 38% = Yes</li> <li>● Buy land for park: 35% = Yes</li> <li>● Public water system: 27% = Yes</li> <li>● Public sewer system: 19% = Yes</li> </ul>	<ul style="list-style-type: none"> <li>● Acquiring agricultural lands for preservation: 42% = Yes</li> <li>● Multi-use pathways: 61% = Yes</li> <li>● Acquiring lands for recreational use: 63% = Yes</li> <li>● Extension of public water to facilitate commercial development: 70% = No</li> <li>● Extension of public water to facilitate industrial development: 81% = No</li> <li>● Public sewer system for new residential development: 64% = No</li> <li>● Public water system for new residential development: 60% = No</li> </ul>

Q1 Please rate Robinson Township as a place to live:

Answered: 442    Skipped: 0



## Robinson Township Master Plan Update Community Survey 2021



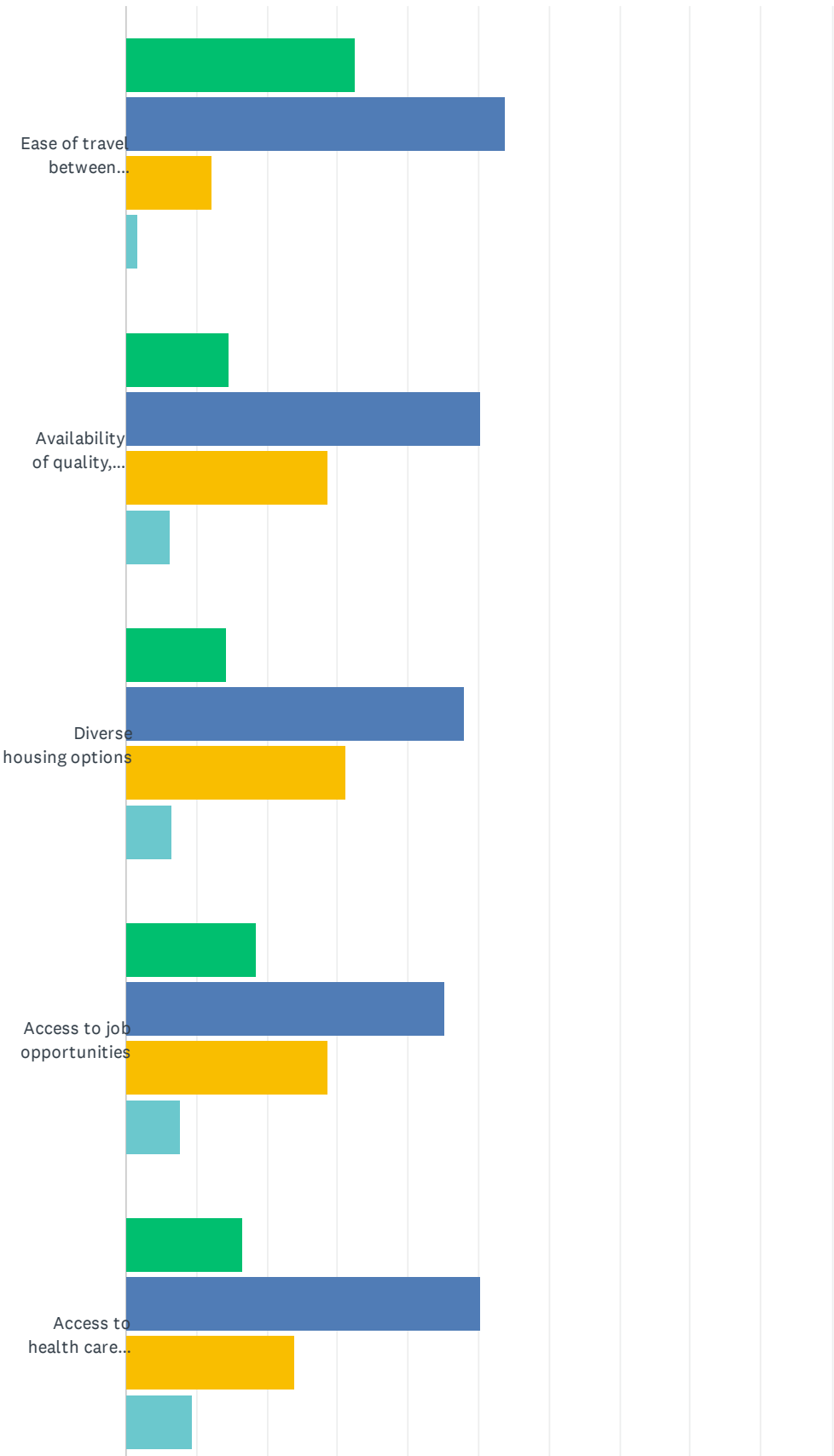
■ Excellent   
 ■ Good   
 ■ Fair   
 ■ Poor  
■ I do not live in Robinson Township

	EXCELLENT	GOOD	FAIR	POOR	I DO NOT LIVE IN ROBINSON TOWNSHIP	TOTAL	WEIGHTED AVERAGE
Overall quality of life	34.16% 151	54.52% 241	8.37% 37	0.45% 2	2.49% 11	442	3.34
Quality of your neighborhood	35.52% 157	46.61% 206	13.12% 58	2.49% 11	2.26% 10	442	3.31
A place to raise children	40.05% 177	47.74% 211	8.37% 37	1.58% 7	2.26% 10	442	3.38
A place to retire	33.94% 150	44.34% 196	15.16% 67	4.52% 20	2.04% 9	442	3.25

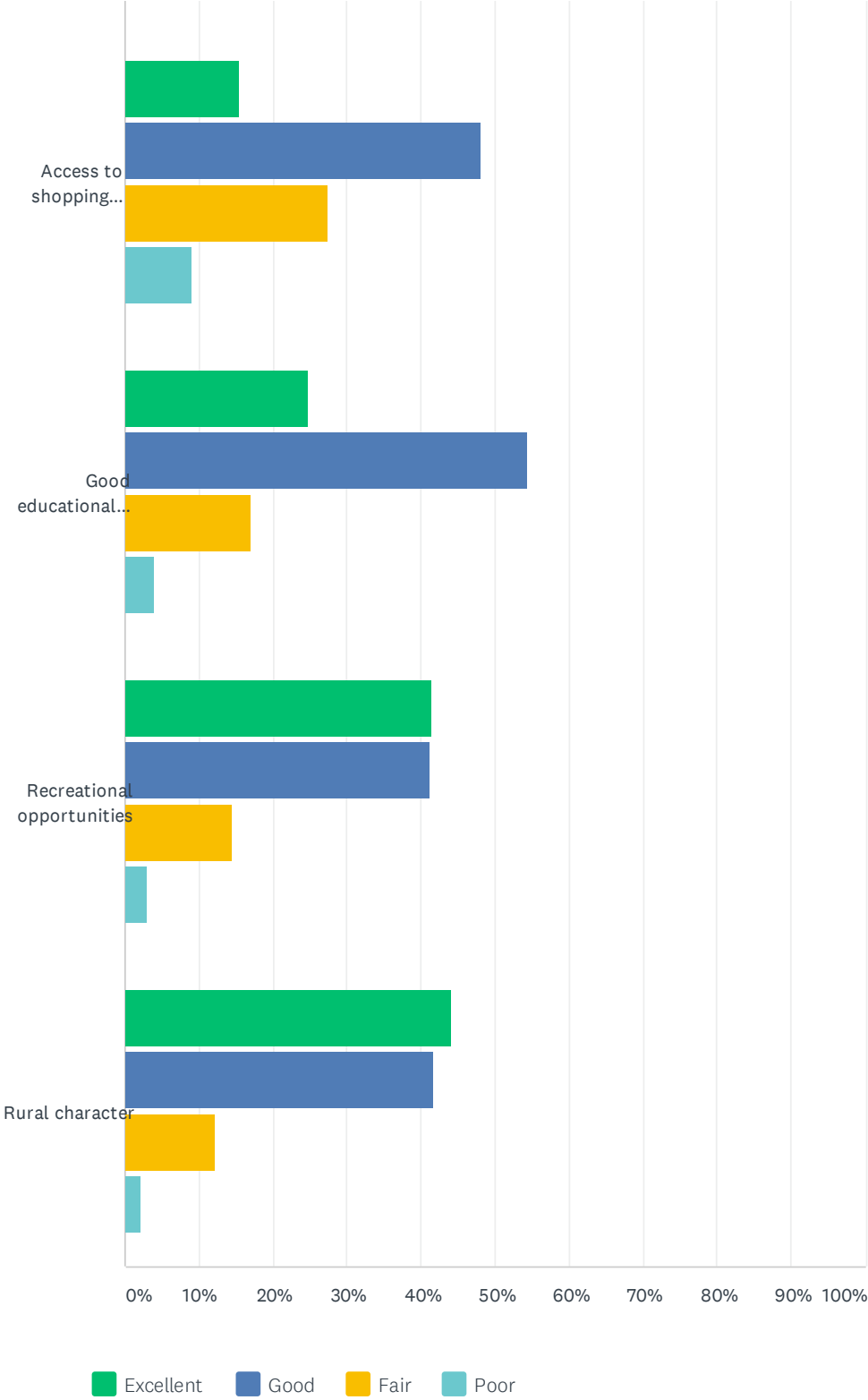


Q2 Please rate each of the following characteristics in Robinson Township:

Answered: 442    Skipped: 0



Robinson Township Master Plan Update Community Survey 2021

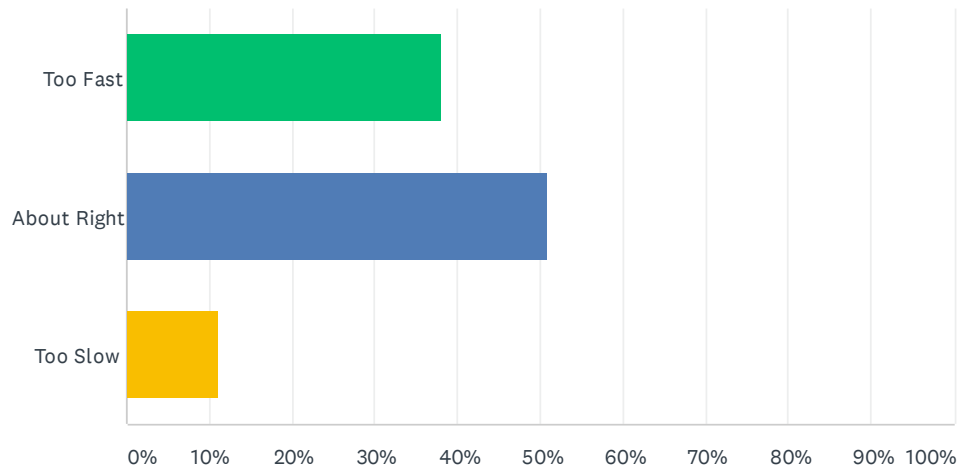


# Robinson Township Master Plan Update Community Survey 2021

	EXCELLENT	GOOD	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Ease of travel between destinations	32.35% 143	53.85% 238	12.22% 54	1.58% 7	442	1.83
Availability of quality, affordable housing	14.71% 65	50.23% 222	28.73% 127	6.33% 28	442	2.27
Diverse housing options	14.25% 63	47.96% 212	31.22% 138	6.56% 29	442	2.30
Access to job opportunities	18.33% 81	45.25% 200	28.73% 127	7.69% 34	442	2.26
Access to health care facilities	16.52% 73	50.23% 222	23.76% 105	9.50% 42	442	2.26
Access to shopping amenities	15.38% 68	48.19% 213	27.38% 121	9.05% 40	442	2.30
Good educational opportunities	24.66% 109	54.30% 240	16.97% 75	4.07% 18	442	2.00
Recreational opportunities	41.40% 183	41.18% 182	14.48% 64	2.94% 13	442	1.79
Rural character	44.12% 195	41.63% 184	12.22% 54	2.04% 9	442	1.72

### Q3 How would you characterize the overall rate of development in Robinson Township?

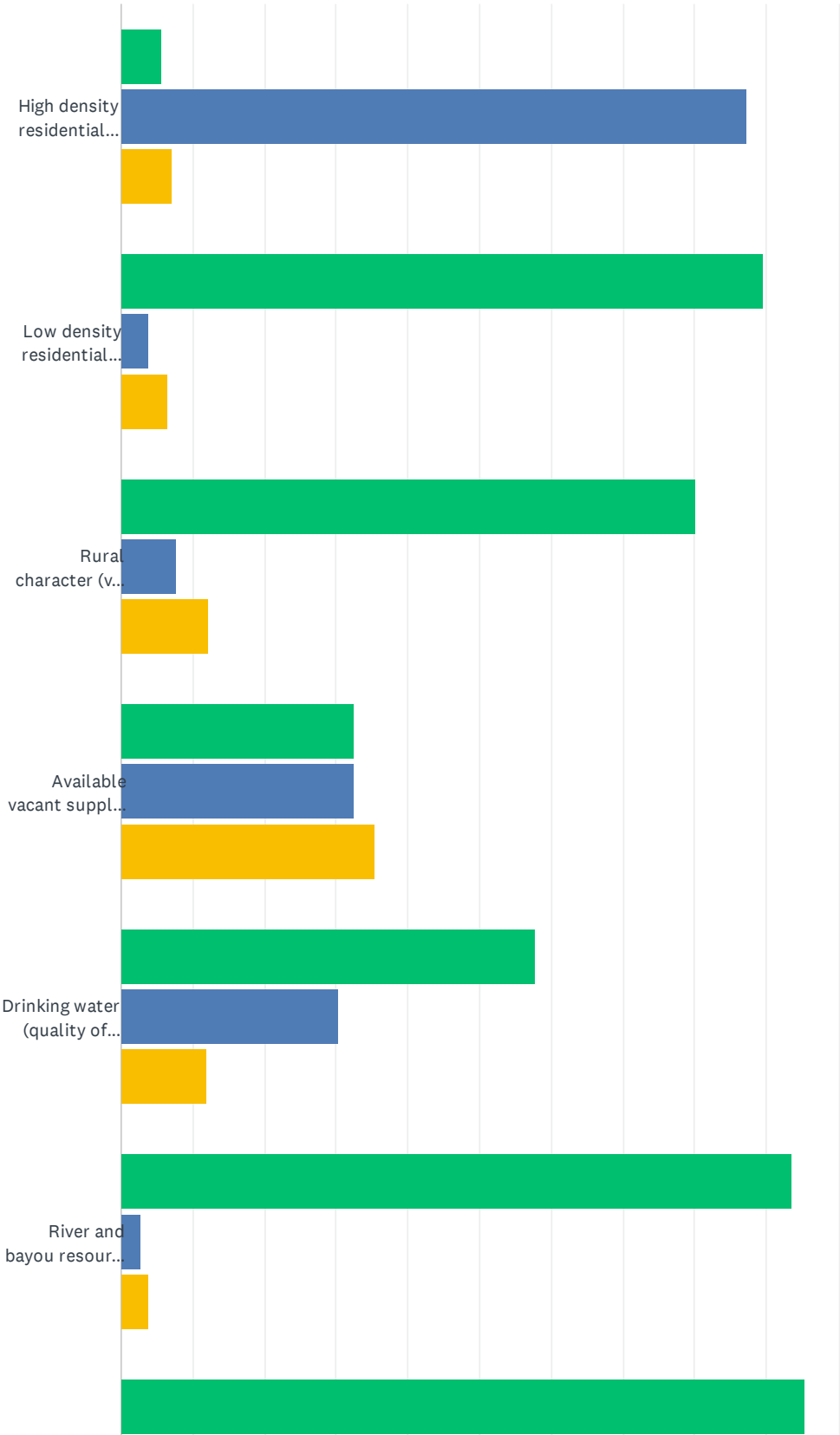
Answered: 442 Skipped: 0



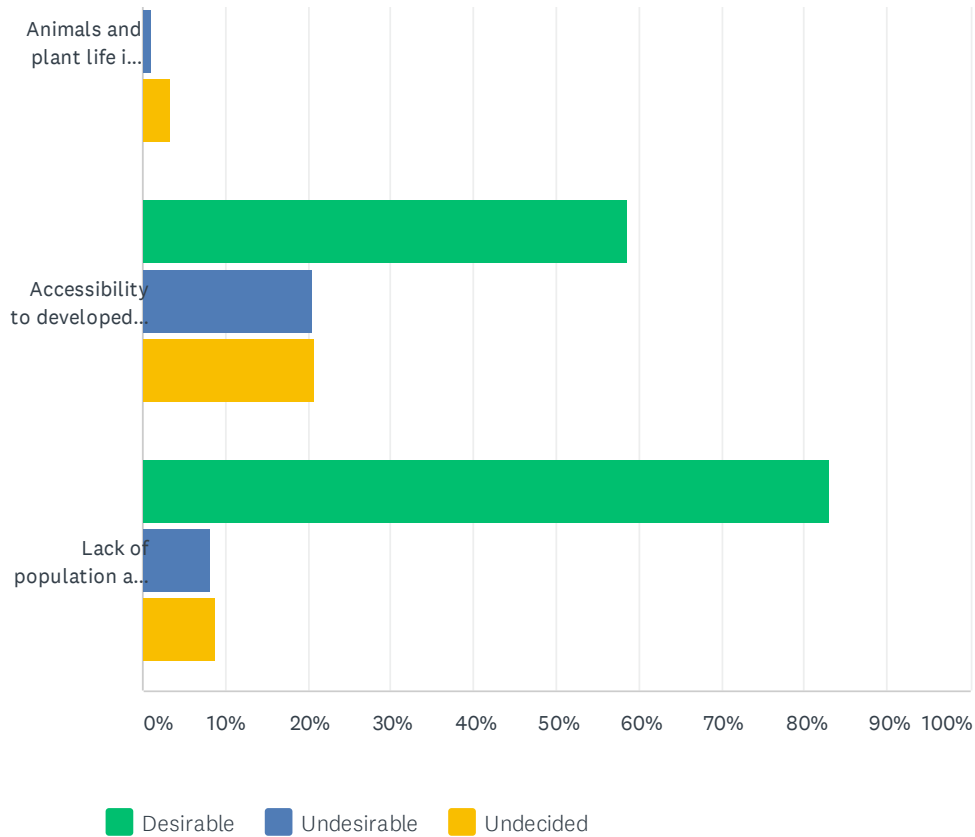
ANSWER CHOICES	RESPONSES	
Too Fast	38.01%	168
About Right	50.90%	225
Too Slow	11.09%	49
TOTAL		442

Q4 Please indicate your feelings regarding the following characteristics of Robinson Township:

Answered: 442    Skipped: 0



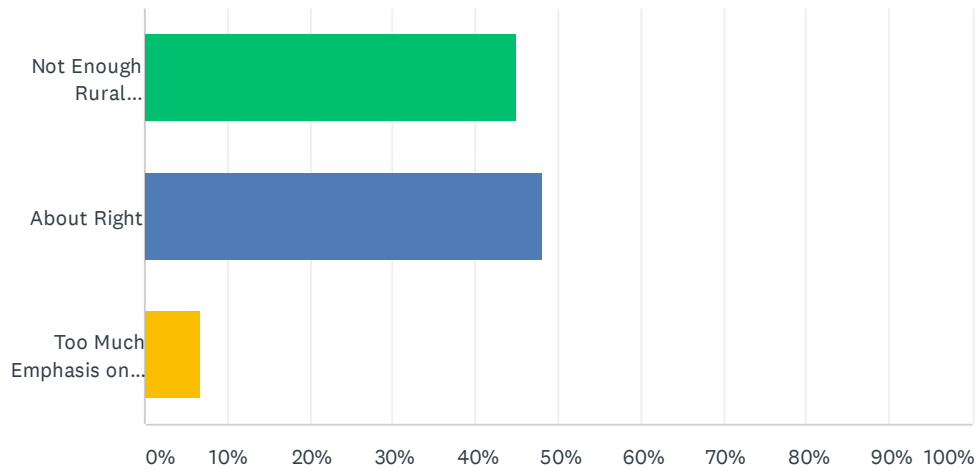
# Robinson Township Master Plan Update Community Survey 2021



	DESIRABLE	UNDESIRABLE	UNDECIDED	TOTAL	WEIGHTED AVERAGE
High density residential areas (many homes close to one another)	5.66% 25	87.33% 386	7.01% 31	442	2.01
Low density residential areas (few homes, spread far apart)	89.59% 396	3.85% 17	6.56% 29	442	1.17
Rural character (very few developed areas)	80.09% 354	7.69% 34	12.22% 54	442	1.32
Available vacant supply of land (supply of land that may be developed)	32.35% 143	32.35% 143	35.29% 156	442	2.03
Drinking water (quality of well water)	57.69% 255	30.32% 134	11.99% 53	442	1.54
River and bayou resources in the area	93.44% 413	2.71% 12	3.85% 17	442	1.10
Animals and plant life in the area	95.48% 422	1.13% 5	3.39% 15	442	1.08
Accessibility to developed areas	58.60% 259	20.59% 91	20.81% 92	442	1.62
Lack of population and traffic	83.03% 367	8.14% 36	8.82% 39	442	1.26

## Q5 How would you characterize the value placed on rural preservation in Robinson Township?

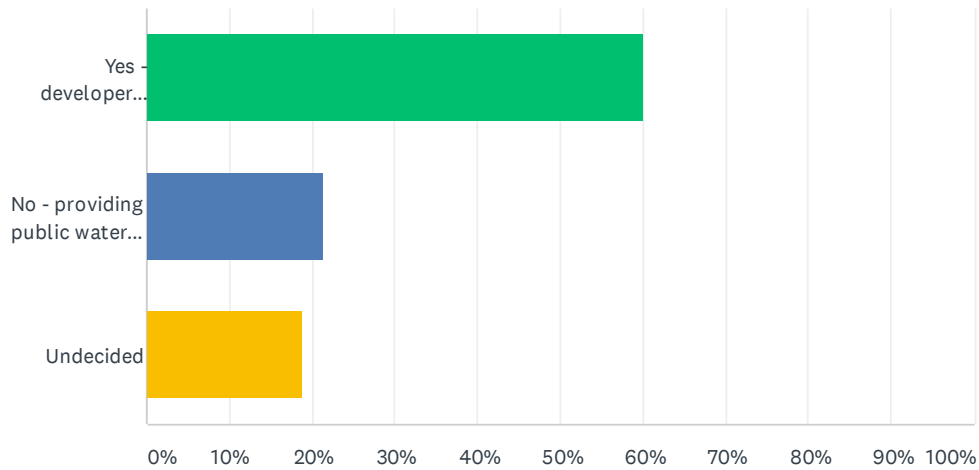
Answered: 442 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not Enough Rural Preservation	45.02%	199
About Right	48.19%	213
Too Much Emphasis on Rural Preservation	6.79%	30
TOTAL		442

## Q6 Should the Township require developers to provide public water in order to develop land within Robinson Township?

Answered: 442 Skipped: 0

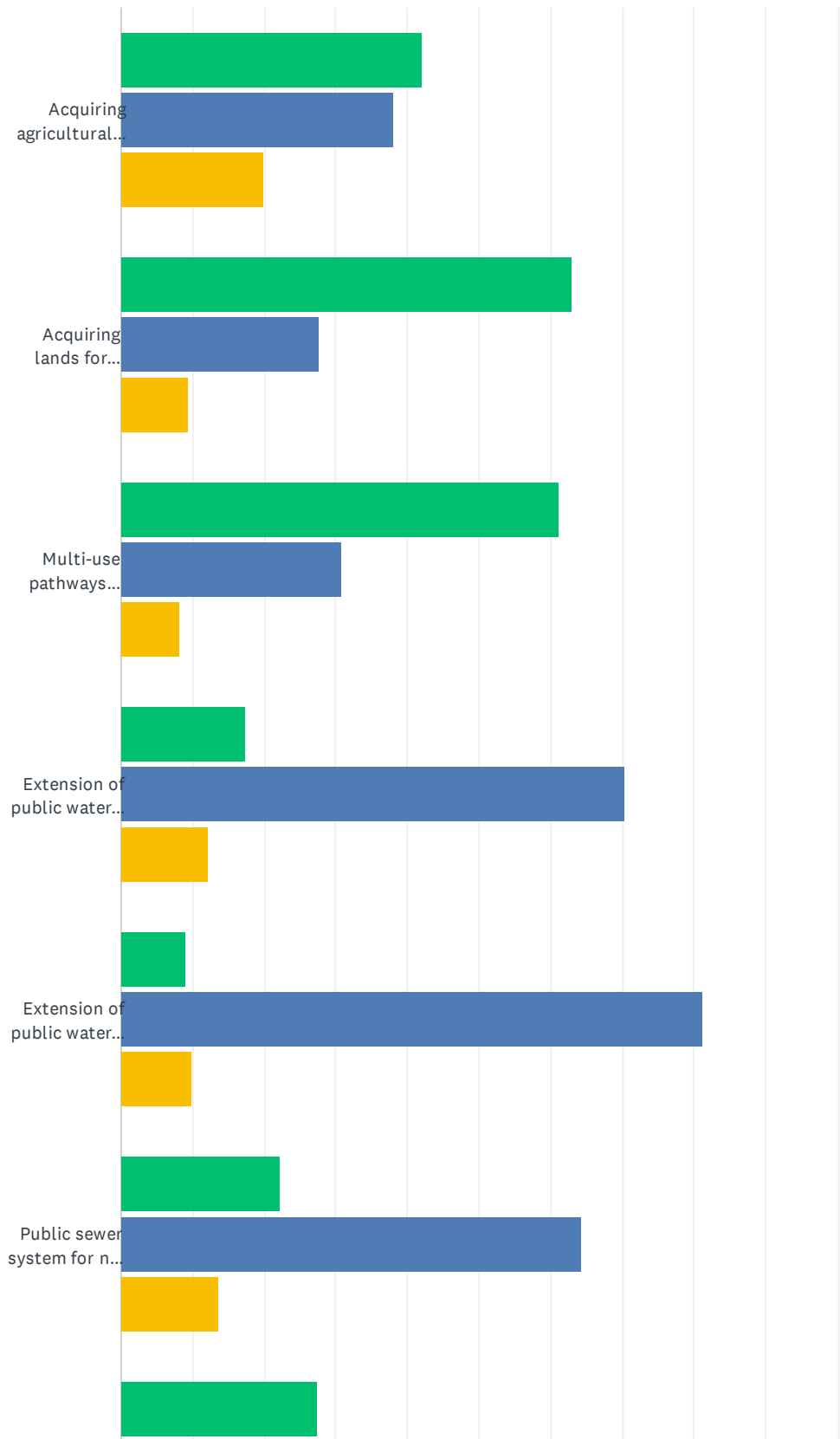


ANSWER CHOICES	RESPONSES	
Yes - developer provision of public water should be required	59.95%	265
No - providing public water for further development should not be required	21.27%	94
Undecided	18.78%	83
TOTAL		442

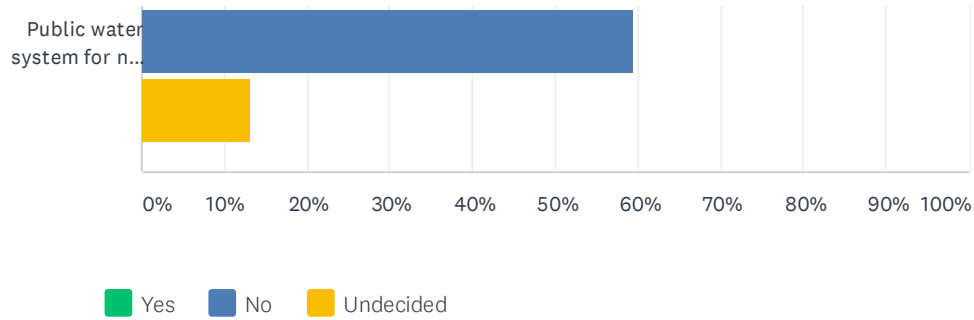


Q7 Which of the following are you willing to pay for, if it meant an increase to your property tax through a millage?

Answered: 442 Skipped: 0



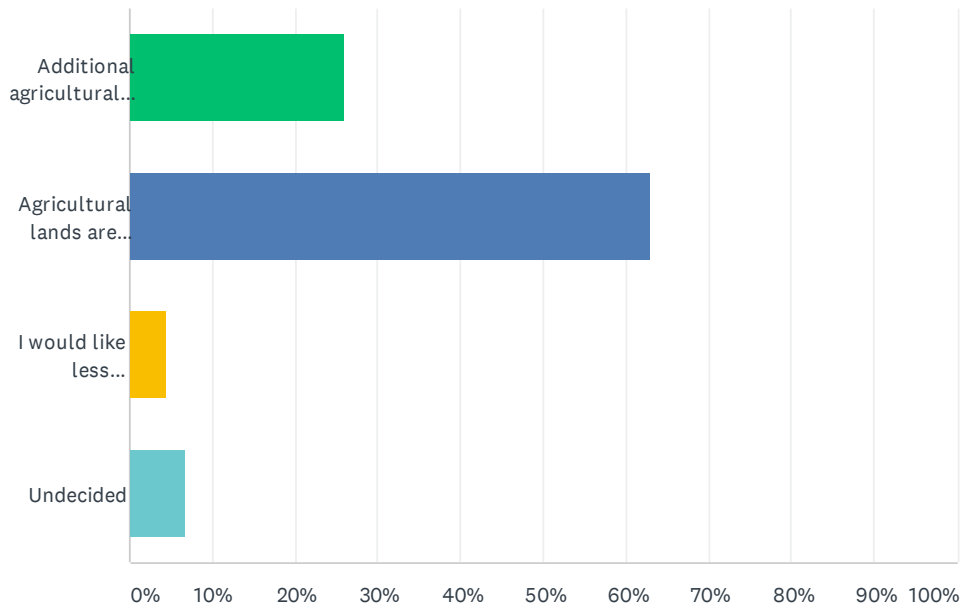
# Robinson Township Master Plan Update Community Survey 2021



	YES	NO	UNDECIDED	TOTAL	WEIGHTED AVERAGE
Acquiring agricultural lands for preservation	42.08% 186	38.01% 168	19.91% 88	442	1.78
Acquiring lands for recreational purposes	62.90% 278	27.60% 122	9.50% 42	442	1.47
Multi-use pathways (pedestrian, bicycle, equestrian use)	61.09% 270	30.77% 136	8.14% 36	442	1.47
Extension of public water to facilitate commercial development	17.42% 77	70.36% 311	12.22% 54	442	1.95
Extension of public water to facilitate industrial development	9.05% 40	81.22% 359	9.73% 43	442	2.01
Public sewer system for new residential development	22.17% 98	64.25% 284	13.57% 60	442	1.91
Public water system for new residential development	27.38% 121	59.50% 263	13.12% 58	442	1.86

## Q8 Please indicate if you would like to see agricultural lands change in Robinson Township over the next ten (10) years.

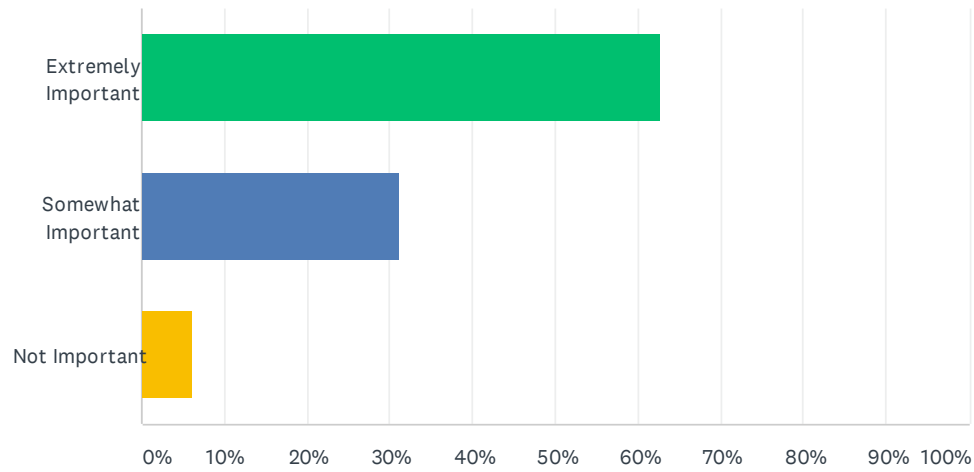
Answered: 419 Skipped: 23



ANSWER CHOICES	RESPONSES	
Additional agricultural lands are desired	26.01%	109
Agricultural lands are adequate as they currently exist in Robinson Township	63.01%	264
I would like less agricultural lands	4.30%	18
Undecided	6.68%	28
<b>TOTAL</b>		<b>419</b>

## Q9 How important is it to preserve agricultural lands in Robinson Township?

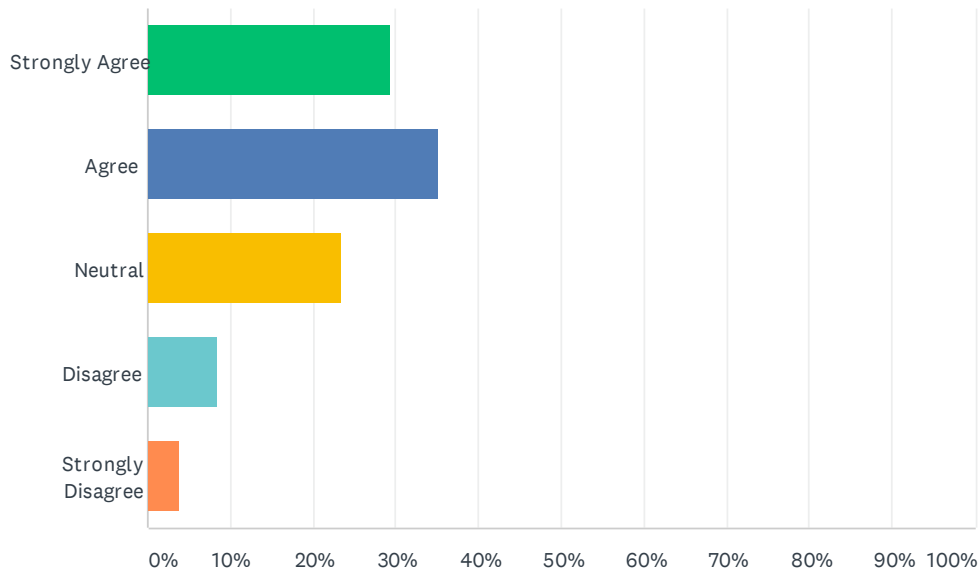
Answered: 419 Skipped: 23



ANSWER CHOICES	RESPONSES	
Extremely Important	62.77%	263
Somewhat Important	31.26%	131
Not Important	5.97%	25
TOTAL		419

# Q10 When agriculture is located adjacent to a waterway or roadway, a landscape buffer (shown in Images A and B below) should be planted.

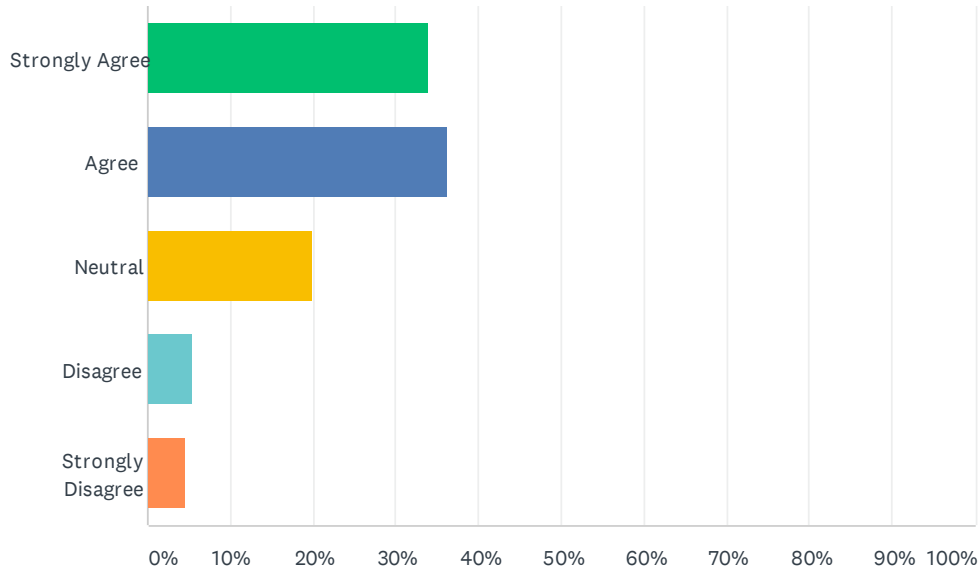
Answered: 419 Skipped: 23



ANSWER CHOICES	RESPONSES	
Strongly Agree	29.36%	123
Agree	35.08%	147
Neutral	23.39%	98
Disagree	8.35%	35
Strongly Disagree	3.82%	16
TOTAL		419

**Q11 Multi-use pathways for pedestrians, bicycles, and/or equestrians (shown in Image A below) are appropriate land uses when adjacent to agriculture.**

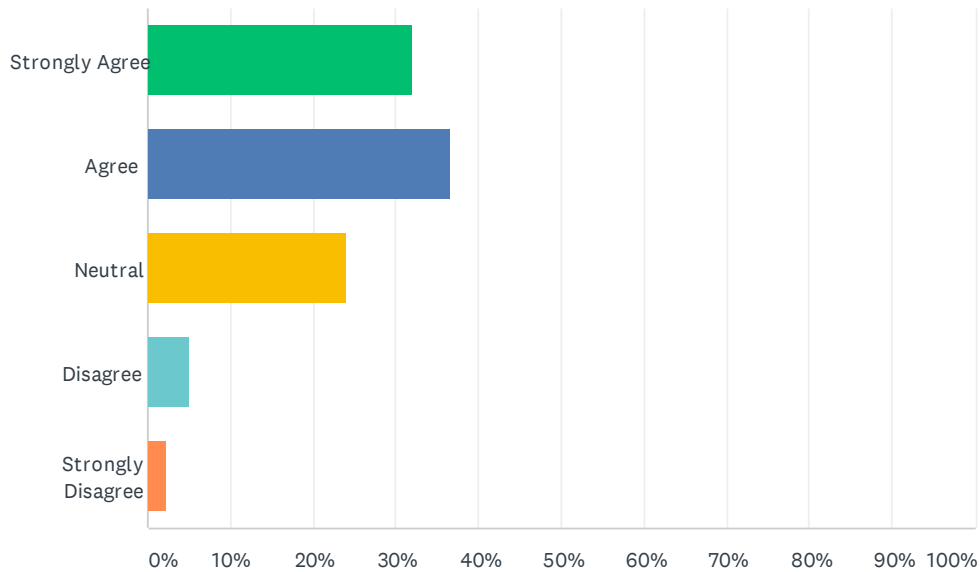
Answered: 419 Skipped: 23



ANSWER CHOICES	RESPONSES	
Strongly Agree	33.89%	142
Agree	36.28%	152
Neutral	19.81%	83
Disagree	5.49%	23
Strongly Disagree	4.53%	19
<b>TOTAL</b>		<b>419</b>

## Q12 The Township should support and promote private agricultural land conservation programs/initiatives.

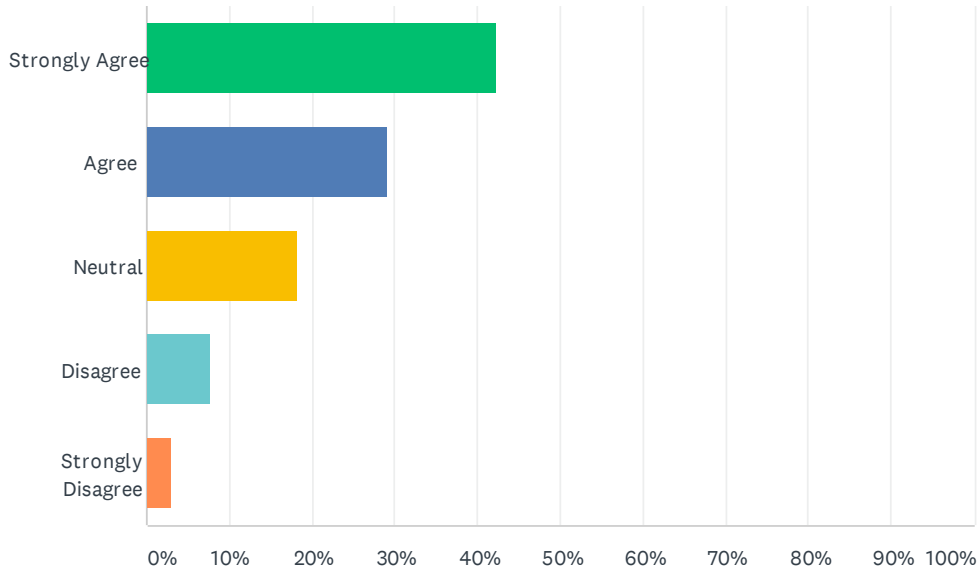
Answered: 419 Skipped: 23



ANSWER CHOICES	RESPONSES	
Strongly Agree	31.98%	134
Agree	36.52%	153
Neutral	24.11%	101
Disagree	5.01%	21
Strongly Disagree	2.39%	10
TOTAL		419

### Q13 The Township should aggressively attempt to preserve its agricultural heritage by restricting non-agricultural land uses (such as residential development) from agricultural areas.

Answered: 419 Skipped: 23

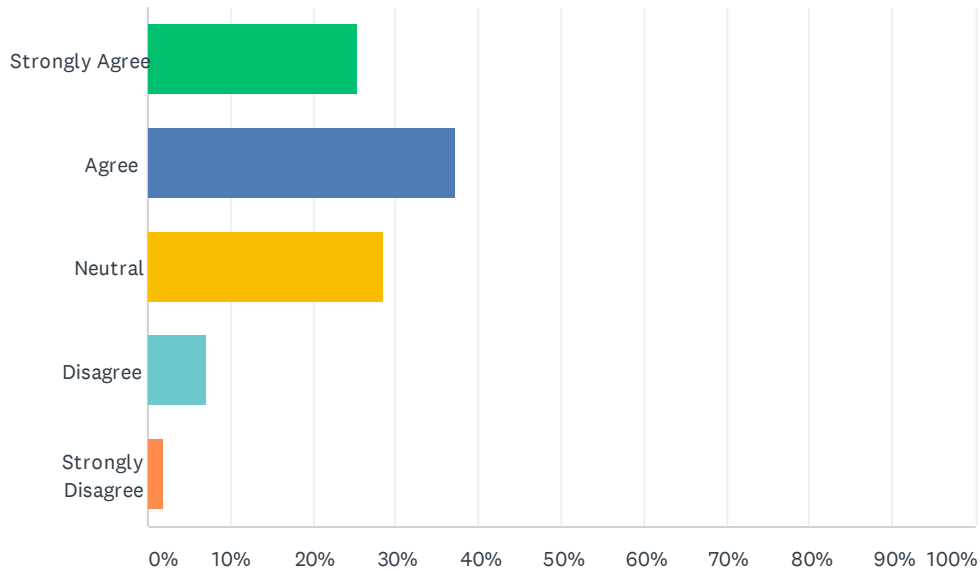


ANSWER CHOICES	RESPONSES	
Strongly Agree	42.24%	177
Agree	29.12%	122
Neutral	18.14%	76
Disagree	7.64%	32
Strongly Disagree	2.86%	12
<b>TOTAL</b>		<b>419</b>



## Q14 The Township should promote agricultural growth.

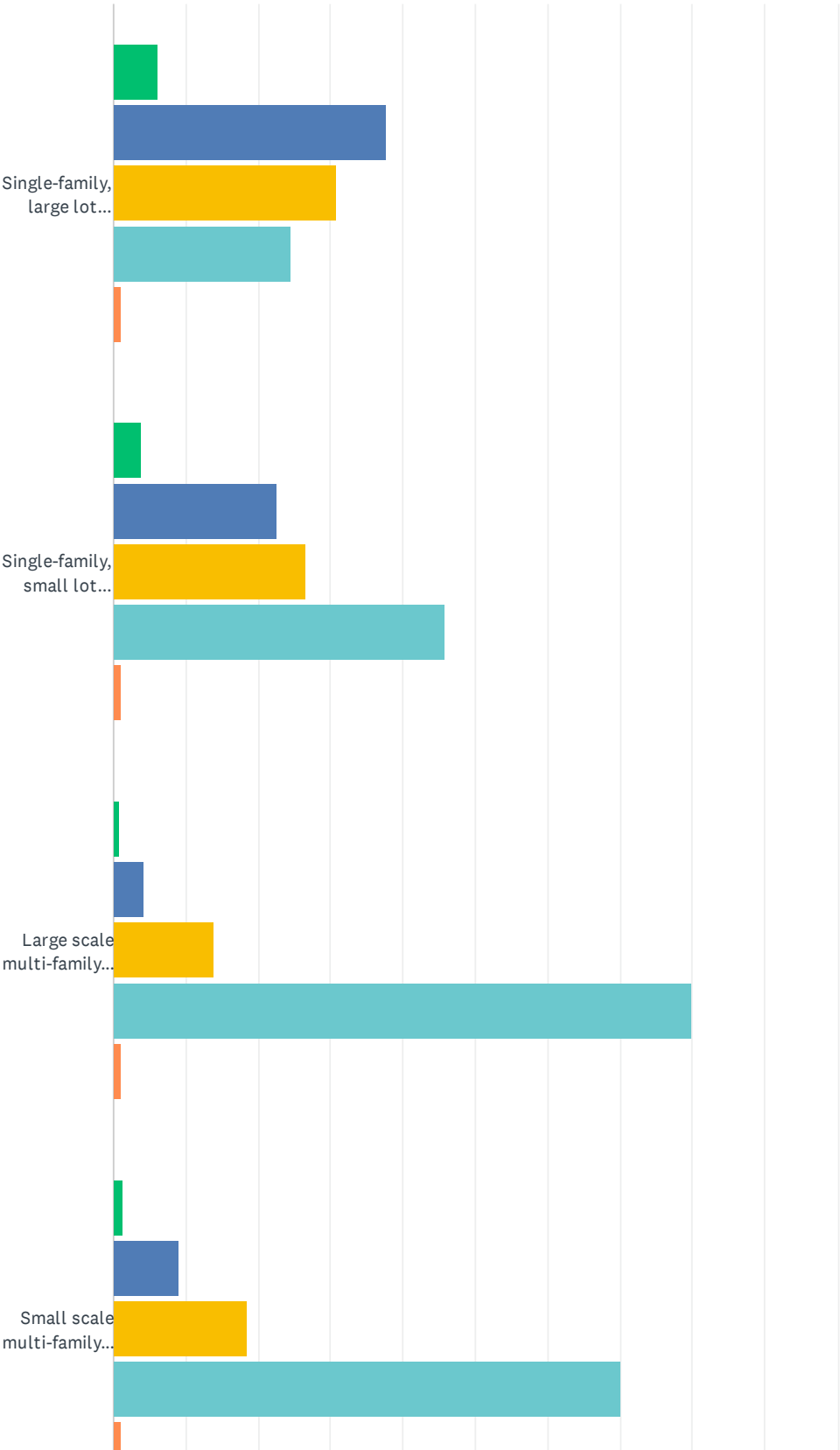
Answered: 419 Skipped: 23



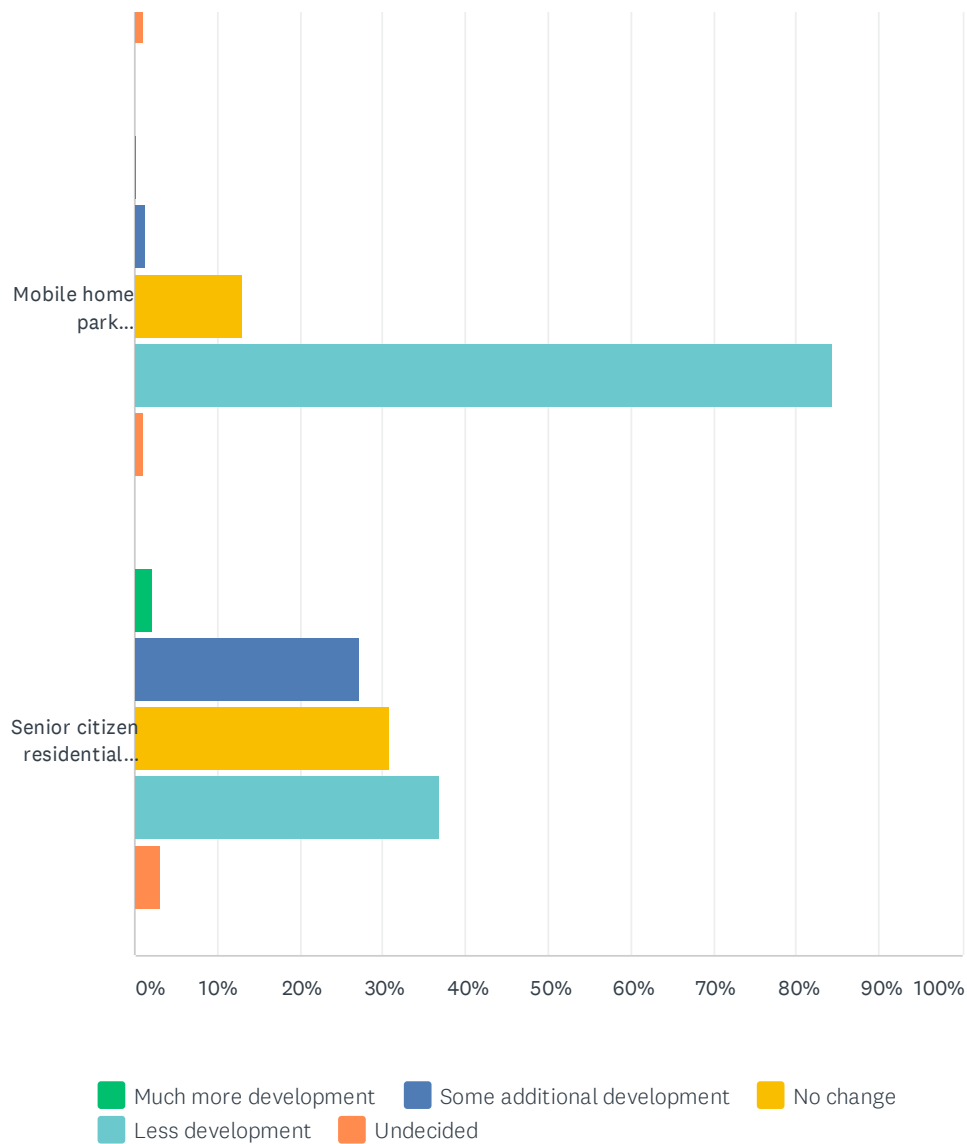
ANSWER CHOICES	RESPONSES	
Strongly Agree	25.30%	106
Agree	37.23%	156
Neutral	28.40%	119
Disagree	7.16%	30
Strongly Disagree	1.91%	8
TOTAL		419

Q15 Please indicate below what type of residential land use change, if any, you would like to see in Robinson Township over the next ten (10) years.

Answered: 375    Skipped: 67



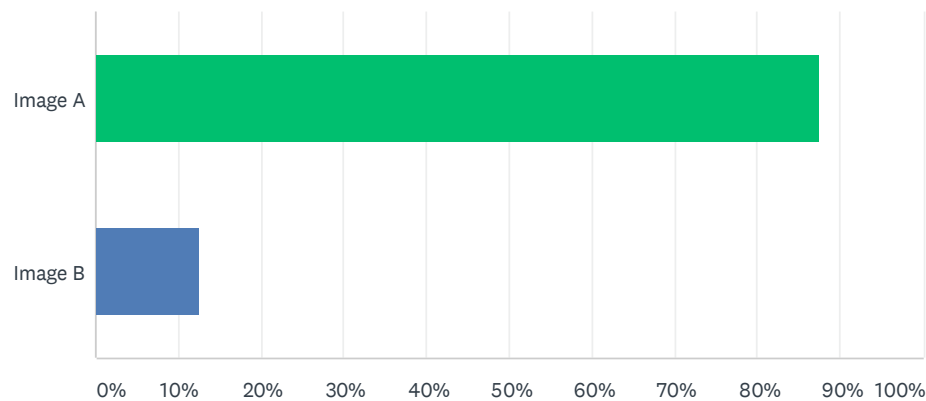
# Robinson Township Master Plan Update Community Survey 2021



	MUCH MORE DEVELOPMENT	SOME ADDITIONAL DEVELOPMENT	NO CHANGE	LESS DEVELOPMENT	UNDECIDED	TOTAL	WEIGHTED AVERAGE
Single-family, large lot development	6.13% 23	37.60% 141	30.67% 115	24.53% 92	1.07% 4	375	2.77
Single-family, small lot development	3.73% 14	22.67% 85	26.67% 100	45.87% 172	1.07% 4	375	3.18
Large scale multi-family development (apartments)	0.80% 3	4.27% 16	13.87% 52	80.00% 300	1.07% 4	375	3.76
Small scale multi-family development (duplexes/townhomes)	1.33% 5	9.07% 34	18.40% 69	70.13% 263	1.07% 4	375	3.61
Mobile home park development	0.27% 1	1.33% 5	13.07% 49	84.27% 316	1.07% 4	375	3.85
Senior citizen residential development	2.13% 8	27.20% 102	30.67% 115	36.80% 138	3.20% 12	375	3.12

Q16 Which of the following images below (Image A or Image B) depicts a more appealing residential development?

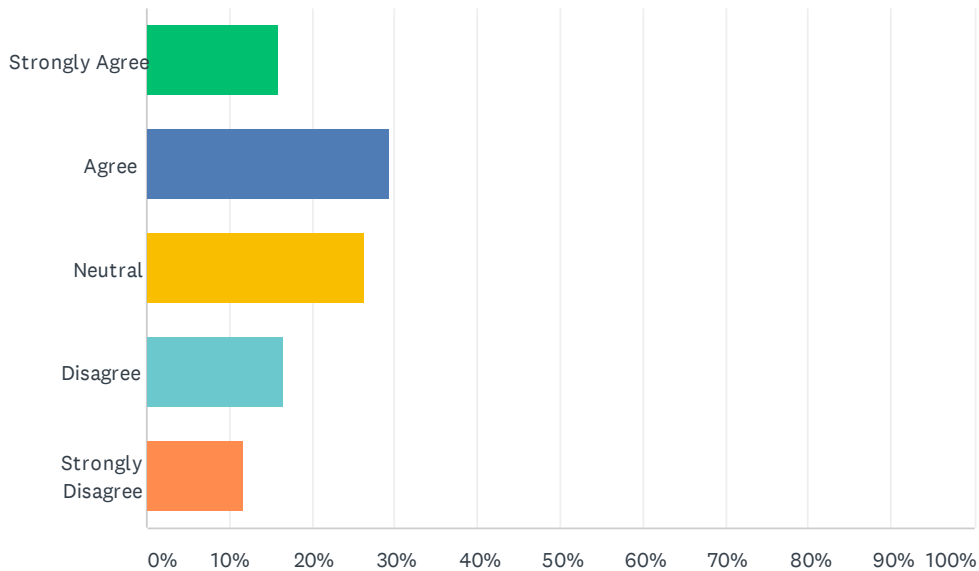
Answered: 375    Skipped: 67



ANSWER CHOICES		RESPONSES	
Image A		87.47%	328
Image B		12.53%	47
TOTAL			375

**Q17 The Township should allow smaller lot sizes in residential developments only when there is dedicated open space, recreational areas, and/or common areas which are preserved for use by the residents of the development.**

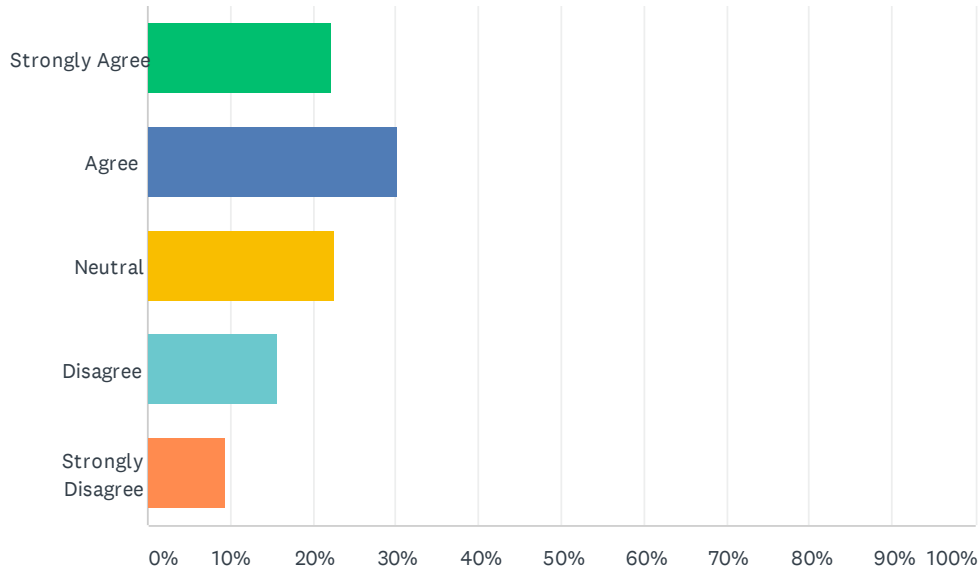
Answered: 375 Skipped: 67



ANSWER CHOICES	RESPONSES	
Strongly Agree	16.00%	60
Agree	29.33%	110
Neutral	26.40%	99
Disagree	16.53%	62
Strongly Disagree	11.73%	44
TOTAL		375

## Q18 The Township should only allow smaller lot sizes in residential developments when the developer provides a public drinking water connection for each lot.

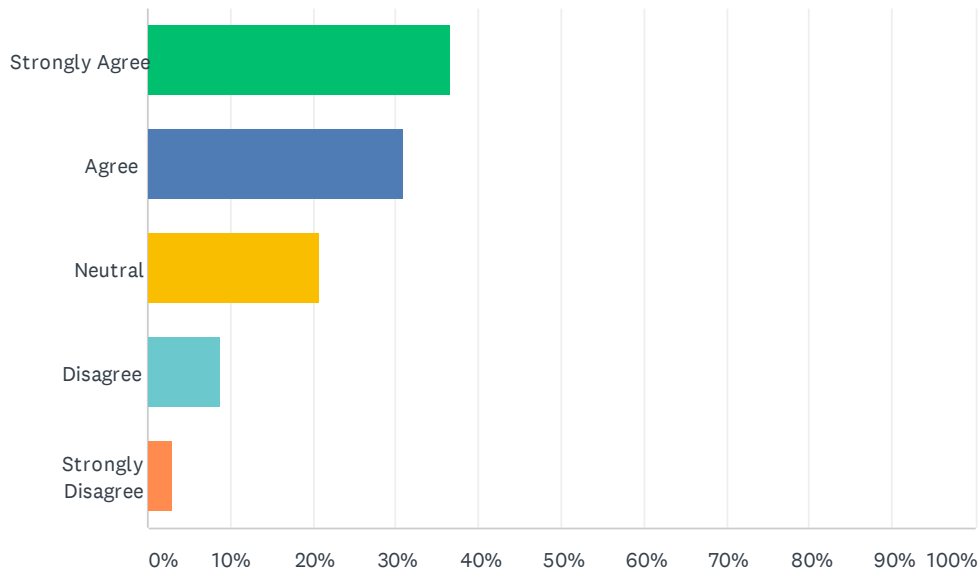
Answered: 375 Skipped: 67



ANSWER CHOICES	RESPONSES	
Strongly Agree	22.13%	83
Agree	30.13%	113
Neutral	22.67%	85
Disagree	15.73%	59
Strongly Disagree	9.33%	35
TOTAL		375

## Q19 The Township should not allow smaller lot sizes and should maintain the current density limits within residential developments.

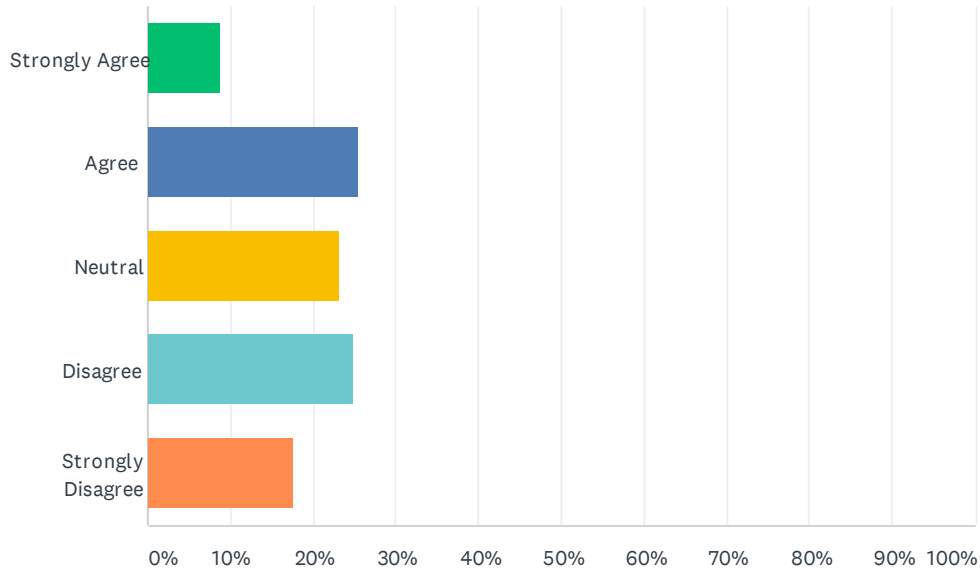
Answered: 375 Skipped: 67



ANSWER CHOICES	RESPONSES	
Strongly Agree	36.53%	137
Agree	30.93%	116
Neutral	20.80%	78
Disagree	8.80%	33
Strongly Disagree	2.93%	11
TOTAL		375

## Q20 Incentives, such as reducing minimum lot sizes, should be offered to developers that agree to provide a buffer area between residential developments and farmland.

Answered: 375 Skipped: 67

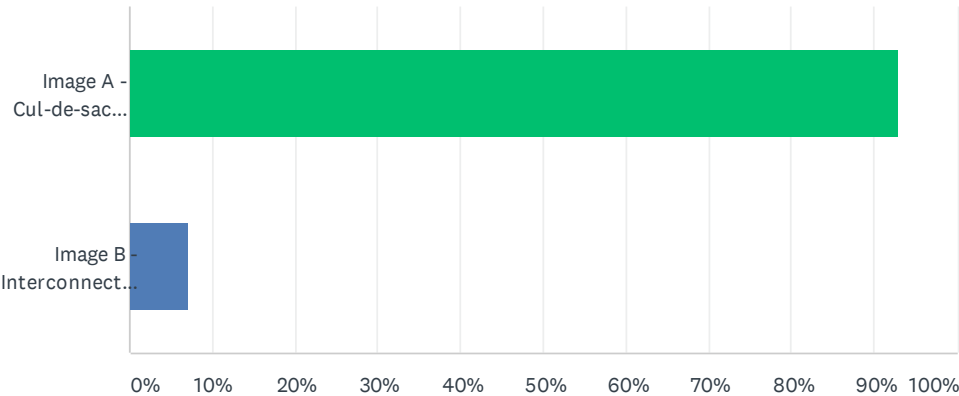


ANSWER CHOICES	RESPONSES	
Strongly Agree	8.80%	33
Agree	25.60%	96
Neutral	23.20%	87
Disagree	24.80%	93
Strongly Disagree	17.60%	66
TOTAL		375



Q21 Which of the following images below (Image A or Image B) depicts a more appealing residential development?

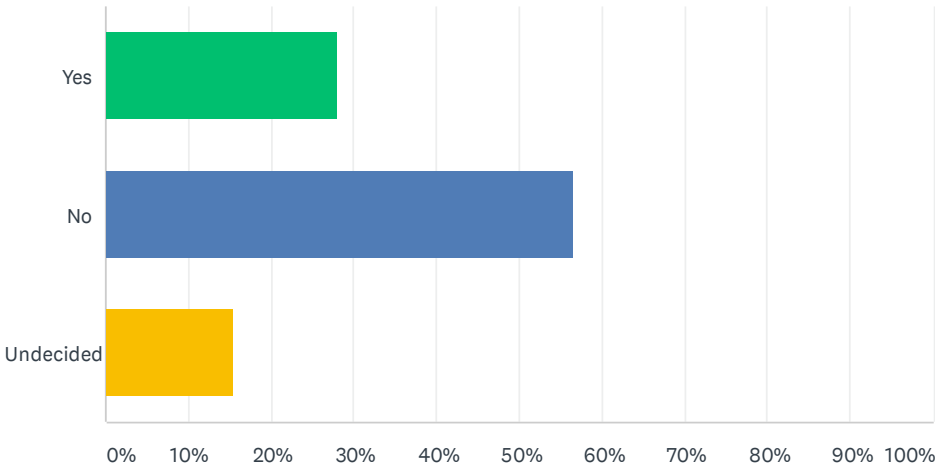
Answered: 375    Skipped: 67



ANSWER CHOICES	RESPONSES	
Image A - Cul-de-sac streets, large lots	92.80%	348
Image B - Interconnected street system, smaller lots, neighborhood open space	7.20%	27
TOTAL		375

Q22 Would you be willing to incur an increase to your property tax through a millage to pay for public water system(s) for new residential development, if it meant better quality groundwater for existing residences?

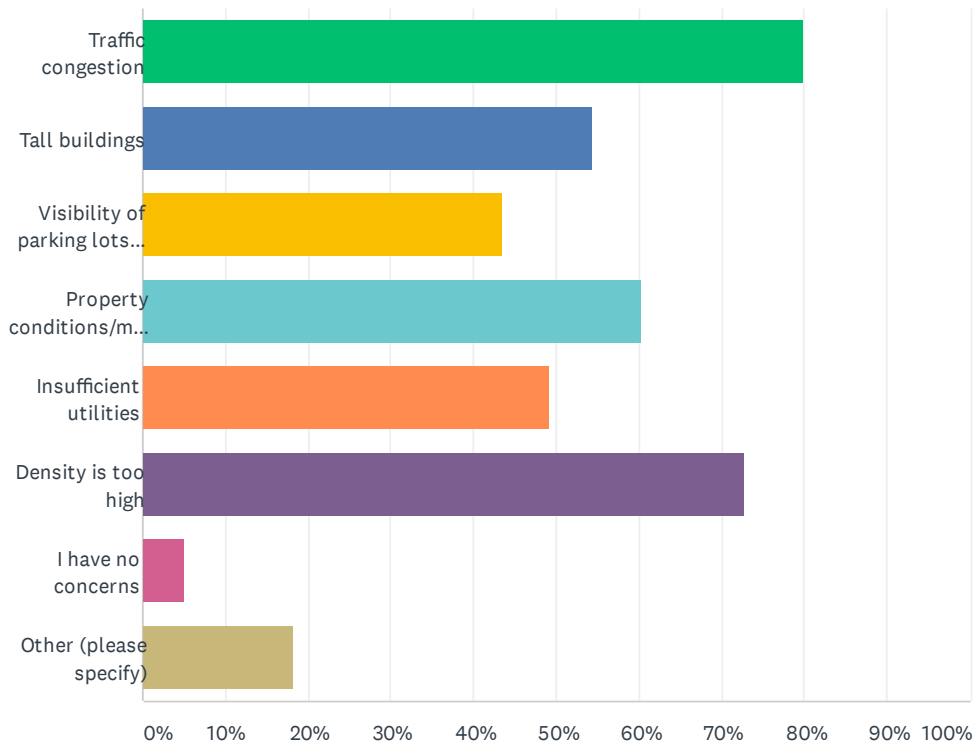
Answered: 375 Skipped: 67



ANSWER CHOICES	RESPONSES	
Yes	28.00%	105
No	56.53%	212
Undecided	15.47%	58
TOTAL		375

## Q23 What concerns, if any, do you have regarding the potential for new multi-family residential developments (check all that apply).

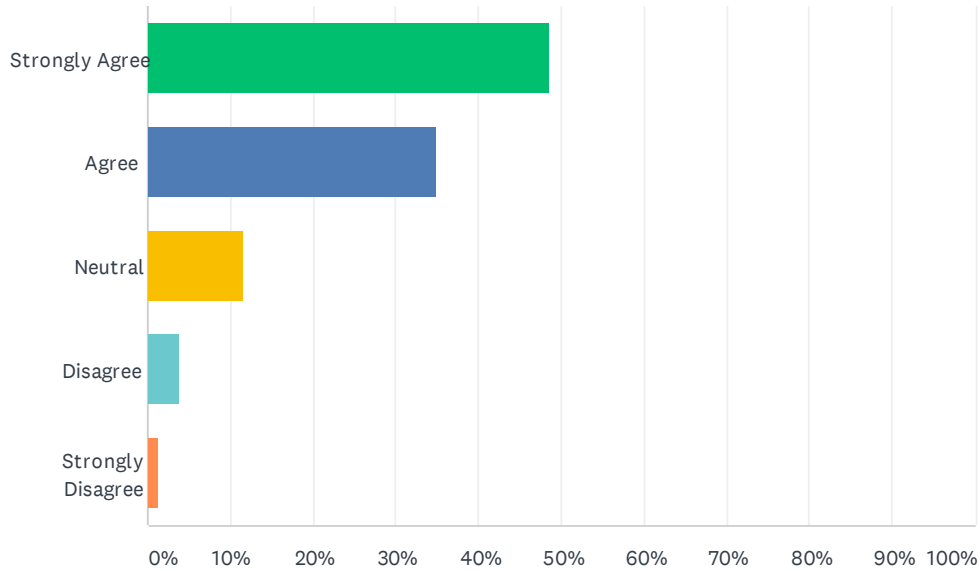
Answered: 375 Skipped: 67



ANSWER CHOICES	RESPONSES	
Traffic congestion	80.00%	300
Tall buildings	54.40%	204
Visibility of parking lots from roadways	43.47%	163
Property conditions/maintenance	60.27%	226
Insufficient utilities	49.07%	184
Density is too high	72.80%	273
I have no concerns	5.07%	19
Other (please specify)	18.13%	68
Total Respondents: 375		

## Q24 Multi-family residential developments should be required to have increased setbacks from property lines and landscape buffers around the development.

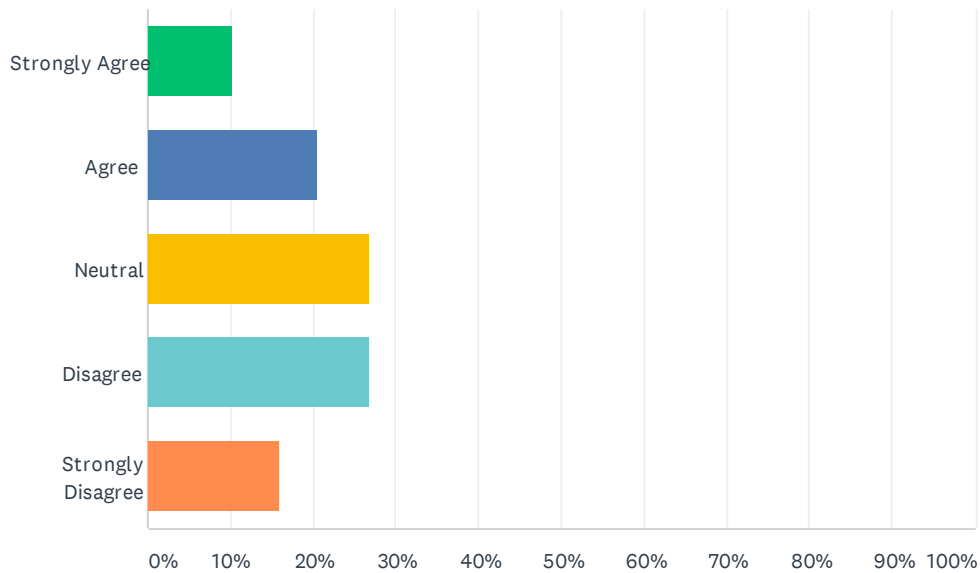
Answered: 375 Skipped: 67



ANSWER CHOICES	RESPONSES	
Strongly Agree	48.53%	182
Agree	34.93%	131
Neutral	11.47%	43
Disagree	3.73%	14
Strongly Disagree	1.33%	5
TOTAL		375

## Q25 More businesses and services are desired within Robinson Township.

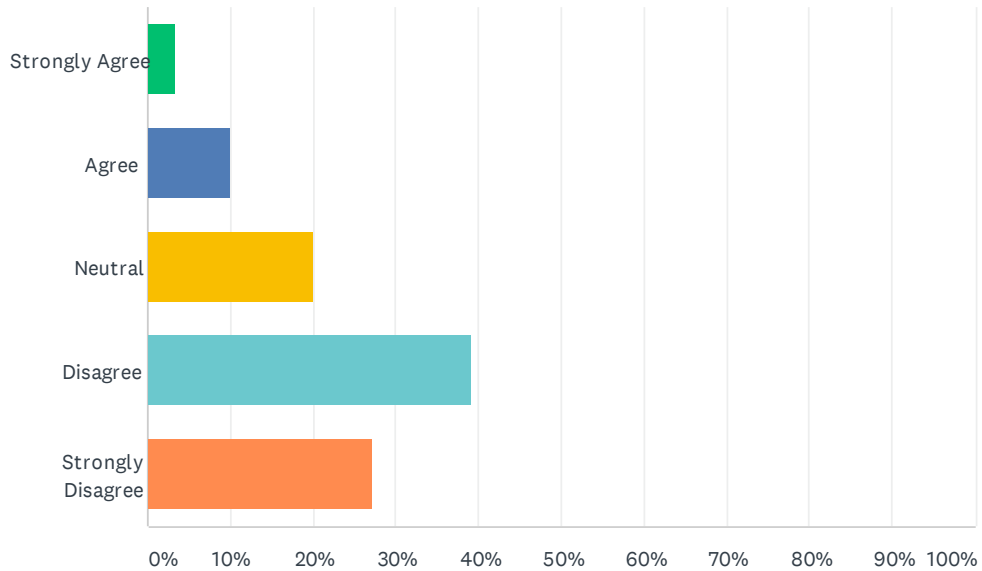
Answered: 352 Skipped: 90



ANSWER CHOICES	RESPONSES	
Strongly Agree	10.23%	36
Agree	20.45%	72
Neutral	26.70%	94
Disagree	26.70%	94
Strongly Disagree	15.91%	56
TOTAL		352

## Q26 More industries are desired in the Township.

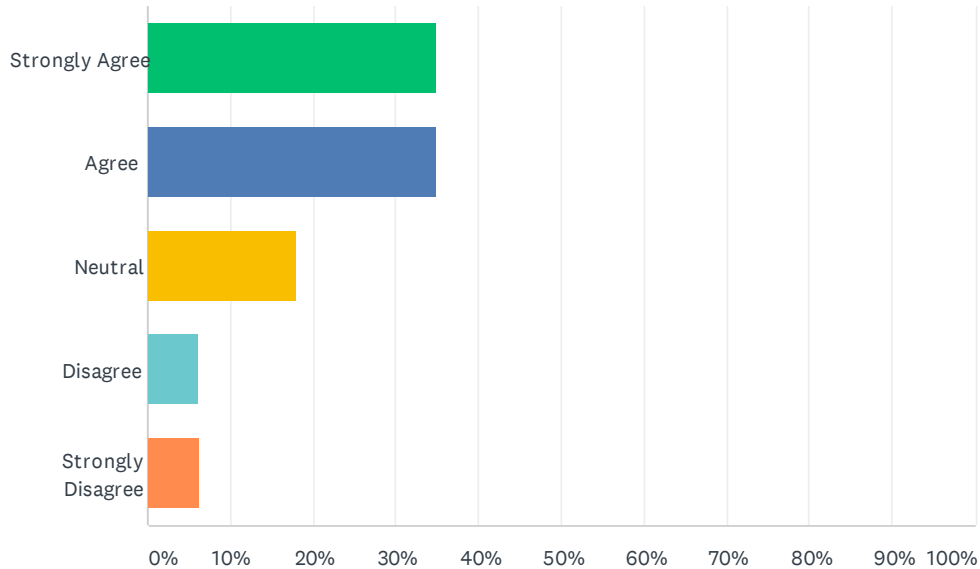
Answered: 352 Skipped: 90



ANSWER CHOICES	RESPONSES	
Strongly Agree	3.41%	12
Agree	9.94%	35
Neutral	20.17%	71
Disagree	39.20%	138
Strongly Disagree	27.27%	96
TOTAL		352

## Q27 The Township should only permit additional commercial and industrial development when the developer provides any necessary extension(s) of public water.

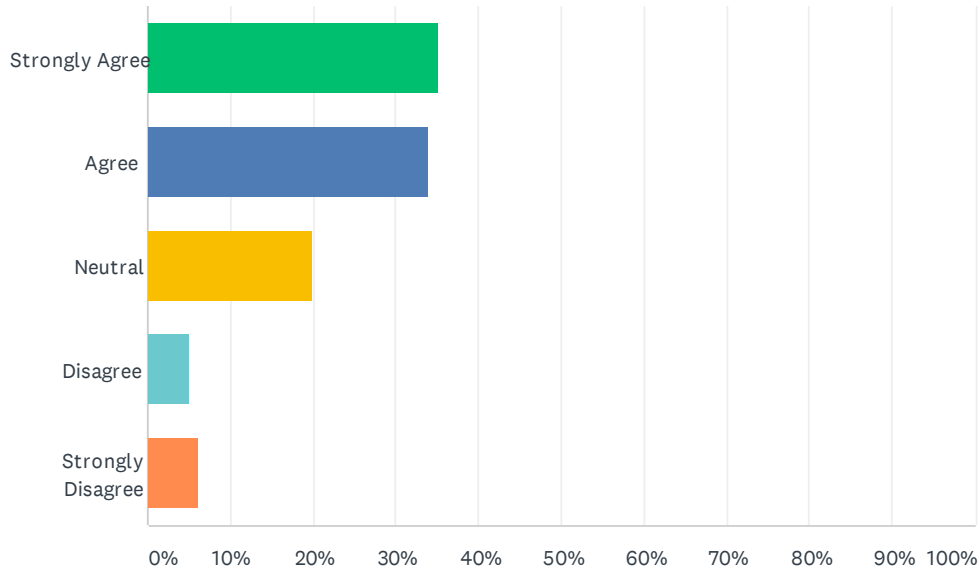
Answered: 352 Skipped: 90



ANSWER CHOICES	RESPONSES	
Strongly Agree	34.94%	123
Agree	34.94%	123
Neutral	17.90%	63
Disagree	5.97%	21
Strongly Disagree	6.25%	22
TOTAL		352

## Q28 The Township should only permit additional commercial and industrial development when the developer provides any necessary extension(s) of public sewer.

Answered: 352 Skipped: 90

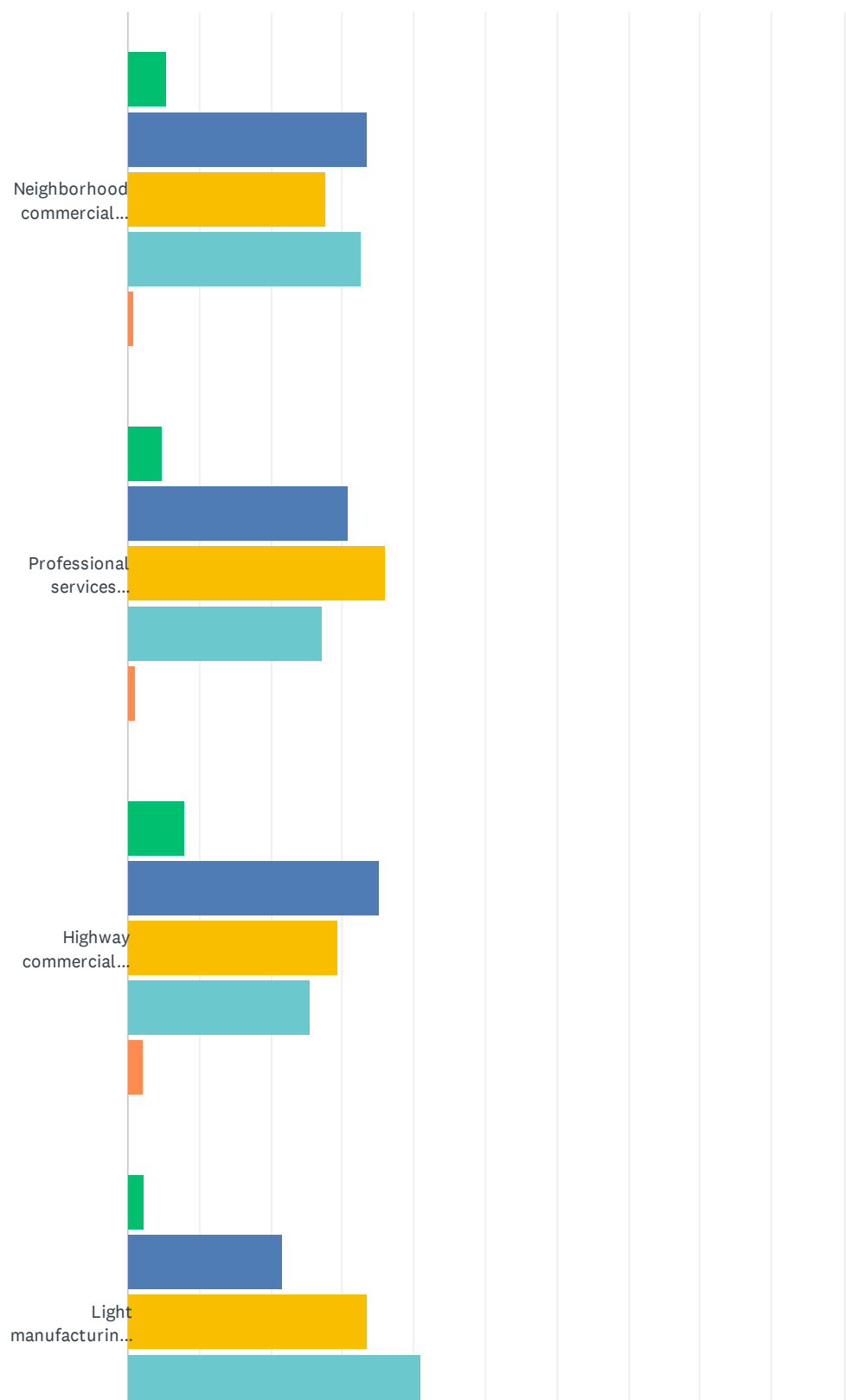


ANSWER CHOICES	RESPONSES	
Strongly Agree	35.23%	124
Agree	33.81%	119
Neutral	19.89%	70
Disagree	5.11%	18
Strongly Disagree	5.97%	21
TOTAL		352

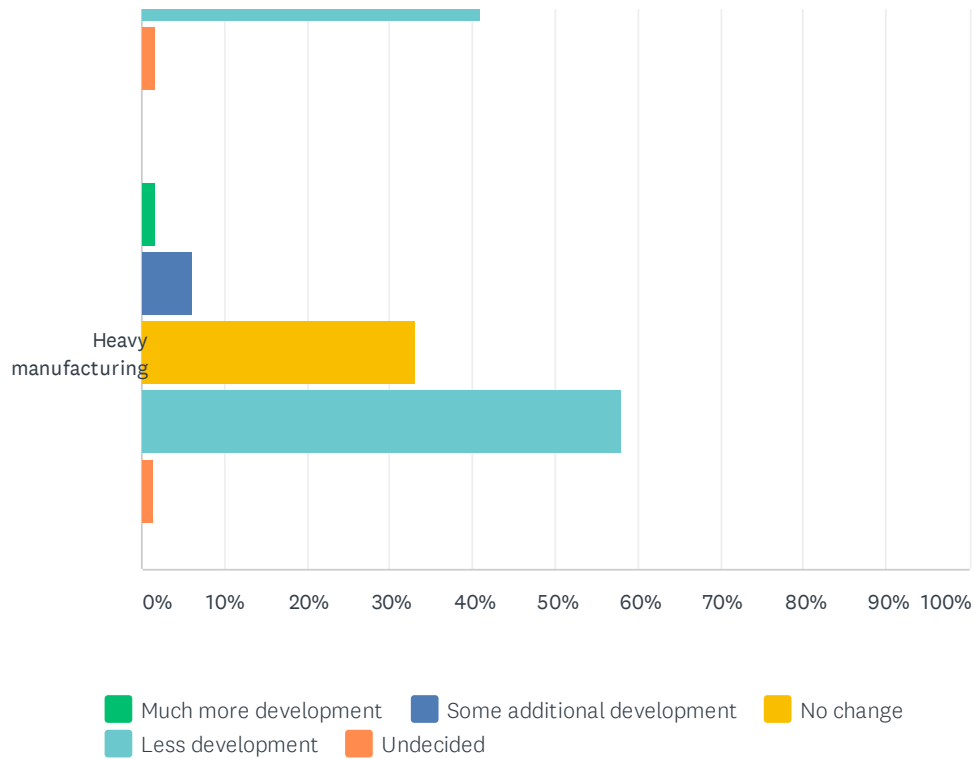


Q29 Please indicate below what type of commercial or industrial land use change, if any, you would like to see in Robinson Township over the next ten (10) years.

Answered: 352    Skipped: 90



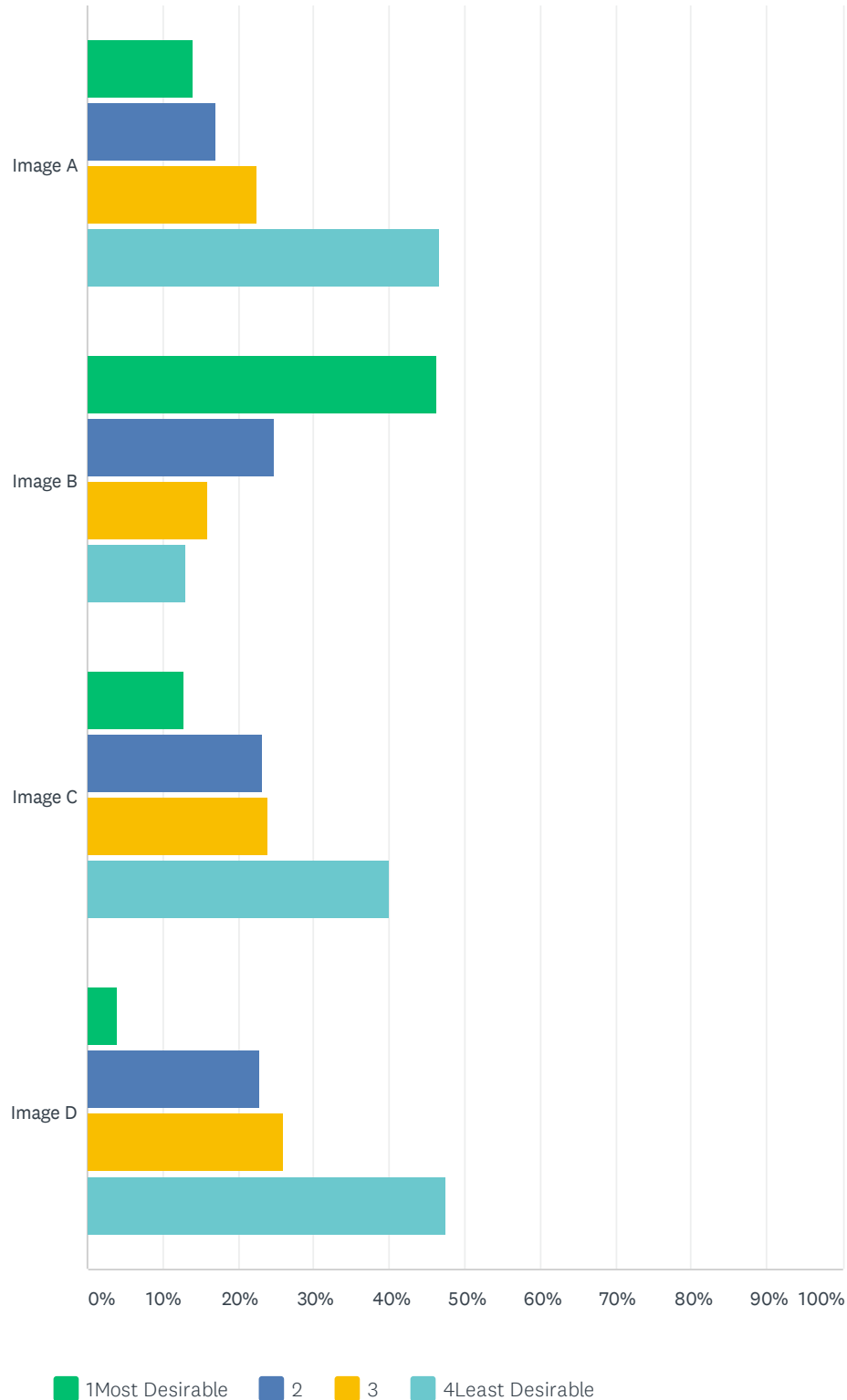
# Robinson Township Master Plan Update Community Survey 2021



	MUCH MORE DEVELOPMENT	SOME ADDITIONAL DEVELOPMENT	NO CHANGE	LESS DEVELOPMENT	UNDECIDED	TOTAL	WEIGHTED AVERAGE
Neighborhood commercial (smaller retail areas)	5.40% 19	33.52% 118	27.56% 97	32.67% 115	0.85% 3	352	2.9
Professional services (doctor, legal, beauty)	4.83% 17	30.68% 108	36.08% 127	27.27% 96	1.14% 4	352	2.8
Highway commercial (M-45)	7.95% 28	35.23% 124	29.26% 103	25.57% 90	1.99% 7	352	2.7
Light manufacturing/warehouse	2.27% 8	21.59% 76	33.52% 118	40.91% 144	1.70% 6	352	3.1
Heavy manufacturing	1.70% 6	5.97% 21	32.95% 116	57.95% 204	1.42% 5	352	3.5

**Q30 Please rank the desirability of the design of each of the following industrial structures from 1 to 4, with 1 being the most desirable to 4 being the least desirable. See images below (Images A, B, C, and D).**

Answered: 352 Skipped: 90

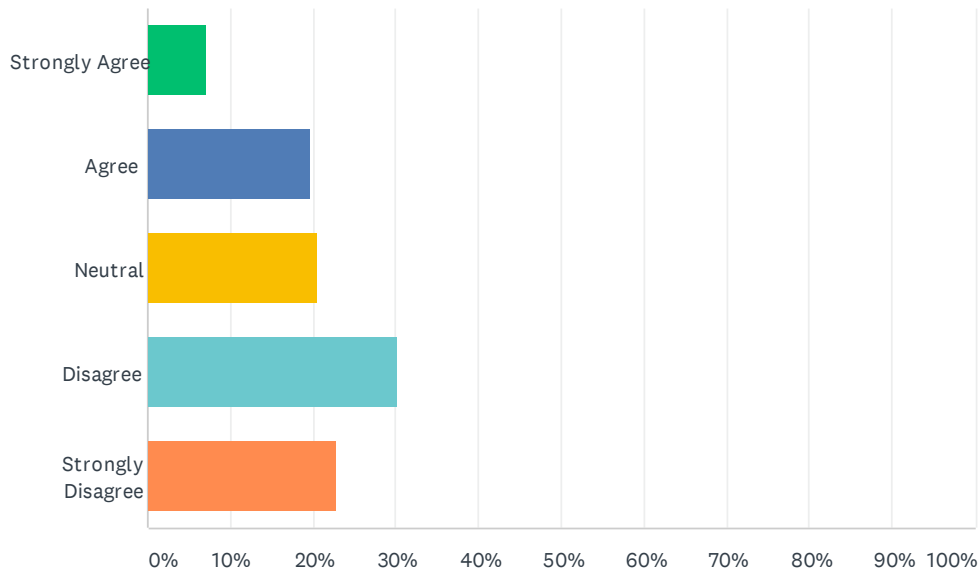


# Robinson Township Master Plan Update Community Survey 2021

	1MOST DESIRABLE	2	3	4LEAST DESIRABLE	TOTAL	WEIGHTED AVERAGE
Image A	13.92% 49	17.05% 60	22.44% 79	46.59% 164	352	3.02
Image B	46.31% 163	24.72% 87	15.91% 56	13.07% 46	352	1.96
Image C	12.78% 45	23.30% 82	23.86% 84	40.06% 141	352	2.91
Image D	3.98% 14	22.73% 80	25.85% 91	47.44% 167	352	3.17

### Q31 Mixed-use buildings (i.e. retail and office on street level and residential units above) should be permitted within the Township.

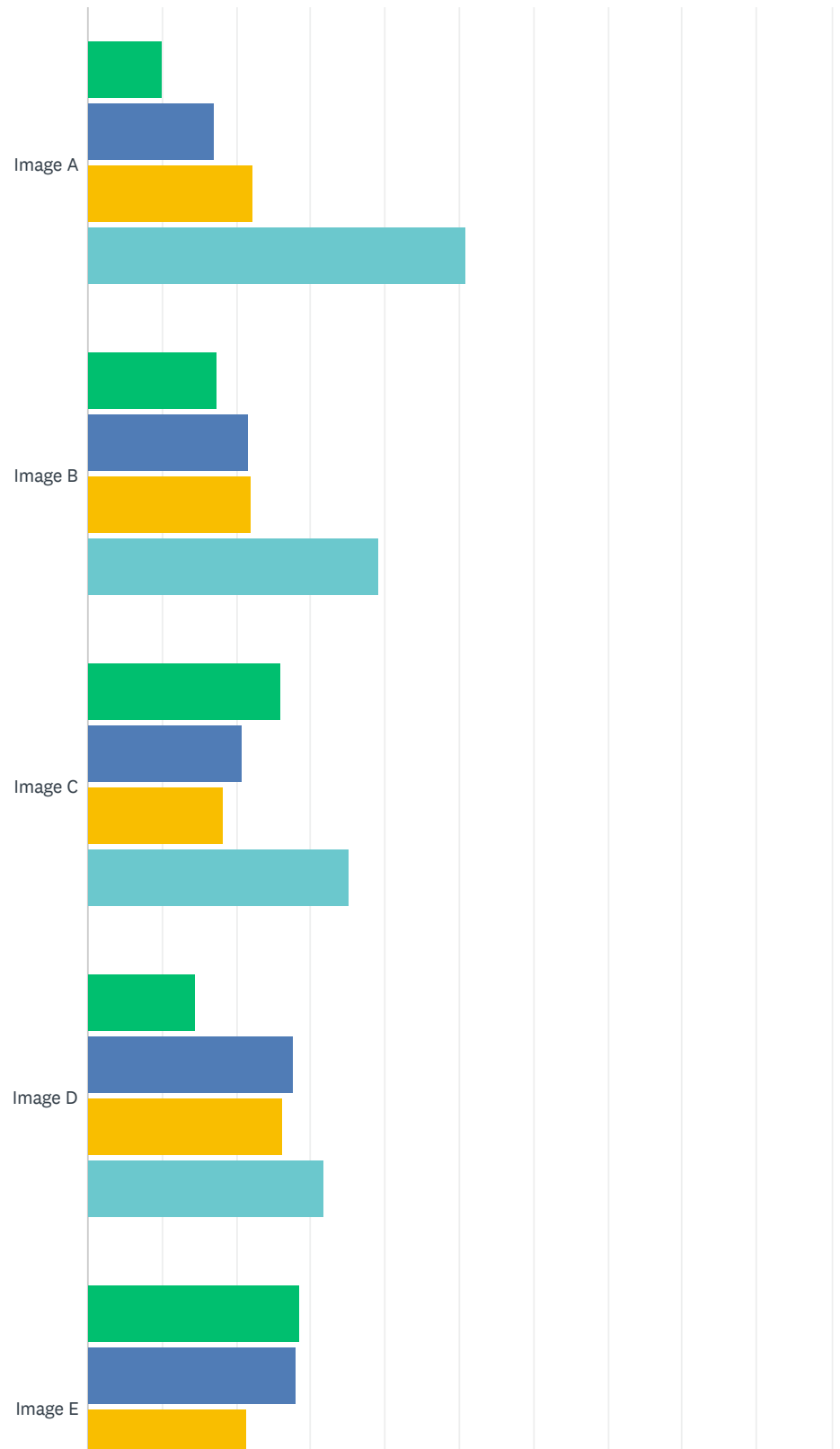
Answered: 352 Skipped: 90



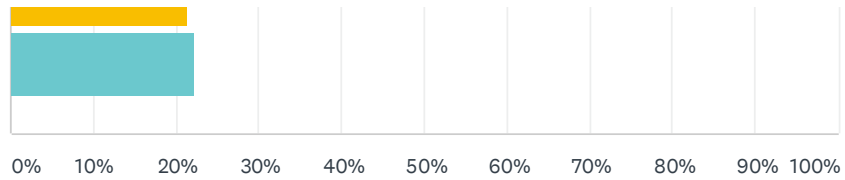
ANSWER CHOICES	RESPONSES	
Strongly Agree	7.10%	25
Agree	19.60%	69
Neutral	20.45%	72
Disagree	30.11%	106
Strongly Disagree	22.73%	80
TOTAL		352

Q32 Please rank the desirability of the design of each of the following commercial developments from 1 to 4, with 1 being the most desirable to 4 being the least desirable. See images below (Images A, B, C, D, and E).

Answered: 352 Skipped: 90



# Robinson Township Master Plan Update Community Survey 2021

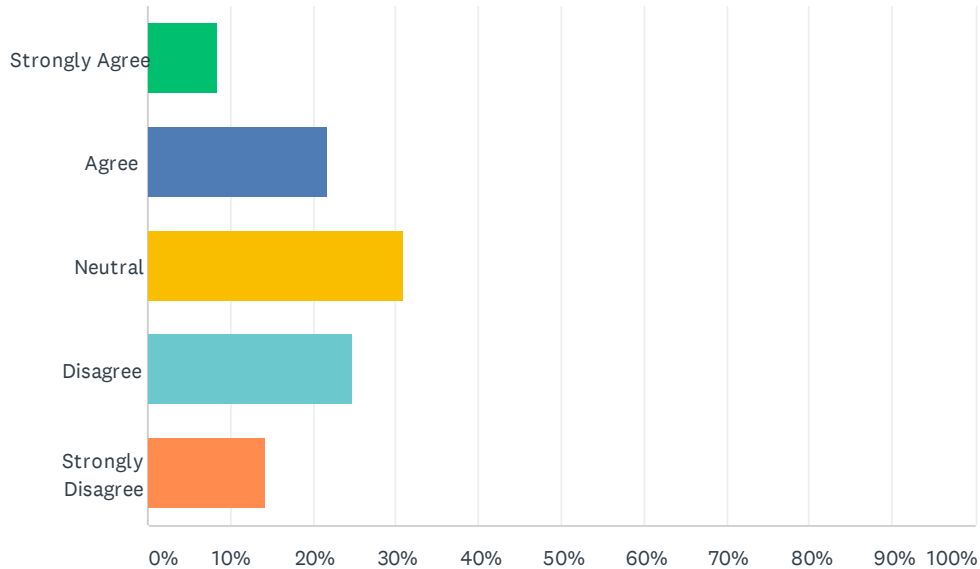


■ 1 Most Desirable 
 ■ 2 
 ■ 3 
 ■ 4 Least Desirable

	1MOST DESIRABLE	2	3	4LEAST DESIRABLE	TOTAL	WEIGHTED AVERAGE
Image A	9.94% 35	17.05% 60	22.16% 78	50.85% 179	352	3.14
Image B	17.33% 61	21.59% 76	21.88% 77	39.20% 138	352	2.83
Image C	25.85% 91	20.74% 73	18.18% 64	35.23% 124	352	2.63
Image D	14.49% 51	27.56% 97	26.14% 92	31.82% 112	352	2.75
Image E	28.41% 100	28.13% 99	21.31% 75	22.16% 78	352	2.37

**Q33 The Township should invest in installing community gateways (signs, landscaping, other aesthetic features) along major access points into and out of the Township.**

Answered: 349 Skipped: 93

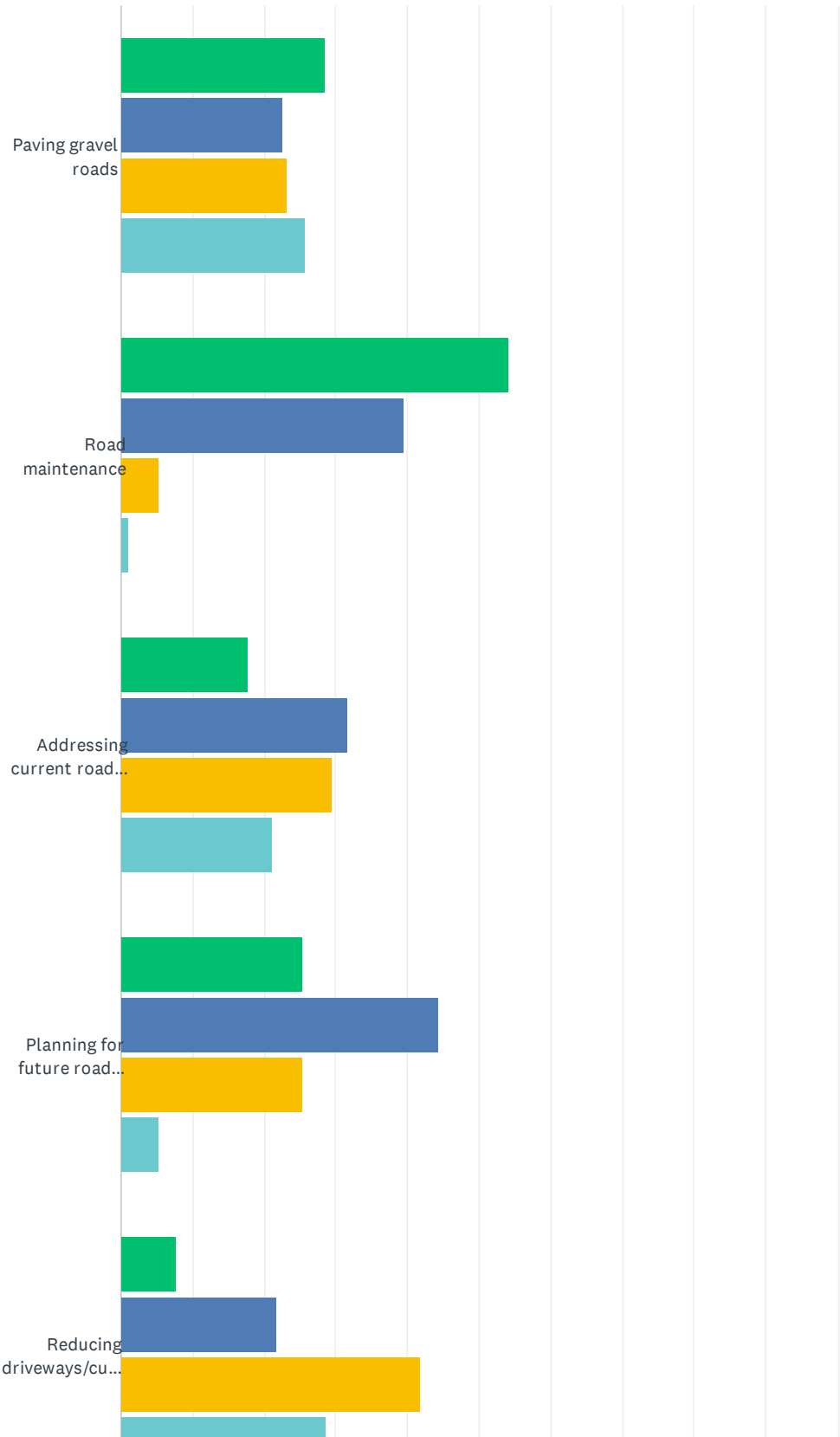


ANSWER CHOICES	RESPONSES	
Strongly Agree	8.31%	29
Agree	21.78%	76
Neutral	30.95%	108
Disagree	24.64%	86
Strongly Disagree	14.33%	50
<b>TOTAL</b>		<b>349</b>

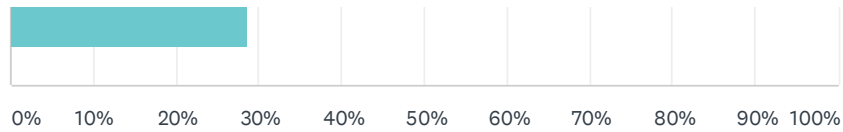


Q34 Please rate the importance of the following factors regarding roads and accessibility within the Township:

Answered: 349    Skipped: 93



## Robinson Township Master Plan Update Community Survey 2021

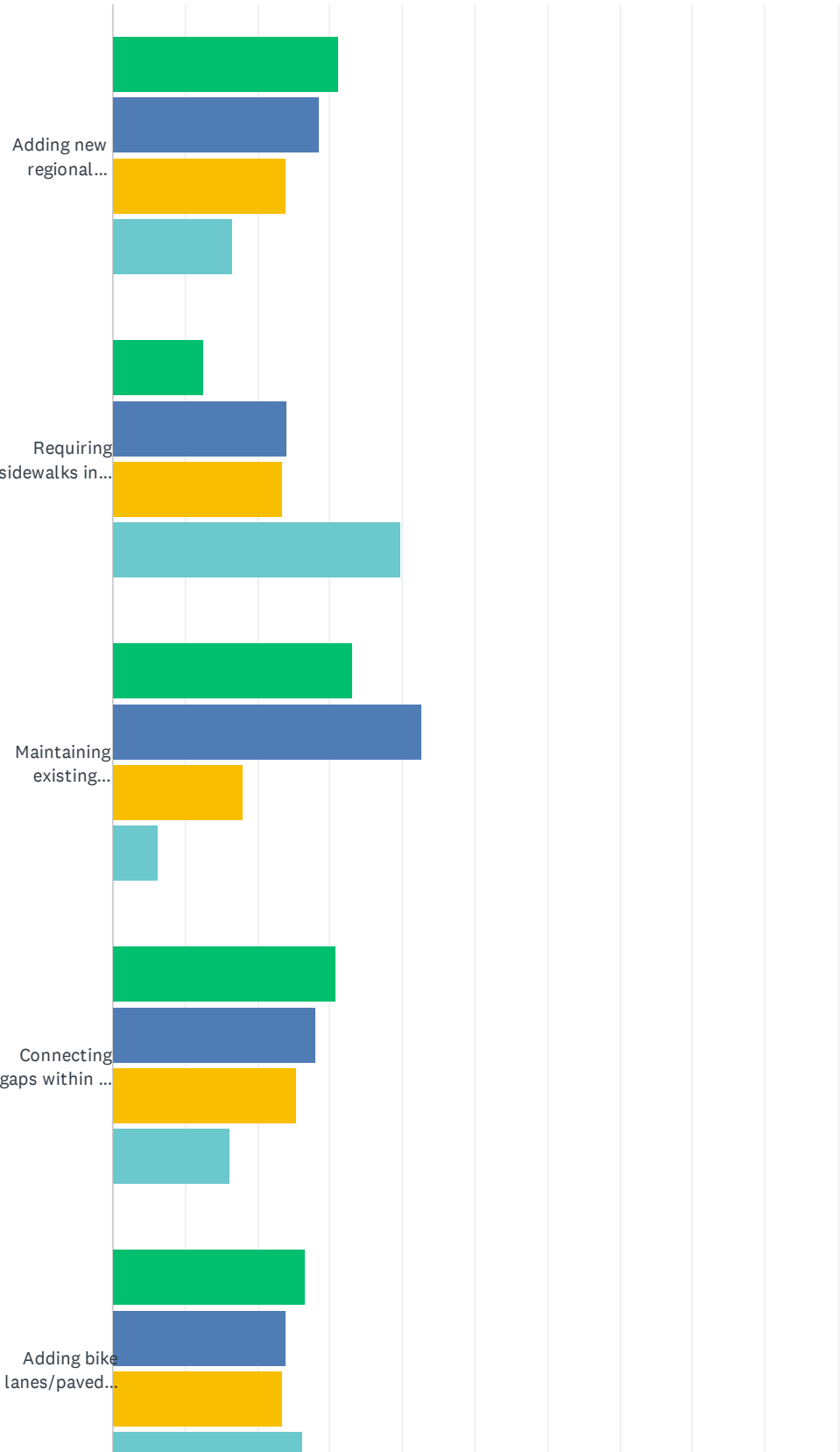


■ Very Important
 ■ Important
 ■ Somewhat Important
 ■ Not Important

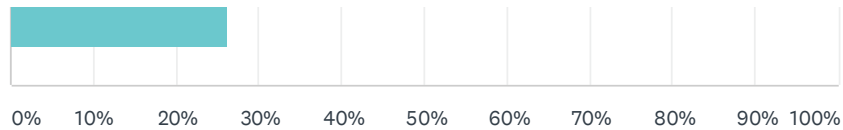
	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Paving gravel roads	28.37% 99	22.64% 79	23.21% 81	25.79% 90	349	2.77
Road maintenance	54.15% 189	39.54% 138	5.16% 18	1.15% 4	349	3.52
Addressing current road congestion	17.77% 62	31.52% 110	29.51% 103	21.20% 74	349	2.75
Planning for future road congestion	25.21% 88	44.41% 155	25.21% 88	5.16% 18	349	3.15
Reducing driveways/curb cuts along major roads	7.74% 27	21.78% 76	41.83% 146	28.65% 100	349	2.50

Q35 Please rate the importance of the following factors regarding pedestrian facilities within the Township:

Answered: 349    Skipped: 93



# Robinson Township Master Plan Update Community Survey 2021

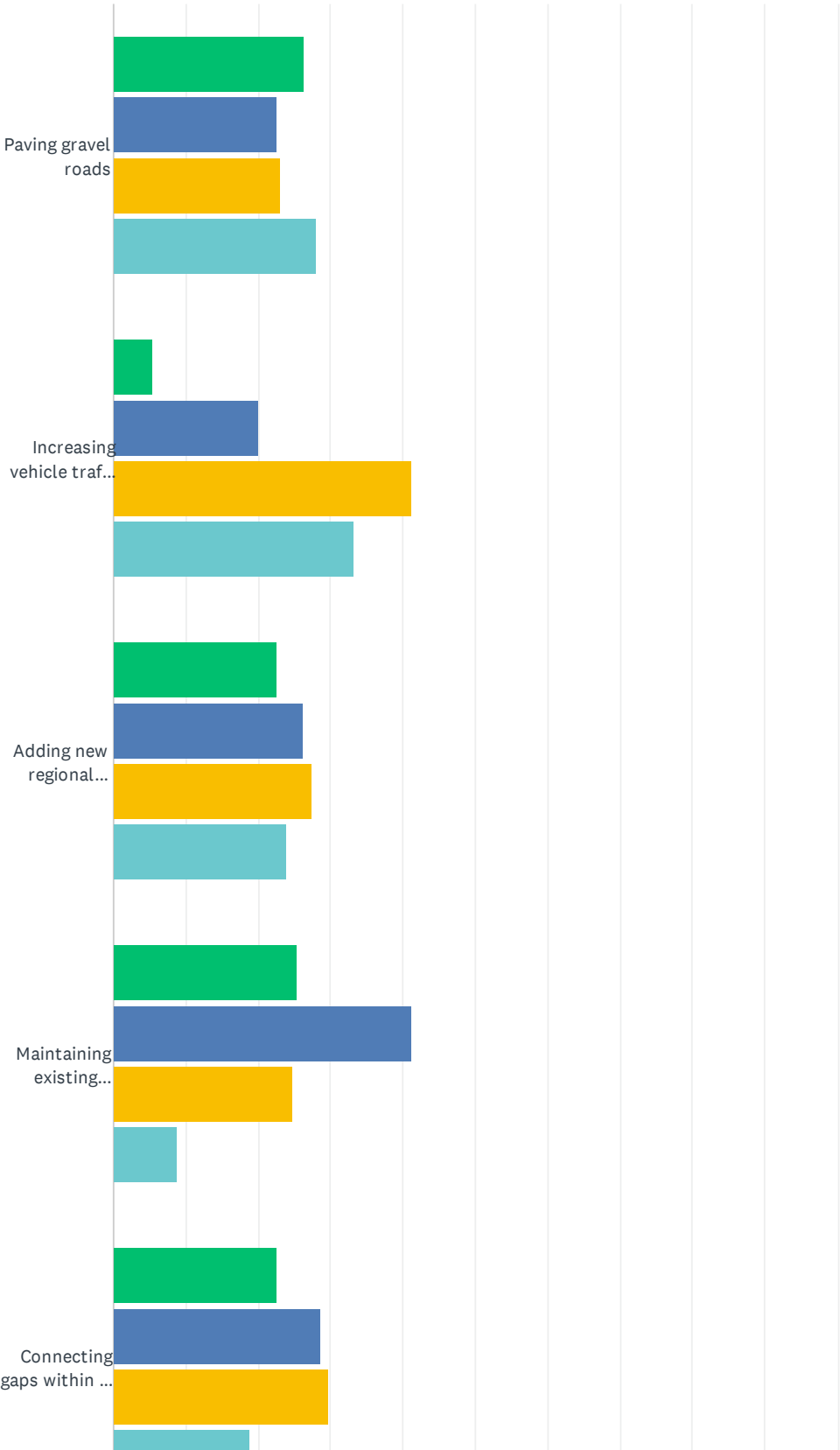


■ Very Important
 ■ Important
 ■ Somewhat Important
 ■ Not Important

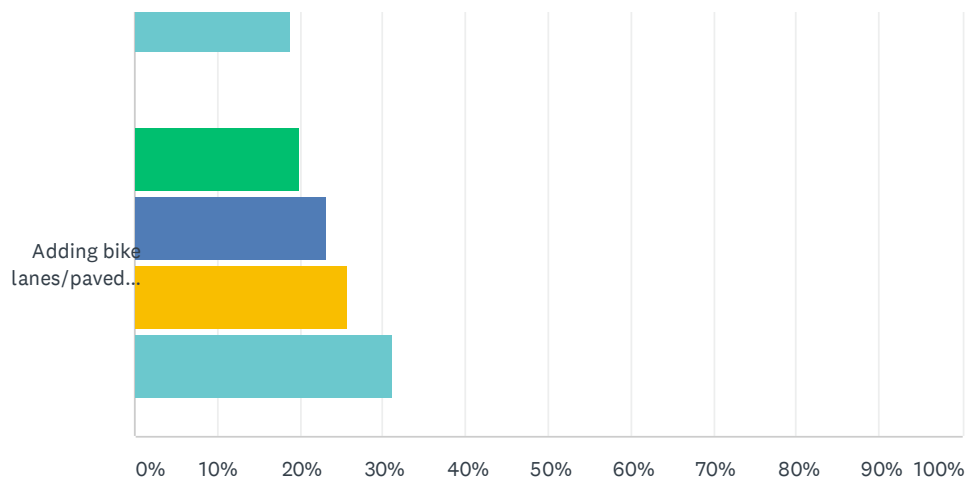
	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Adding new regional recreational trails (contributing to a regional trail network)	31.23% 109	28.37% 99	23.78% 83	16.62% 58	349	2.98
Requiring sidewalks in all new residential neighborhoods	12.61% 44	24.07% 84	23.50% 82	39.83% 139	349	2.33
Maintaining existing sidewalk and trail network	32.95% 115	42.69% 149	18.05% 63	6.30% 22	349	3.20
Connecting gaps within the existing sidewalk and trail network	30.66% 107	28.08% 98	25.21% 88	16.05% 56	349	2.99
Adding bike lanes/paved shoulders along roads	26.65% 93	23.78% 83	23.50% 82	26.07% 91	349	2.74

Q36 If you could prioritize use of Township funds, how important is spending on each of the following items:

Answered: 349    Skipped: 93



# Robinson Township Master Plan Update Community Survey 2021

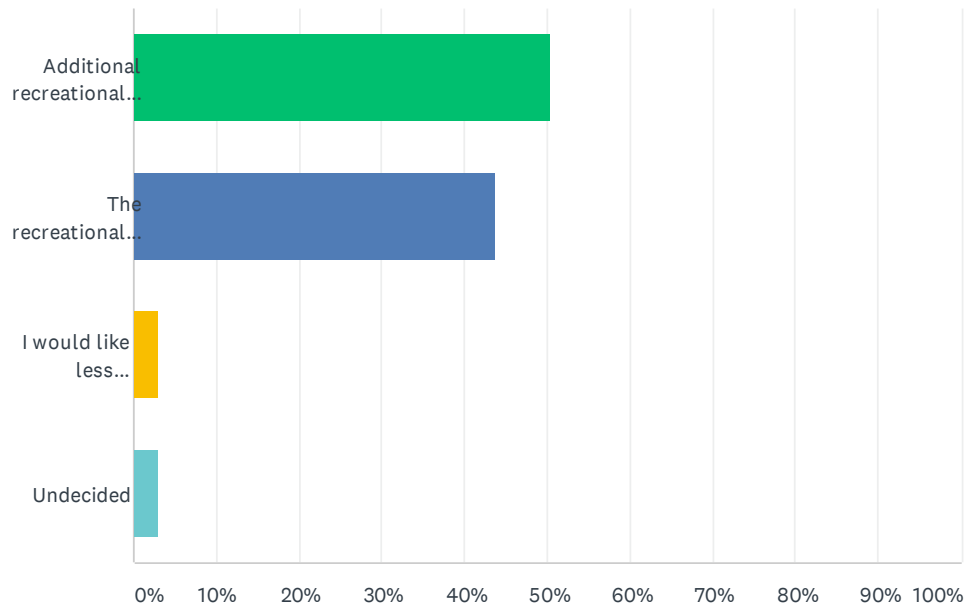


■ Very Important
 ■ Important
 ■ Somewhat Important
 ■ Not Important

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Paving gravel roads	26.36% 92	22.64% 79	22.92% 80	28.08% 98	349	2.70
Increasing vehicle traffic capacity along major roads	5.44% 19	20.06% 70	41.26% 144	33.24% 116	349	2.39
Adding new regional recreational trails	22.64% 79	26.07% 91	27.51% 96	23.78% 83	349	2.75
Maintaining existing sidewalk and trail network	25.21% 88	41.26% 144	24.64% 86	8.88% 31	349	3.07
Connecting gaps within the existing sidewalk and trail network	22.64% 79	28.65% 100	29.80% 104	18.91% 66	349	2.85
Adding bike lanes/paved shoulders along roads	19.77% 69	23.21% 81	25.79% 90	31.23% 109	349	2.57

### Q37 Please indicate if you would like to see recreational lands change in Robinson Township over the next ten (10) years.

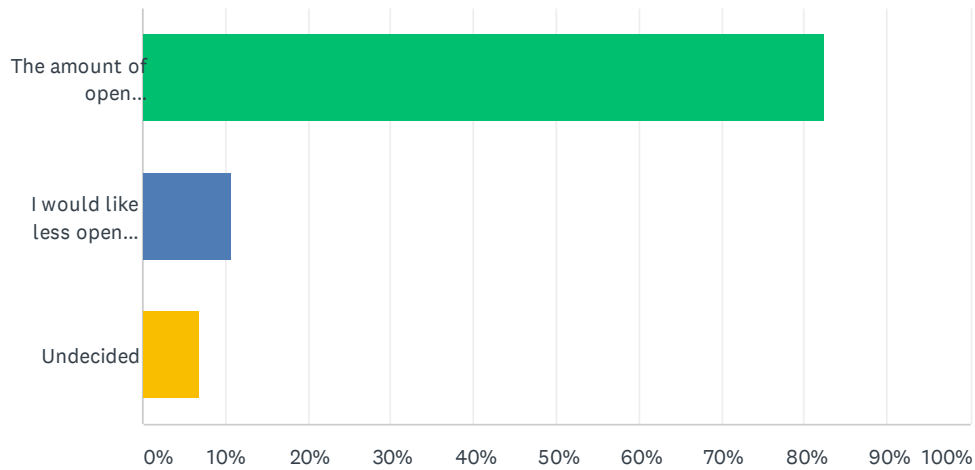
Answered: 347 Skipped: 95



ANSWER CHOICES	RESPONSES	
Additional recreational land is desired	50.43%	175
The recreational land in Robinson Township is adequate as it currently exists	43.80%	152
I would like less recreational lands	2.88%	10
Undecided	2.88%	10
<b>TOTAL</b>		<b>347</b>

### Q38 Please indicate if you would like to see the open (undeveloped) land change in Robinson Township over the next ten (10) years.

Answered: 347 Skipped: 95

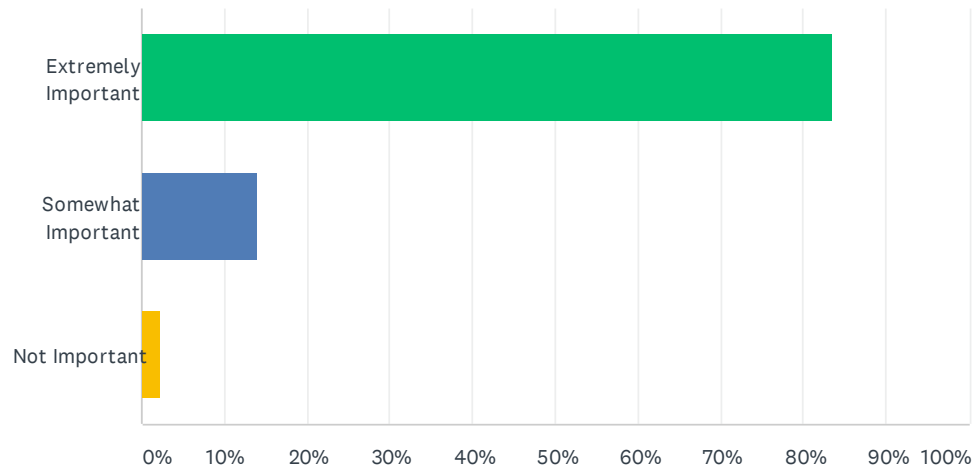


ANSWER CHOICES	RESPONSES	
The amount of open (undeveloped) land in Robinson Township is adequate as it currently exists	82.42%	286
I would like less open lands, and more developed lands	10.66%	37
Undecided	6.92%	24
<b>TOTAL</b>		<b>347</b>



### Q39 How important is it to preserve trees, vegetation, wildlife habitat, and other natural areas in Robinson Township?

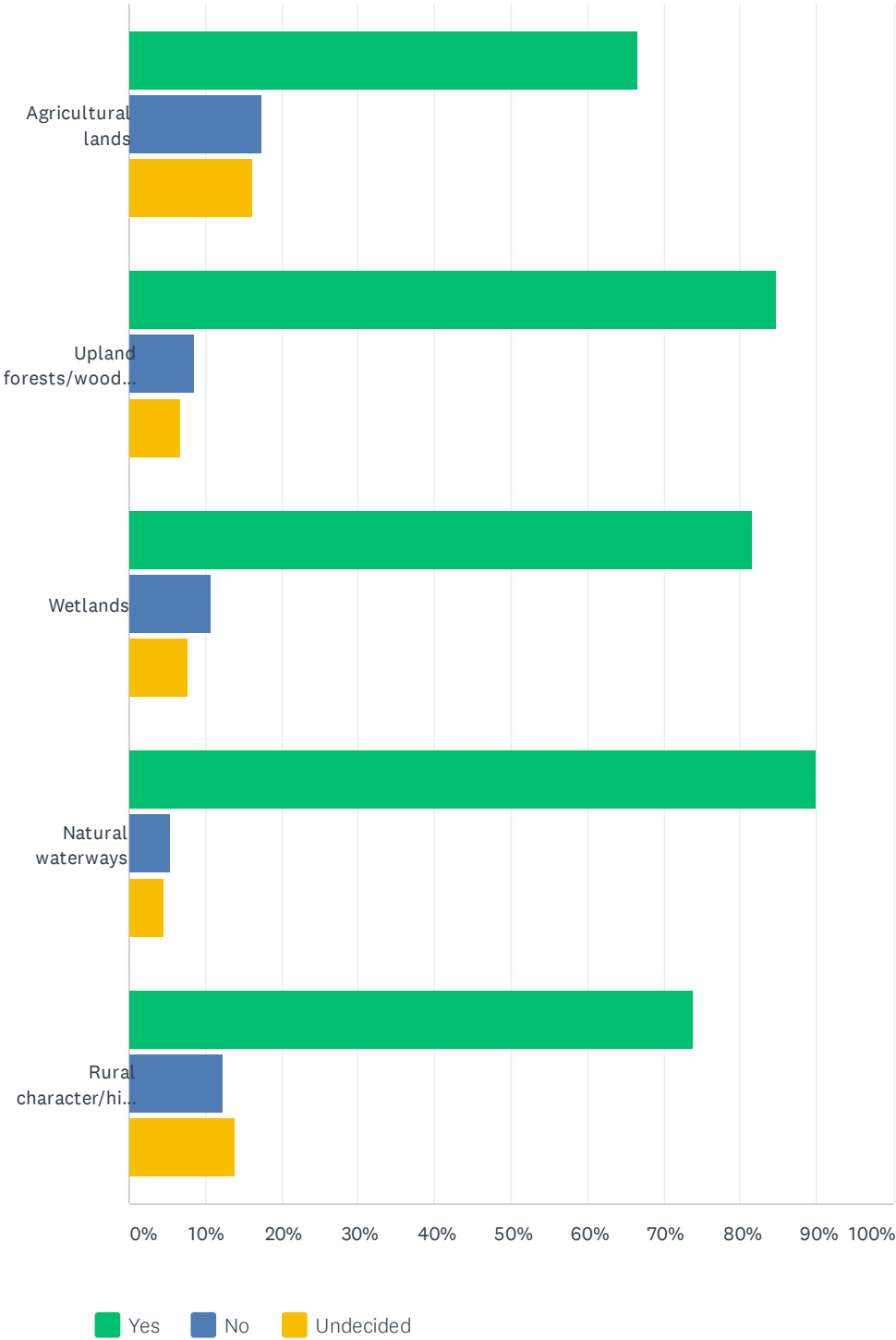
Answered: 347 Skipped: 95



ANSWER CHOICES	RESPONSES	
Extremely Important	83.57%	290
Somewhat Important	14.12%	49
Not Important	2.31%	8
TOTAL		347

Q40 Should the Township take an active role in the preservation of the following?

Answered: 347    Skipped: 95

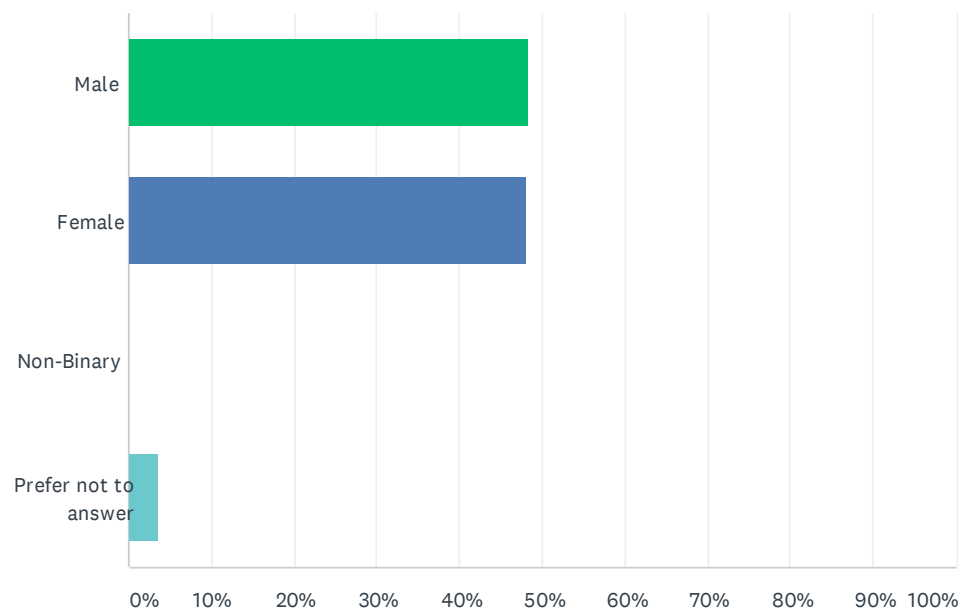


# Robinson Township Master Plan Update Community Survey 2021

	YES	NO	UNDECIDED	TOTAL	WEIGHTED AVERAGE
Agricultural lands	66.57% 231	17.29% 60	16.14% 56	347	1.50
Upland forests/woodlands	84.73% 294	8.65% 30	6.63% 23	347	1.22
Wetlands	81.56% 283	10.66% 37	7.78% 27	347	1.26
Natural waterways	89.91% 312	5.48% 19	4.61% 16	347	1.15
Rural character/historic structures	73.78% 256	12.39% 43	13.83% 48	347	1.40

Q41 What is your gender?

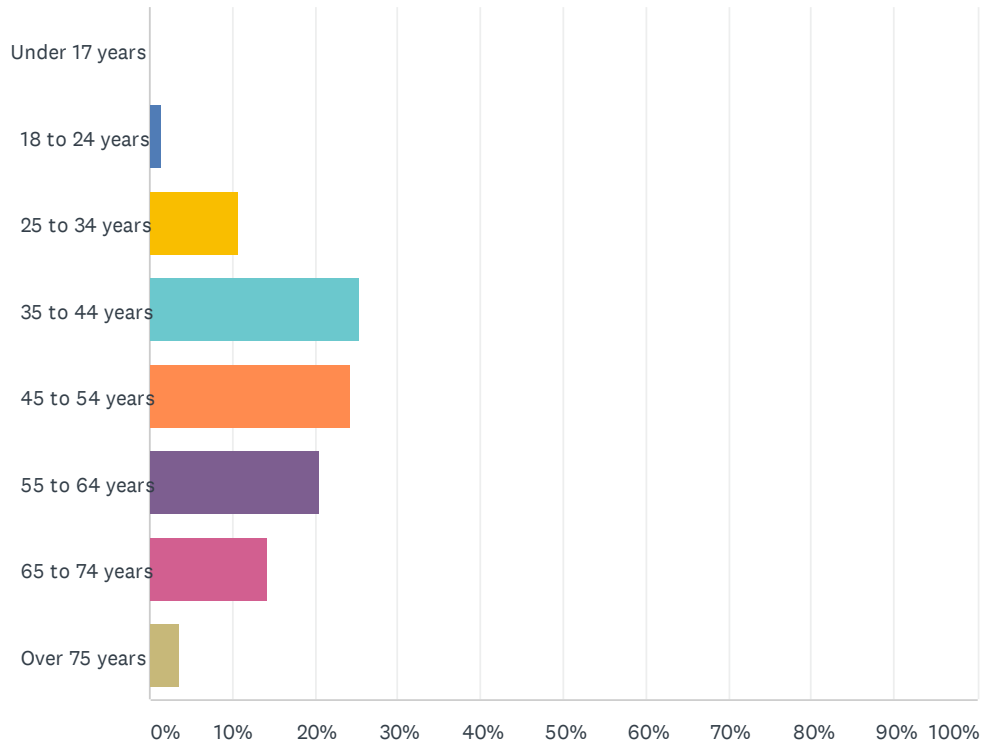
Answered: 345    Skipped: 97



ANSWER CHOICES	RESPONSES	
Male	48.41%	167
Female	48.12%	166
Non-Binary	0.00%	0
Prefer not to answer	3.48%	12
TOTAL		345

## Q42 What is your age range?

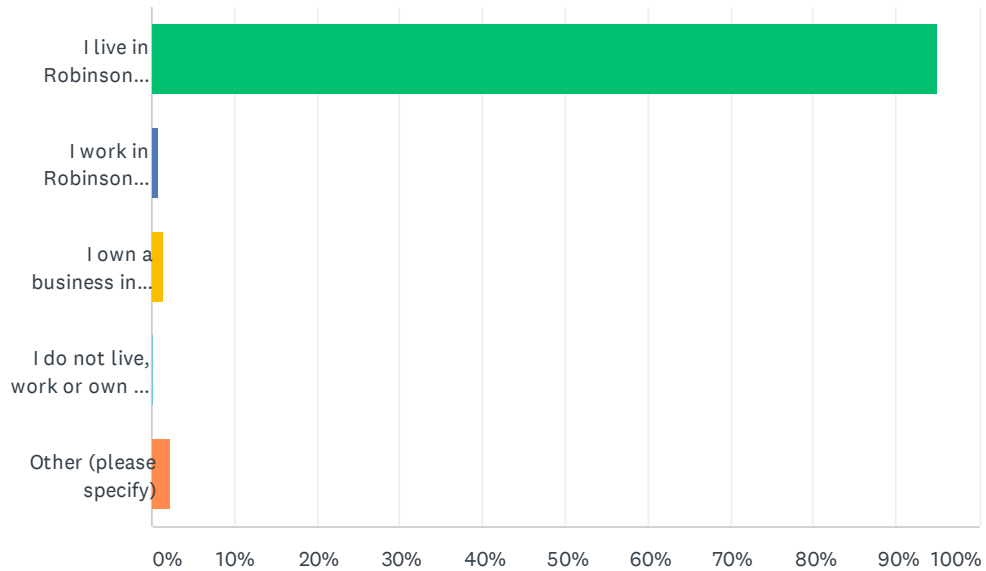
Answered: 345 Skipped: 97



ANSWER CHOICES	RESPONSES	
Under 17 years	0.00%	0
18 to 24 years	1.45%	5
25 to 34 years	10.72%	37
35 to 44 years	25.22%	87
45 to 54 years	24.35%	84
55 to 64 years	20.58%	71
65 to 74 years	14.20%	49
Over 75 years	3.48%	12
<b>TOTAL</b>		<b>345</b>

## Q43 What term best describes you?

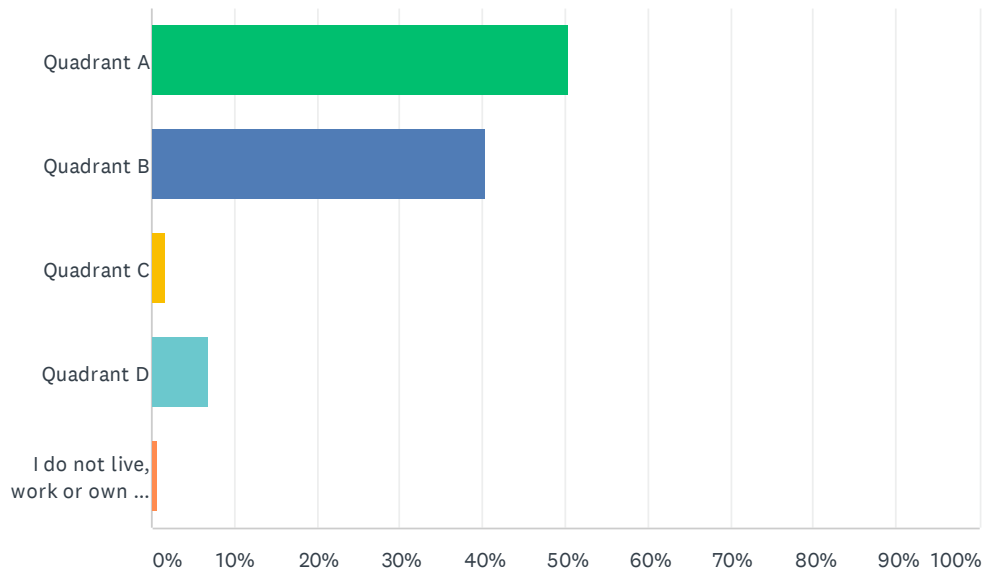
Answered: 345   Skipped: 97



ANSWER CHOICES	RESPONSES	
I live in Robinson Township	95.07%	328
I work in Robinson Township	0.87%	3
I own a business in Robinson Township	1.45%	5
I do not live, work or own a business in Robinson Township	0.29%	1
Other (please specify)	2.32%	8
<b>TOTAL</b>		<b>345</b>

## Q44 Using the map below, please indicate which quadrant you live, work or own a business in.

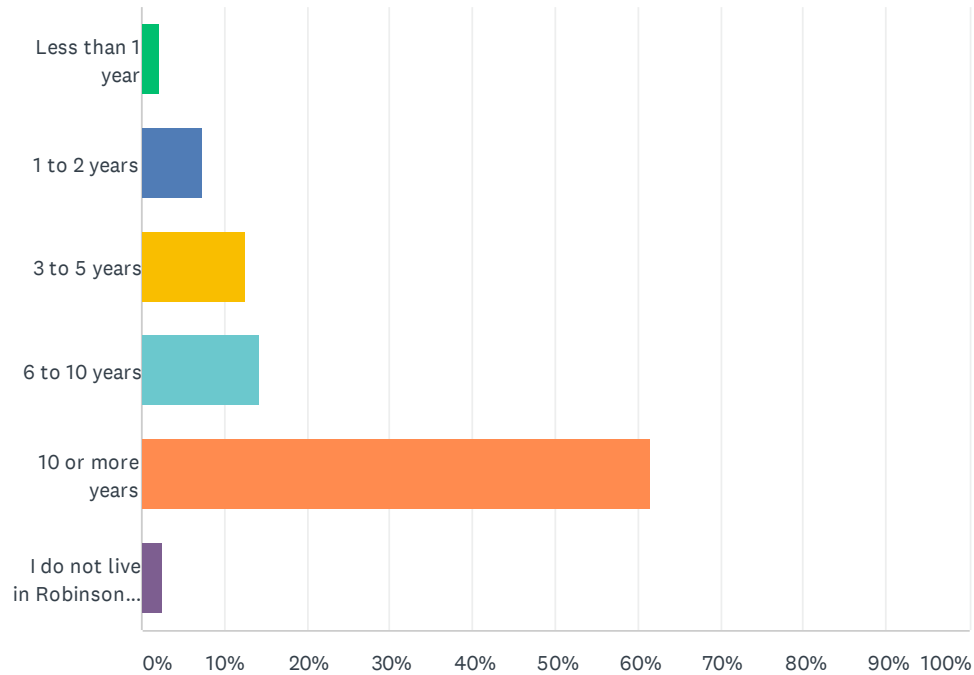
Answered: 345 Skipped: 97



ANSWER CHOICES	RESPONSES	
Quadrant A	50.43%	174
Quadrant B	40.29%	139
Quadrant C	1.74%	6
Quadrant D	6.96%	24
I do not live, work or own a business here.	0.58%	2
TOTAL		345

## Q45 How long have you lived in Robinson Township?

Answered: 345 Skipped: 97

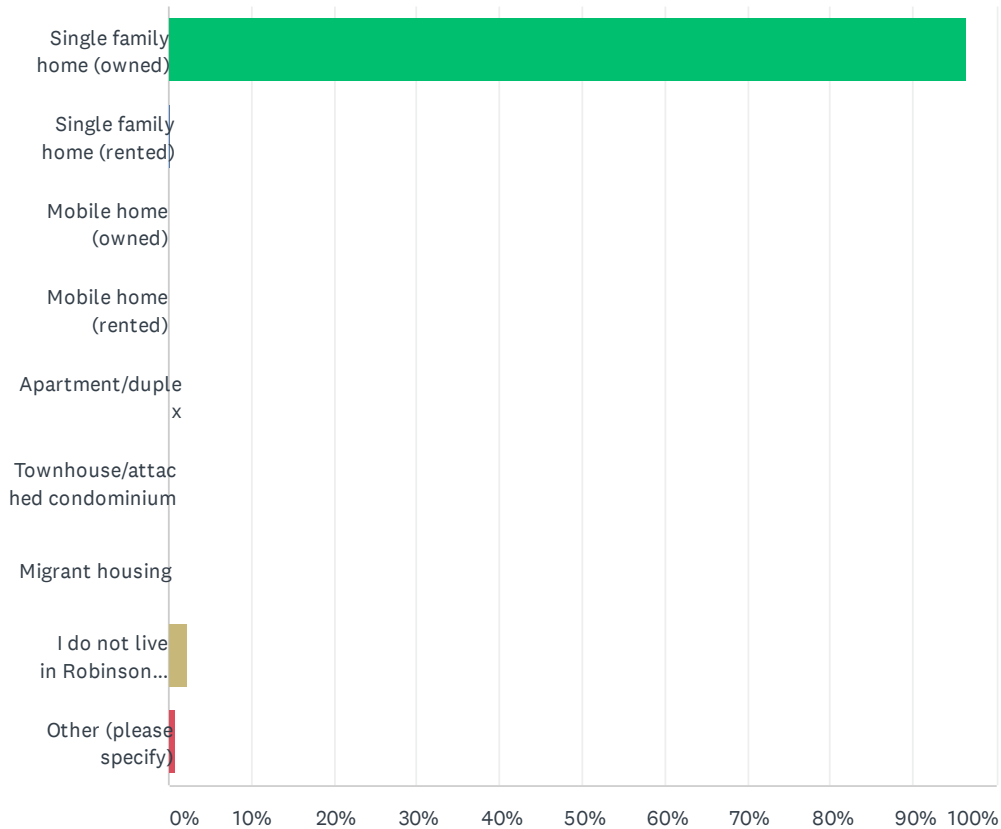


ANSWER CHOICES	RESPONSES	
Less than 1 year	2.03%	7
1 to 2 years	7.25%	25
3 to 5 years	12.46%	43
6 to 10 years	14.20%	49
10 or more years	61.45%	212
I do not live in Robinson Township	2.61%	9
<b>TOTAL</b>		<b>345</b>



## Q46 If you live in Robinson Township, what term best describes your residence?

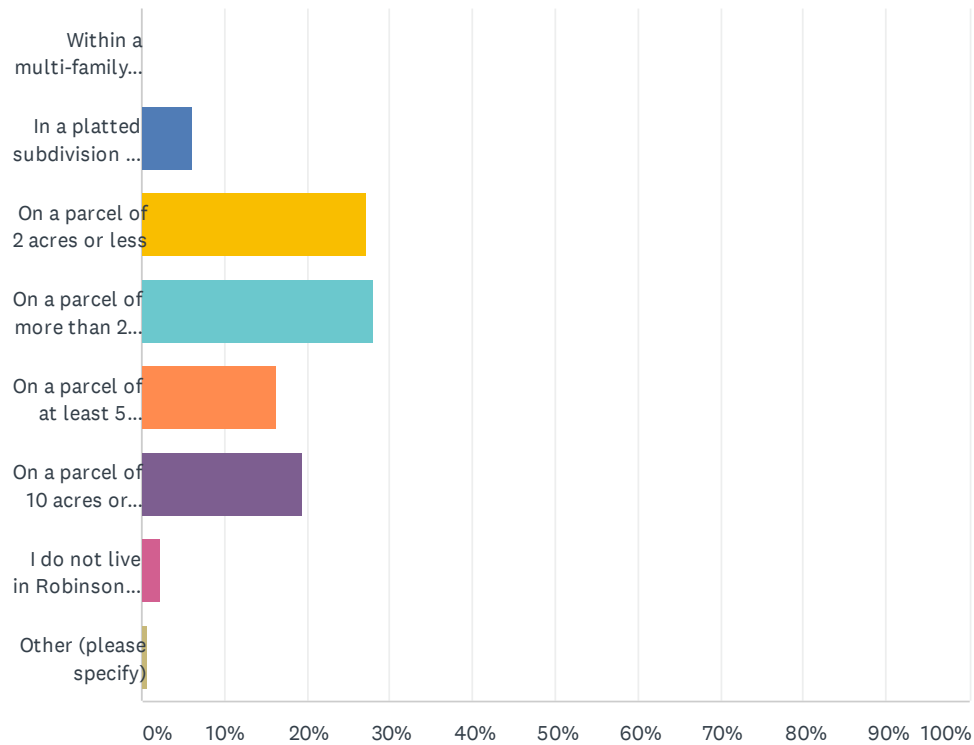
Answered: 345 Skipped: 97



ANSWER CHOICES	RESPONSES	
Single family home (owned)	96.52%	333
Single family home (rented)	0.29%	1
Mobile home (owned)	0.00%	0
Mobile home (rented)	0.00%	0
Apartment/duplex	0.00%	0
Townhouse/attached condominium	0.00%	0
Migrant housing	0.00%	0
I do not live in Robinson Township	2.32%	8
Other (please specify)	0.87%	3
<b>TOTAL</b>		<b>345</b>

## Q47 If you live in Robinson Township, what term best describes the type of land your residence is located on?

Answered: 345 Skipped: 97



ANSWER CHOICES	RESPONSES	
Within a multi-family residence (including duplexes and townhouses)	0.00%	0
In a platted subdivision or planned unit development	6.09%	21
On a parcel of 2 acres or less	27.25%	94
On a parcel of more than 2 acres, but less than 5 acres	28.12%	97
On a parcel of at least 5 acres, but less than 10 acres	16.23%	56
On a parcel of 10 acres or more	19.42%	67
I do not live in Robinson Township	2.32%	8
Other (please specify)	0.58%	2
<b>TOTAL</b>		<b>345</b>

**Q48 Please feel free to add any comments you have about Robinson Township's future and master planning process in the space provided below.**

Answered: 142   Skipped: 300



# Agricultural Lands

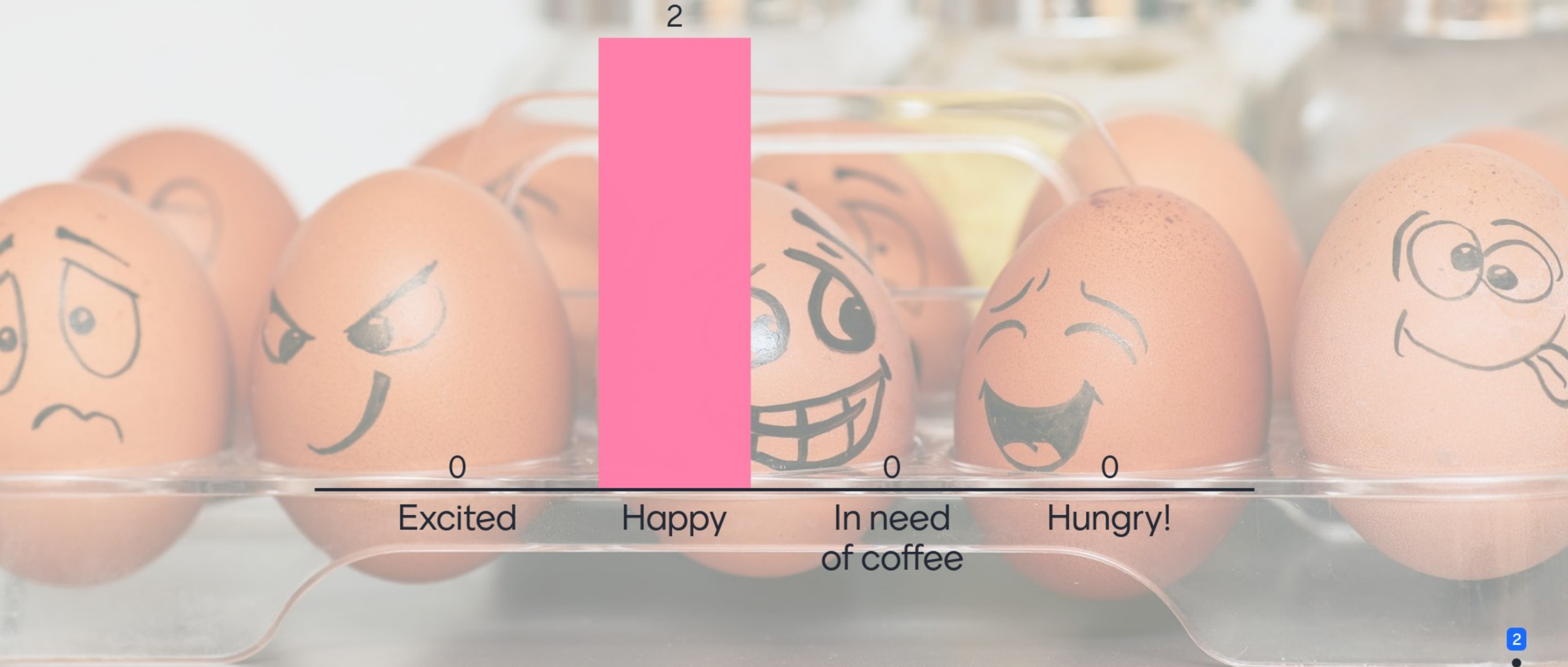
Robinson Township

WIFI: Robinson Gym

Password: Robinson1960

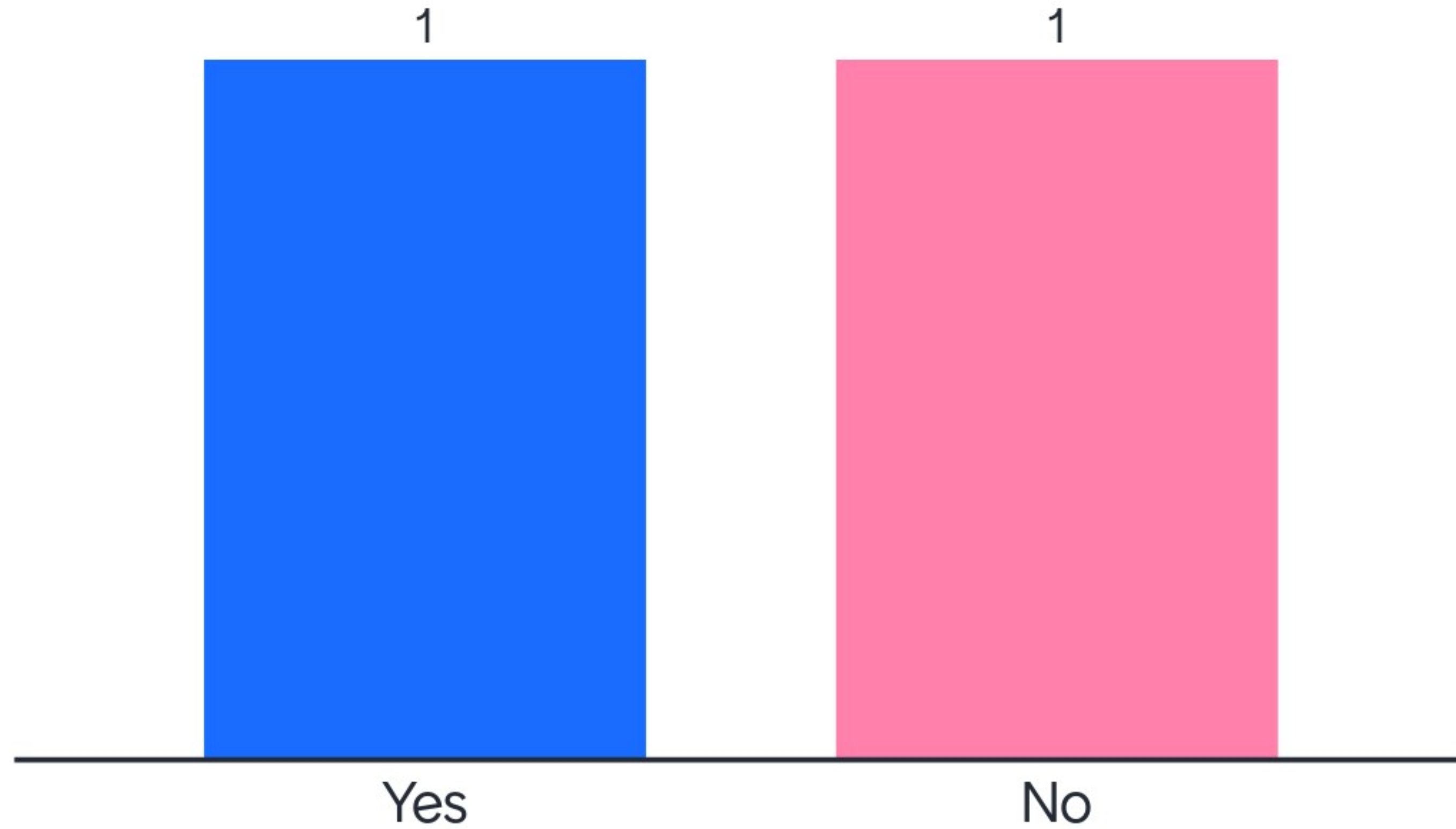


# Welcome! How do you feel this evening?

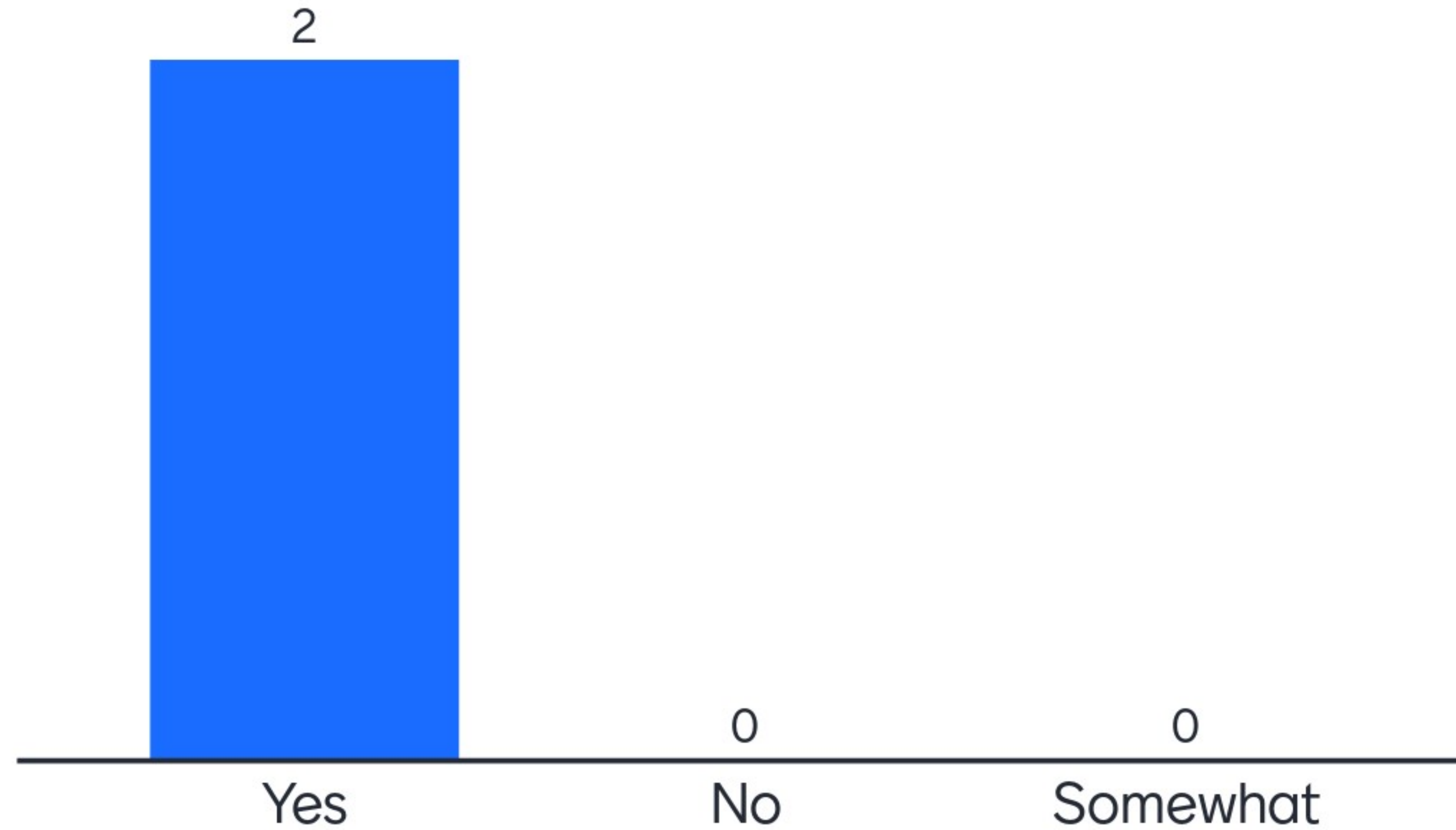




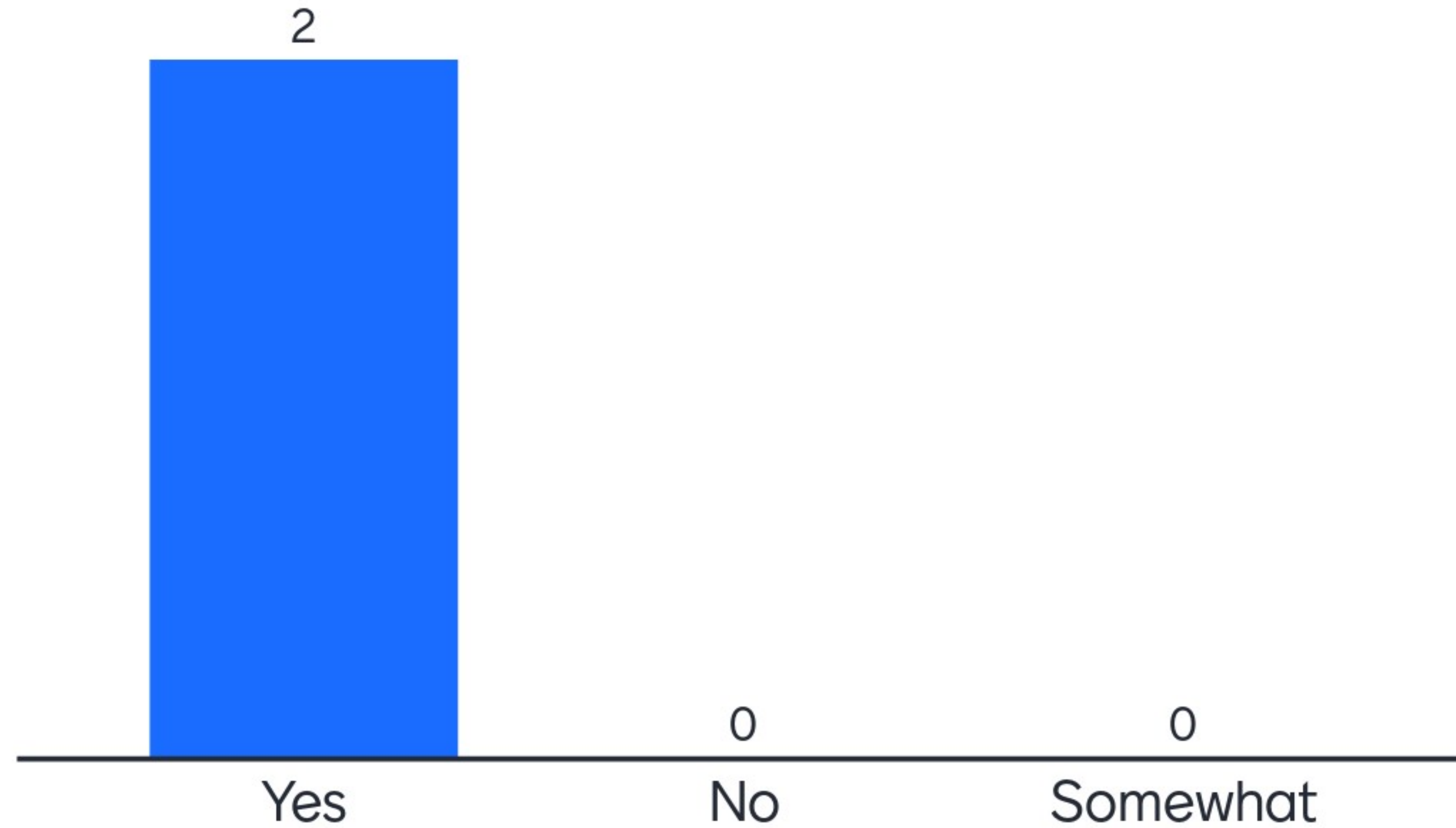
# Have you participated in a public workshop before?



# Do you know what the purpose of a Zoning Ordinance is?

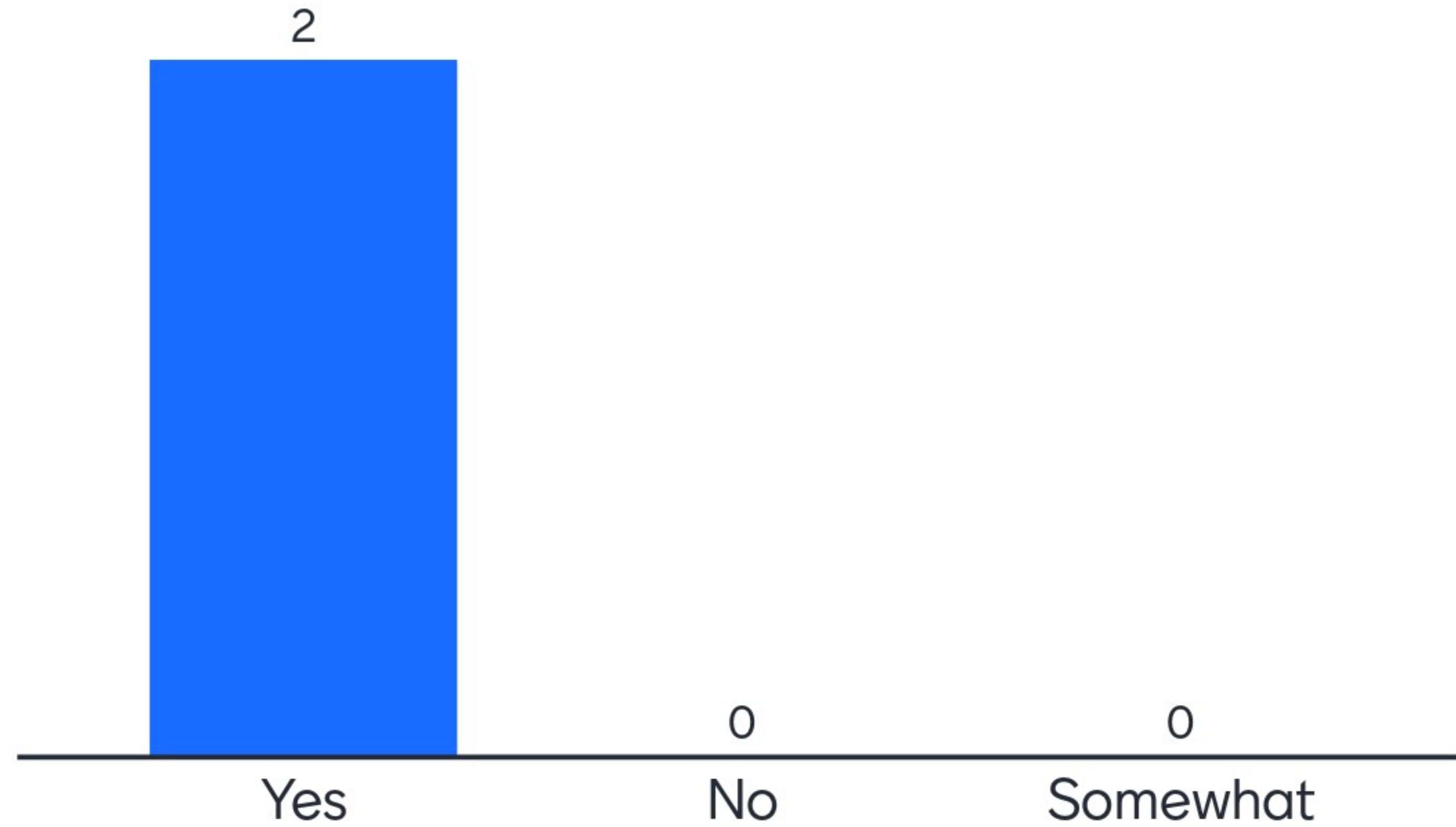


# Do you know what the functions of a Master Plan are?

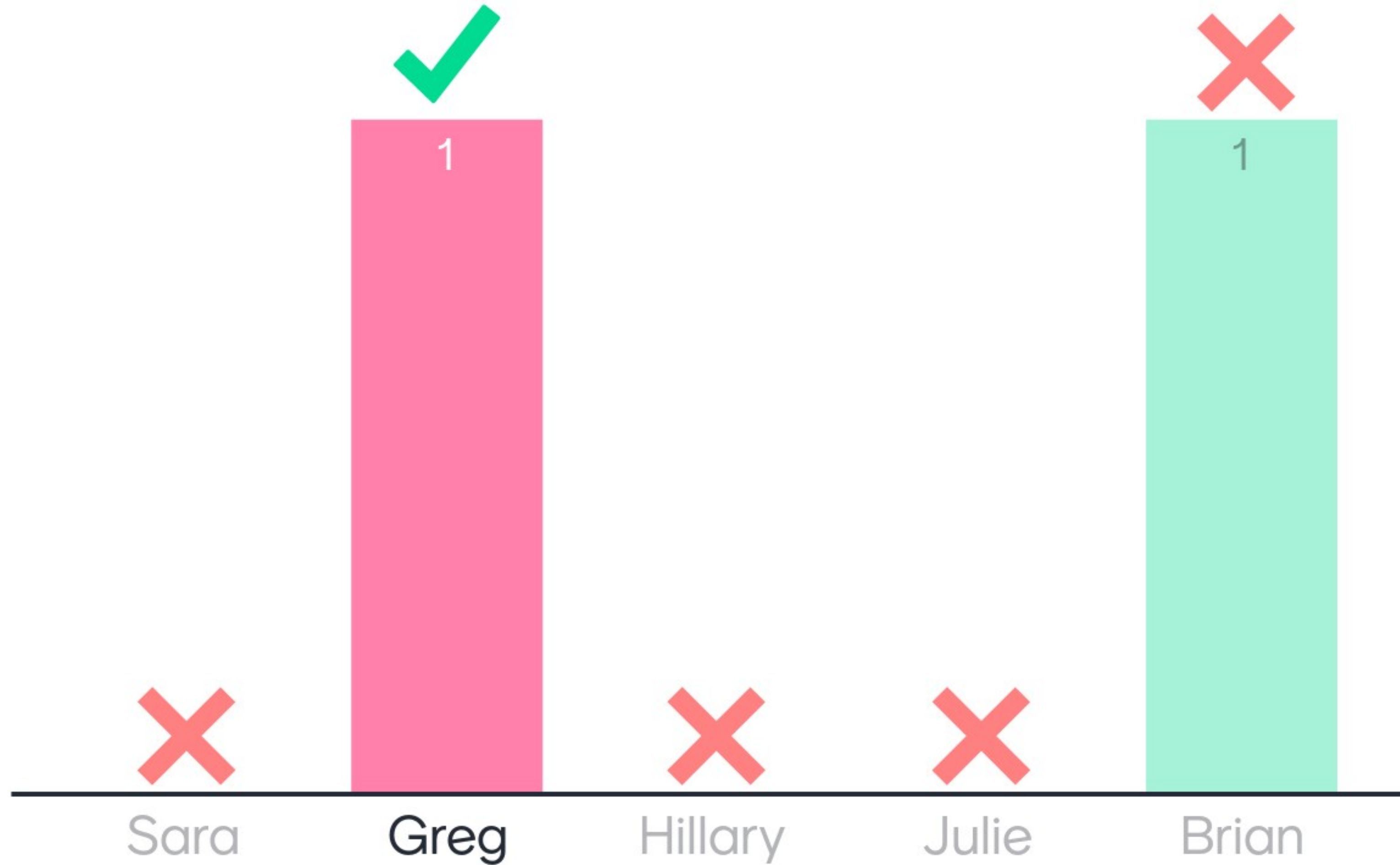




# Do you know how a Zoning Ordinance and a Master Plan work together?



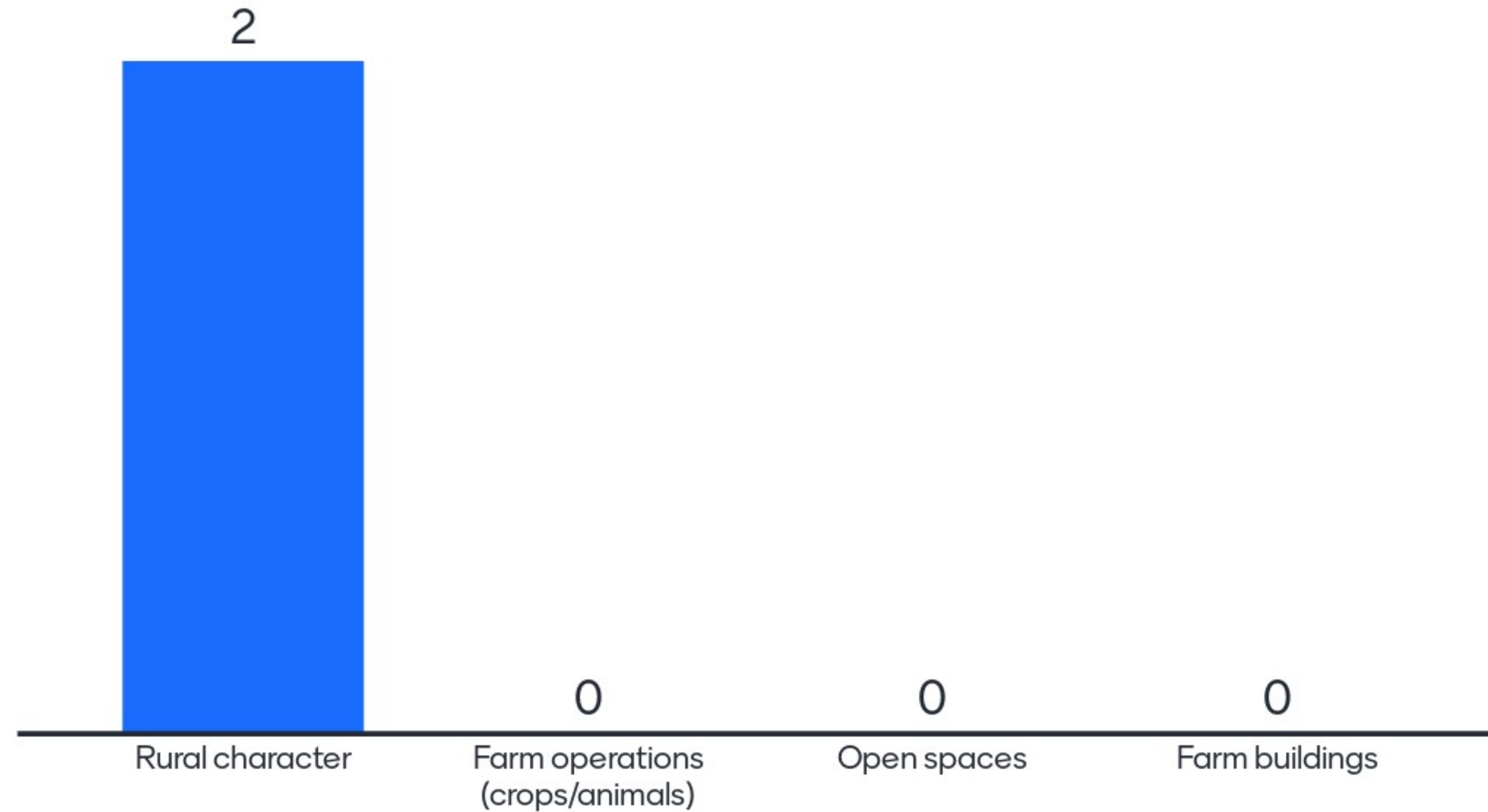
# Who remembers my name?



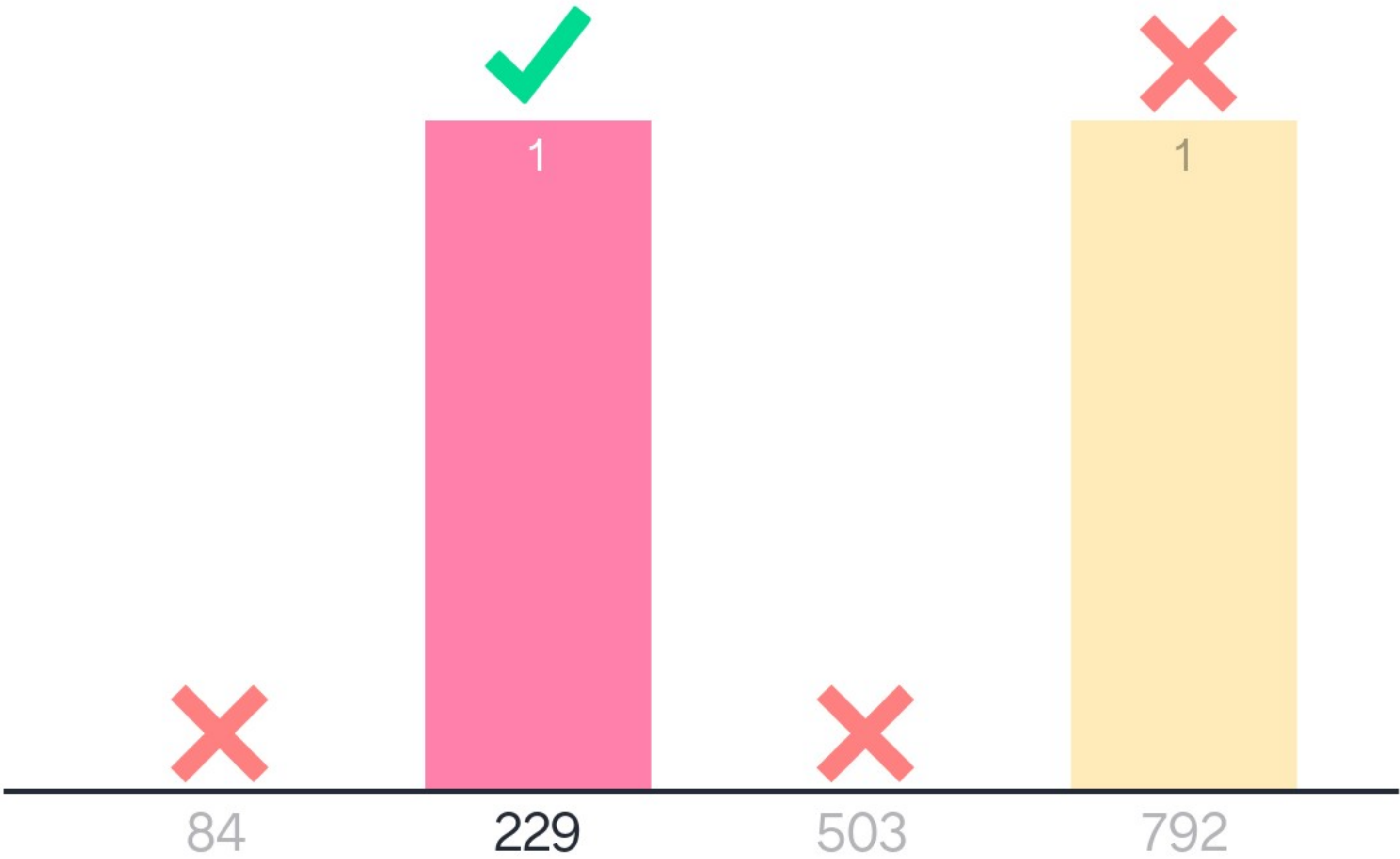
# Leaderboard



# What do you enjoy most about agricultural lands?



# How many parcels are located in the Agricultural District in Robinson Township?

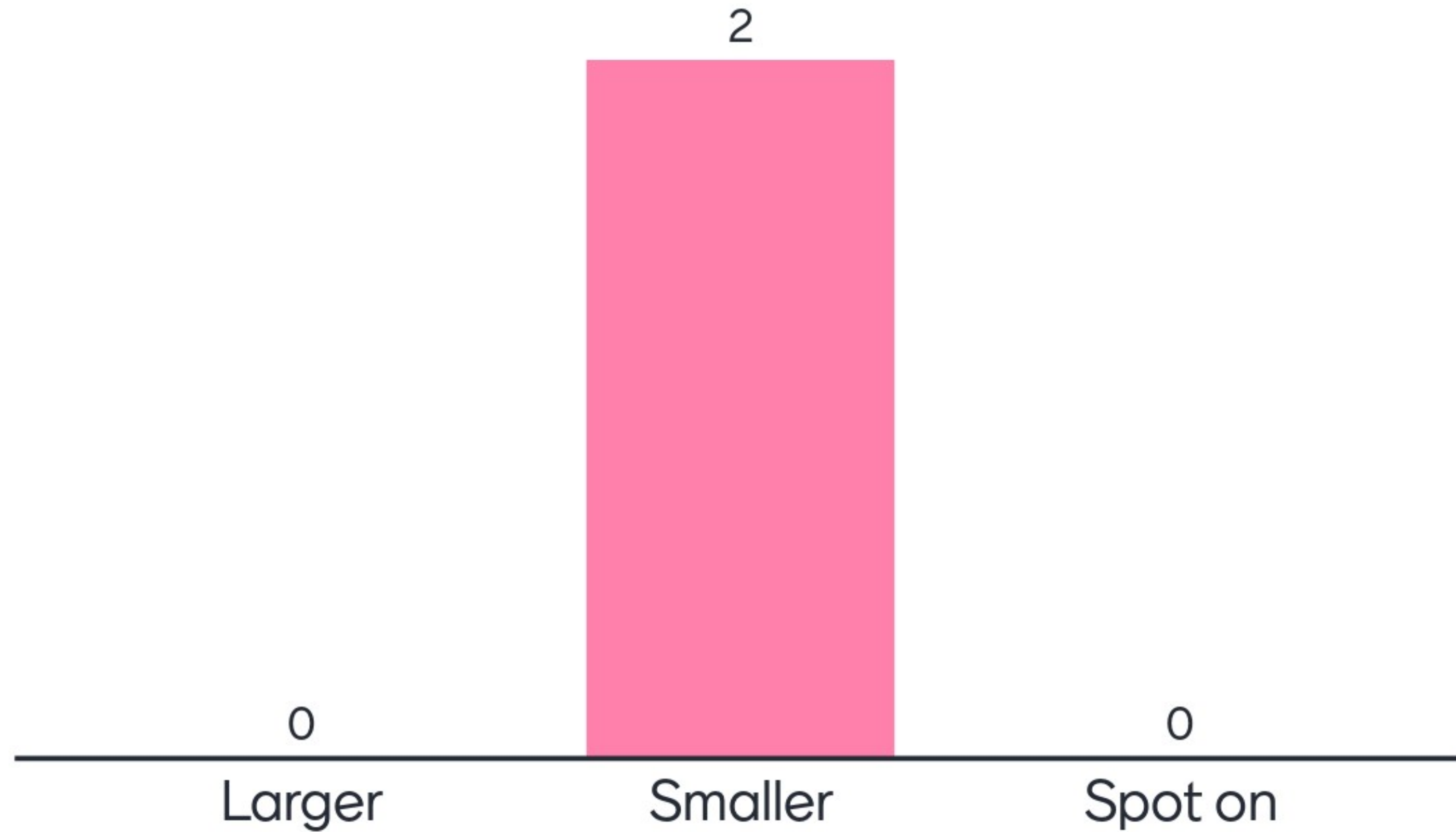




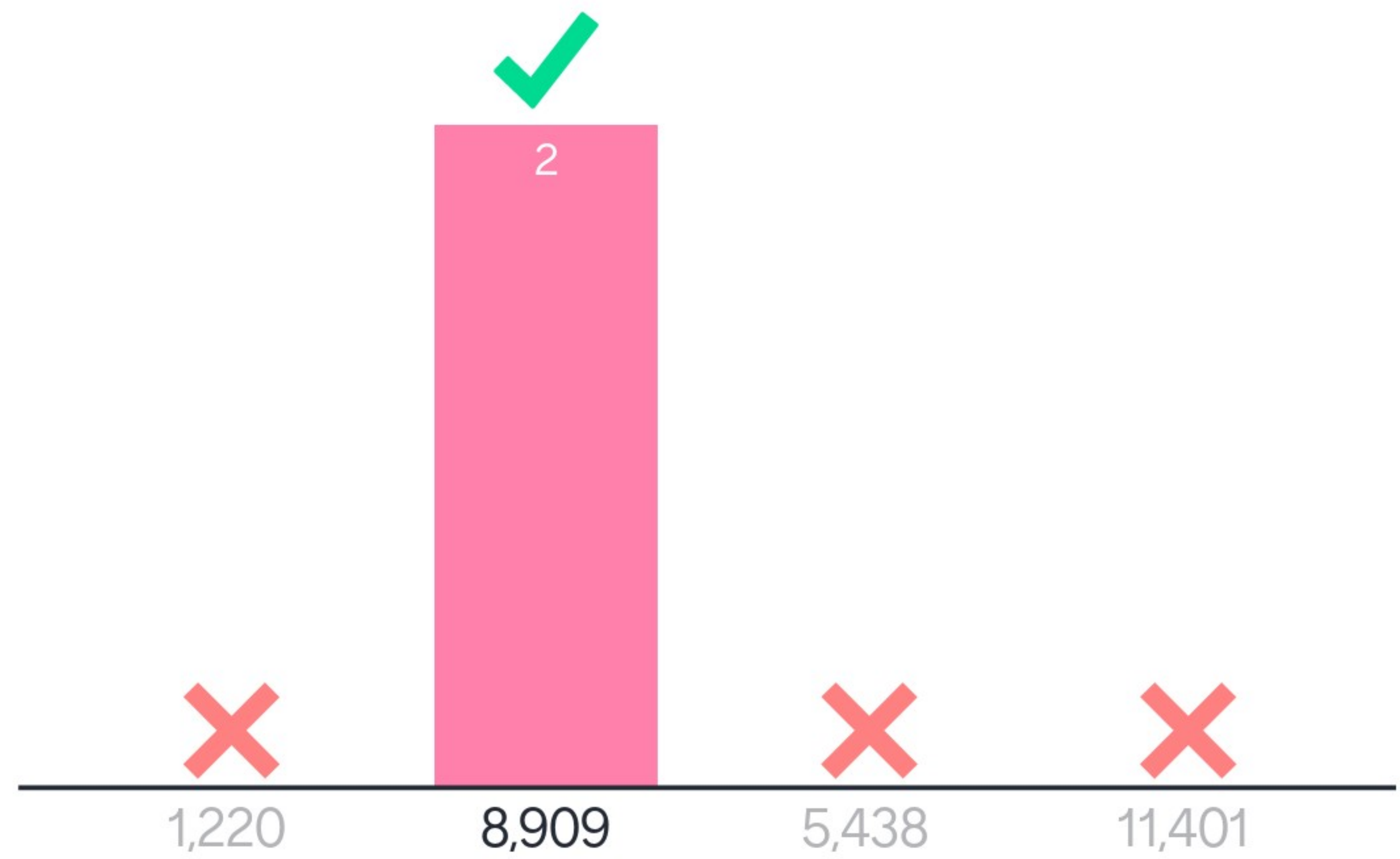
# Leaderboard



# Was this number larger or smaller than you expected it to be?



# How many acres are there in the Agricultural District in Robinson Township?





# Leaderboard

1461 p



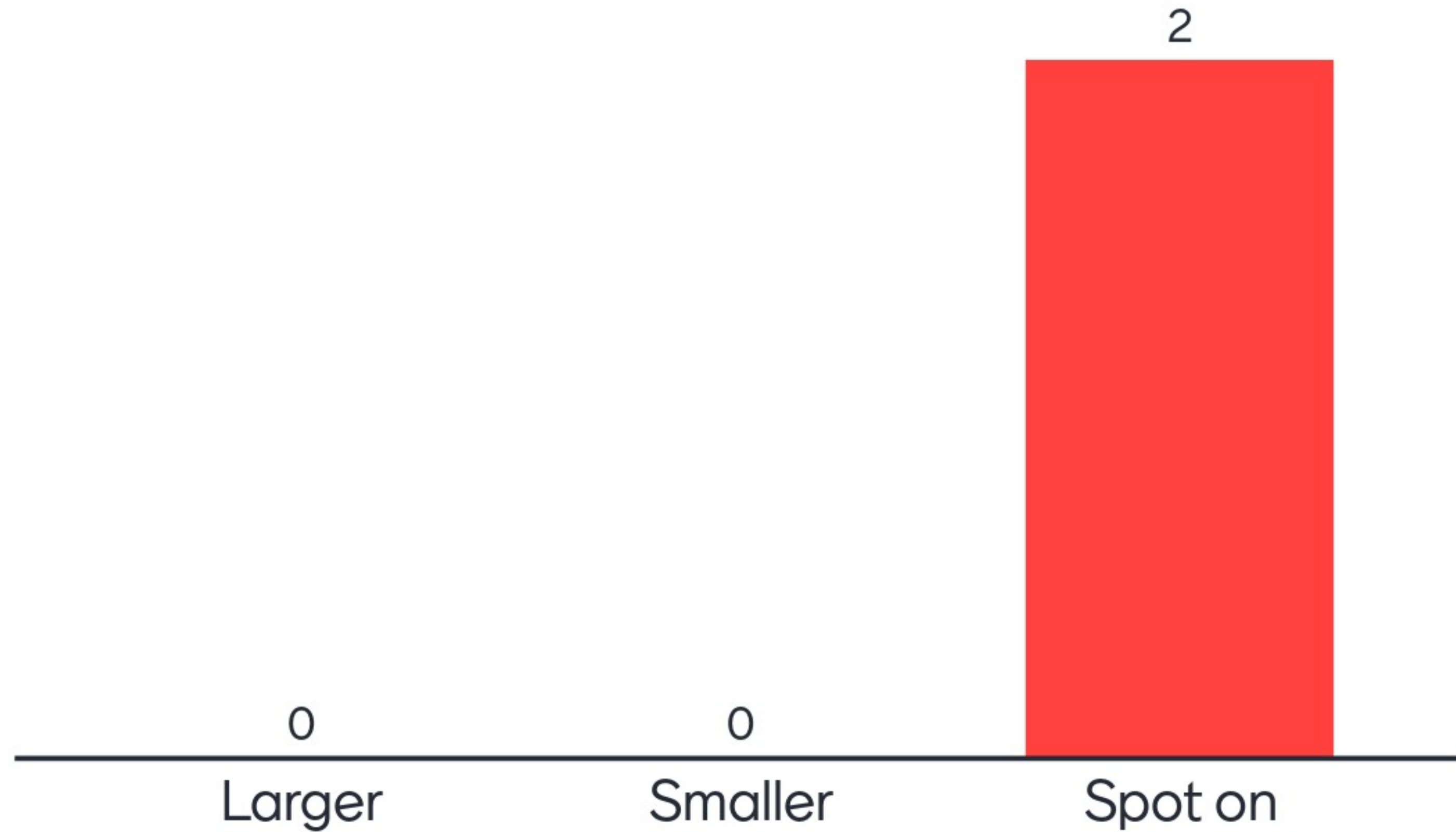
Julie  
*fastest*

1313 p



Sebastian

# Was this number larger or smaller than you expected it to be?





What two phrases best describe agricultural preservation to you?

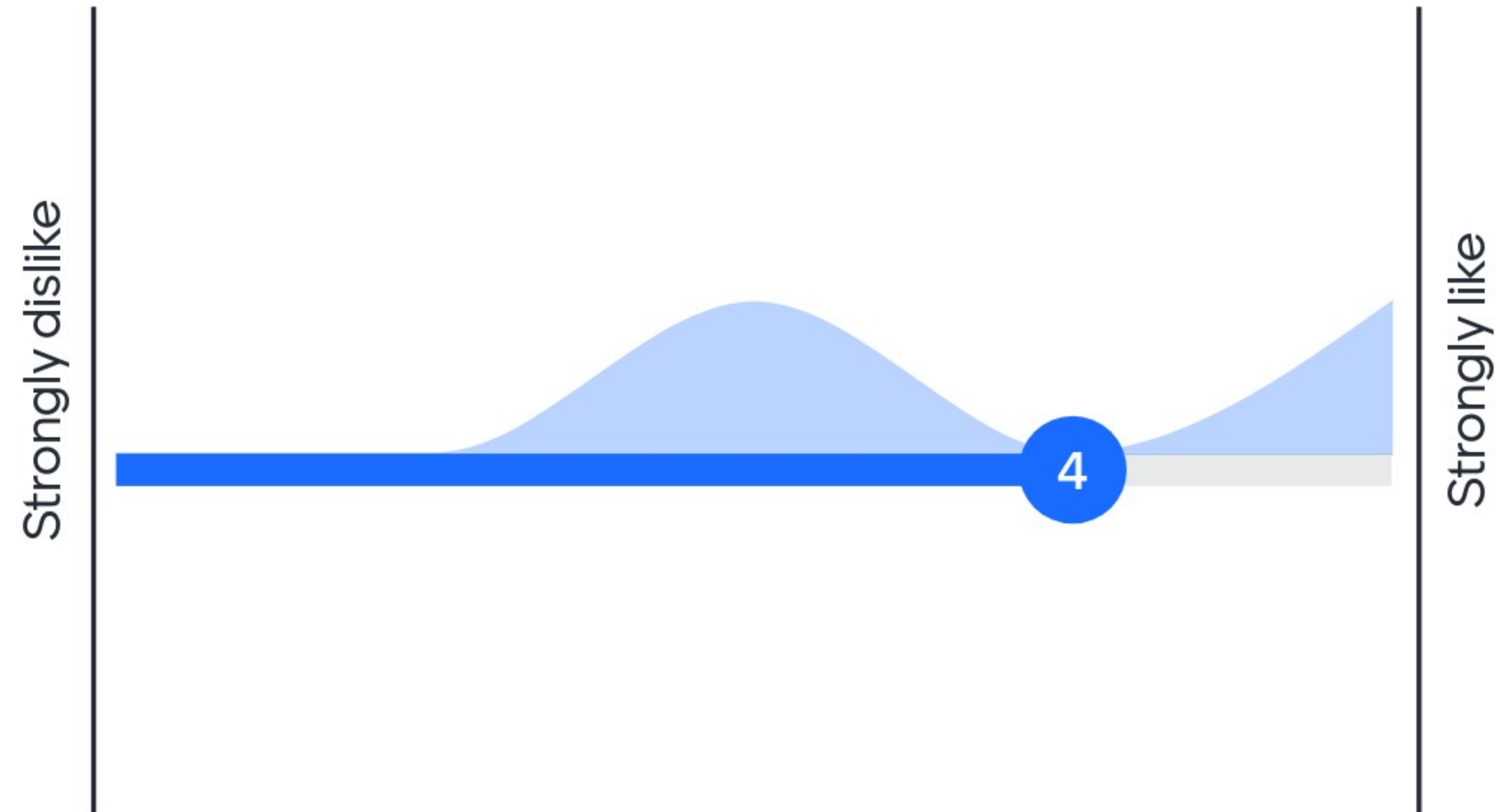
active farming  
rural character  
important

**This slide intentionally left blank**





# How would you feel about farmer's markets in Robinson Township?







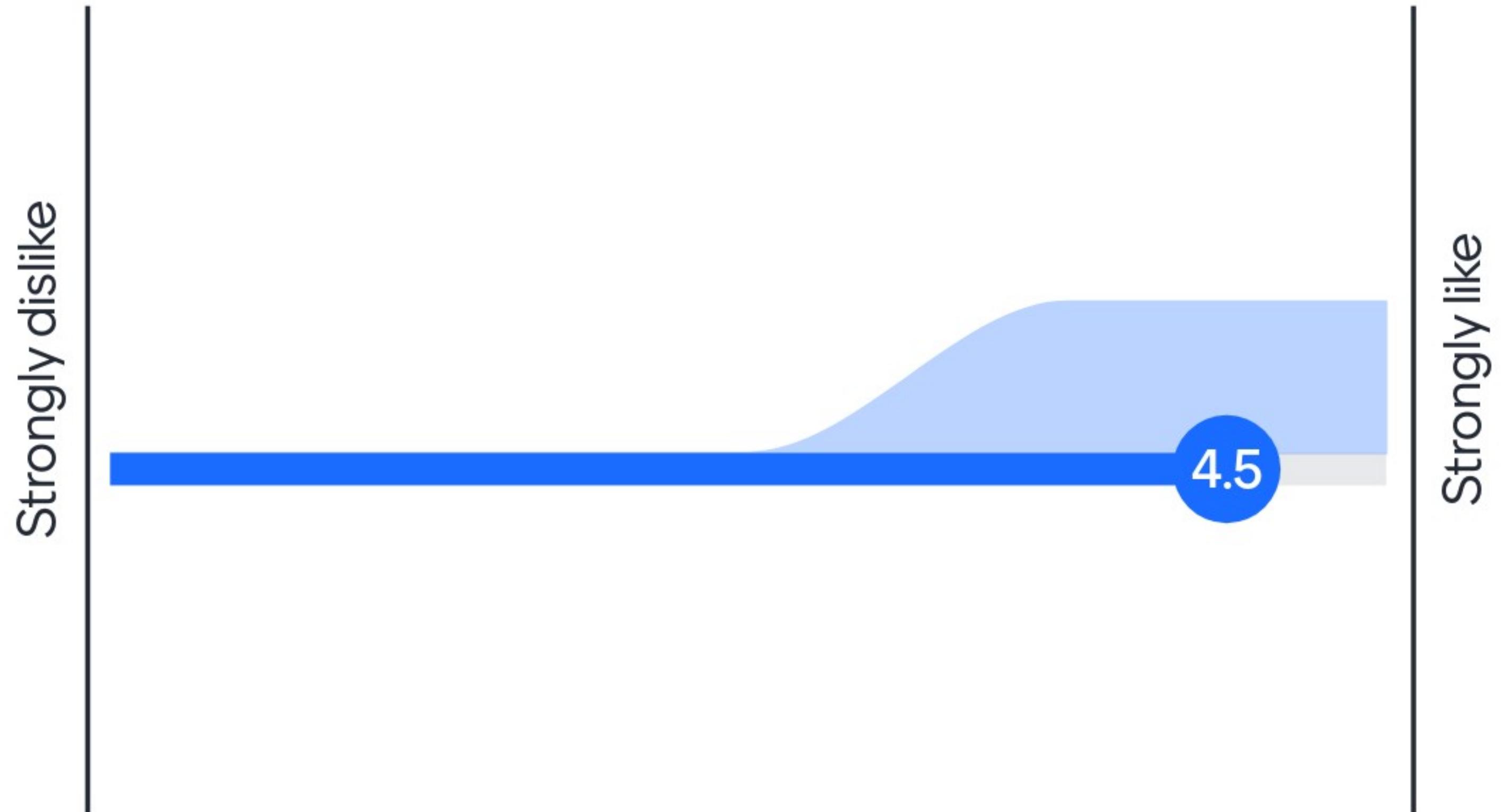
# Open fields: How visually appealing is this component of agricultural character?







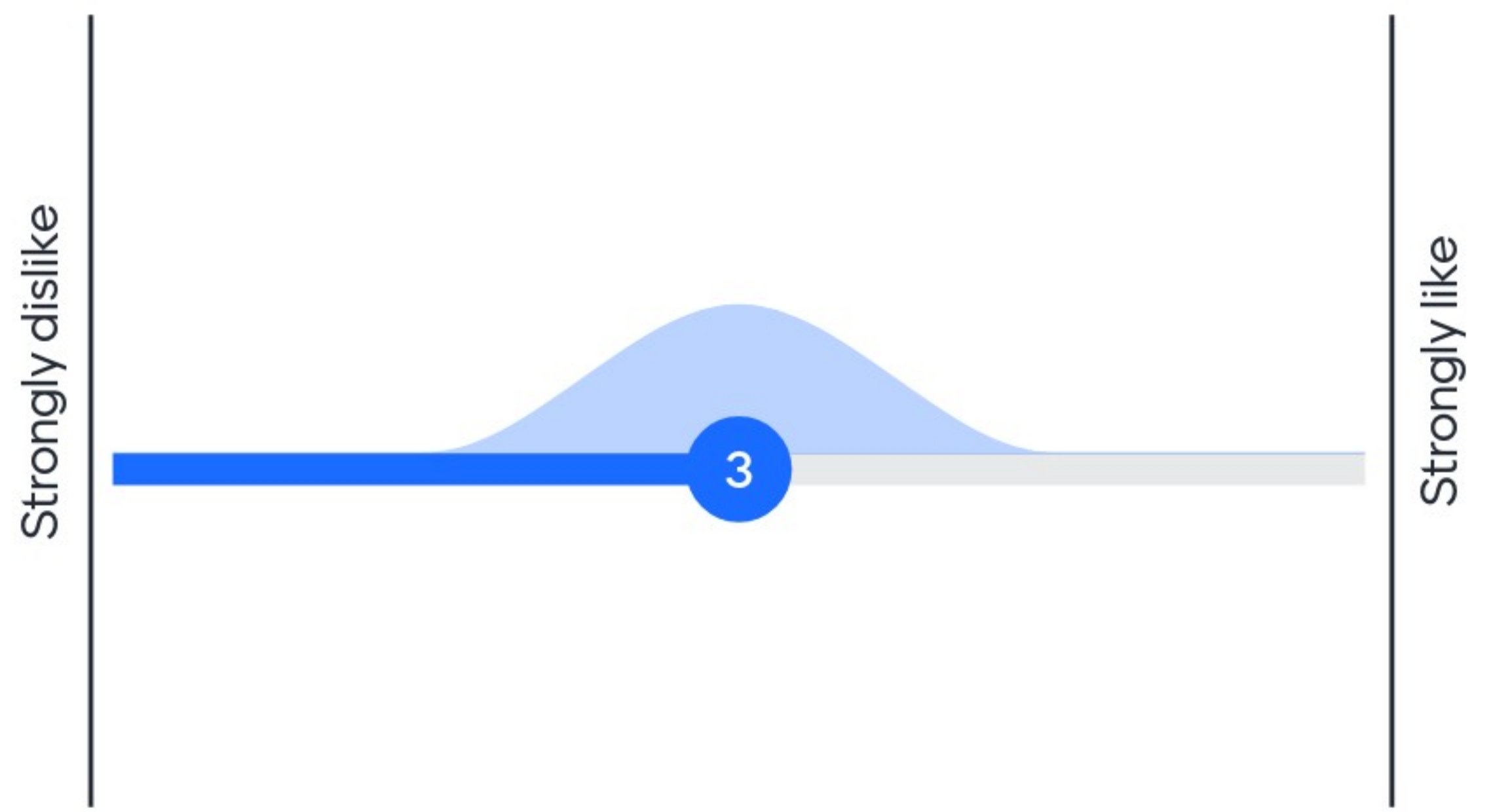
# Farm buildings: How visually appealing is this component of agricultural character?







Would you like to have multi-use paths built throughout agricultural lands?







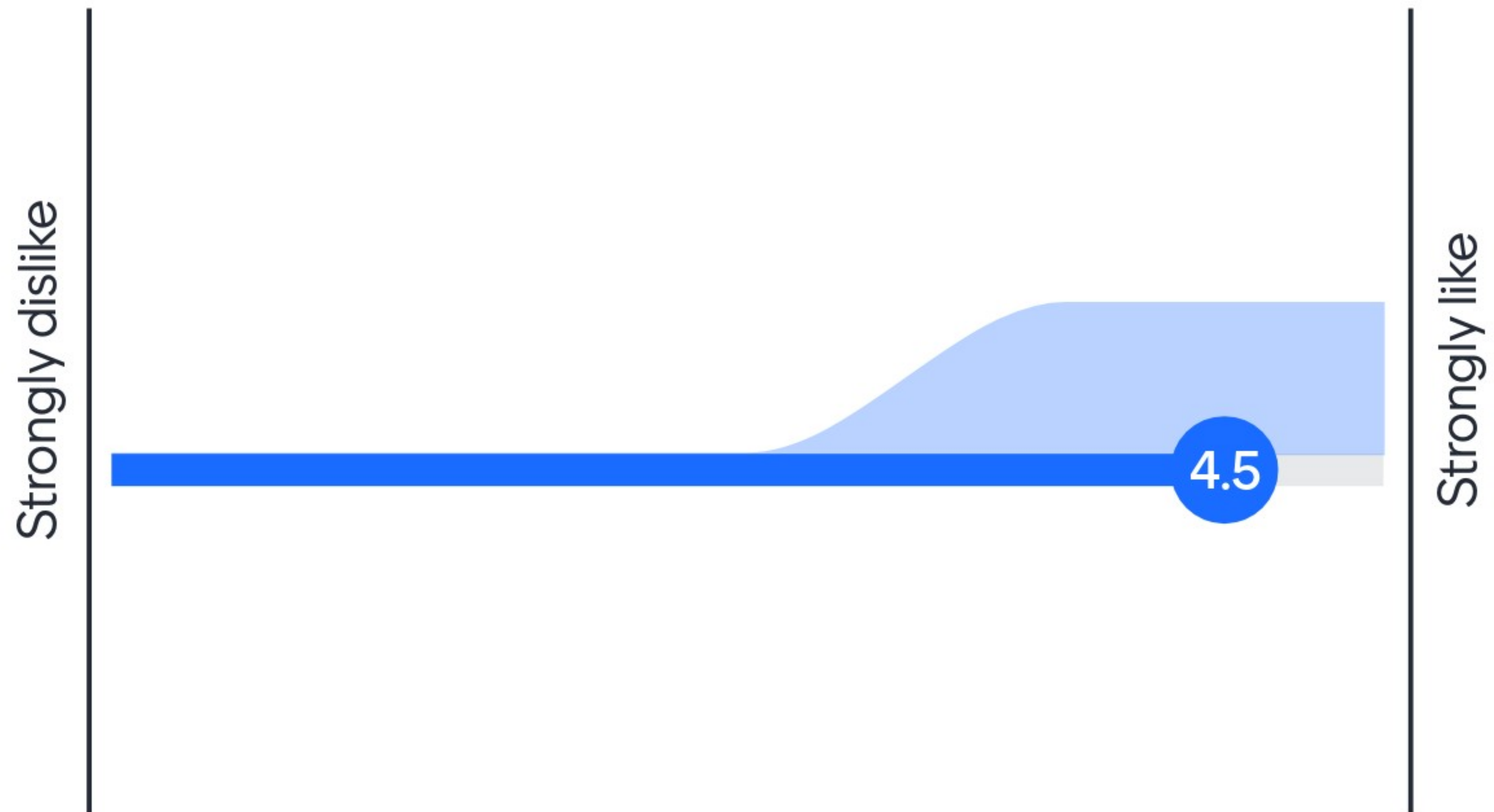
# How do you feel about "you pick" activities in Robinson Township?







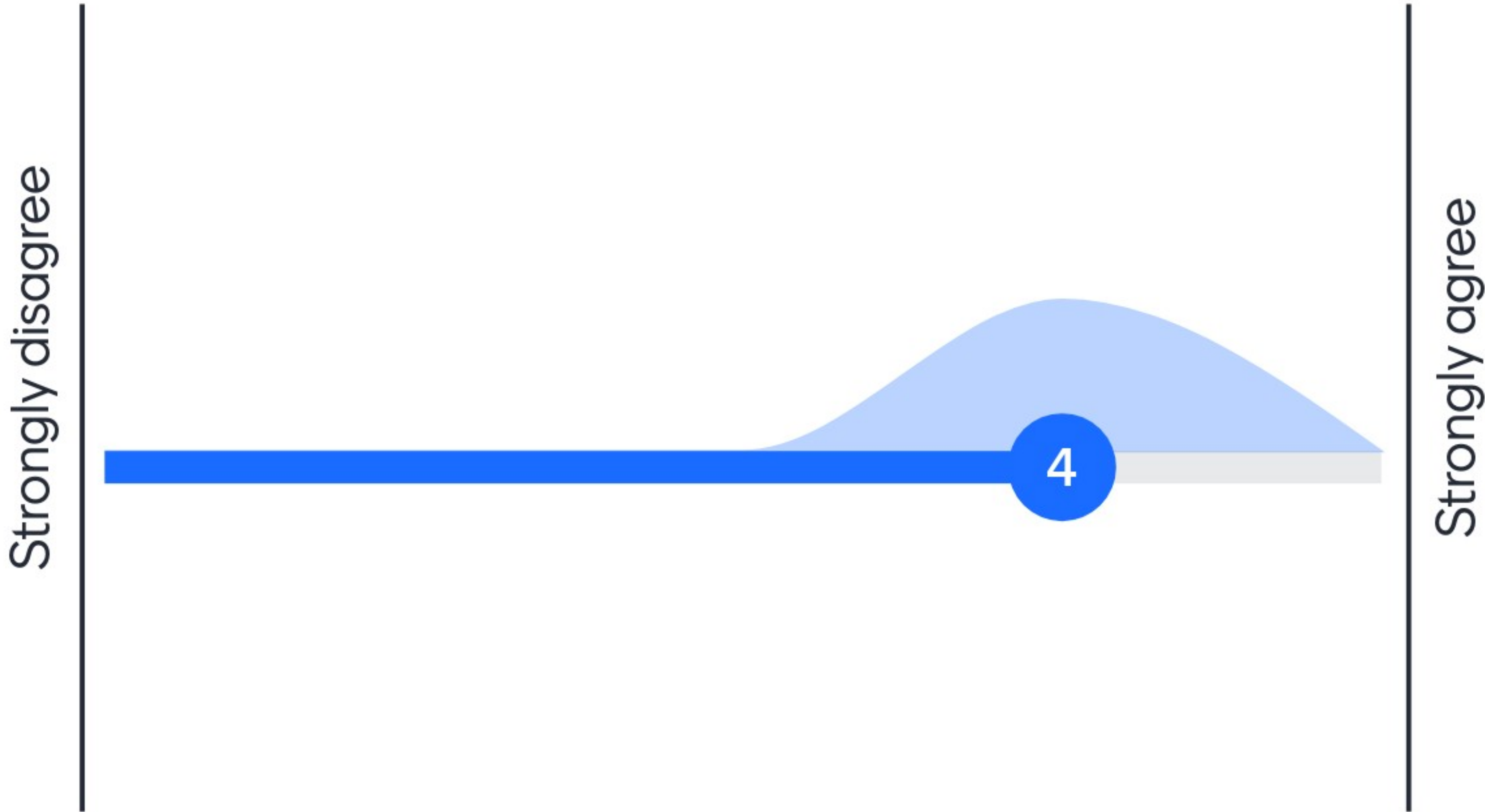
# How do you feel about agricultural traffic in Robinson Township?







# How do you feel about agricultural tourism in Robinson Township?





# Multiple common themes were gathered during interviews with local farmers:

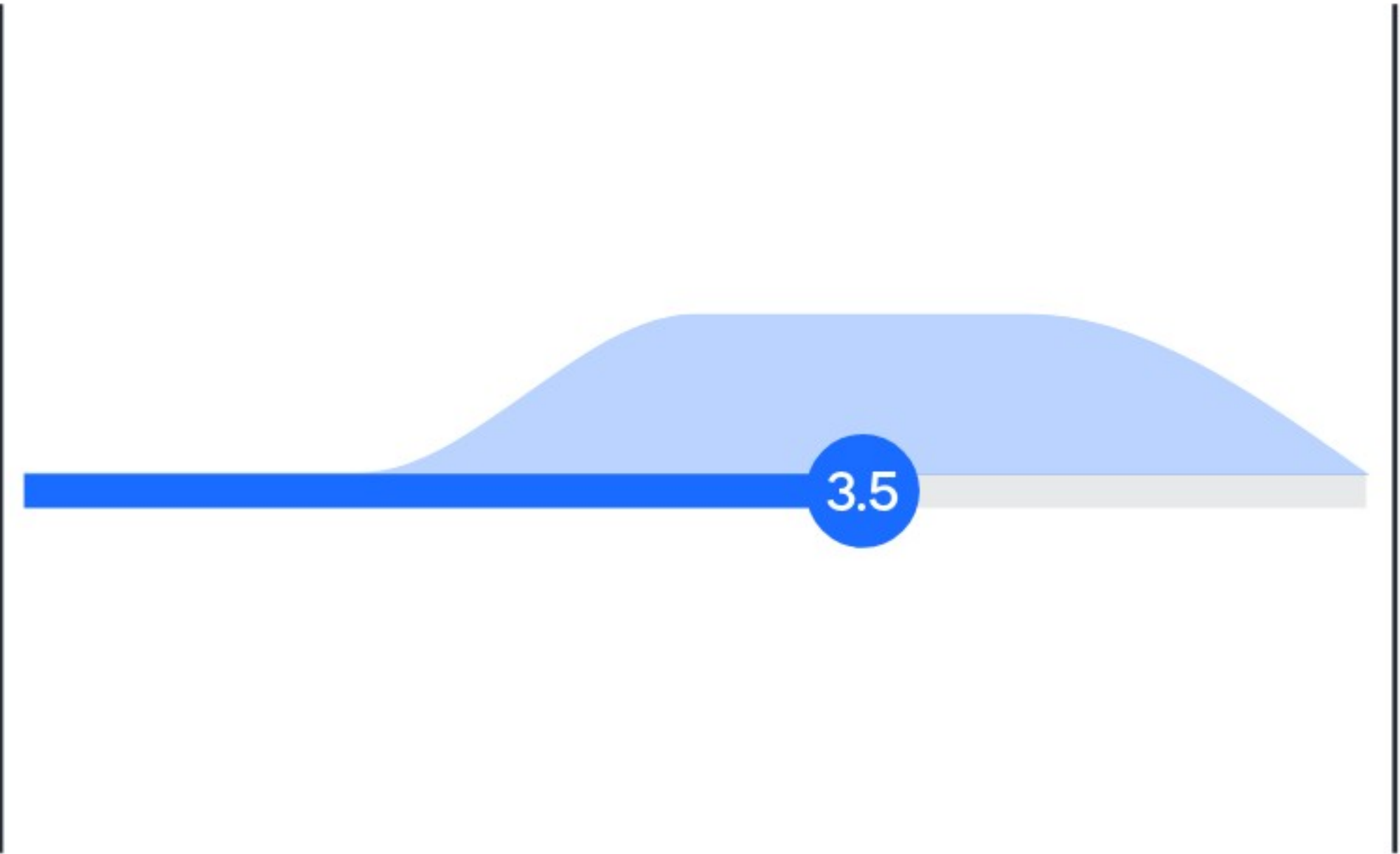
- Plan to grow their farm operations
- AG will eventually be pushed out of Robinson Township
- Support residential development
- Residential and commercial development should be somewhat clustered
- Want option to sell for development





# Open space: How do you feel about this component of rural character?

Strongly dislike

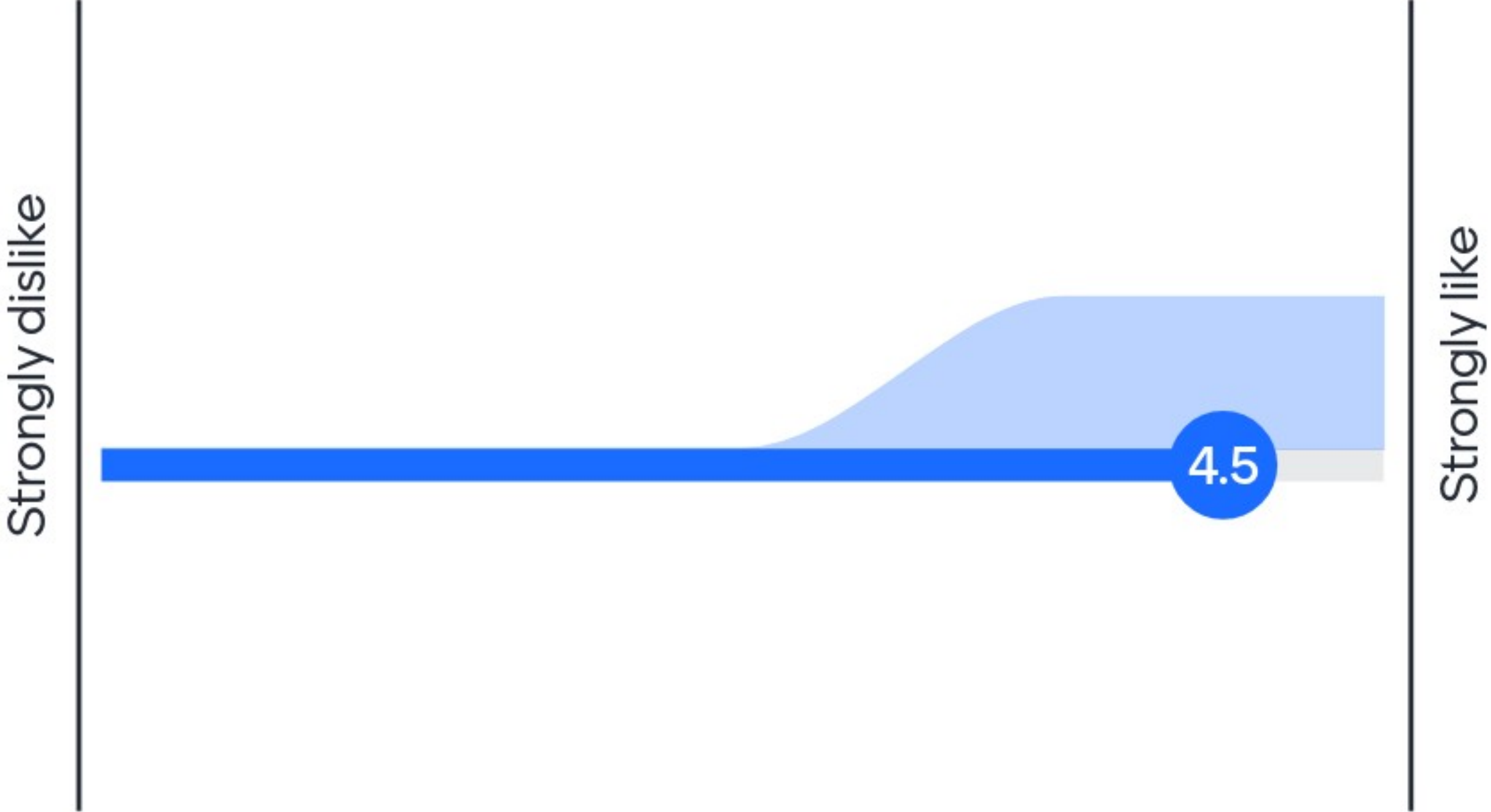


Strongly like





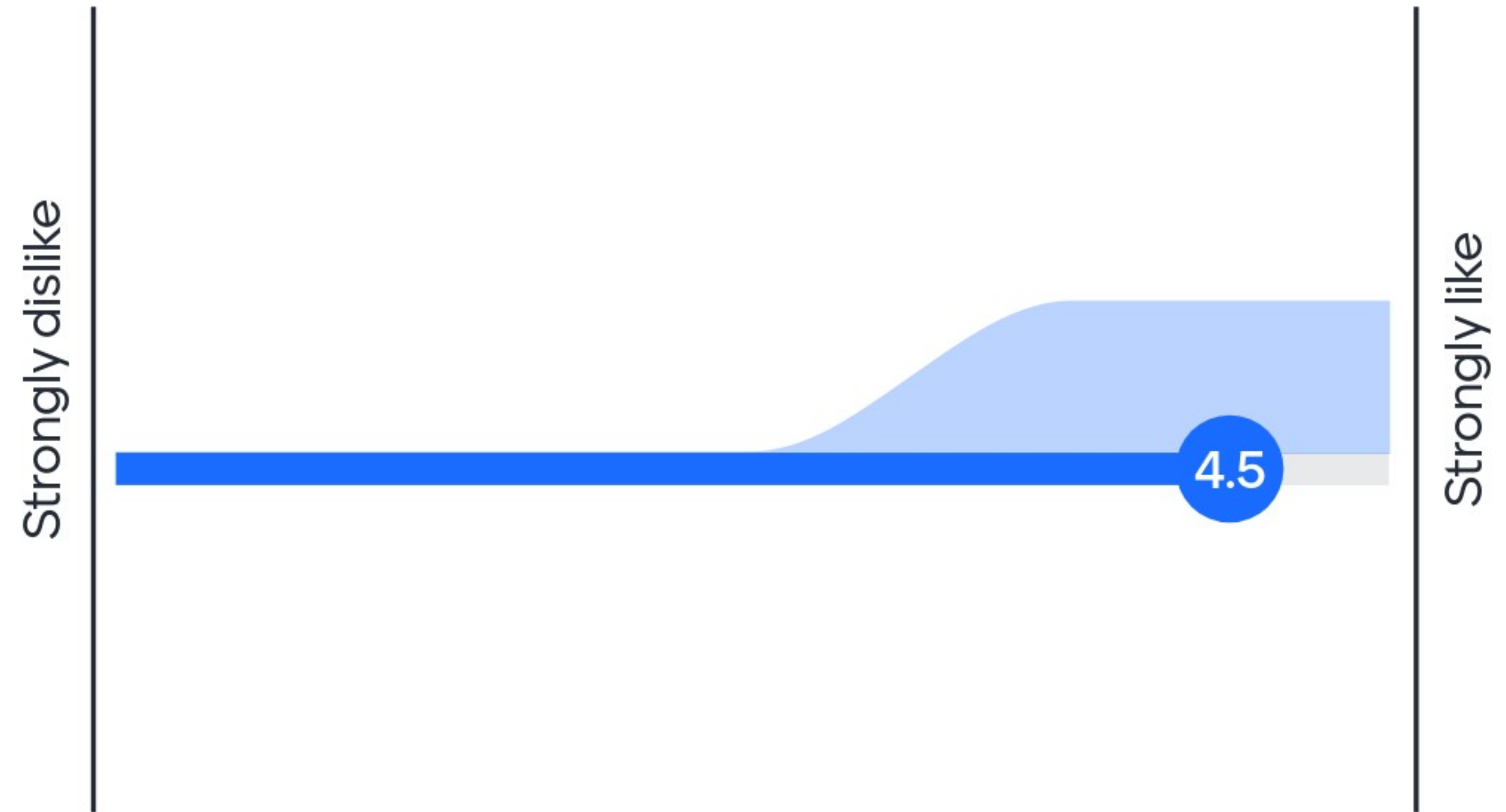
# Wooded lots: How do you feel about this component of rural character?







# Wildlife corridor: How do you feel about this component of rural character?

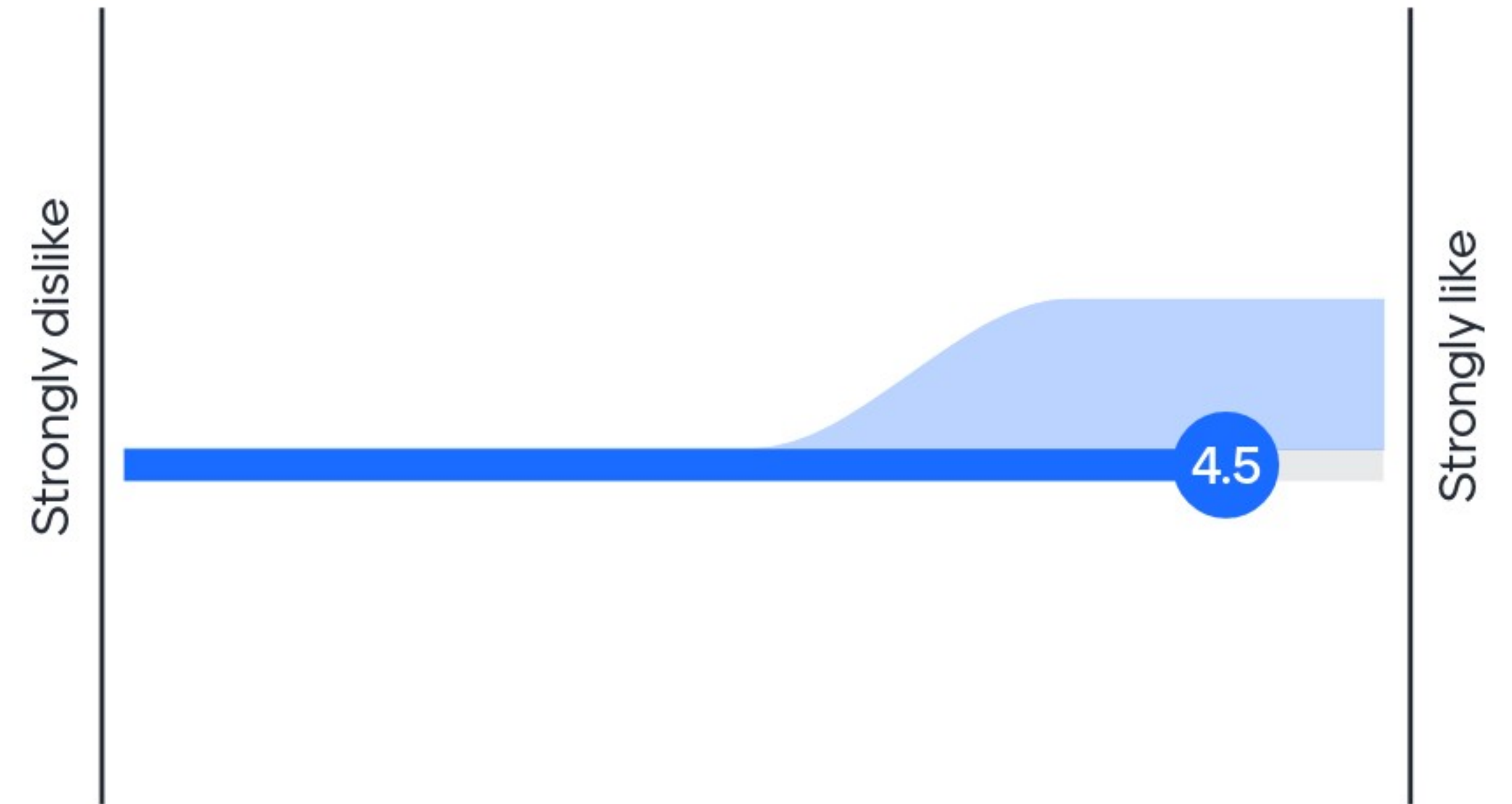






# Wetland Restoration:

## How do you feel about this component of rural character?





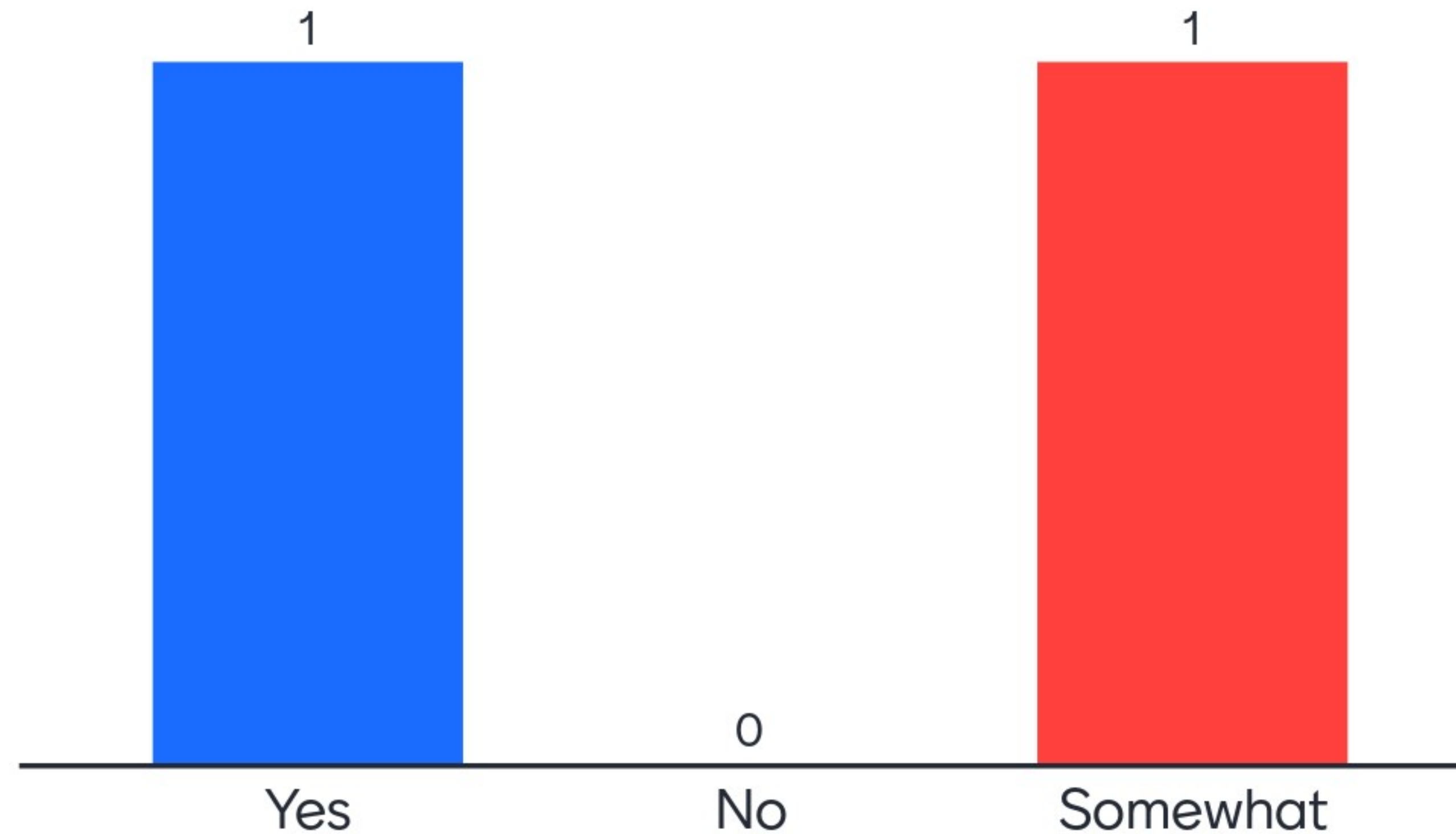


# Do you support vegetative buffers between residential and agricultural uses?

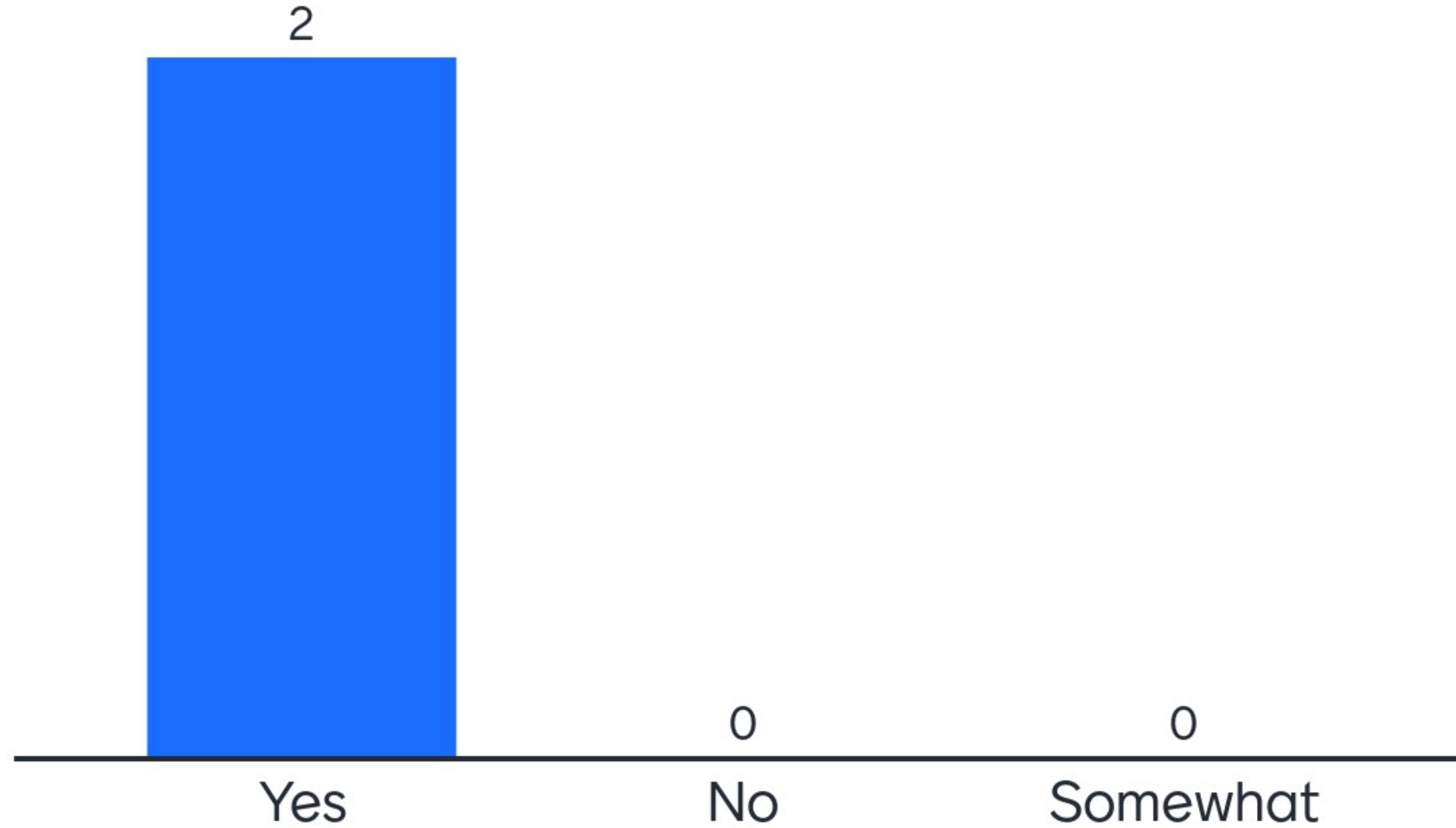




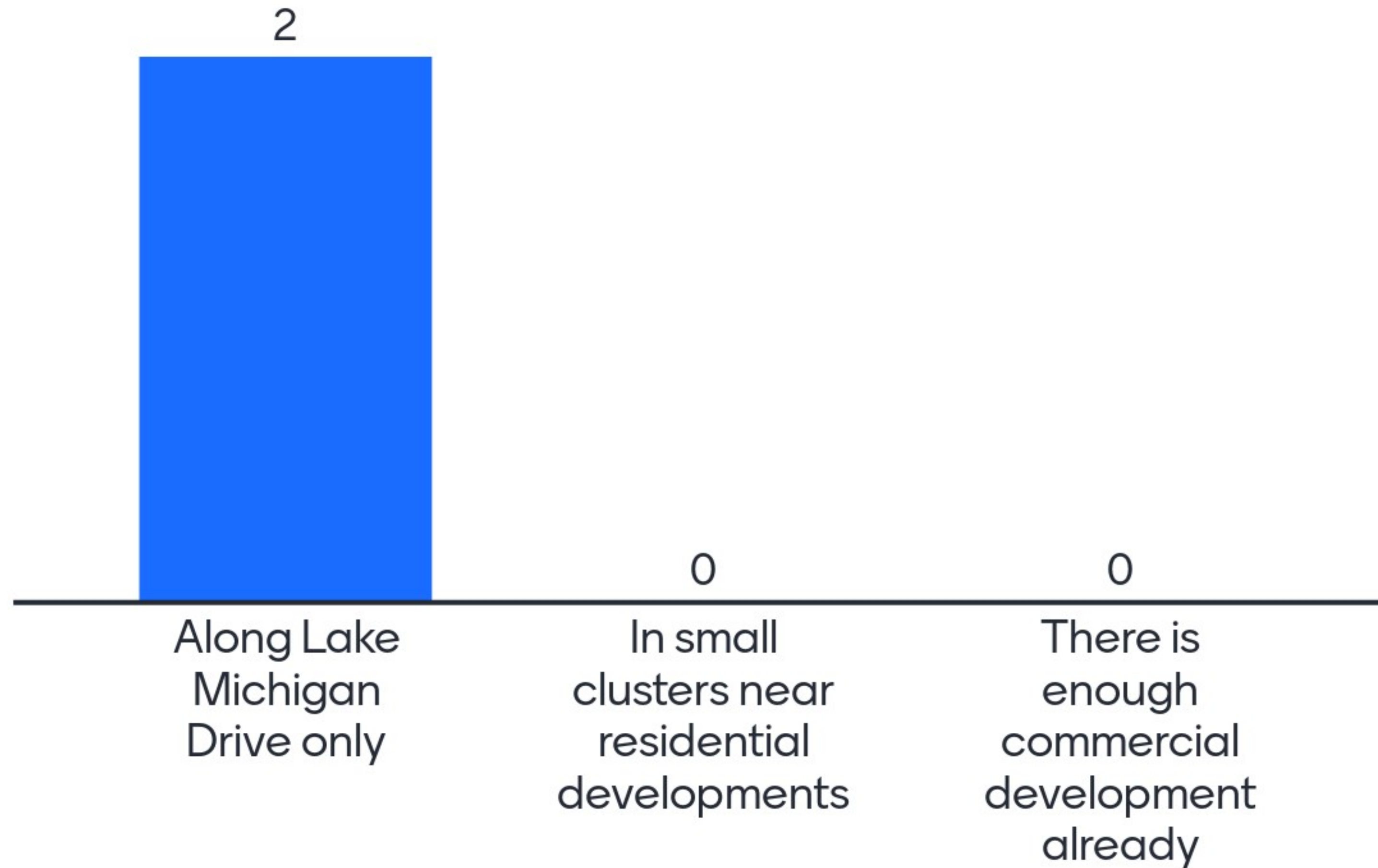
Do you think that having residential development near agricultural lands would negatively impact those agricultural lands?



# Do you support clustering commercial development to protect the character of agricultural lands?

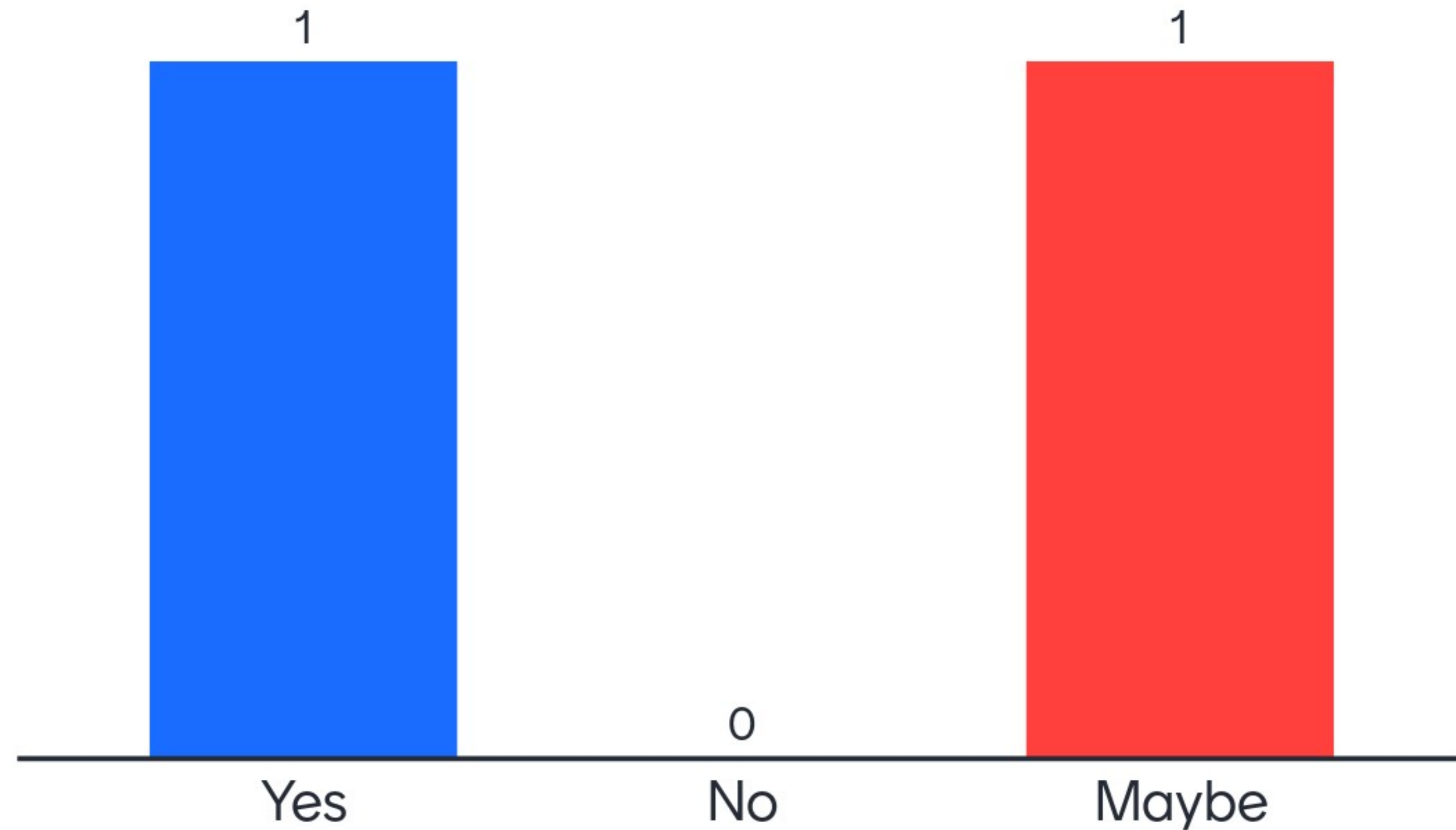


# Where do you think new commercial development should be located in Robinson Township?

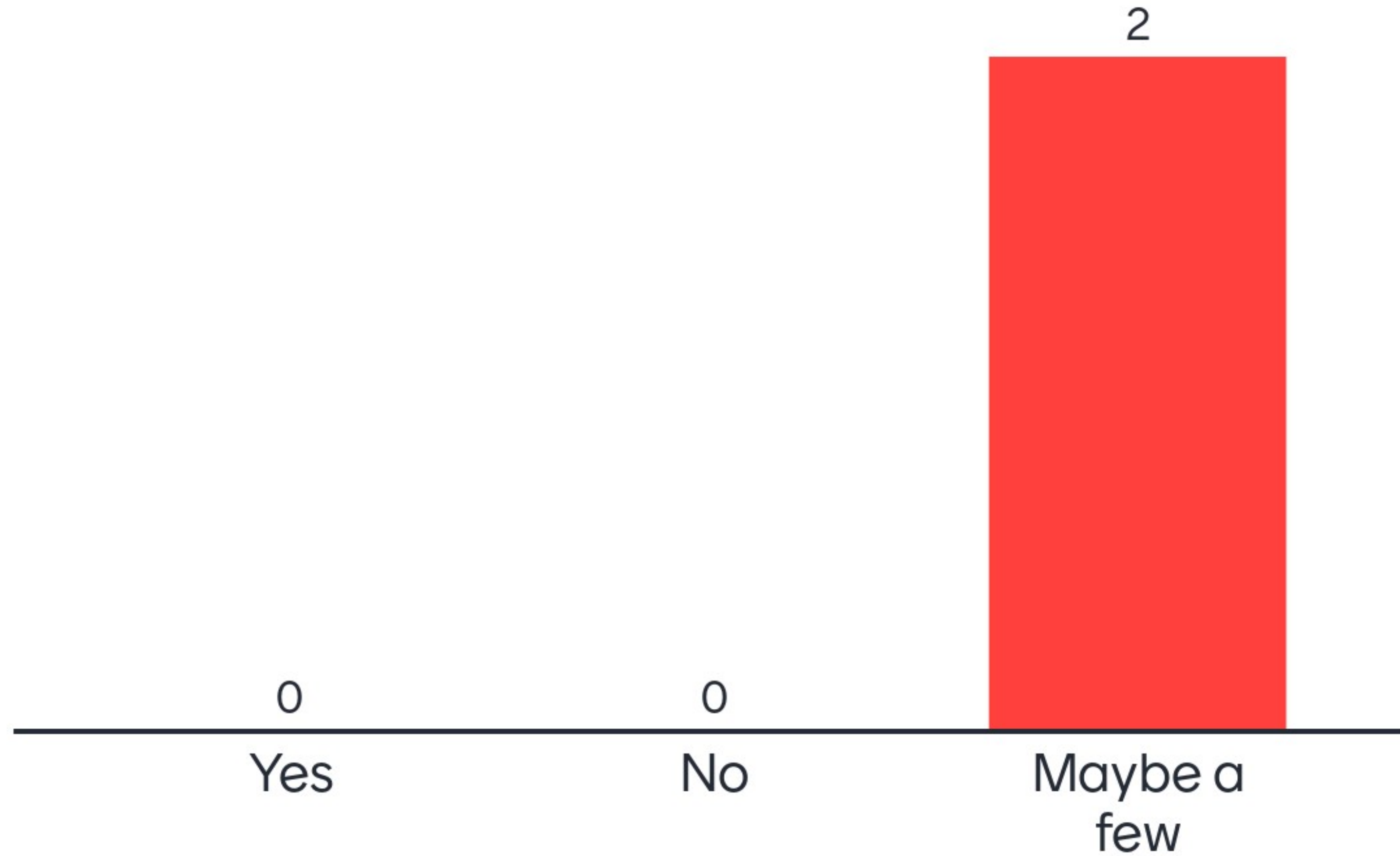




# Is the loss of agricultural lands a detriment to Robinson Township?



# Do you think there should be agricultural tourism options available for farmers in Robinson Township?

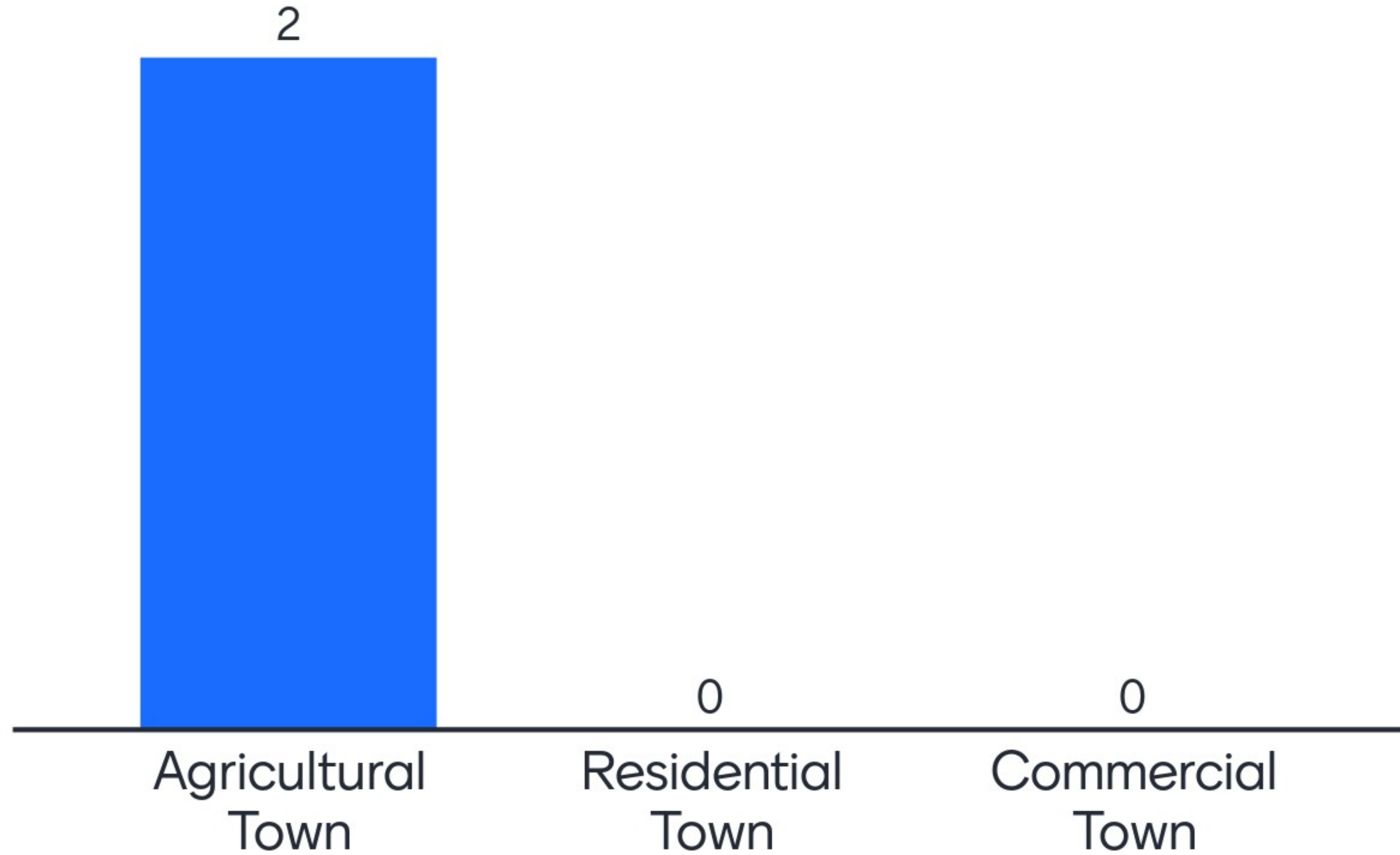




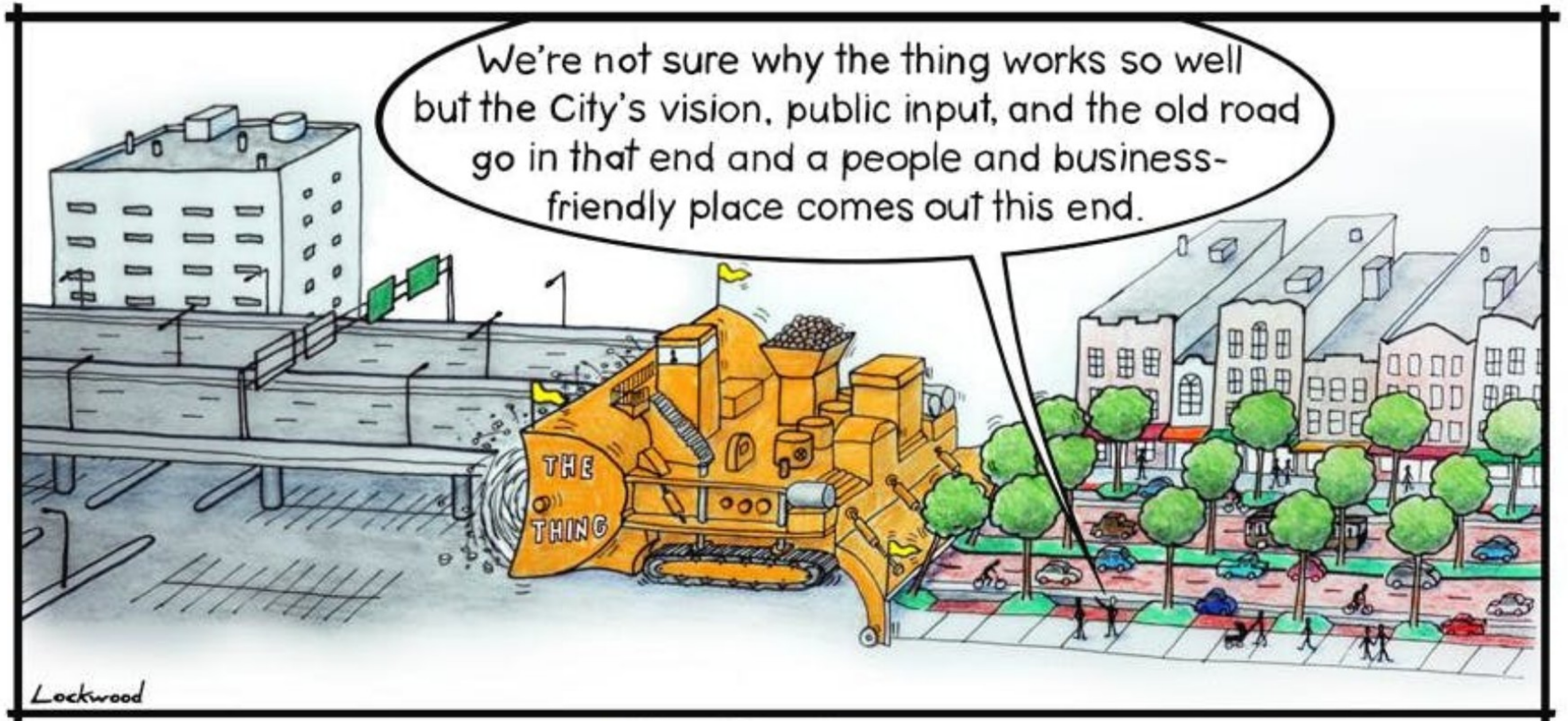
What kinds of agricultural tourism practices do you support? (Wedding venues, tasting rooms, etc.)

weddings  
corn mazes  
tasting rooms  
corn maze  
wedding

# What is your impression of Robinson Township?







The Thing Is ...





# Real-Time Prioritization of SWOT Analysis

# Strengths

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4



# Weaknesses

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4



# Opportunities

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4



# Threats

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4





# How would you describe tonight?

helpful





## Robinson Township Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

### Robinson Township Master Plan

#### Agricultural Lands Public Workshop - Mentimeter Survey

The meeting presenter will project slides onto the wall using Mentimeter, a real-time interactive polling tool. If you do not have a smart phone or tablet, please use this worksheet to record your answers. The presenter will show a question or image on the wall – please note your response below, using the rating system shown at the top of this page (scale of 1-5) for Survey 2. Please return your worksheet to the drop-box and your responses will be incorporated into the survey results after the meeting.

#### Survey 1 – Introduction

Welcome! How do you feel this evening?

Excited

Happy

In need of coffee

Hungry!

Have you participated in a public workshop before? ..... Yes No

Do you know the purpose of a zoning ordinance? ..... Yes No Somewhat

Do you know what the functions of a master plan are? ..... Yes No Somewhat

Do you know how a zoning ordinance and master plan work together? ..... Yes No Somewhat

Who remembers my name?

Sara

Greg

Hillary

Julie

Brian

What do you enjoy most about agricultural lands?

Rural character

Farm operations (crops/animals)

Open spaces

Farm buildings

How many parcels are located in the Agricultural District in Robinson Township?

84

229

503

792

Was this number larger or smaller than you expected?.....Larger

Smaller

Spot on



## Robinson Township

Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

How many acres are there in the Agricultural District in Robinson Township?

1,220

8,909

5,438

11,401

Was this number larger or smaller than you expected?.....Larger

Smaller

Spot on

What two phrases best describe agricultural preservation to you?

1) *Rural flavor*

2)

### Survey 2 – Visual Preference Survey

Slide 1 – Farmer's markets.....	1	2	3	4	5
Slide 2 – Open fields.....	1	2	3	4	5
Slide 3 – Farm buildings.....	1	2	3	4	5
Slide 4 – Multi-use paths.....	1	2	3	4	5
Slide 5 – "You pick" activities.....	1	2	3	4	5
Slide 6 – Agricultural traffic.....	1	2	3	4	5
Slide 7 – Agricultural tourism.....	1	2	3	4	5
Slide 8 – Open space.....	1	2	3	4	5
Slide 9 – Wooded lots.....	1	2	3	4	5
Slide 10 – Wildlife corridor.....	1	2	3	4	5
Slide 11 – Wetland restoration.....	1	2	3	4	5
Slide 12 – Vegetative buffers.....	1	2	3	4	5



## Robinson Township

Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

Do you think that having residential development near agricultural lands would negatively impact those agricultural lands?

Yes

No

Somewhat

Do you support clustering commercial development to protect character of agricultural lands?

Yes

No

Somewhat

Where do you think new commercial development should be located in Robinson Township?

Along Lake Michigan Drive only

In small clusters near residential developments

There is enough commercial development already

Is the loss of agricultural lands a detriment to Robinson Township?

Yes

No

Maybe

Do you think there should be agricultural tourism options available for farmers in Robinson Township?

Yes

No

Maybe a few

What kinds of agricultural tourism practices do you support? (Wedding venues, tasting rooms, concerts, etc)

---

What is your impression of Robinson Township?

Agricultural town

Residential town

Commercial town





**Robinson Township**  
Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

**Survey 3 – Prioritization of SWOT Analysis**

**Strengths**

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**Weaknesses**

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**Opportunities**

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**Threats**

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# Robinson Township Ottawa County, Michigan



Really  
don't  
like



Don't  
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Neither  
like or  
dislike



Like



Really  
like

## Robinson Township Master Plan

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Do you know what the functions of a master plan are? .....Yes

No

Somewhat

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No

Somewhat

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Hillary

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Brian

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Farm operations (crops/animals)

Open spaces

Farm buildings

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Was this number larger or smaller than you expected?.....Larger

Smaller

Spot on



**Robinson Township**  
Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

How many acres are there in the Agricultural District in Robinson Township?

1,220

8,909

5,438

11,401

Was this number larger or smaller than you expected?.....Larger Smaller Spot on

What two phrases best describe agricultural preservation to you?

✓ rural character

✓ open spaces

\* start again here

**Survey 2 – Visual Preference Survey**

Slide 1 – Farmer's markets.....	1	2	<u>3</u>	4	5
Slide 2 – Open fields.....	1	2	3	4	<u>5</u>
Slide 3 – Farm buildings.....	1	2	3	4	<u>5</u>
Slide 4 – Multi-use paths.....	1	2	3	4	<u>5</u>
Slide 5 – "You pick" activities.....	1	2	3	4	<u>5</u>
Slide 6 – Agricultural traffic.....	1	2	3	<u>4</u>	5
Slide 7 – Agricultural tourism.....	1	2	<u>3</u>	4	5
Slide 8 – Open space.....	1	2	<u>3</u>	4	5
Slide 9 – Wooded lots.....	1	2	3	4	<u>5</u>
Slide 10 – Wildlife corridor.....	1	2	3	4	<u>5</u>
Slide 11 – Wetland restoration.....	1	2	3	4	<u>5</u>
Slide 12 – Vegetative buffers.....	1	2	3	4	<u>5</u>





## Robinson Township

Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

Do you think that having residential development near agricultural lands would negatively impact those agricultural lands?

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Maybe

Do you think there should be agricultural tourism options available for farmers in Robinson Township?

Yes

No

Maybe a few

What kinds of agricultural tourism practices do you support? (Wedding venues, tasting rooms, concerts, etc)

*U-pick, tasting rooms*

---

What is your impression of Robinson Township?

Agricultural town

Residential town

Commercial town



**Robinson Township**  
Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

**Survey 3 – Prioritization of SWOT Analysis**

**Strengths**

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**Weaknesses**

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**Opportunities**

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**Threats**

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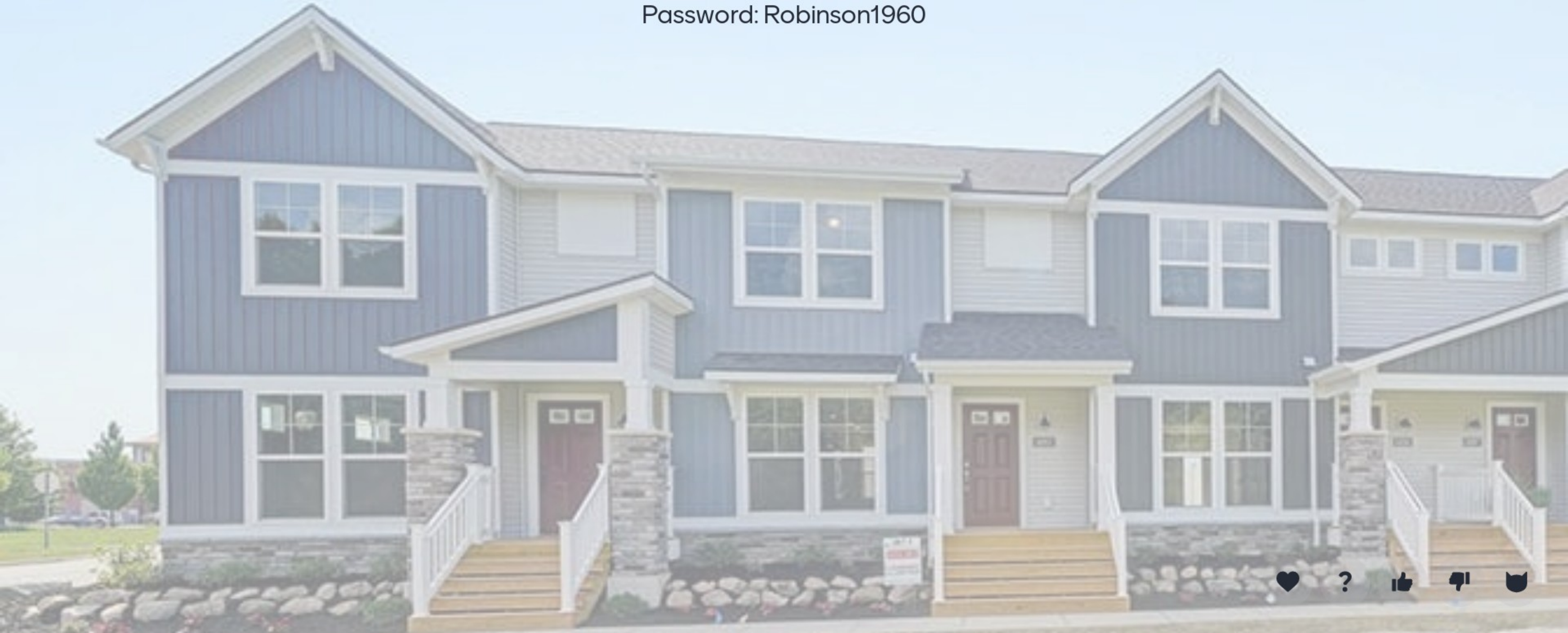


# Residential Neighborhoods

Robinson Township

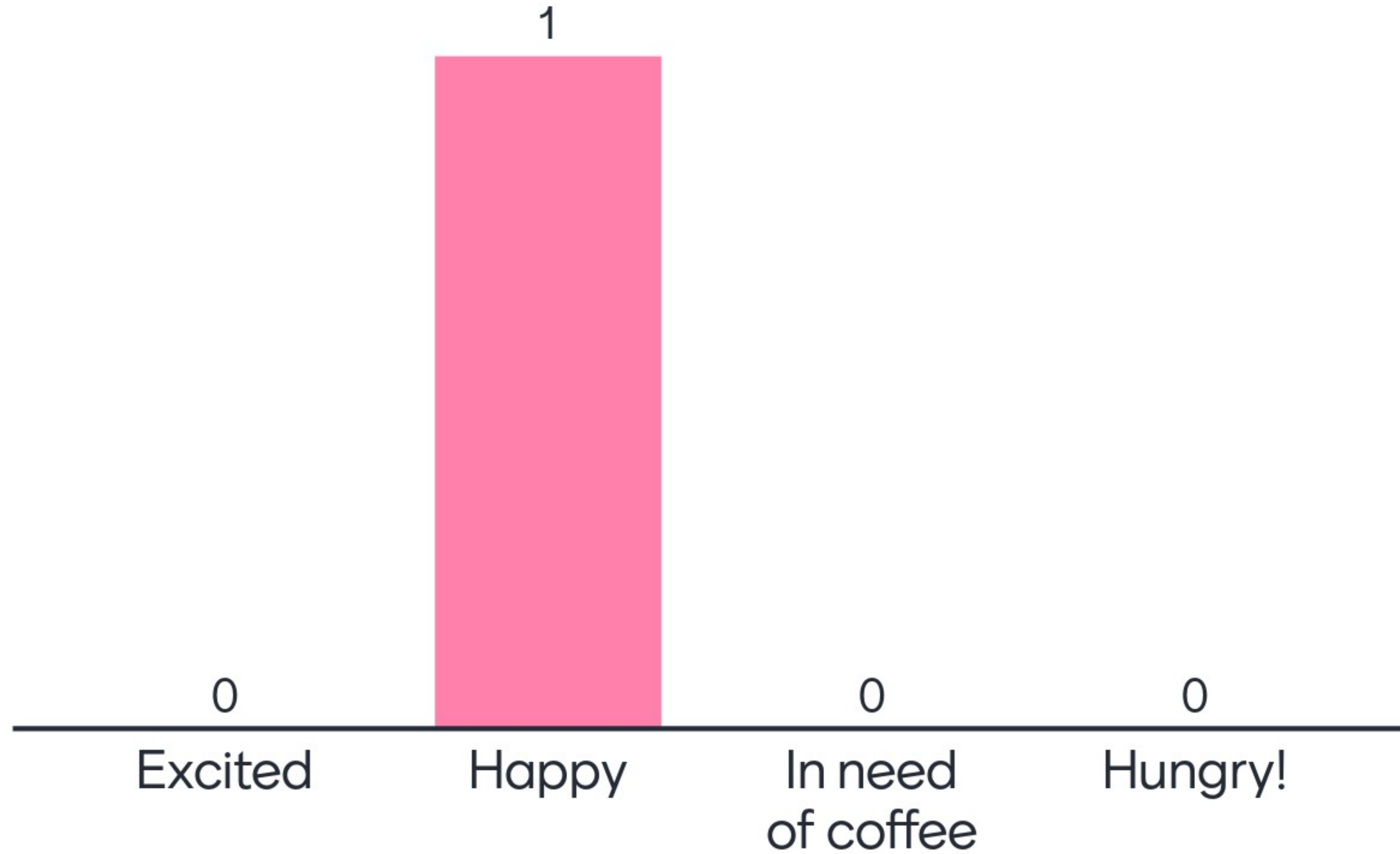
WIFI: Robinson Gym

Password: Robinson1960



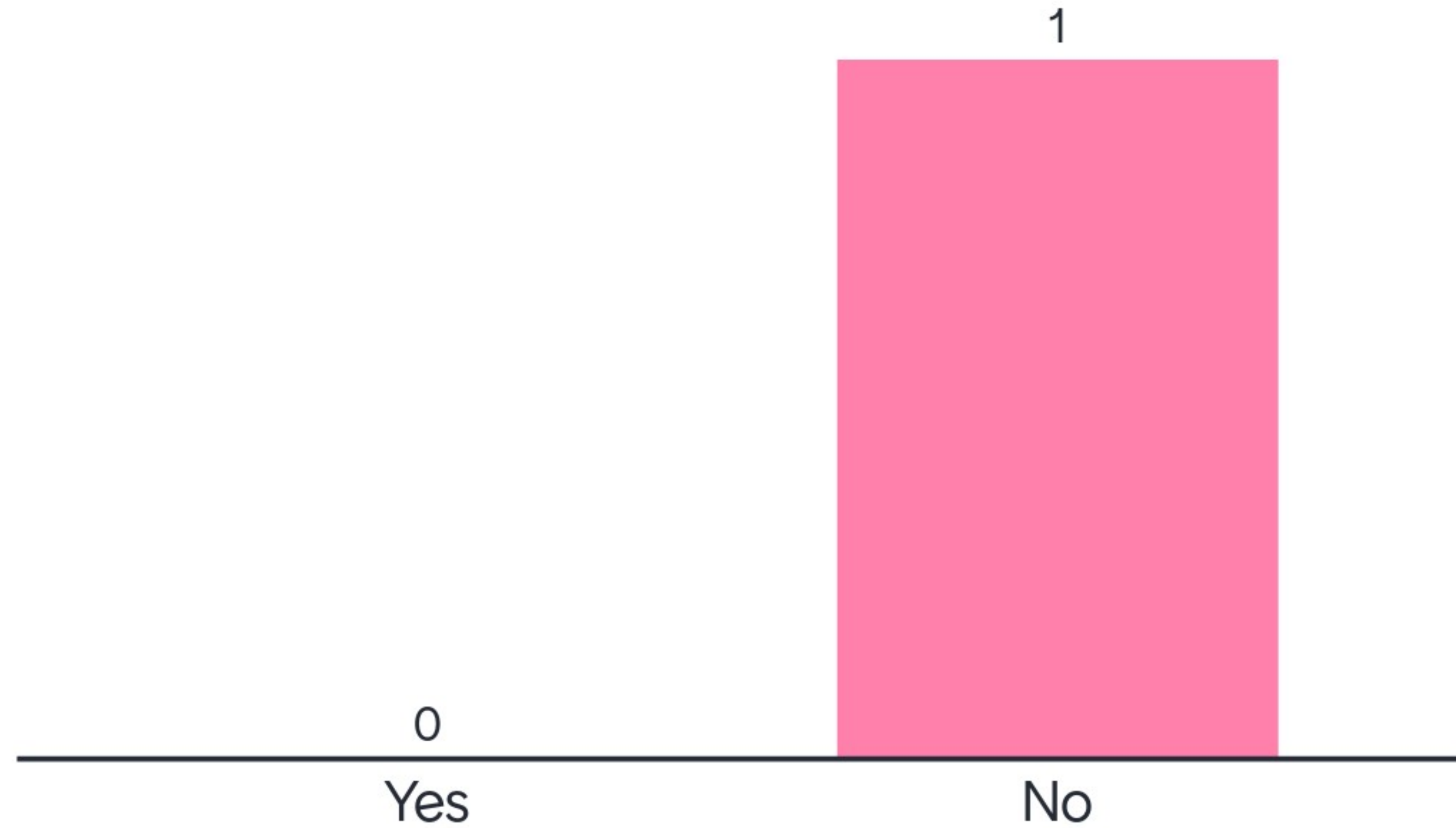


# Welcome! How are you feeling this evening?

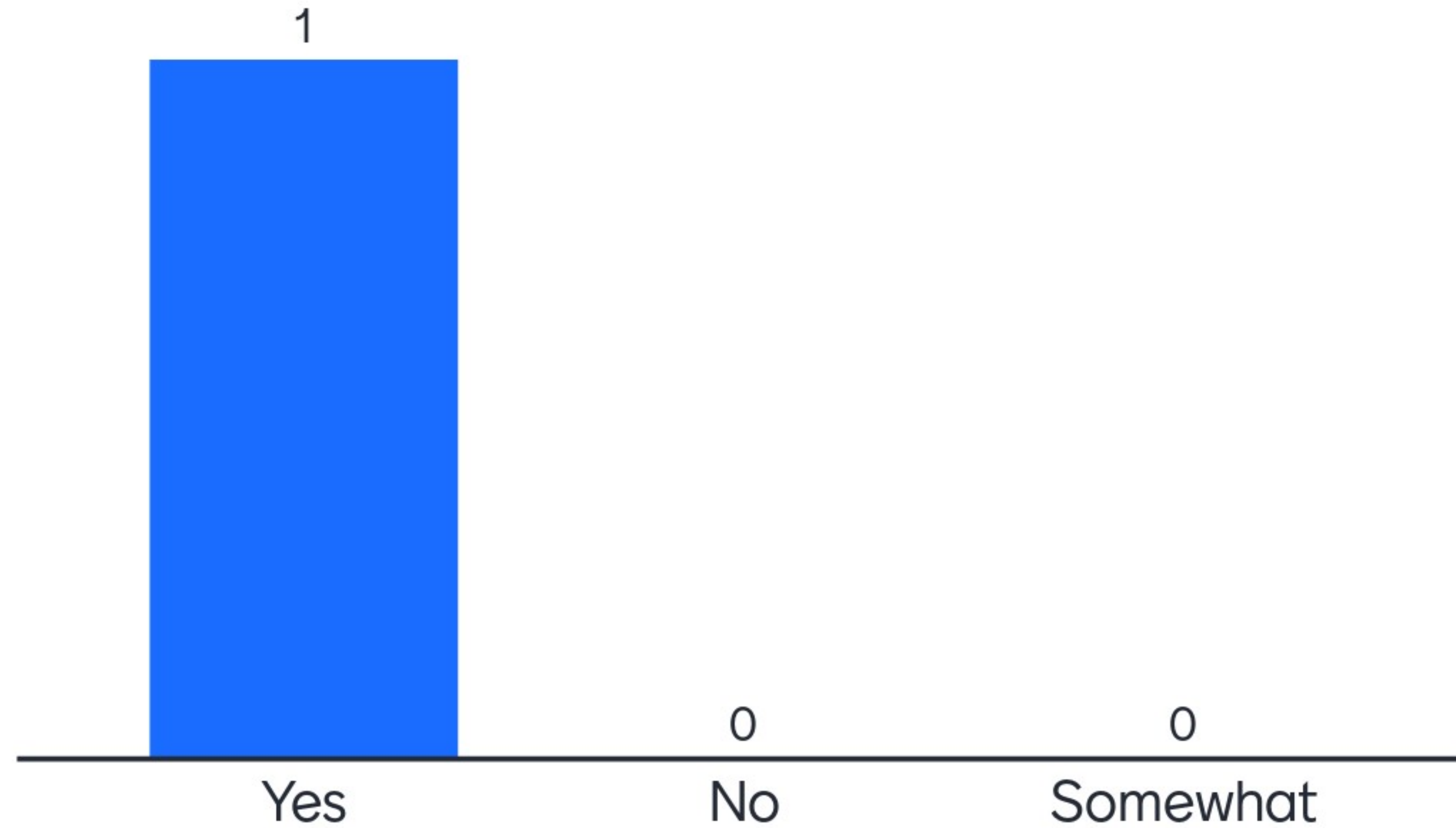




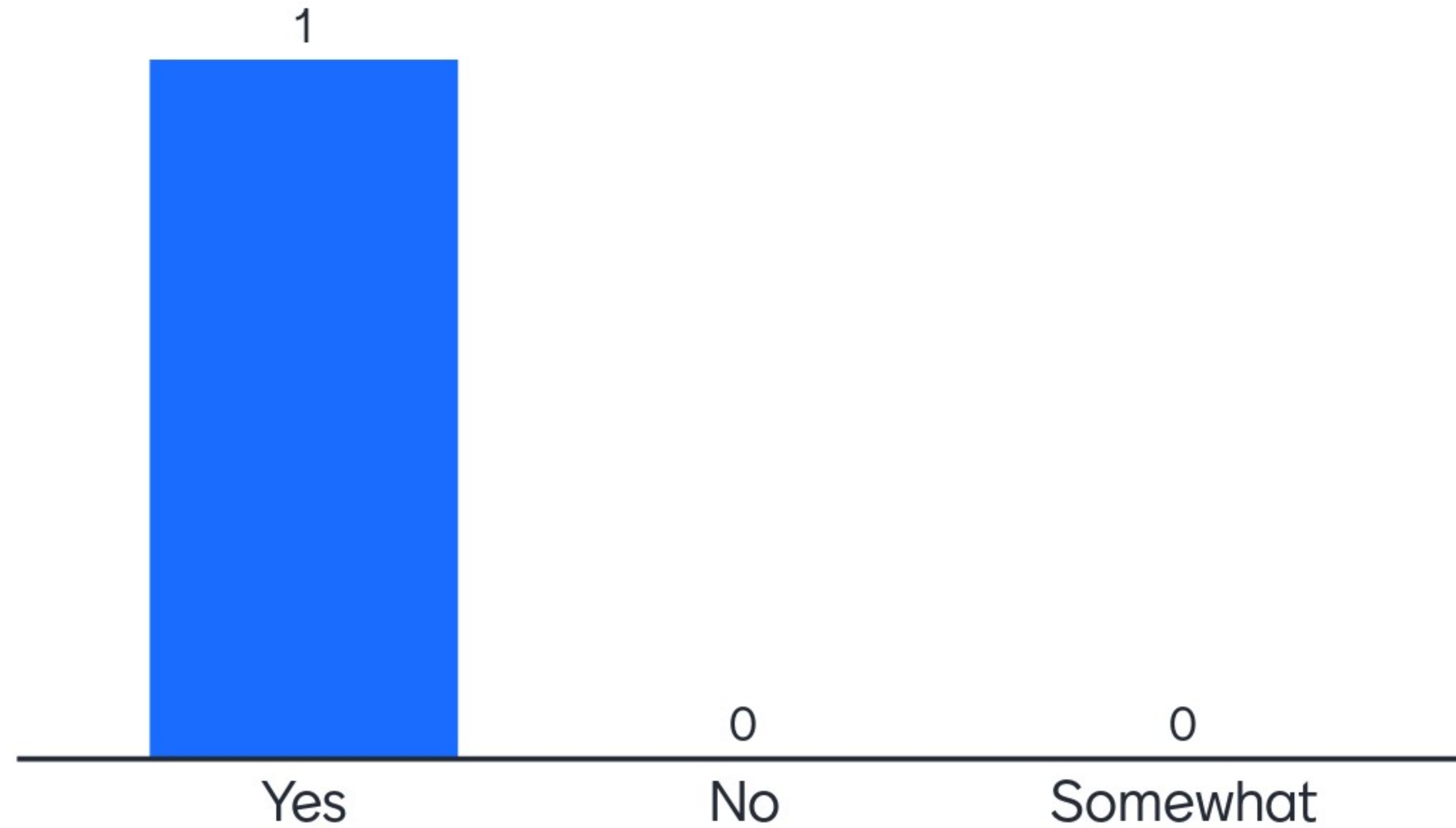
# Have you participated in a public workshop before?



# Do you know what the purpose of a Zoning Ordinance is?

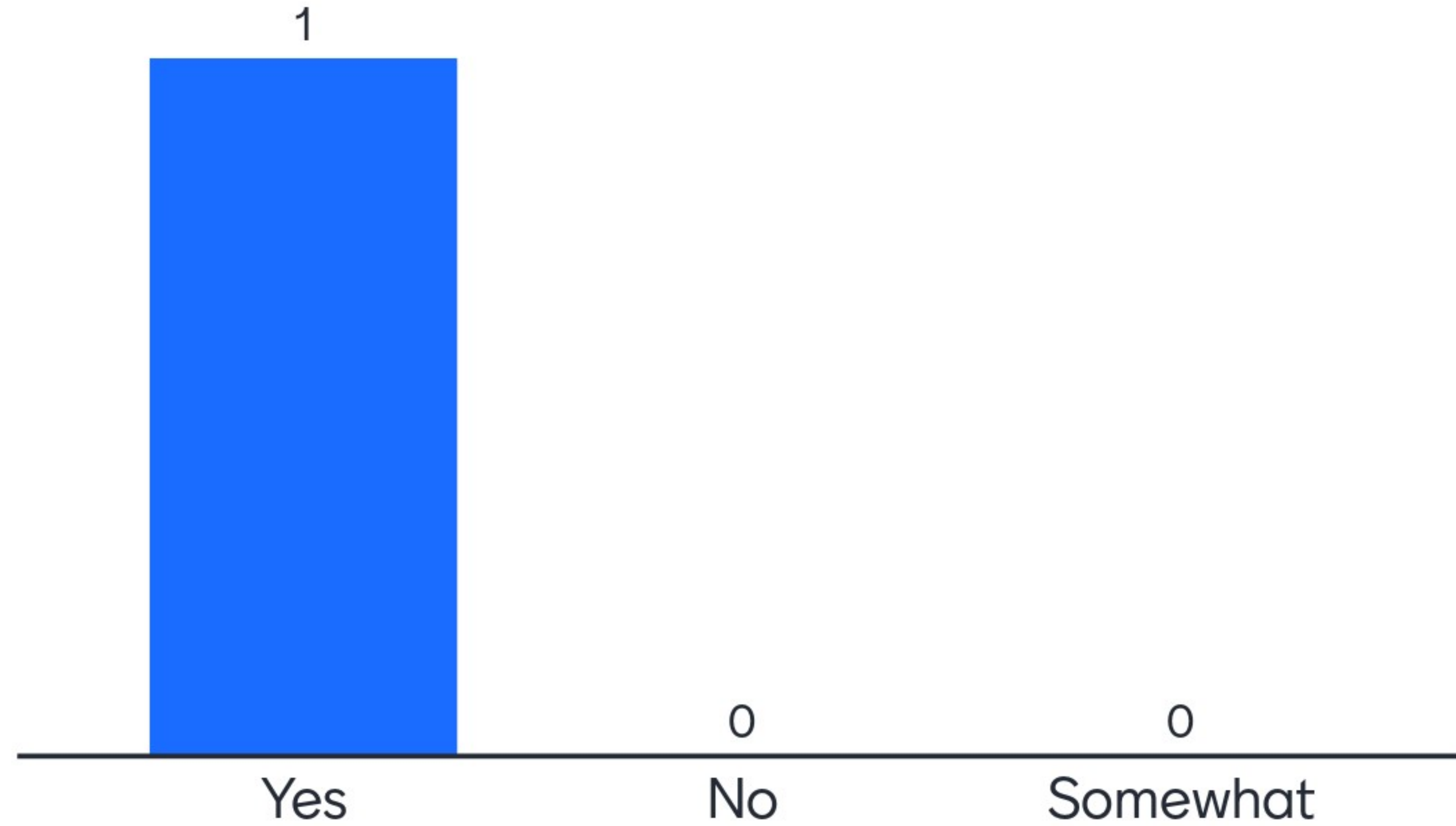


# Do you know what the functions of a Master Plan are?

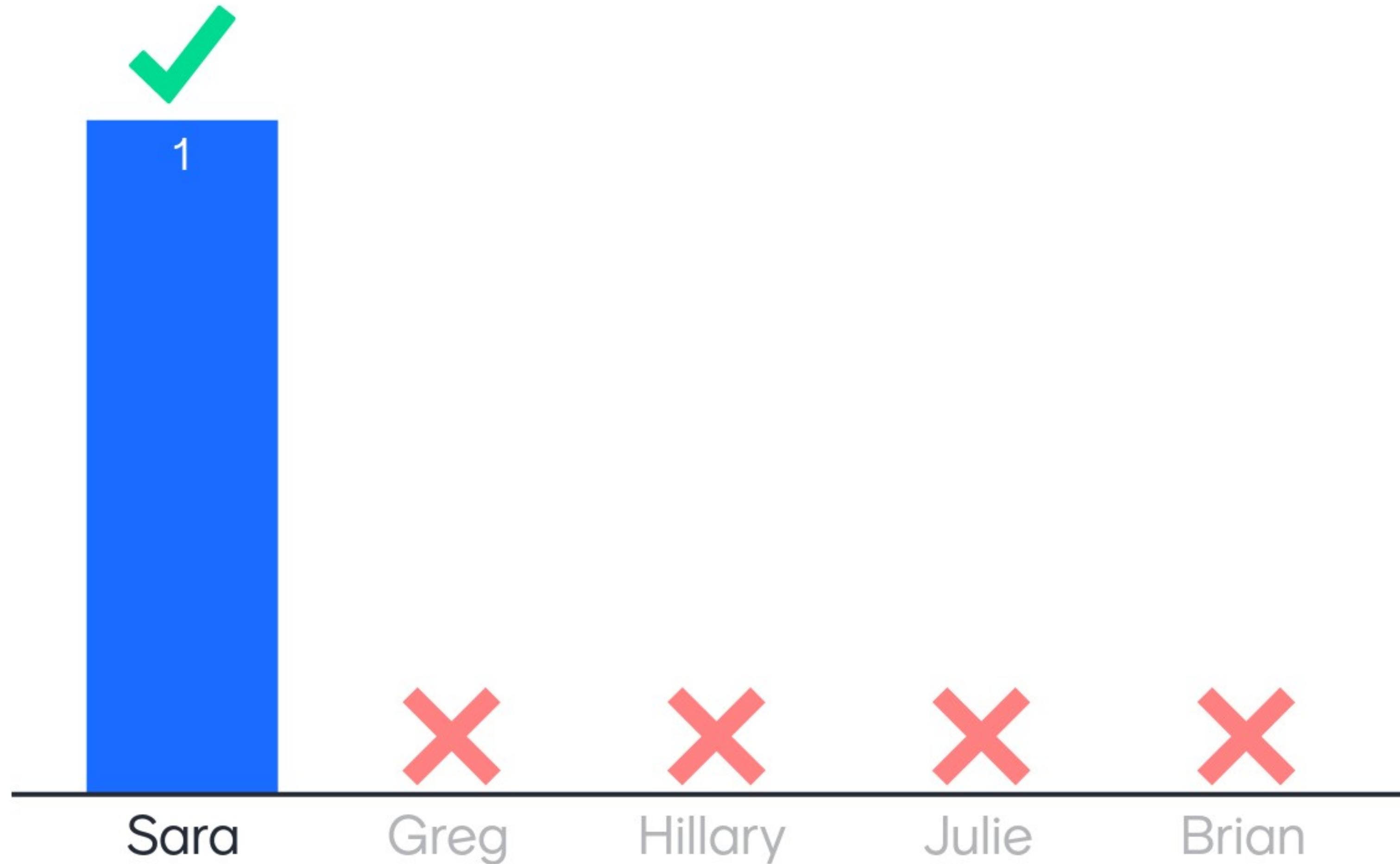




# Do you know how a Zoning Ordinance and a Master Plan work together?



# Who remembers my name?



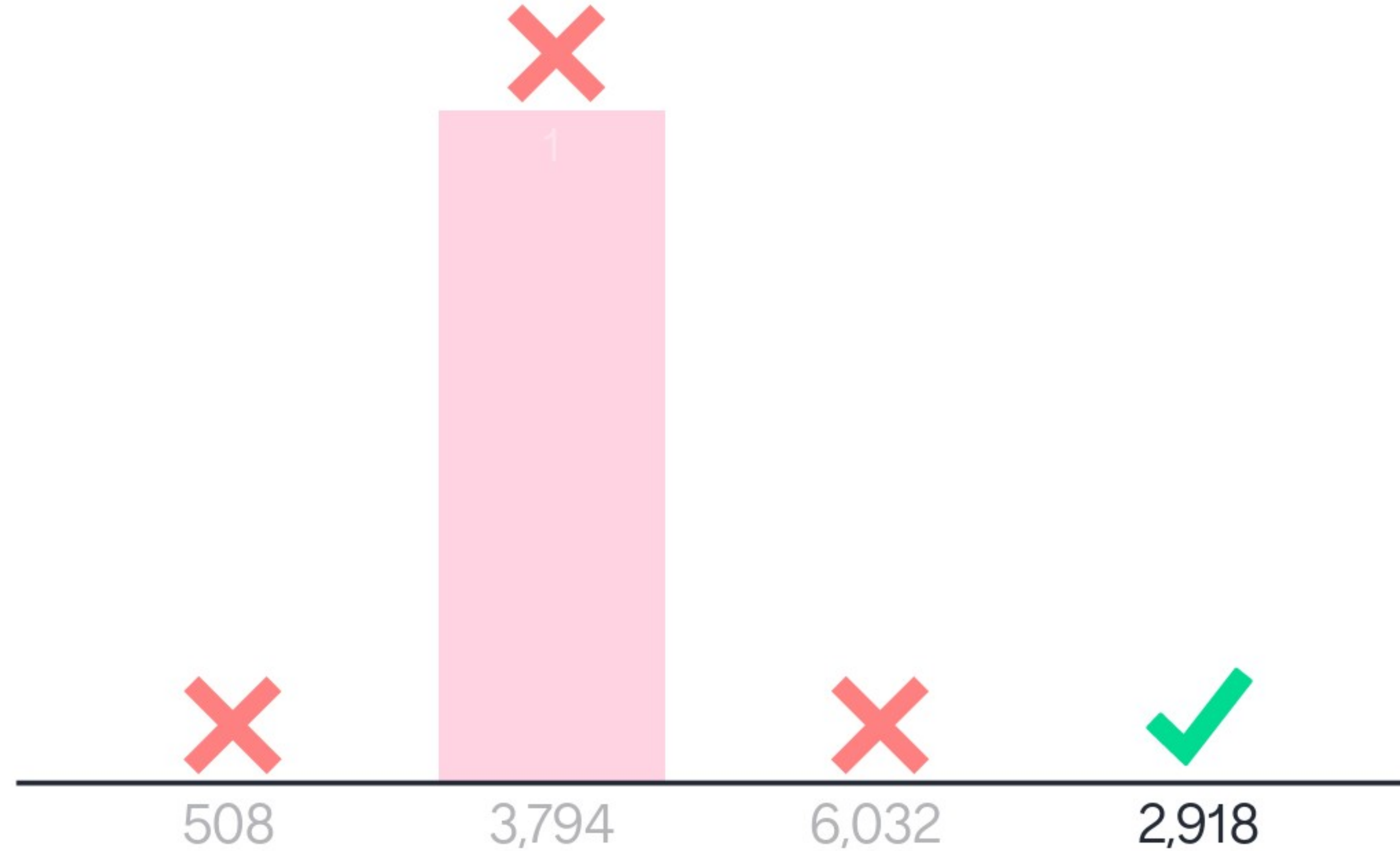
# Leaderboard

638 p



Lovesight  
*fastest*

# How many parcels are located in residential districts in Robinson Township?





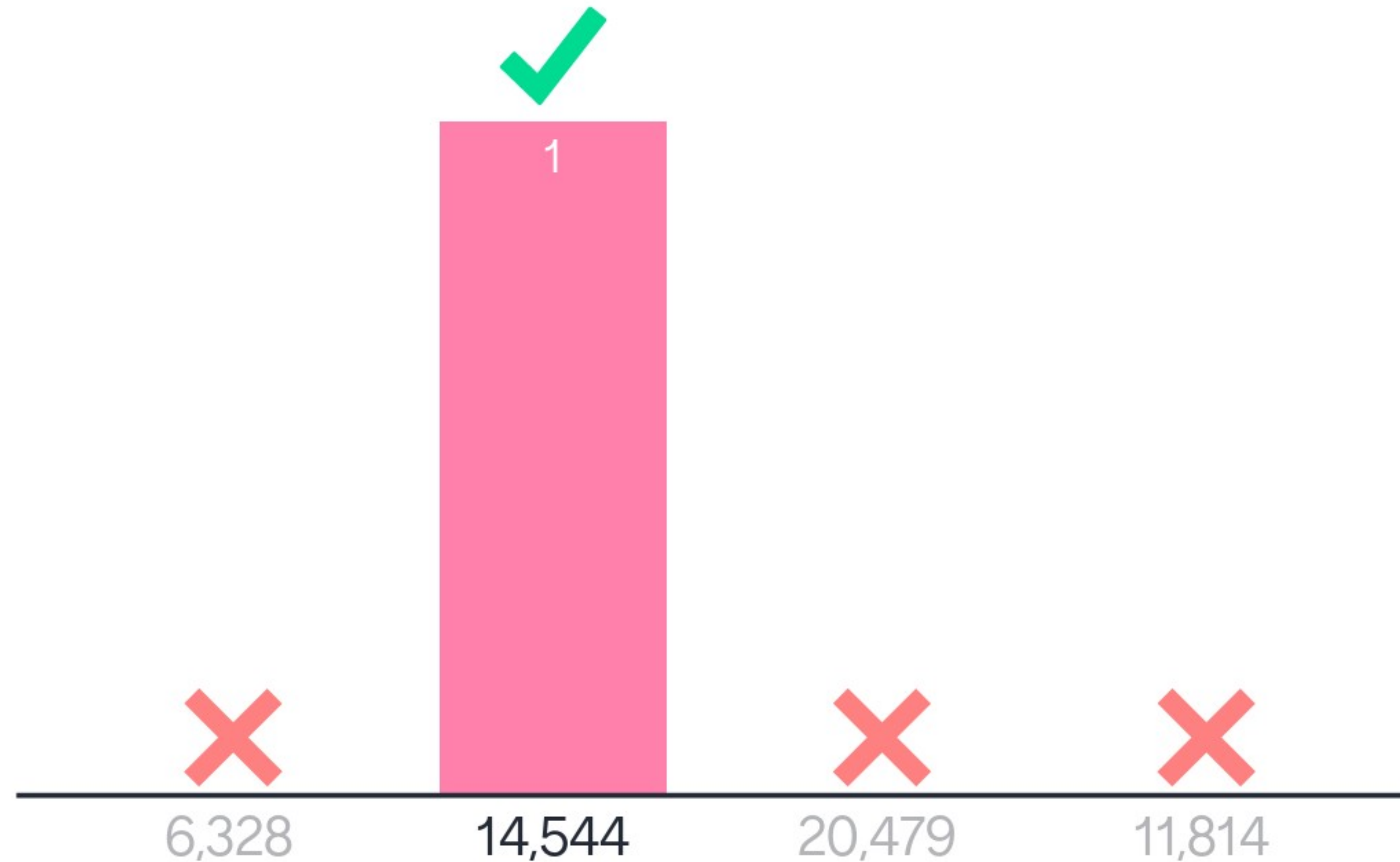
# Leaderboard

676 p



Lovesight

# How many acres are there in residential districts in Robinson Township?



# Leaderboard

1037 p



Lovesight

# Lets work together to design your dream neighborhoods in Robinson Township!

The following slides will examine lot sizes, density of residential neighborhoods, open spaces, and walkability/accessibility.

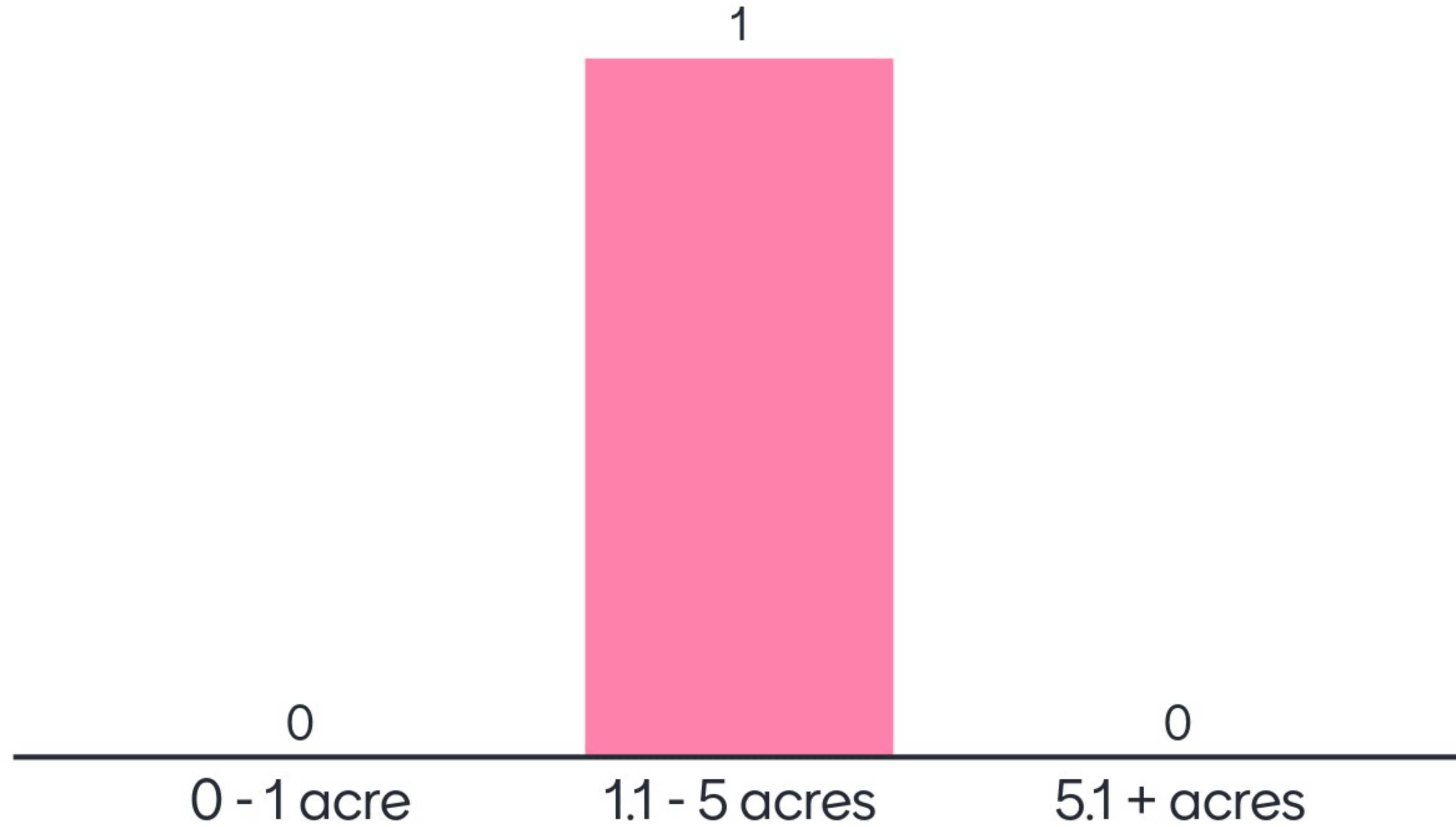


What two phrases describe your ideal neighborhood?

large

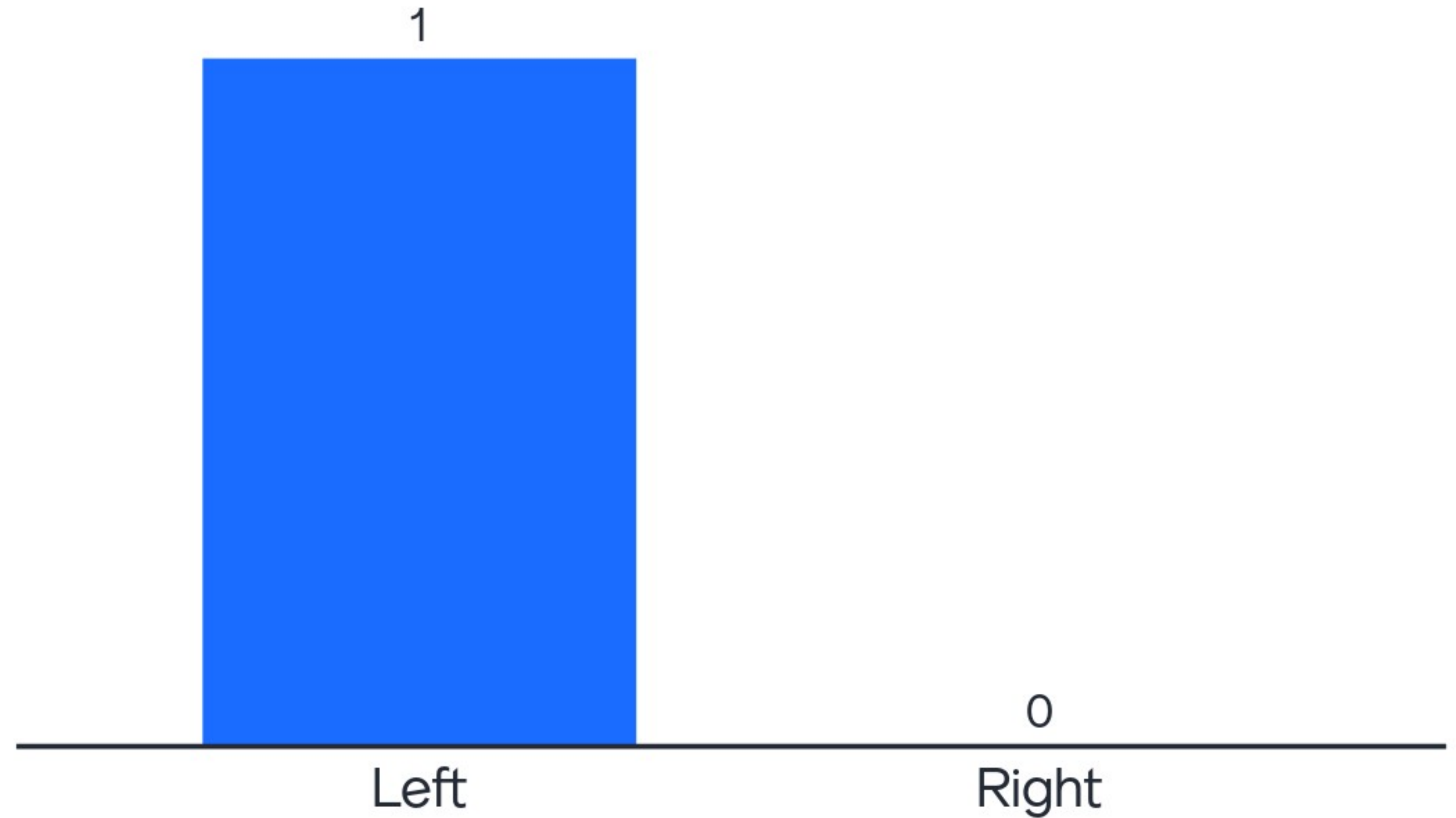
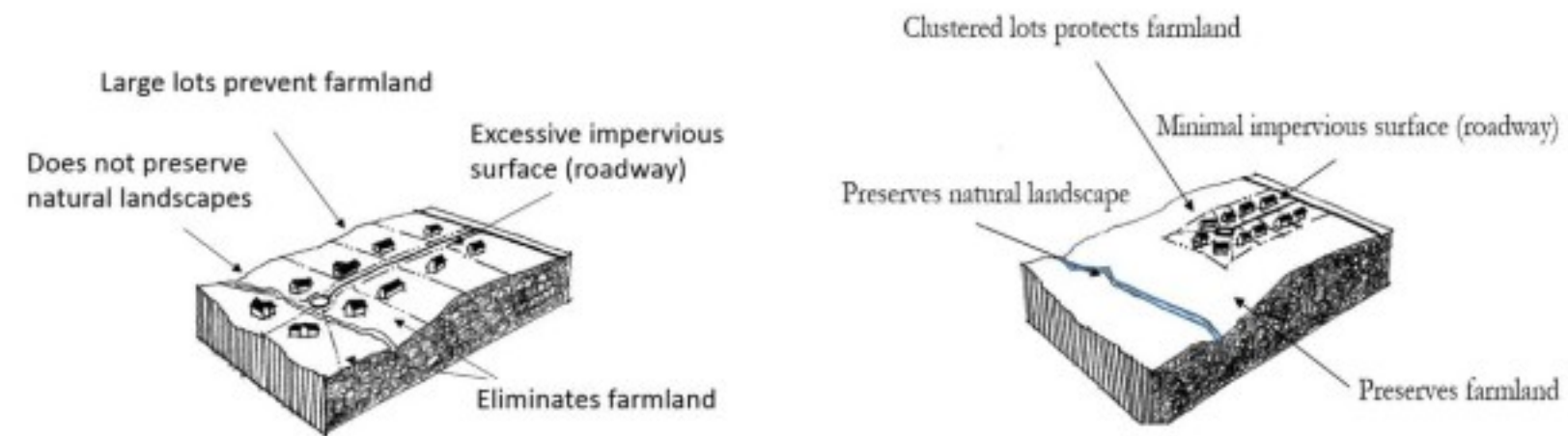
land

# What is the ideal acreage of a residential lot?





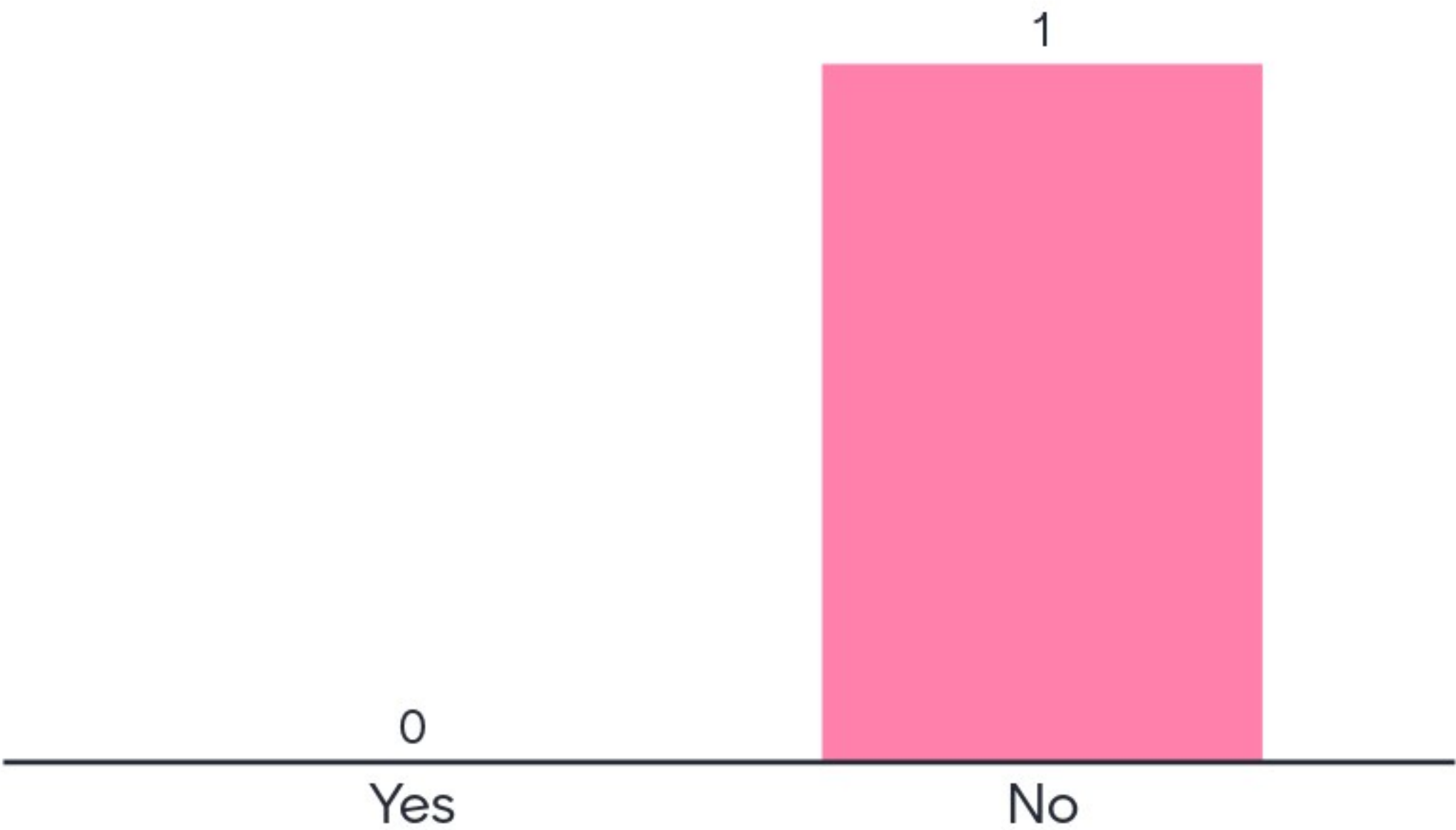
# Do you prefer the residential design on the left or the right?





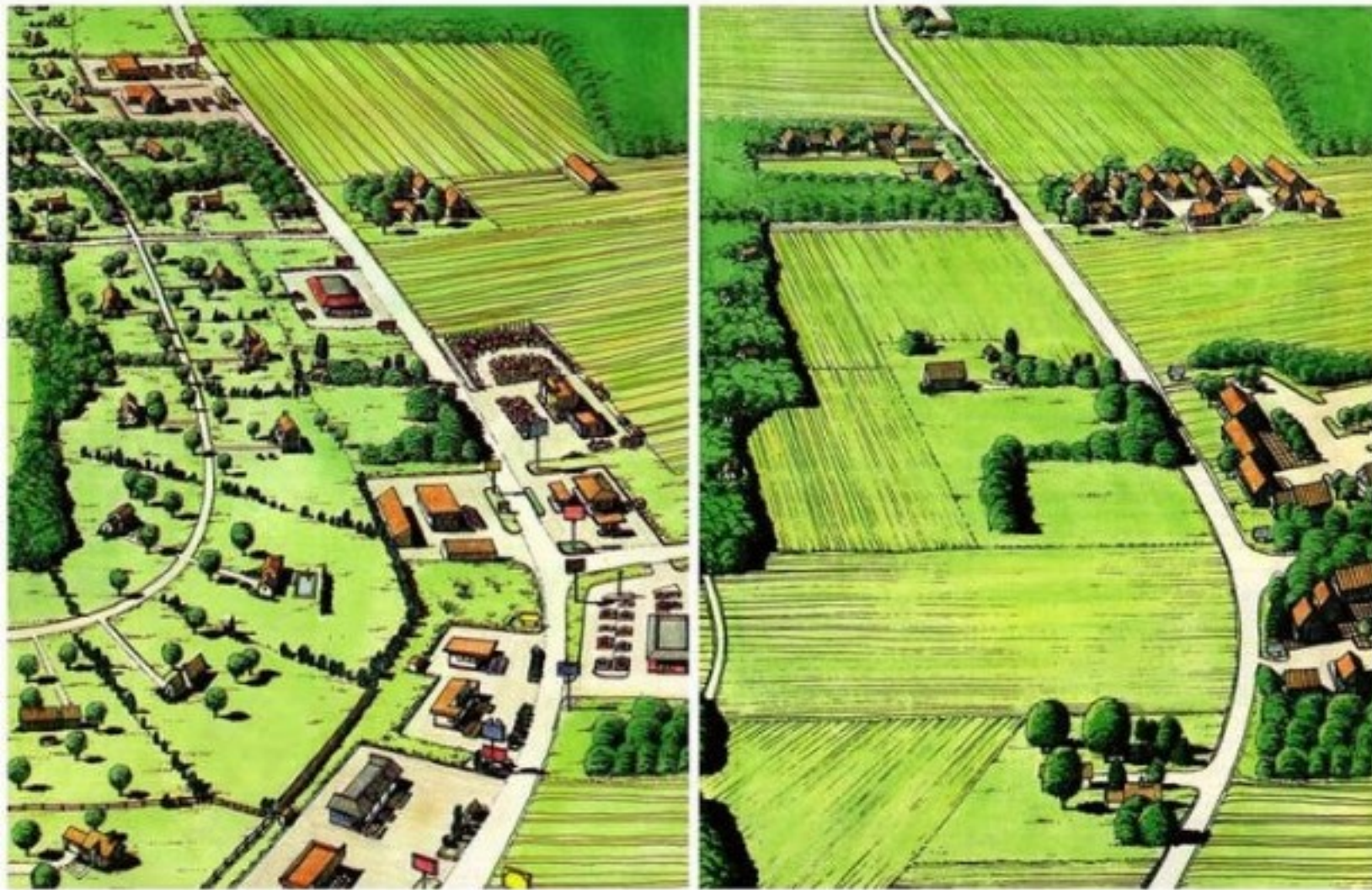


Do you feel there should be pathways in residential neighborhoods?





# Do you prefer the residential design on the left or the right?



0

Left

0

Right







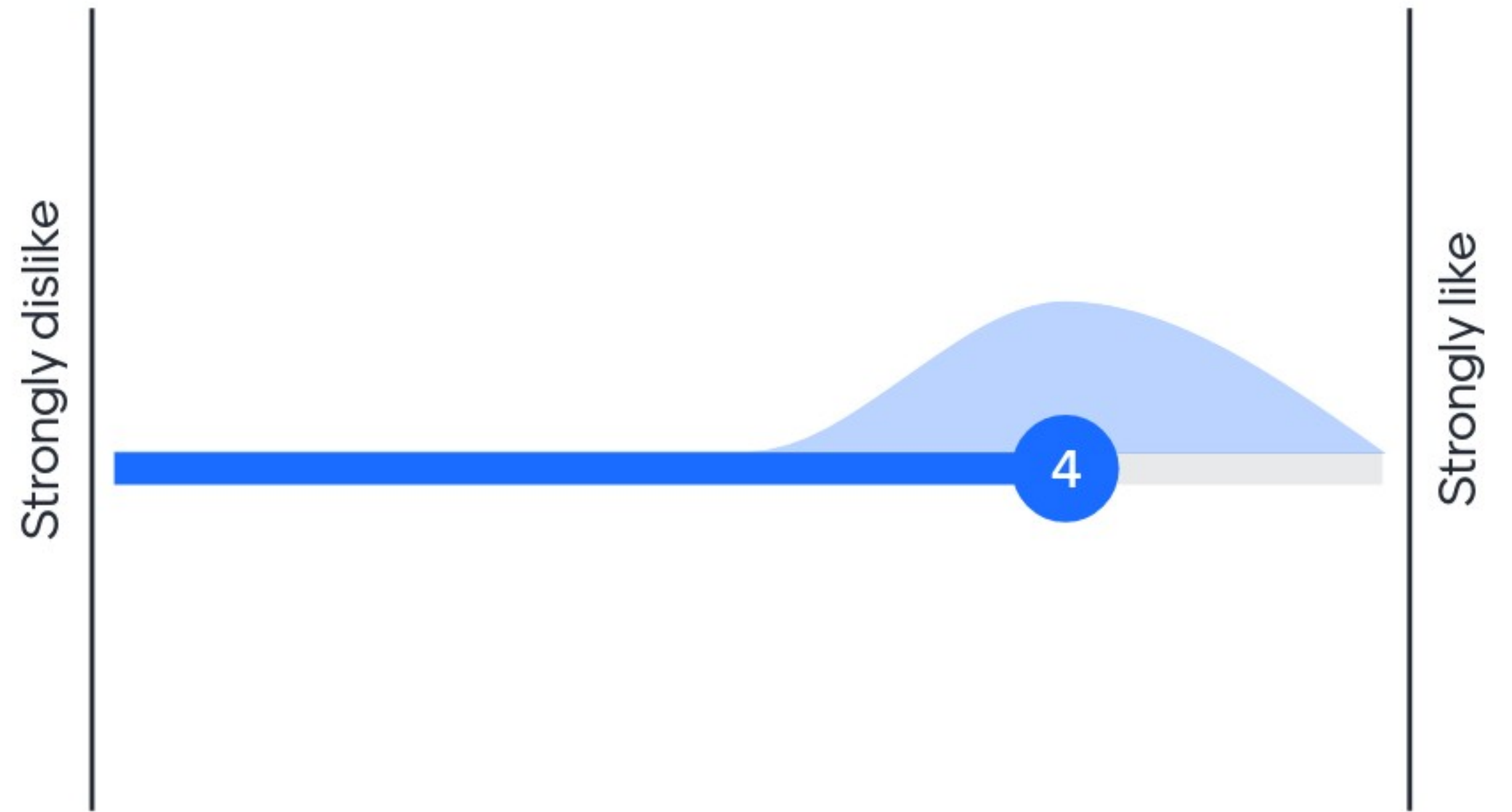
How do you feel about the green open space incorporated in this design?







How do you feel about the wooded open space incorporated in this residential design?







# How do you feel about cul-de-sacs?

Strongly dislike

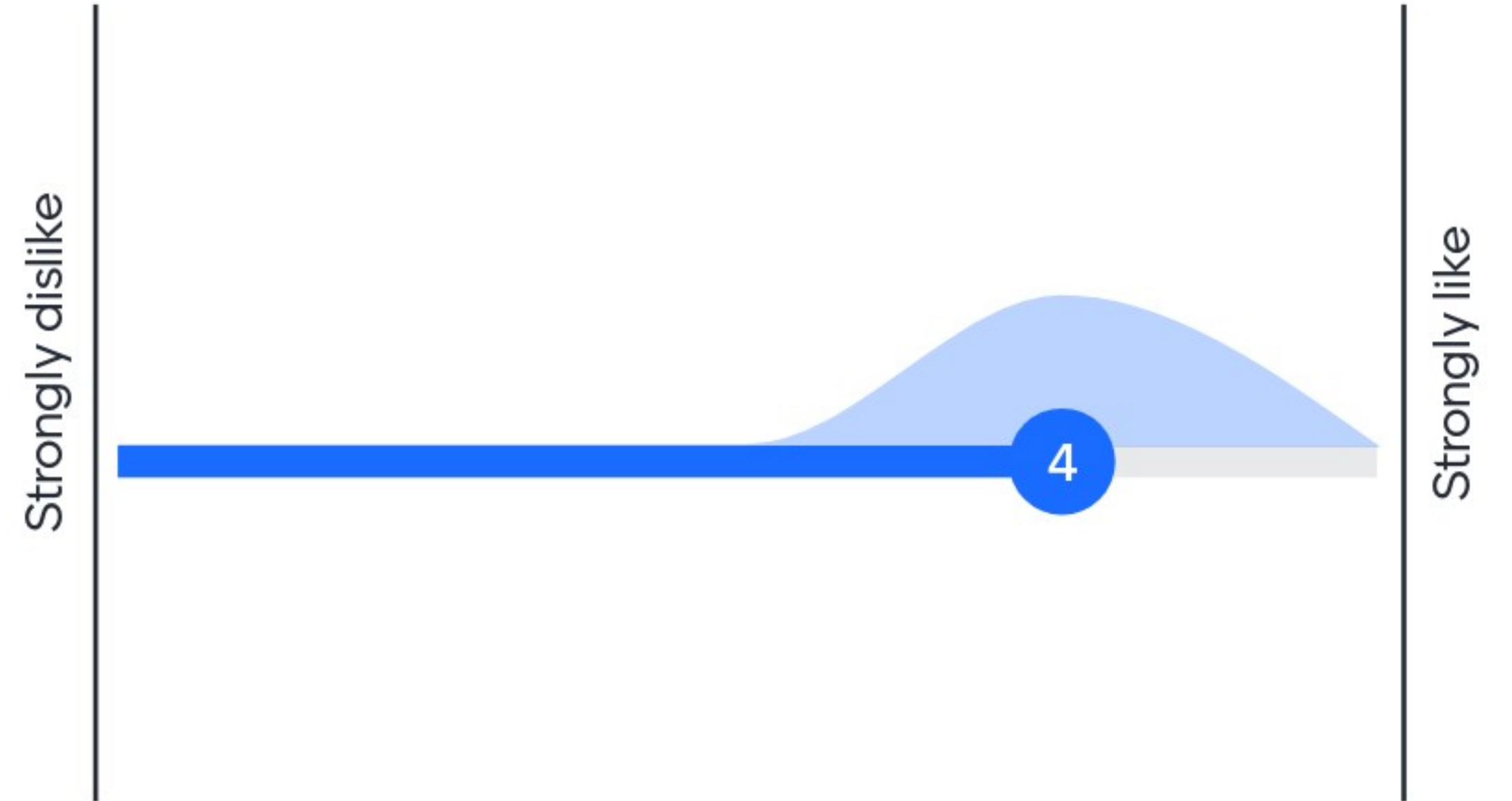
1

Strongly like





# How do you feel about connected/grid streets?

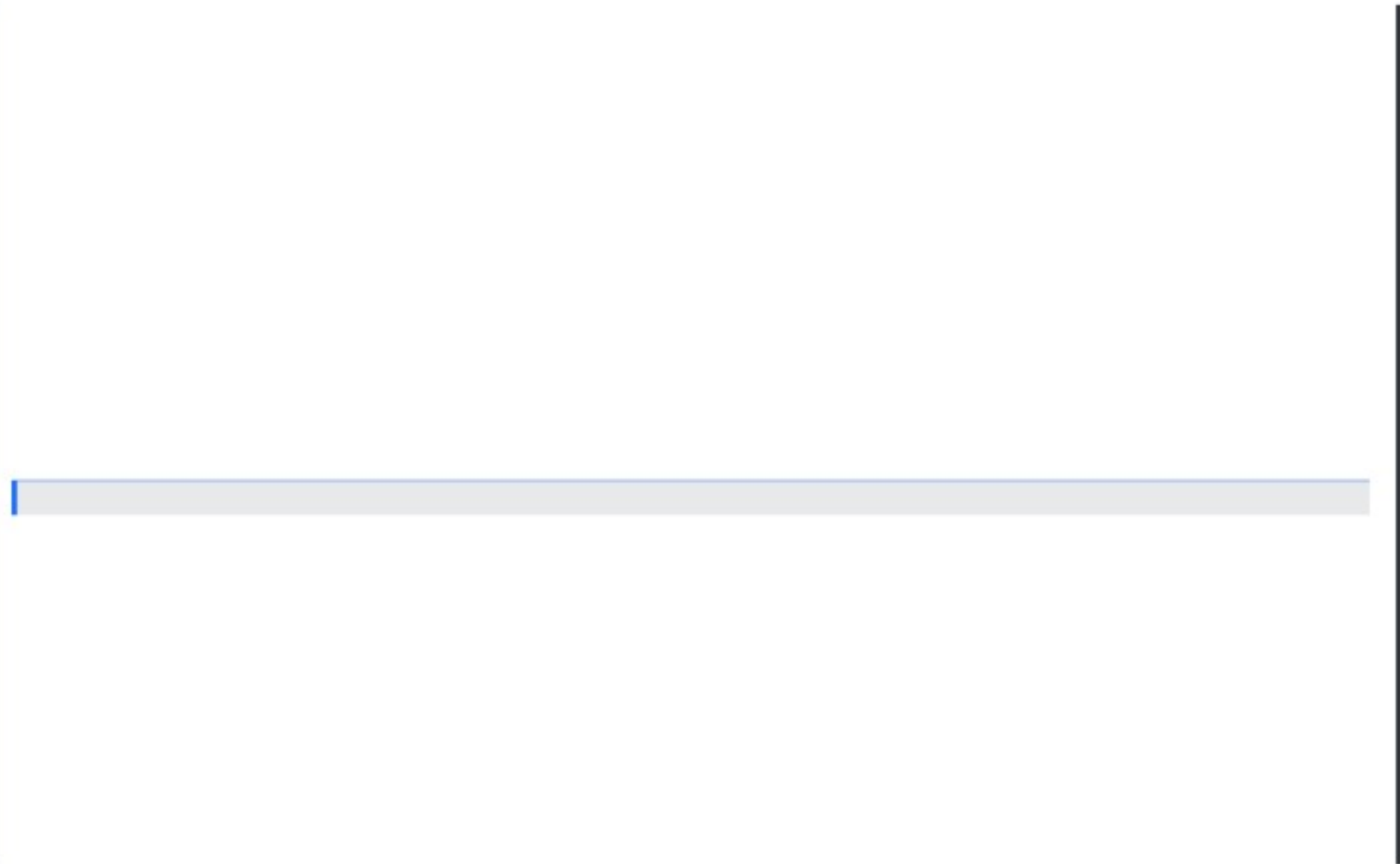






# How do you feel about having parks near residential areas?

Strongly dislike



Strongly like







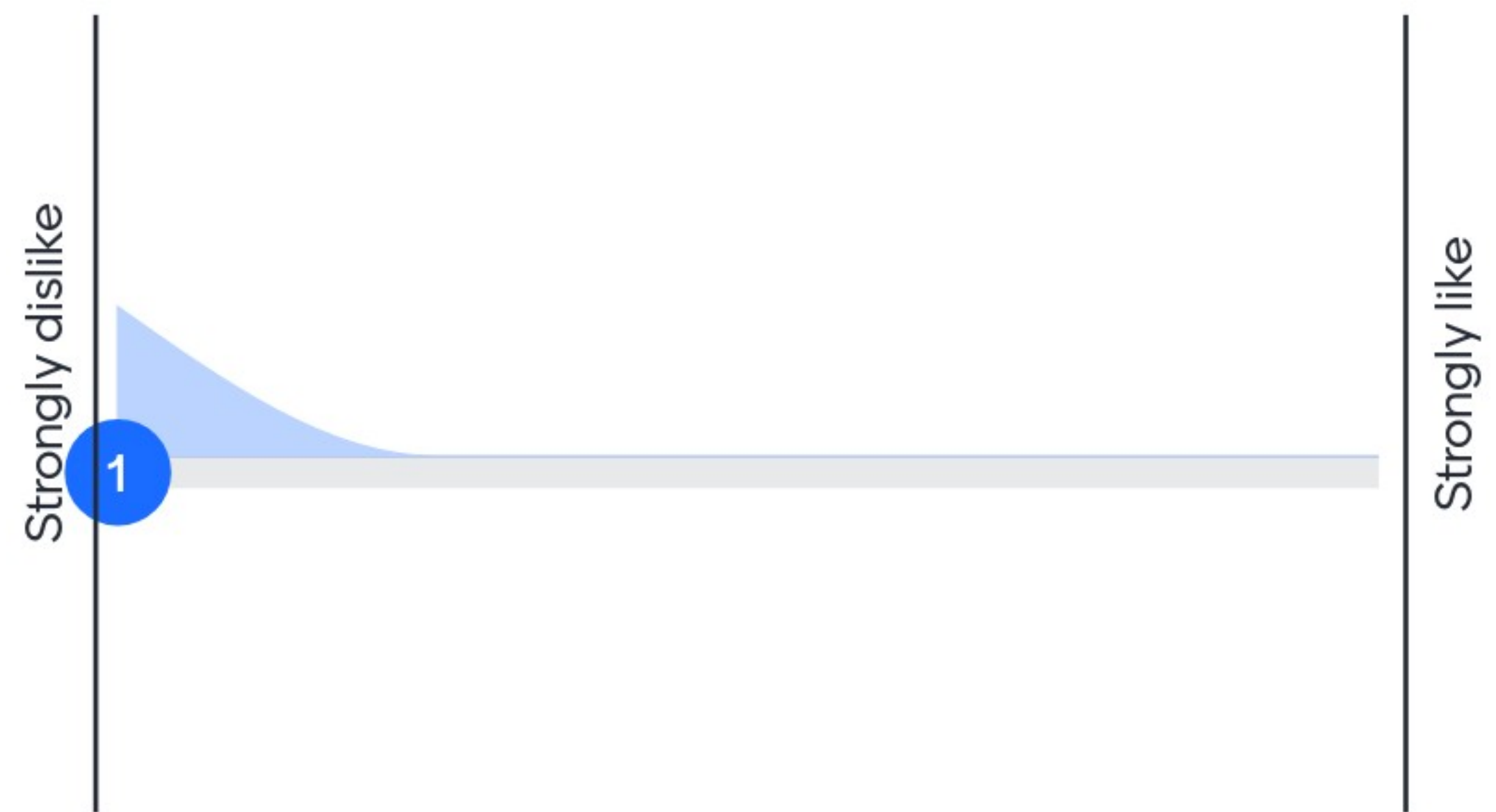
# How do you feel about large residential lots?







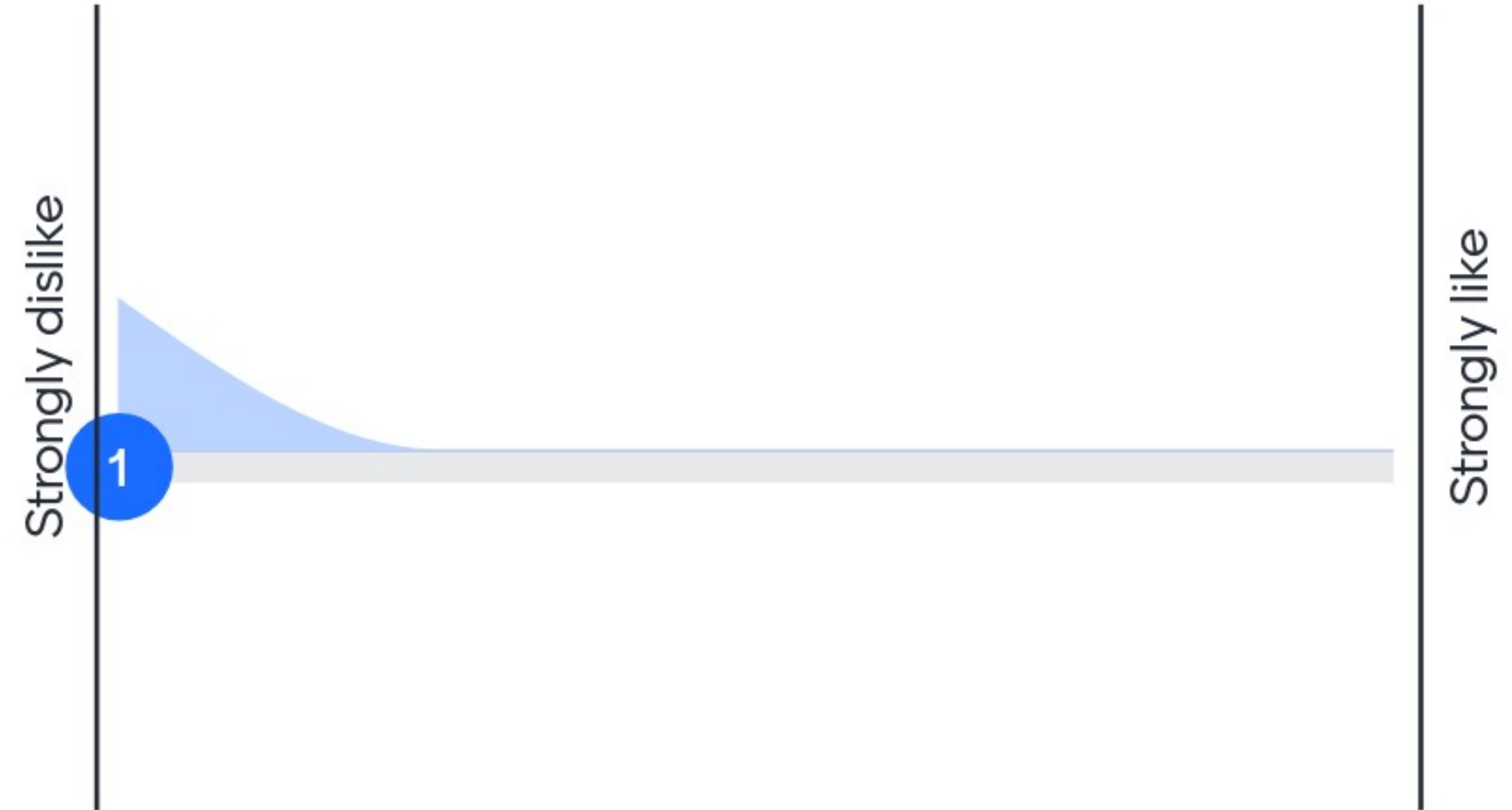
How do you feel about the distance between these houses?







How do you feel about the distance between these houses?







# How do you feel about the distance between these houses?

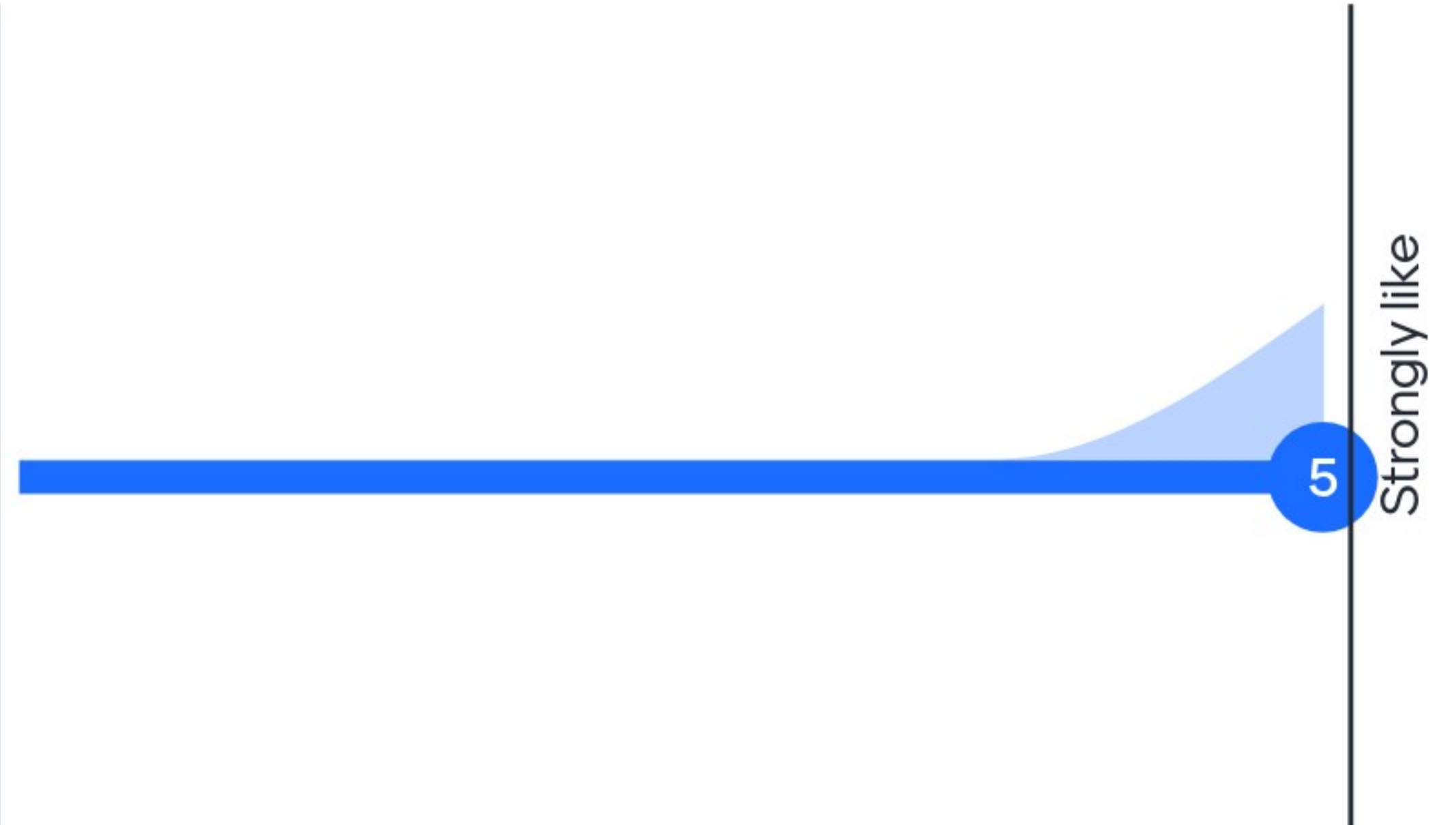






# Do you find this house design visually appealing?

Strongly dislike



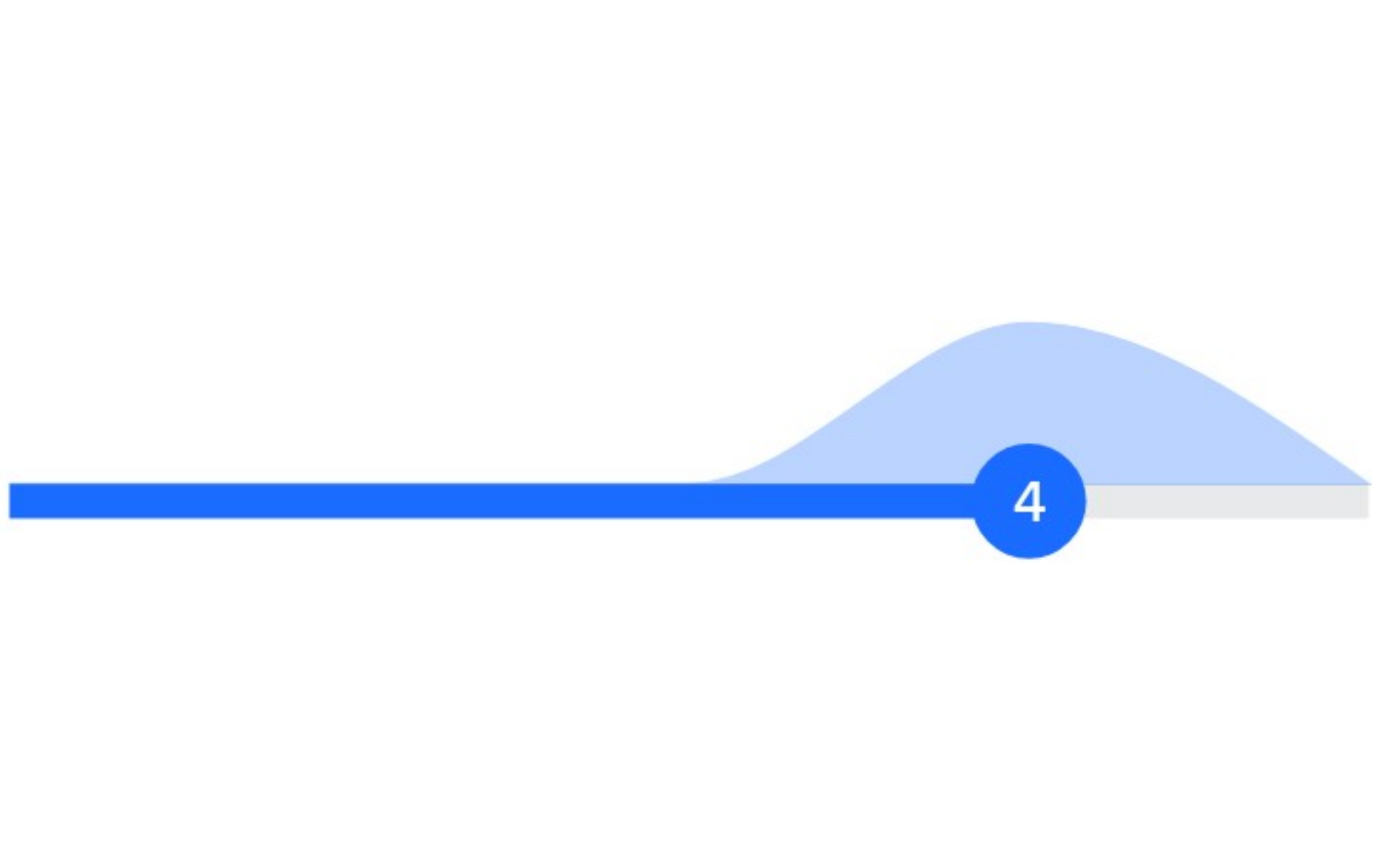
Strongly like





# Do you find this house design visually appealing?

Strongly dislike



Strongly like





# Do you find this house design visually appealing?

Strongly dislike

Strongly like

5

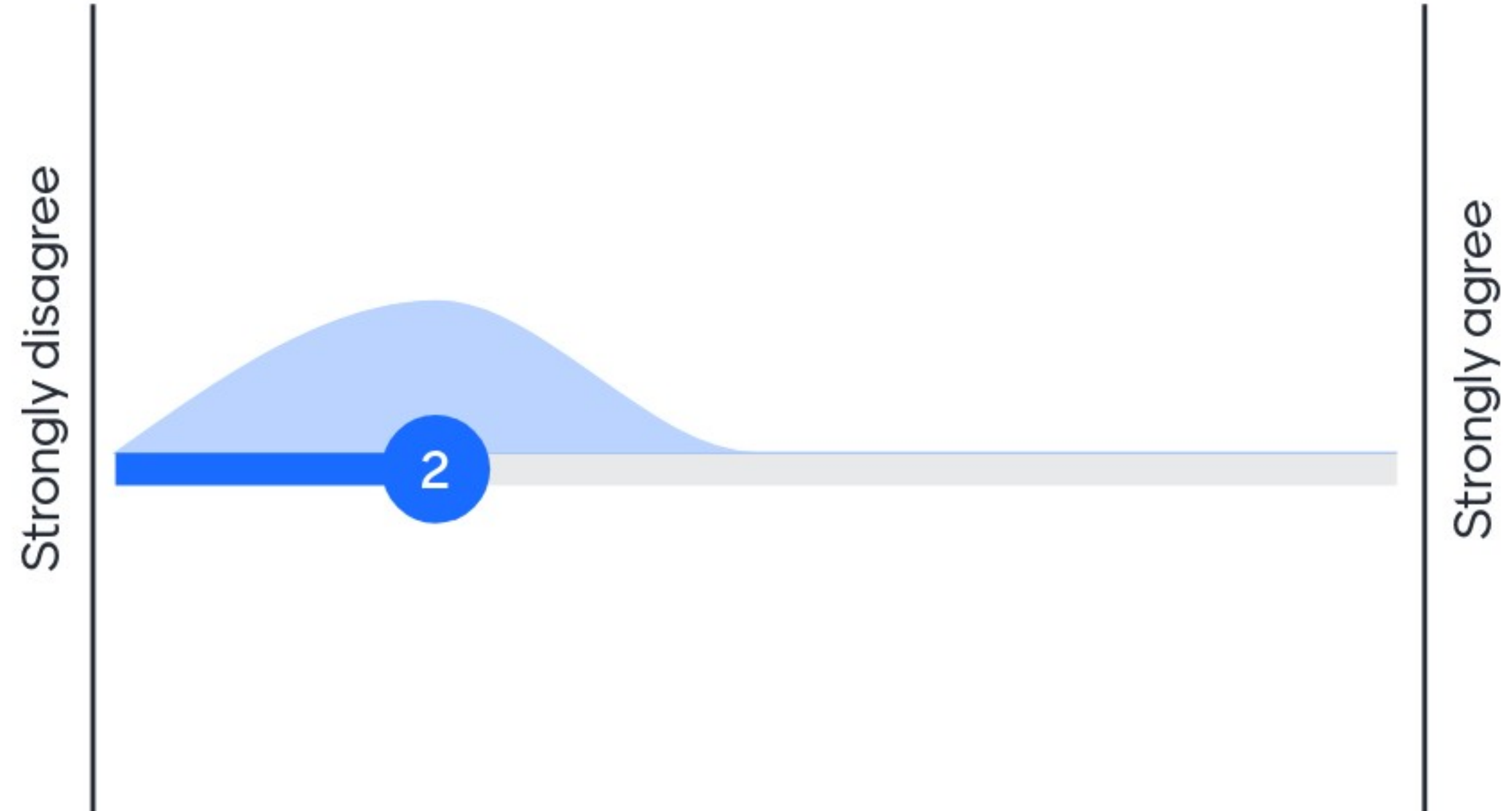
1







Do you find this house design visually appealing?







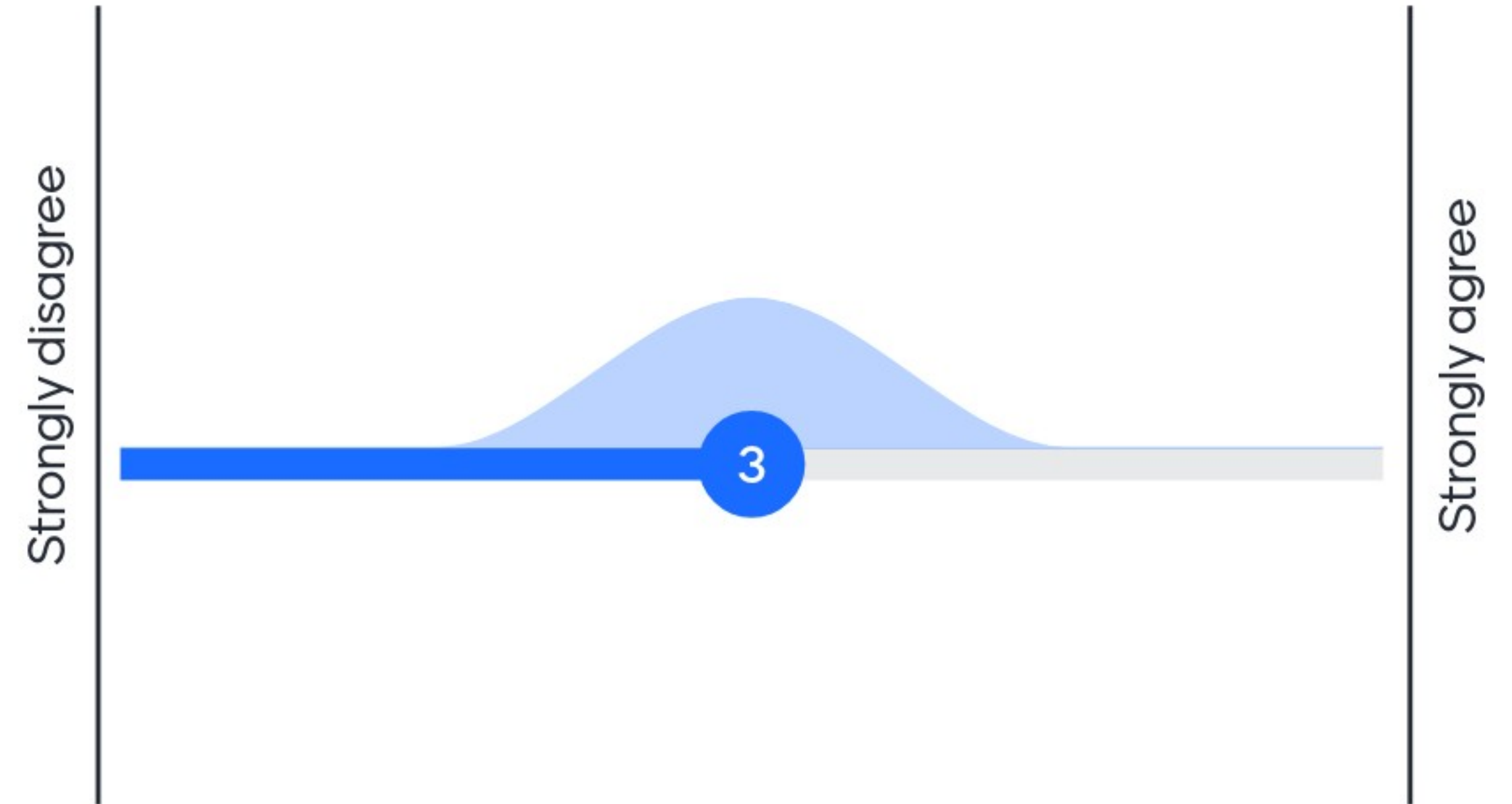
# Do you find this house design visually appealing?







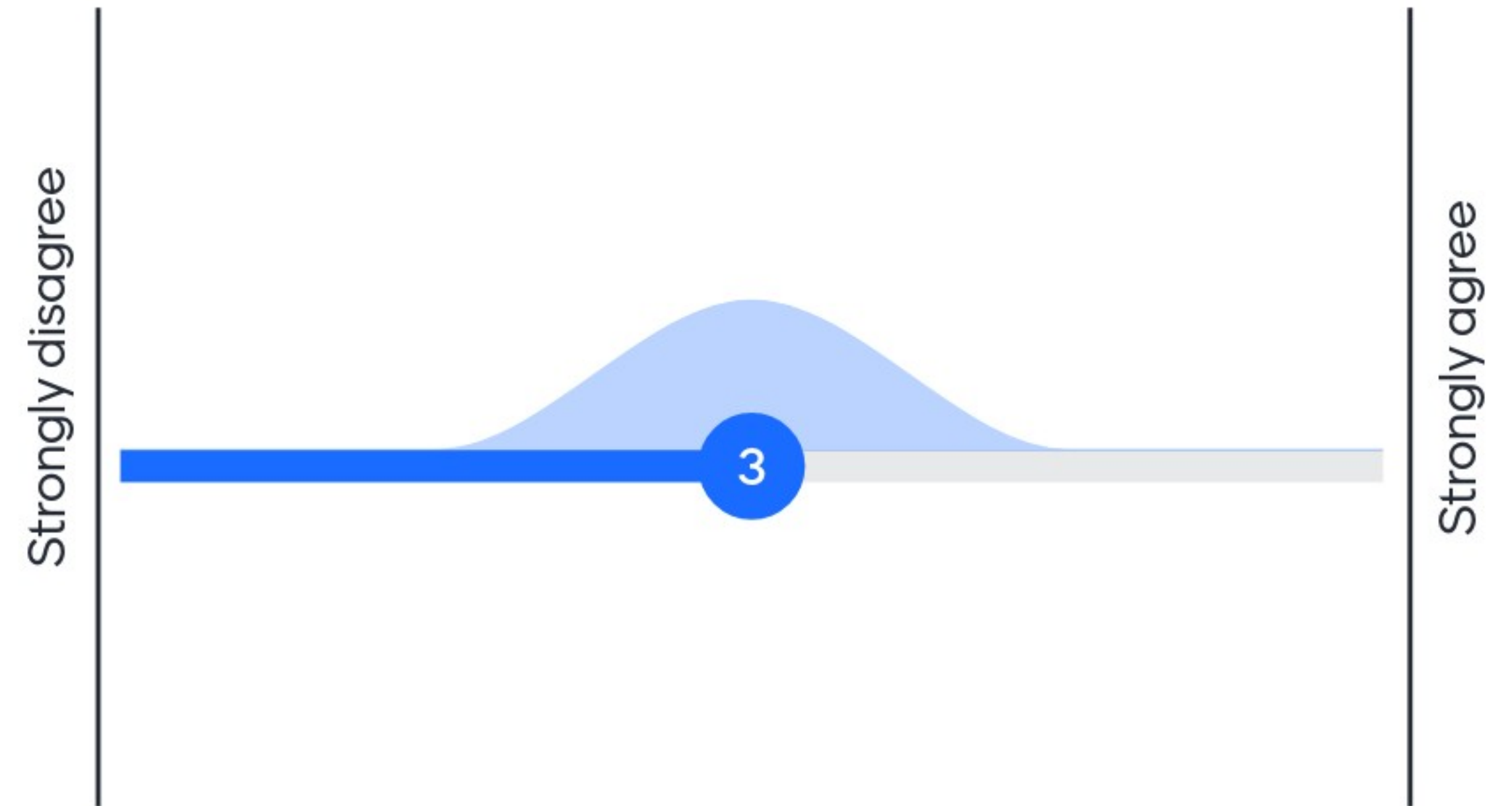
Front facing garage:  
Do you find this  
design visually  
appealing?







Side facing garage:  
Do you find this  
design visually  
appealing?

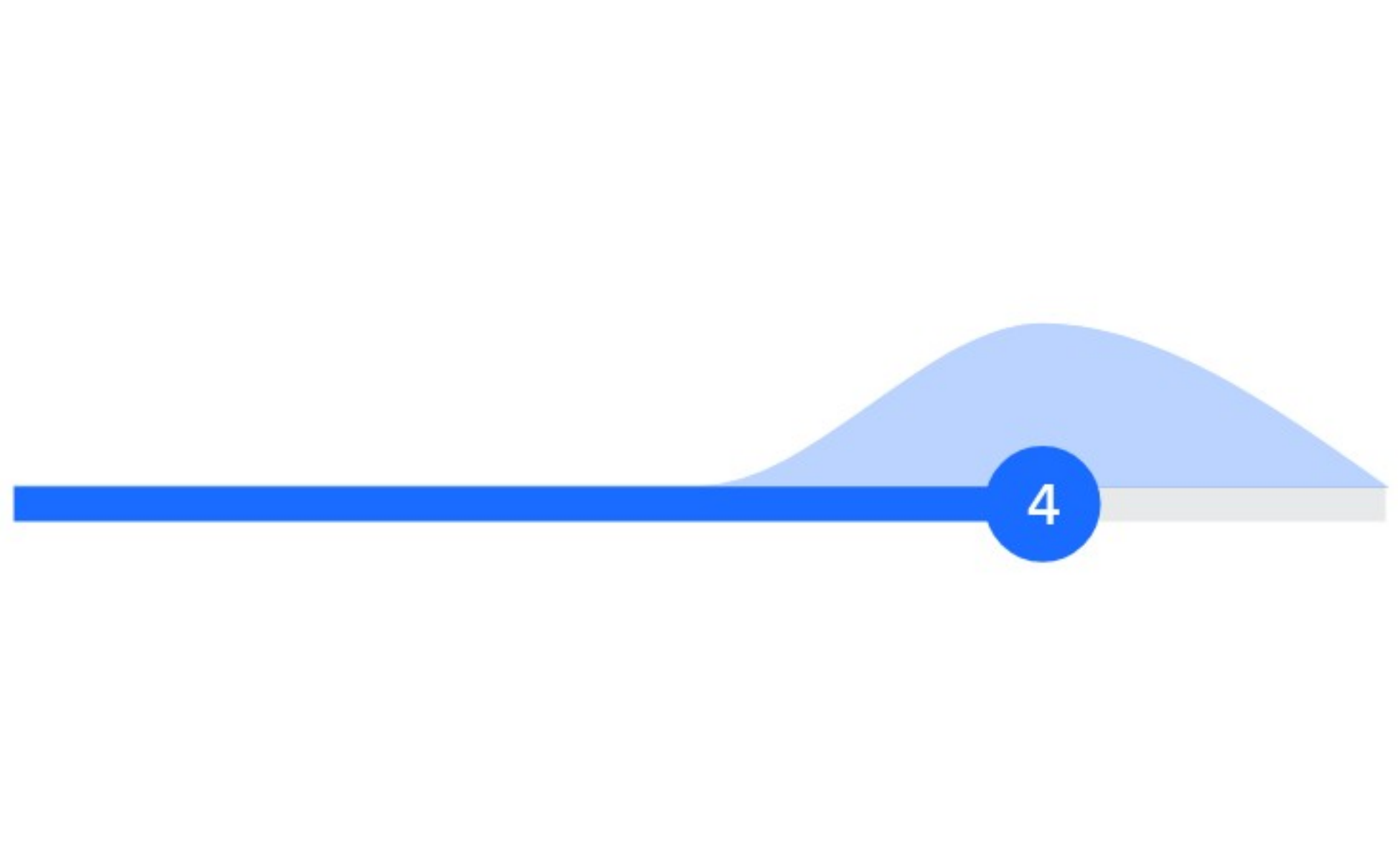






How do you feel about the design of this multi-family building?

Strongly dislike

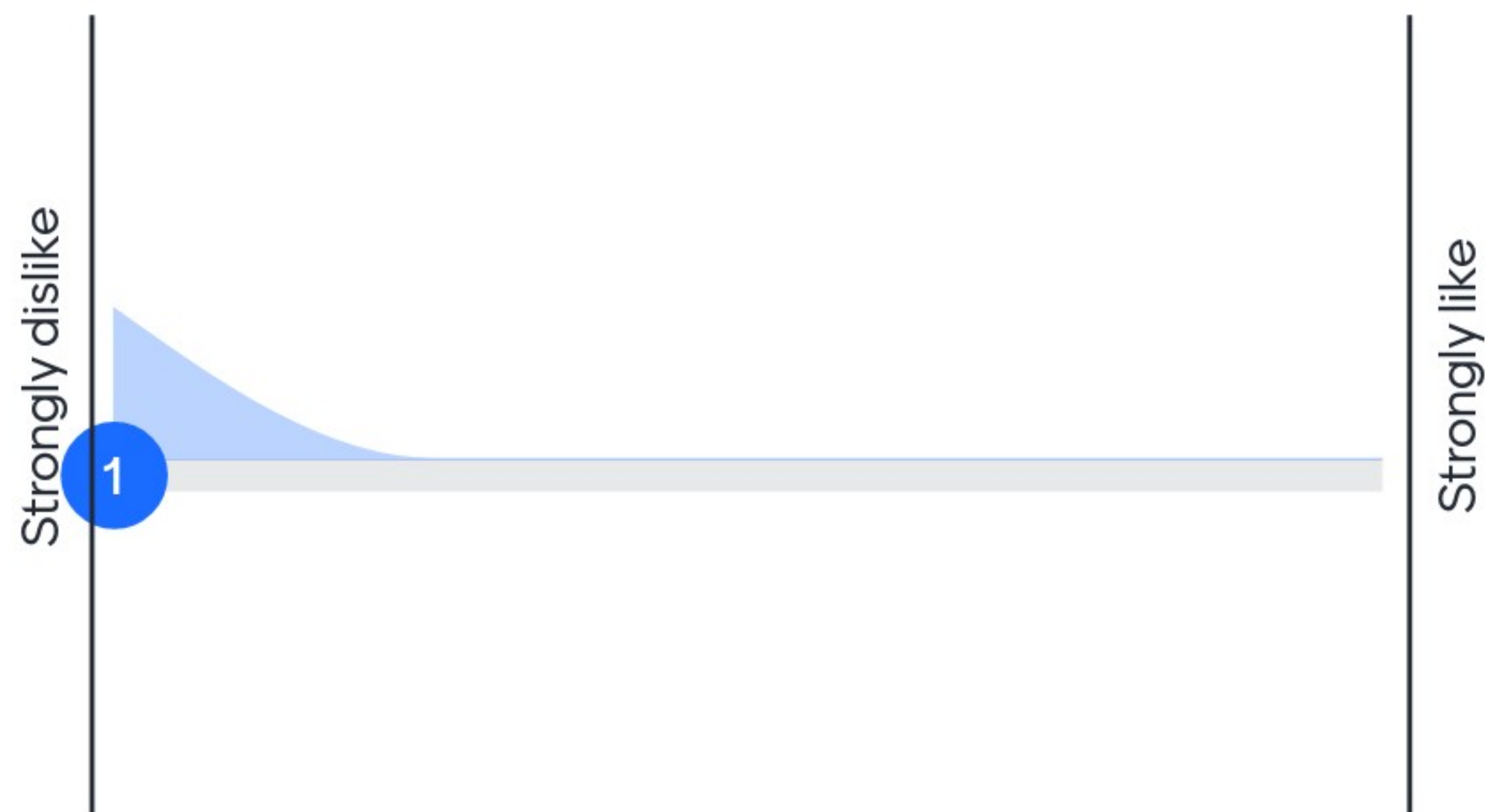


Strongly like





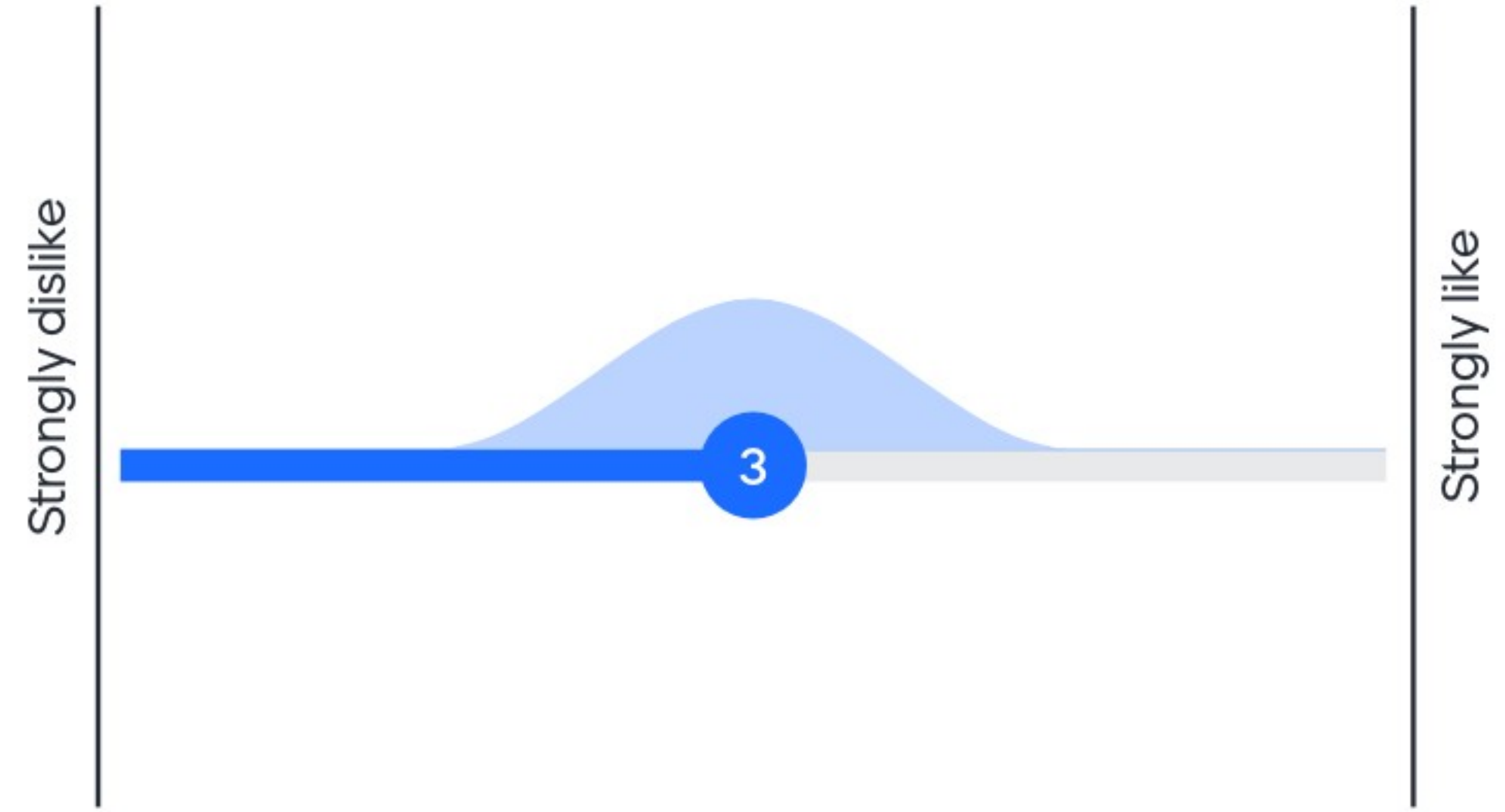
# How do you feel about the design of this multi-family building?





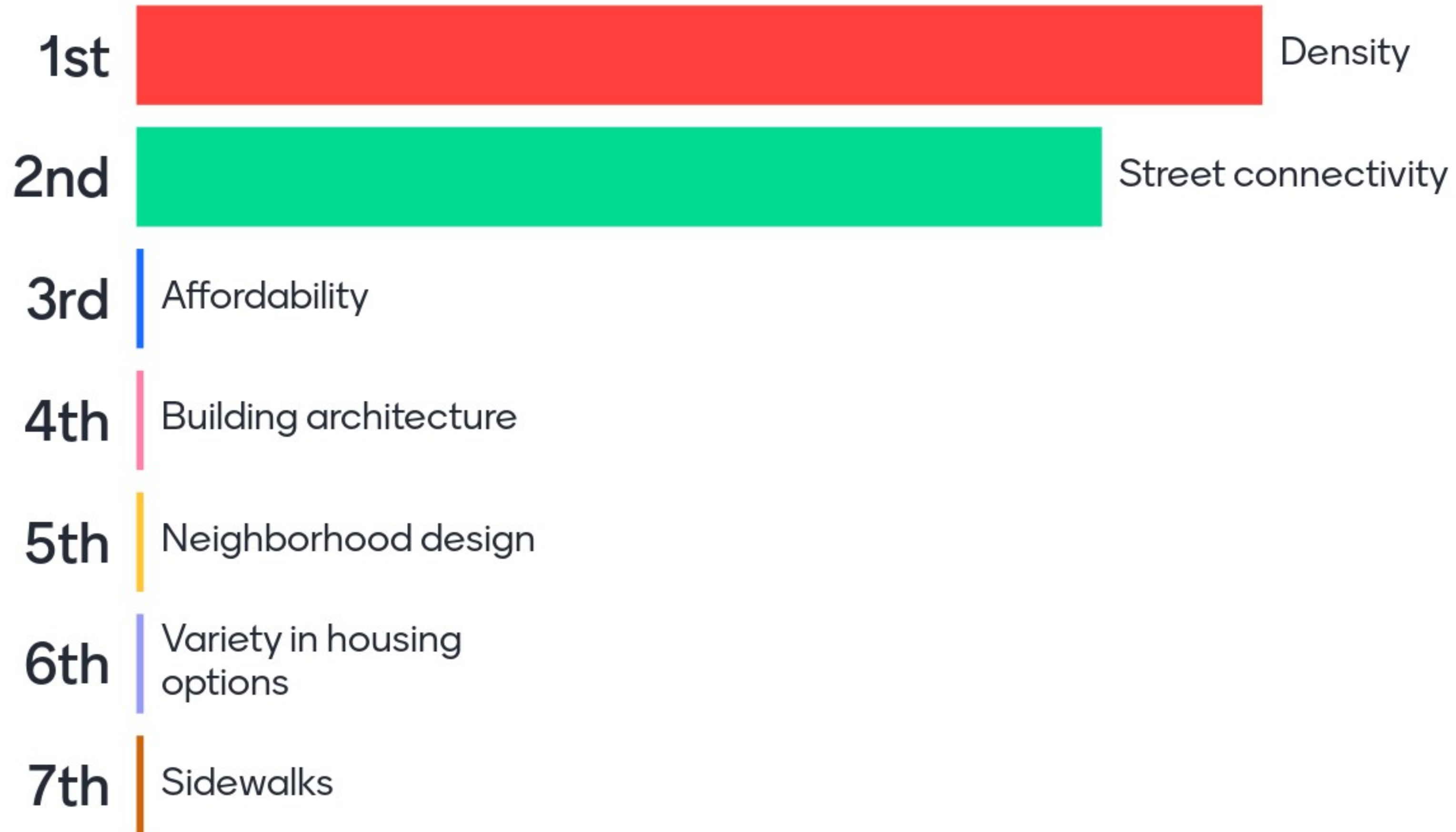


How do you feel about the outdoor space provided by this multi-family buidling?





# What are your priorities in residential housing?

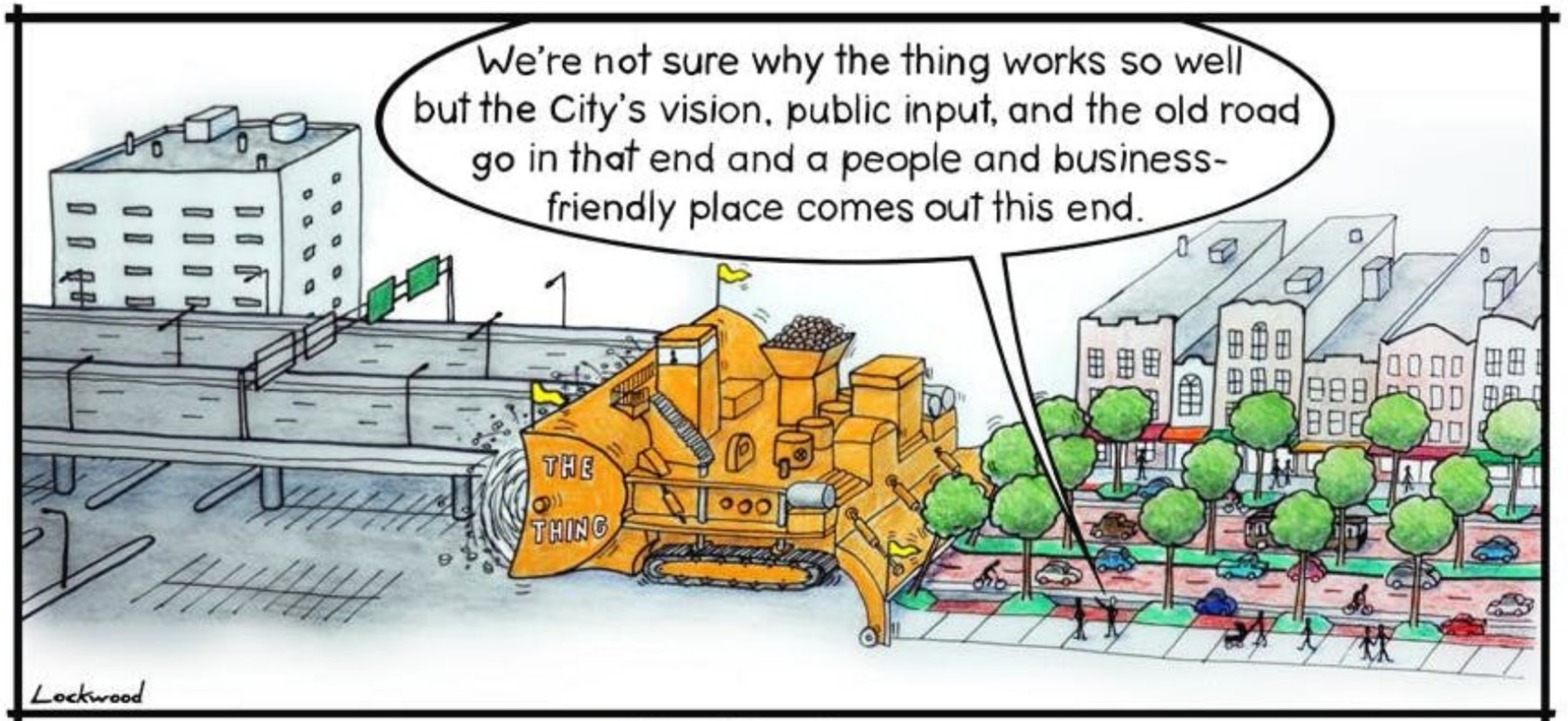




# What change would you like to see within residential neighborhoods in Robinson Township?

I like the distance between homes. The ample amount of parks. The limited location of commercial. I am not sure I would like to change anything.





The Thing Is ...





# Real-Time Prioritization of SWOT Analysis



# Strenghts

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4



# Weaknesses

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4





# Opportunities

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4



# Threats

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4



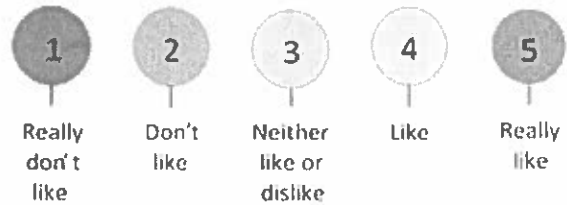


# How would you describe tonight?





**Robinson Township**  
Ottawa County, Michigan



## Robinson Township Master Plan

### Residential Neighborhoods Public Workshop - Mentimeter Survey

The meeting presenter will project slides onto the wall using Mentimeter, an online polling tool. If you do not have a smart phone or tablet, please use this worksheet to record your answers. The presenter will show a question or image on the wall – please note your response below, using the rating system shown at the top of this page (scale of 1-5) for Survey 2. Please return your worksheet to the presenter and your responses will be incorporated into the survey results after the meeting.

#### Survey 1 – Introduction

Welcome! How are you feeling this evening?

Excited      Happy      In need of coffee      Hungry!

Have you participated in a public workshop before? ..... Yes No

Do you know what the purpose of a Zoning Ordinance is? ..... Yes No Somewhat

Do you know what the functions of a Master Plan are? ..... Yes No Somewhat

Do you know how a zoning ordinance and master plan work together? ..... Yes No Somewhat

Who remembers my name?

Sara      Greg      Hillary      Julie      Brian

How many parcels are located in residential districts in Robinson Township?

508      3,794      6,032      2,918

How many acres are there in residential districts in Robinson Township?

6,328      14,544      20,479      11,814

What two phrases describe your ideal neighborhood?

- 1) single family
- 2) large plots





# Robinson Township Ottawa County, Michigan

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Really don't like	Don't like	Neither like or dislike	Like	Really like

What is the ideal acreage of a residential lot?

0 – 1 acre

1.1 – 5 acres

5.1 + acres

## Survey 2 – Visual Preference Survey

Slide 1 – Do you prefer the residential design on the right or the left?	Left	Right
Slide 2 – Pathways in residential neighborhoods	1 2 3 4 5	3 4 5
Slide 3 – Do you prefer the residential design on the right or the left?	Left	Right
Slide 4 – Green open space in residential neighborhoods	1 2 3 4 5	4 5
Slide 5 – Wooded open space in residential neighborhoods	1 2 3 4 5	5
Slide 6 – Cul-de-sacs	1 2 3 4 5	3 4 5
Slide 7 – Connected/grid streets	1 2 3 4 5	1 2 3 4 5
Slide 8 – Parks near residential developments	1 2 3 4 5	1 2 3 4 5
Slide 9 – Large residential lots	1 2 3 4 5	4 5
Slide 10 – Short distances between houses	1 2 3 4 5	1 2 3 4 5
Slide 11 – Medium distances between houses	1 2 3 4 5	2 3 4 5
Slide 12 – Large distances between houses	1 2 3 4 5	4 5
Slide 13 – Wooden houses	1 2 3 4 5	4 5
Slide 14 – Masonry houses	1 2 3 4 5	4 5
Slide 15 – Vinyl houses	1 2 3 4 5	5
Slide 16 – Metal houses	1 2 3 4 5	1 2 3 4 5
Slide 17 – Modern houses	1 2 3 4 5	1 2 3 4 5
Slide 18 – Front facing garages	1 2 3 4 5	2 3 4 5
Slide 19 – Side facing garages	1 2 3 4 5	4 5
Slide 20 – Vinyl townhouses	1 2 3 4 5	4 5
Slide 21 – Vinyl apartments	1 2 3 4 5	1 2 3 4 5
Slide 22 – Townhouses with backyards	1 2 3 4 5	4 5

What are your priorities in residential housing? Please draw a line connecting the options to their ranking of importance.

1 <sup>st</sup>	Affordability
2 <sup>nd</sup>	Street connectivity
3 <sup>rd</sup>	Building architecture
4 <sup>th</sup>	Neighborhood design
5 <sup>th</sup>	Density
6 <sup>th</sup>	Sidewalks
7 <sup>th</sup>	Variety in housing options



**Robinson Township**  
Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

What change would you like to see within residential neighborhoods in Robinson Township?

*No modular housing  
clean up yards, & 1 accessory building only.*

**Survey 3 – Prioritization of SWOT Analysis**

**Strengths**

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**Weaknesses**

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**Opportunities**

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**Threats**

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# Robinson Township

Ottawa County, Michigan

1

Really  
don't  
like

2

Don't  
like

3

Neither  
like or  
dislike

4

Like

5

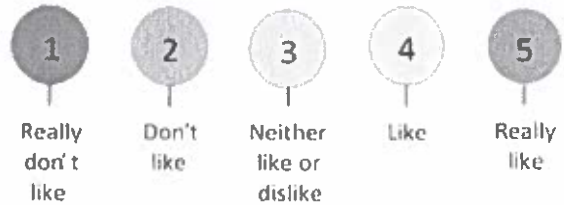
Really  
like

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**Robinson Township**  
Ottawa County, Michigan



## Robinson Township Master Plan

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#### Survey 1 – Introduction

Welcome! How are you feeling this evening?

Excited      Happy      In need of coffee      Hungry!

Have you participated in a public workshop before? .....Yes      No

Do you know what the purpose of a Zoning Ordinance is? .....Yes      No      Somewhat

Do you know what the functions of a Master Plan are? .....Yes      No      Somewhat

Do you know how a zoning ordinance and master plan work together? .....Yes      No      Somewhat

Who remembers my name?

Sara      Greg      Hillary      Julie      Brian

How many parcels are located in residential districts in Robinson Township?

508      3,794      6,032      2,918

How many acres are there in residential districts in Robinson Township?

6,328      14,544      20,479      11,814

What two phrases describe your ideal neighborhood?

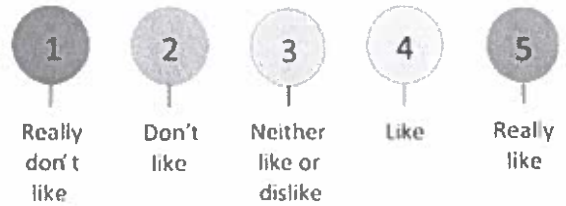
1) Trees

2) Space





# Robinson Township Ottawa County, Michigan



What is the ideal acreage of a residential lot?

0 – 1 acre

1.1 – 5 acres

5.1 + acres

## Survey 2 – Visual Preference Survey

Slide 1 – Do you prefer the residential design on the right or the left?	Left				Right
Slide 2 – Pathways in residential neighborhoods	1	2	3	4	5
Slide 3 – Do you prefer the residential design on the right or the left?	Left				Right
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Slide 10 – Short distances between houses	1	2	3	4	5
Slide 11 – Medium distances between houses	1	2	3	4	5
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Slide 14 – Masonry houses	1	2	3	4	5
Slide 15 – Vinyl houses	1	2	3	4	5
Slide 16 – Metal houses	1	2	3	4	5
Slide 17 – Modern houses	1	2	3	4	5
Slide 18 – Front facing garages	1	2	3	4	5
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Slide 20 – Vinyl townhouses	1	2	3	4	5
Slide 21 – Vinyl apartments	1	2	3	4	5
Slide 22 – Townhouses with backyards	1	2	3	4	5

What are your priorities in residential housing? Please draw a line connecting the options to their ranking of importance.





**Robinson Township**  
Ottawa County, Michigan

1

Really  
don't  
like

2

Don't  
like

3

Neither  
like or  
dislike

4

Like

5

Really  
like

What change would you like to see within residential neighborhoods in Robinson Township?

*Clean yards, minimal storage of trailers, boats etc  
outside. HAVE A CLEAN ORGANIZED FWA?*

**Survey 3 – Prioritization of SWOT Analysis**

**Strengths**

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**Weaknesses**

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**Opportunities**

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**Threats**

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## Robinson Township

Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

---

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# Robinson Township

Ottawa County, Michigan



## Robinson Township Master Plan

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Do you know what the functions of a Master Plan are? ..... Yes No Somewhat

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Who remembers my name?

Sara Greg Hillary Julie Brian

How many parcels are located in residential districts in Robinson Township?

508 3,794 6,032 2,918 correct

How many acres are there in residential districts in Robinson Township?

6,328 14,544 correct 20,479 11,814

What two phrases describe your ideal neighborhood?

1) Friendly (not a zoning term!)

2) green





# Robinson Township

Ottawa County, Michigan

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Really don't like	Don't like	Neither like or dislike	Like	Really like

What is the ideal acreage of a residential lot?

0 – 1 acre

1.1 – 5 acres

5.1 + acres

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Slide 22 – Townhouses with backyards	1	2	3	4	5	

What are your priorities in residential housing? Please draw a line connecting the options to their ranking of importance.

*Subject to change!!!*

1 <sup>st</sup>	Affordability
2 <sup>nd</sup>	Street connectivity
3 <sup>rd</sup>	Building architecture
4 <sup>th</sup>	Neighborhood design
5 <sup>th</sup>	Density
6 <sup>th</sup>	Sidewalks
7 <sup>th</sup>	Variety in housing options



**Robinson Township**  
Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

What change would you like to see within residential neighborhoods in Robinson Township?

*can't think right now*

**Survey 3 – Prioritization of SWOT Analysis**

**Strengths**

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**Weaknesses**

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**Opportunities**

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**Threats**

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## Robinson Township

Ottawa County, Michigan

1

Really  
don't  
like

2

Don't  
like

3

Neither  
like or  
dislike

4

Like

5

Really  
like

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# Welcome to the Commercial Overlay District Area Workshop!

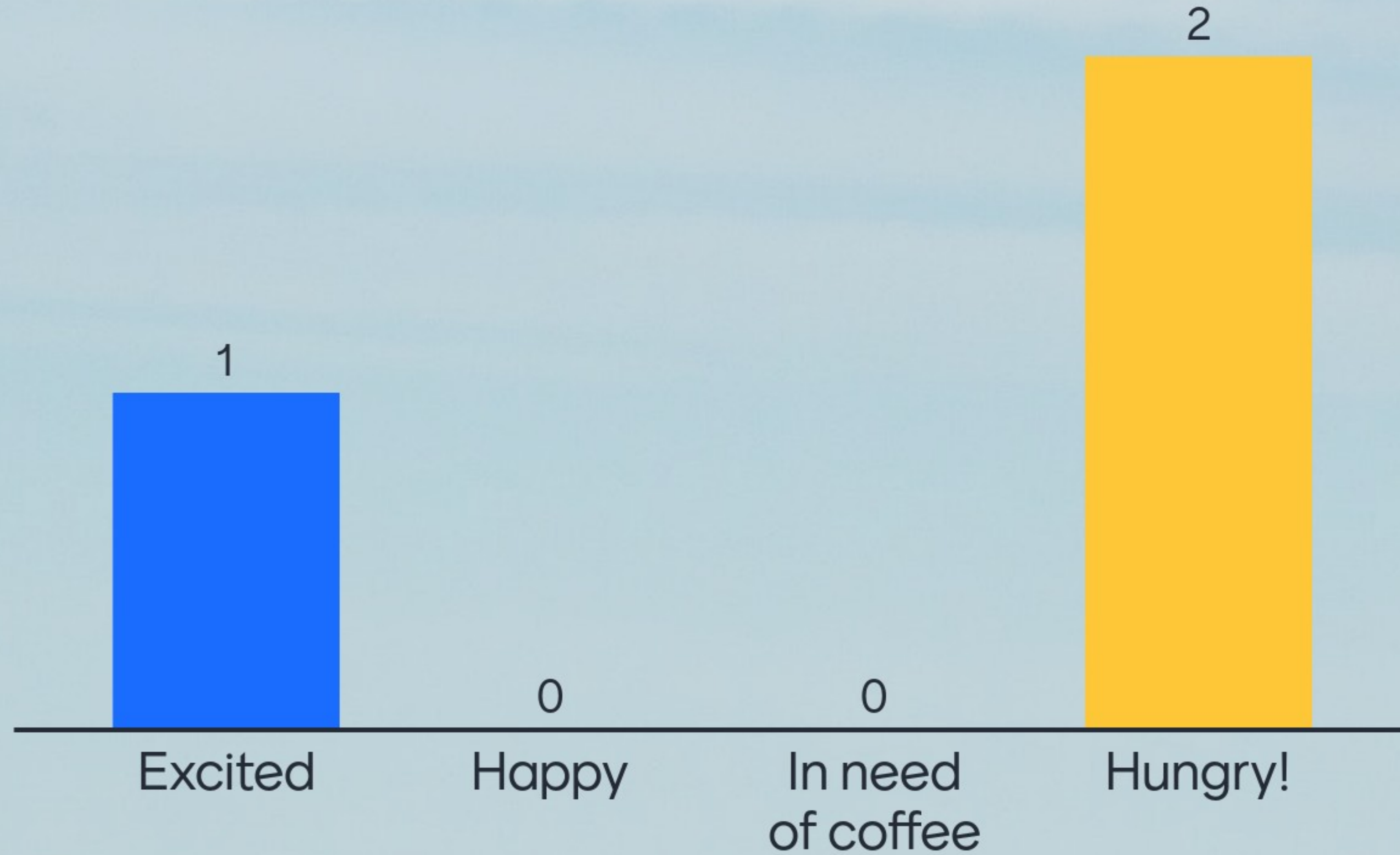
WIFI: Robinson Gym  
Password: Robinson1960



“  
Balance is not something you find, it's  
something you create.

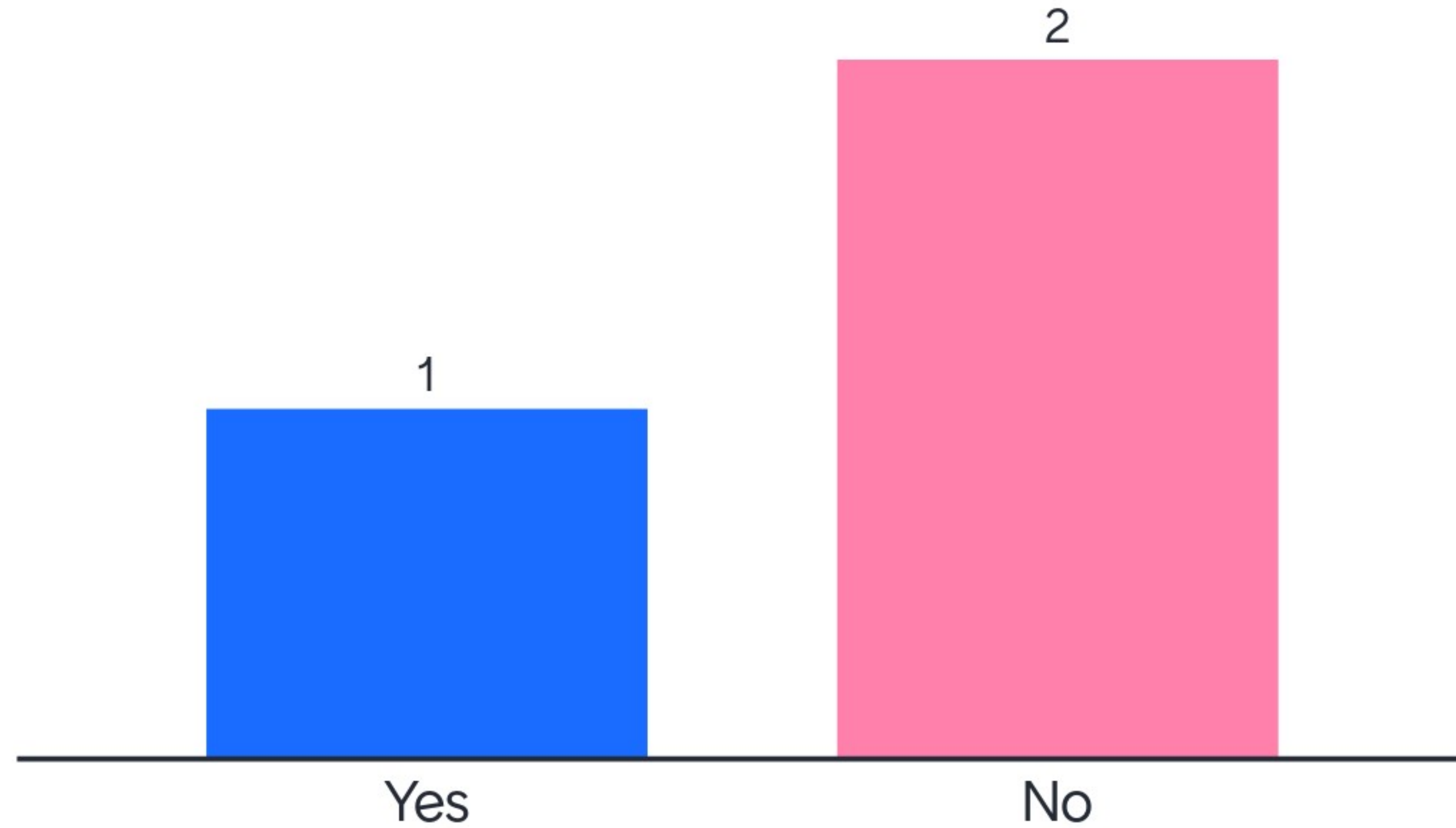
– Jana Kingsford

# How are you feeling this evening?

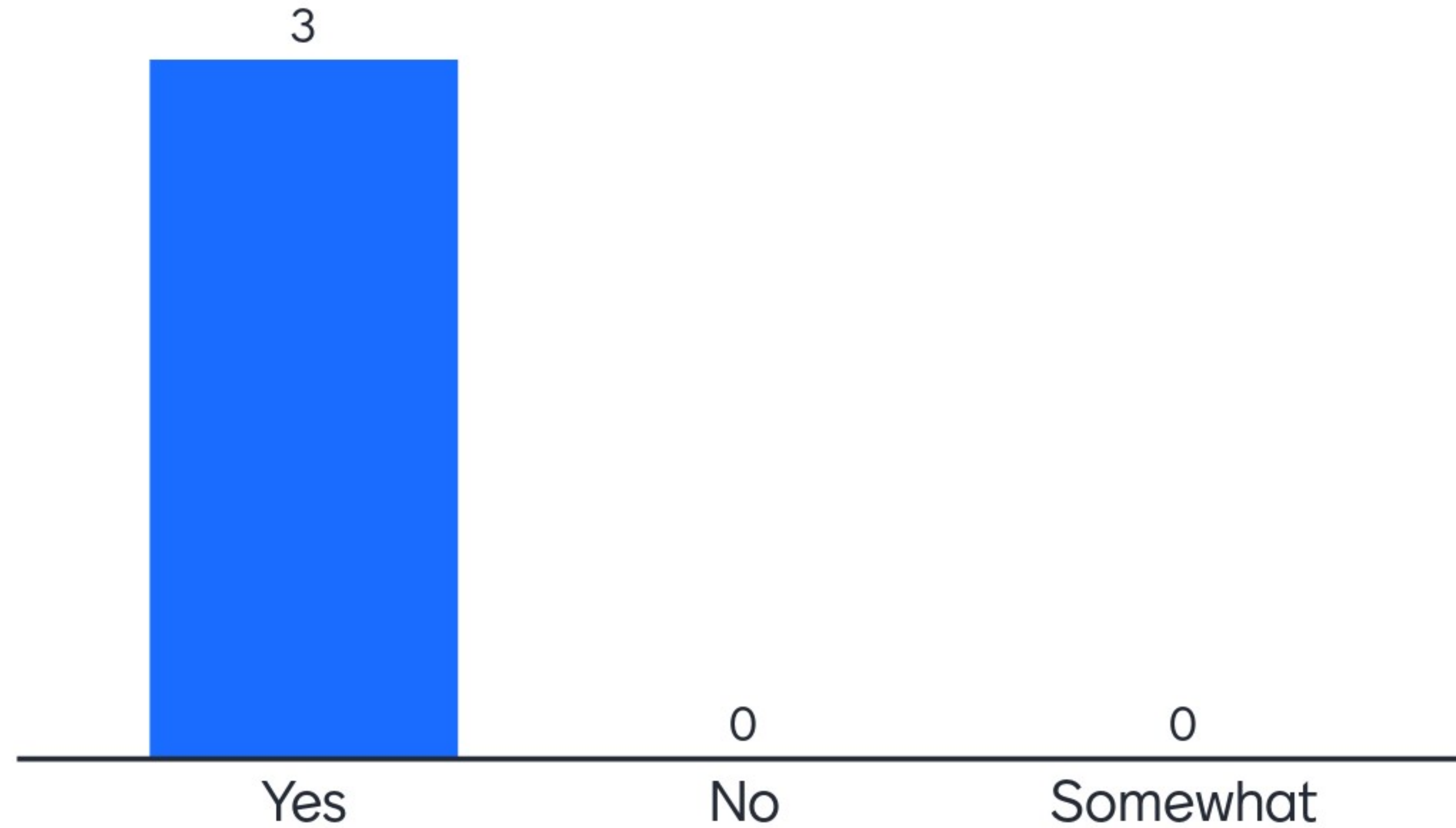




# Have you participated in a public workshop before?

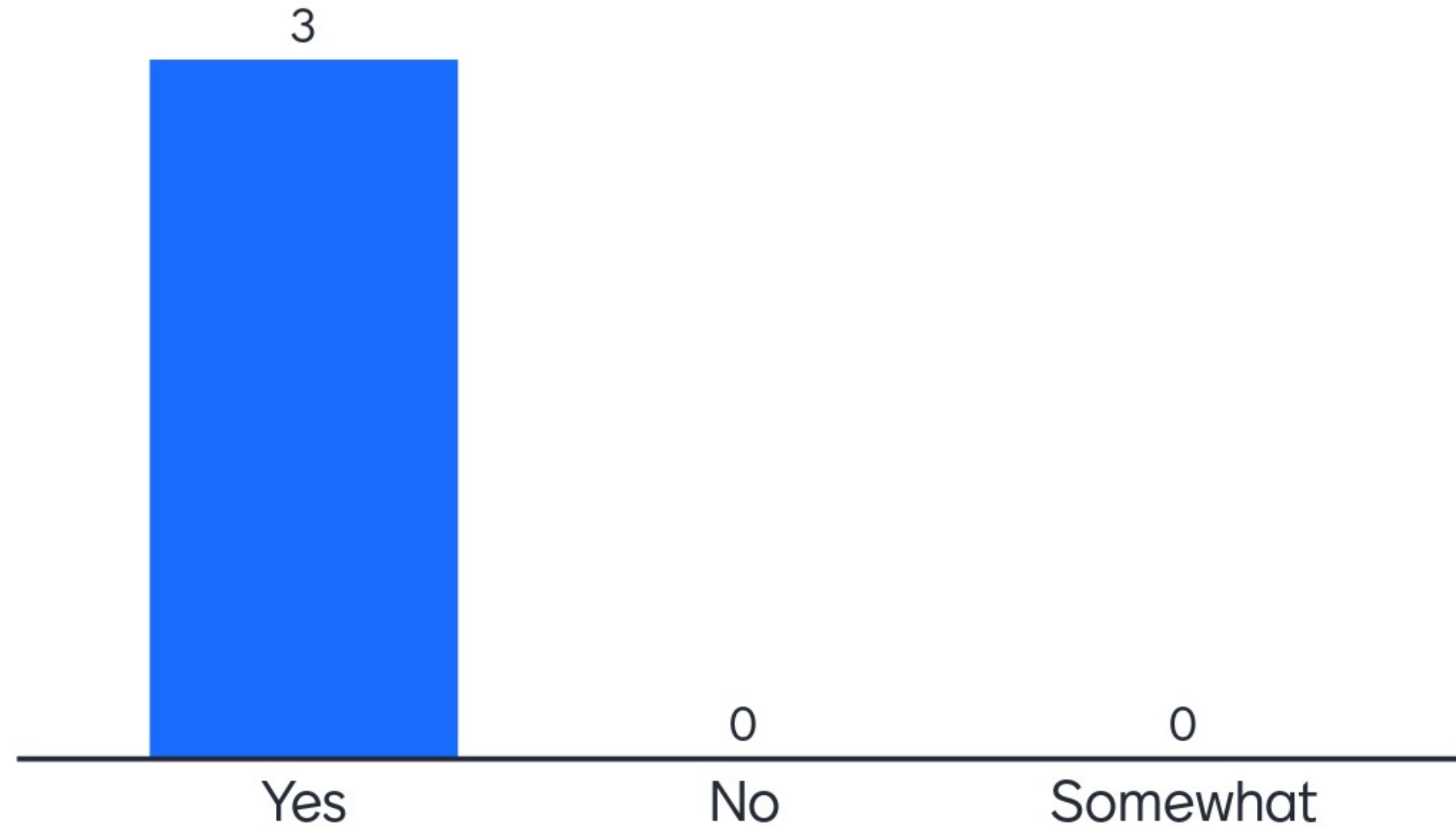


# Do you know what the purpose of a Zoning Ordinance is?

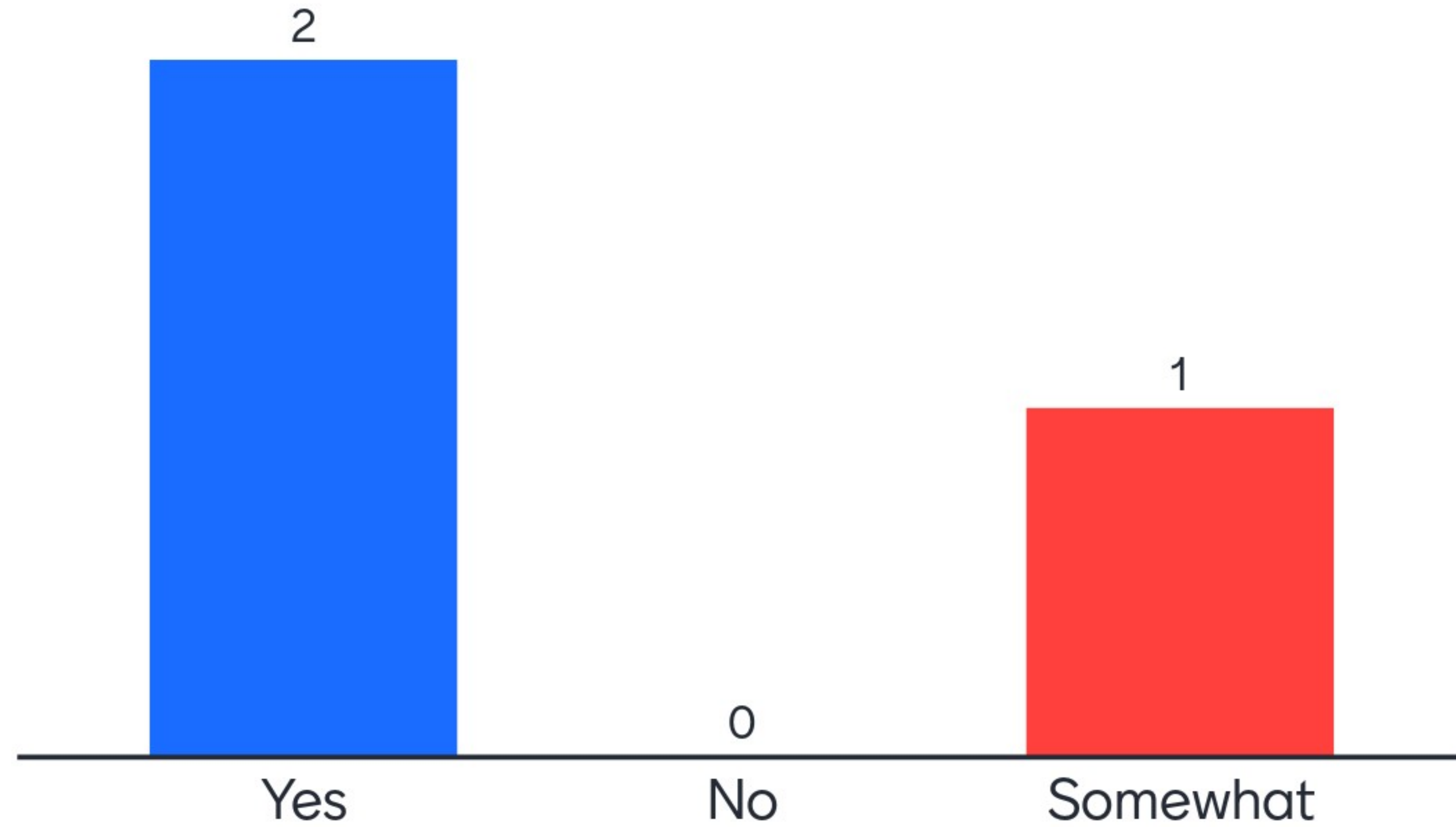




# Do you know what the functions of a Master Plan are?

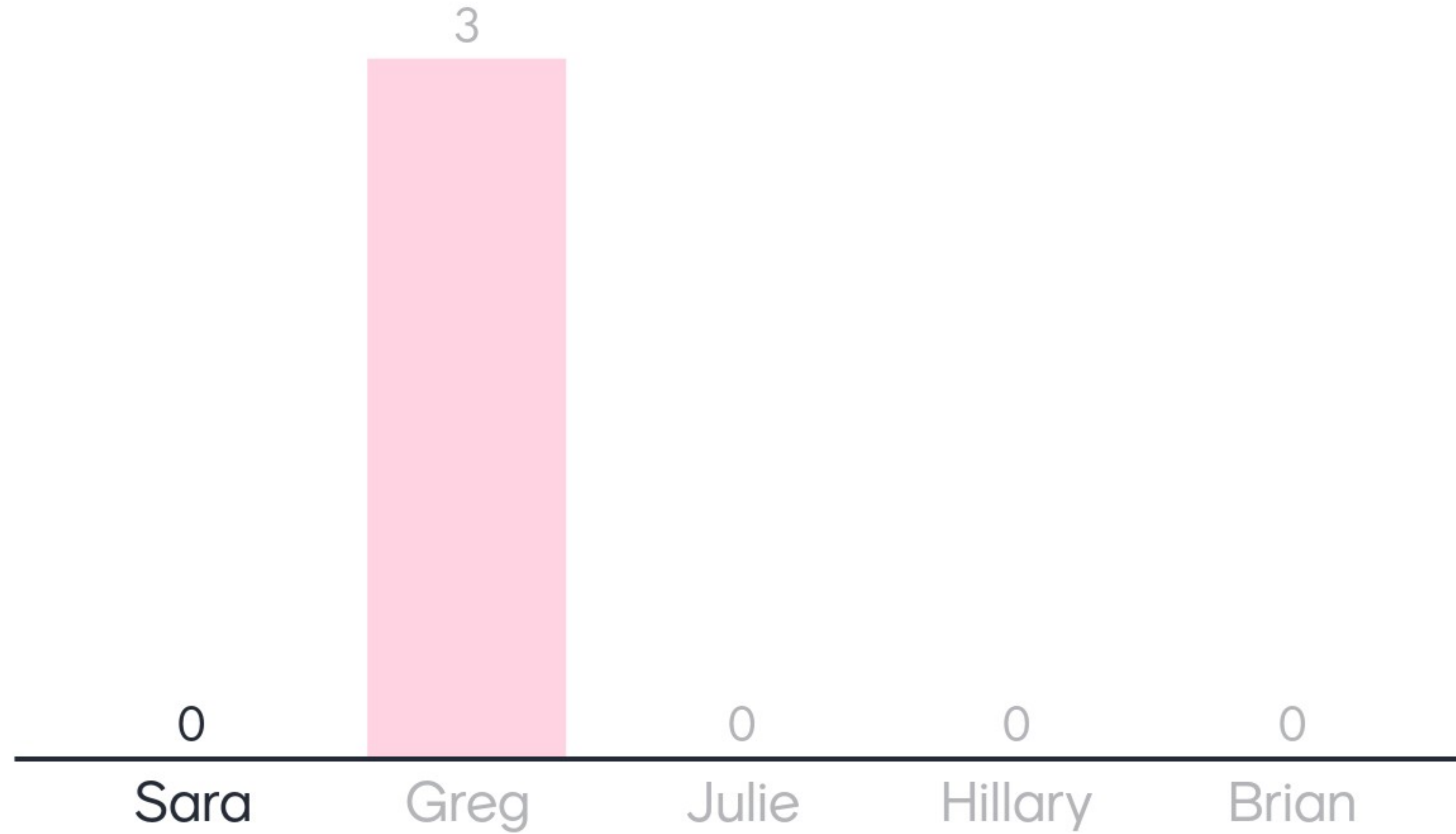


# Do you know how a Zoning Ordinance and a Master Plan work together?





# Who remembers my name?



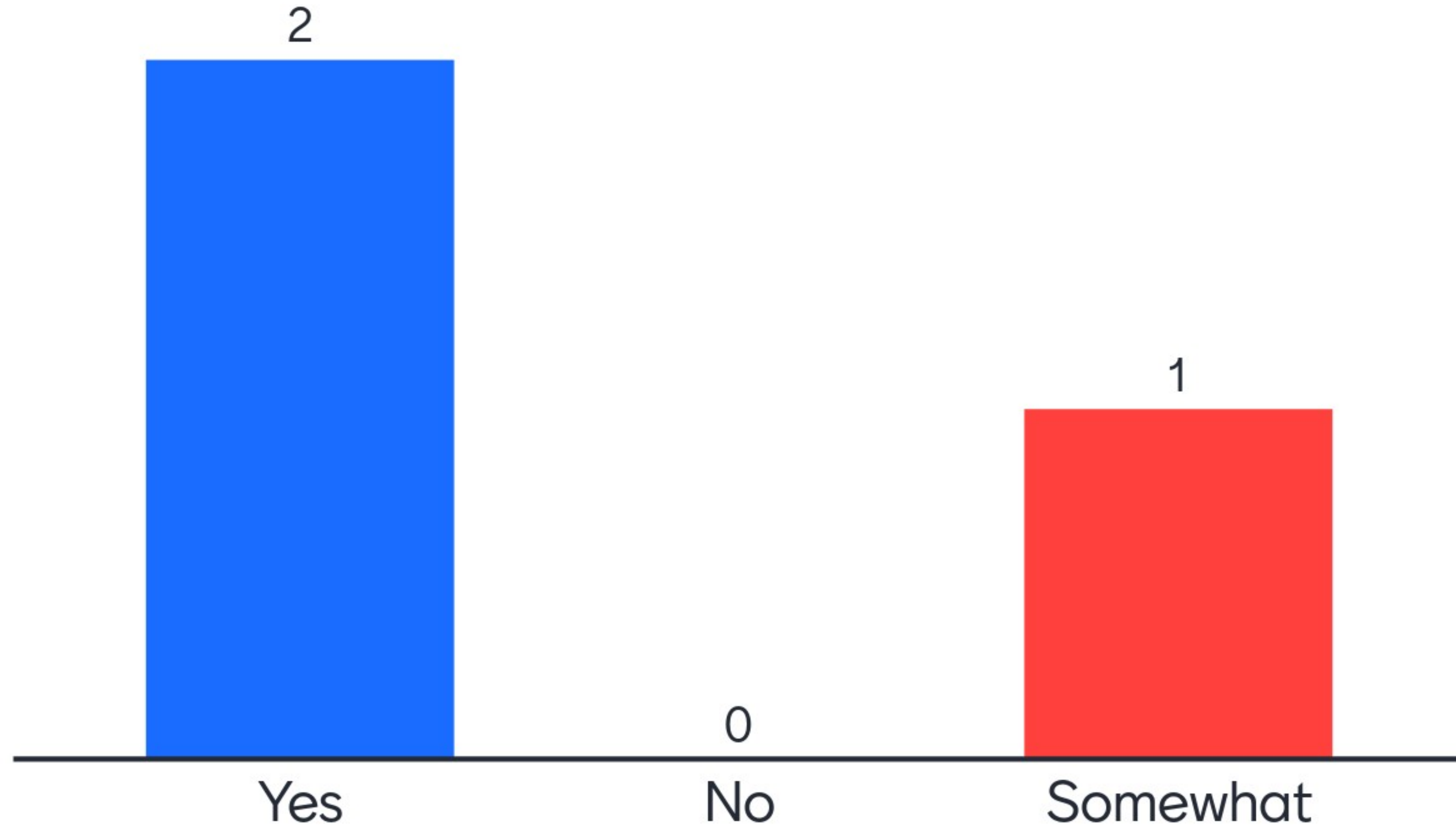
# The Commercial Overlay District Area

Robinson Township





# Do you know what an overlay district is?



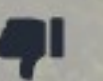
## An overlay district:

- A regulatory tool that creates a new, special zoning district.
- It is placed over existing "base" zones.
- It creates specialized regulations in addition to those of the underlying "base" zone.
- It is typically utilized when there is defined public interest within a specific area.



# The new M-231 Highway is an opportunity and a challenge for Robinson Township.

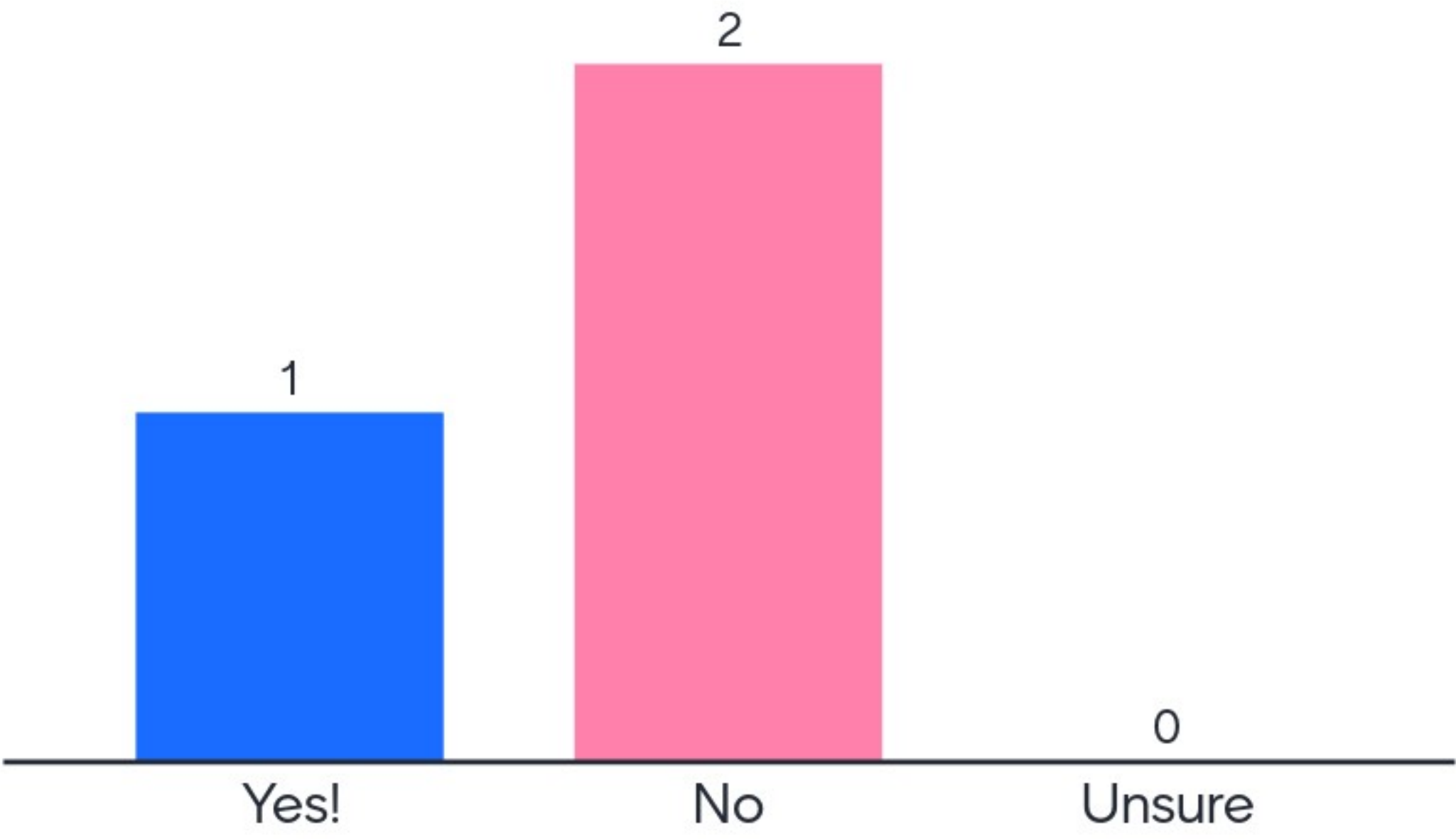
Lets take a look at ideas that will help us manage it!







# Would you like to see Robinson Township become more walkable?

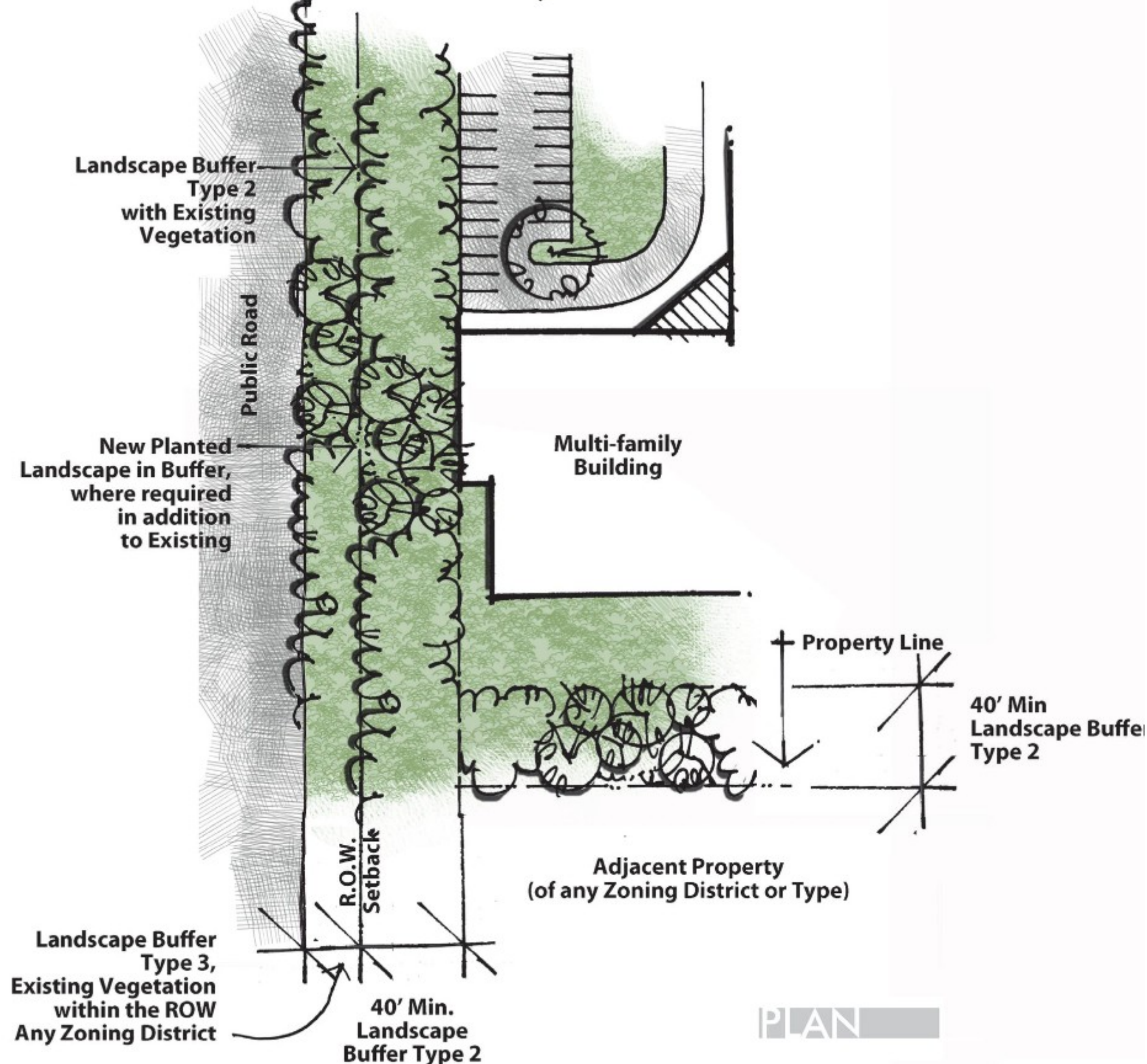




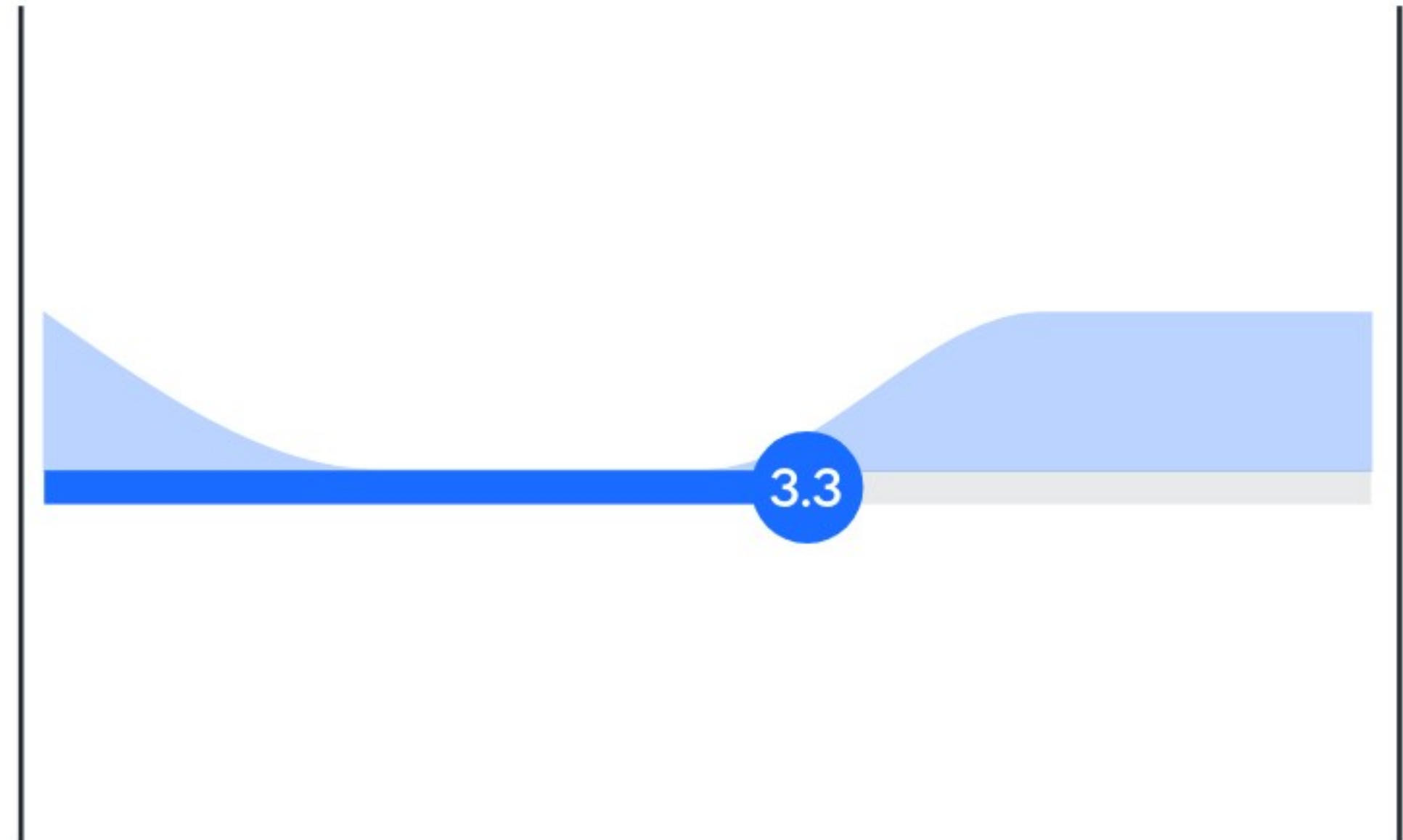
# How do you feel about a landscape buffer between public roads and new commercial developments?

Use of the R.O.W Setback Landscape Buffer Area shall be limited to access to the property.

See Section 11.2 for additional Landscape Requirements for Vehicular Use Areas



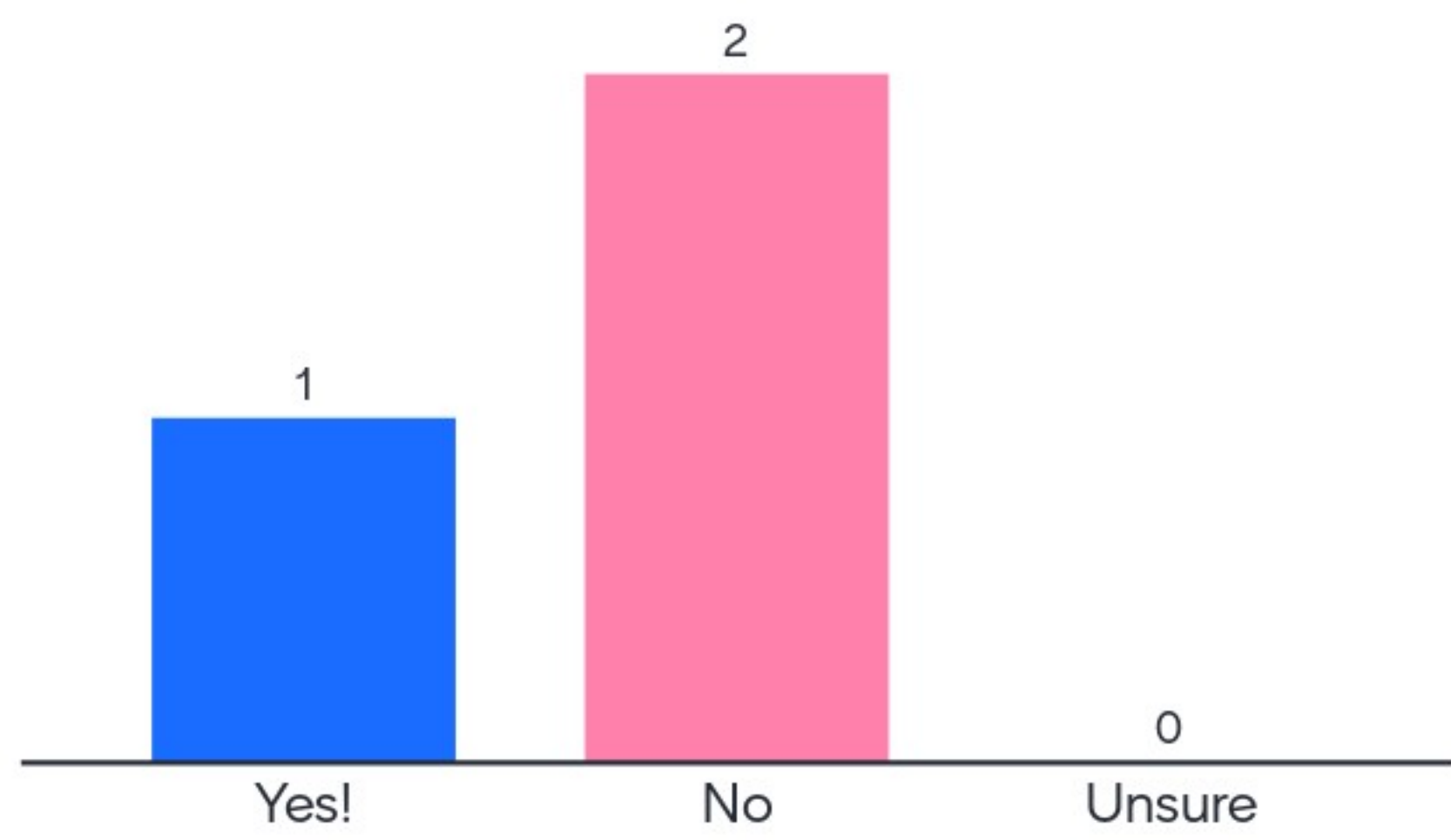
Strongly dislike







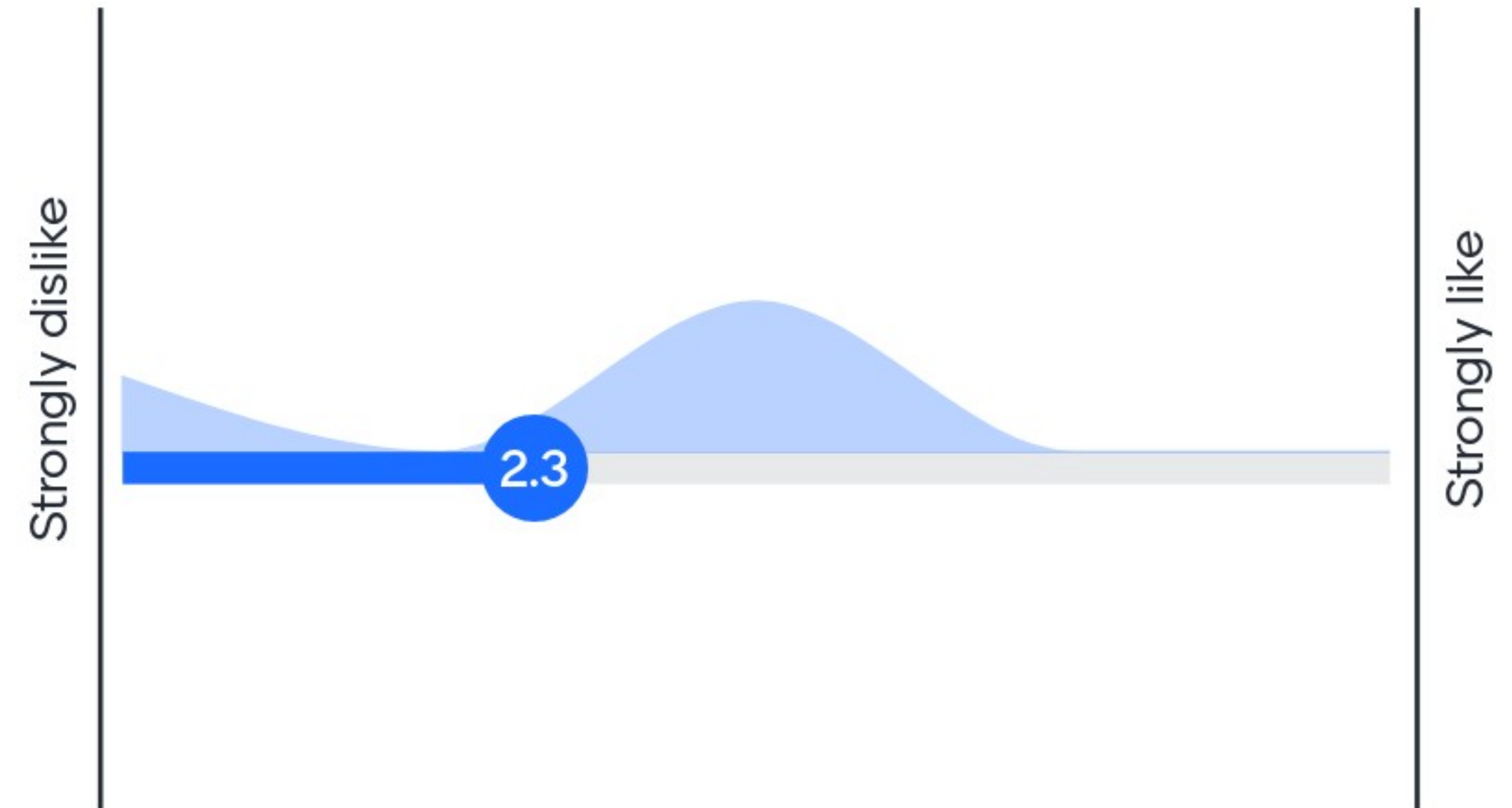
Would you like to see more trails and parks be created during the commercial development of Robinson Township?







# How would you feel about having public green spaces within commercial development?

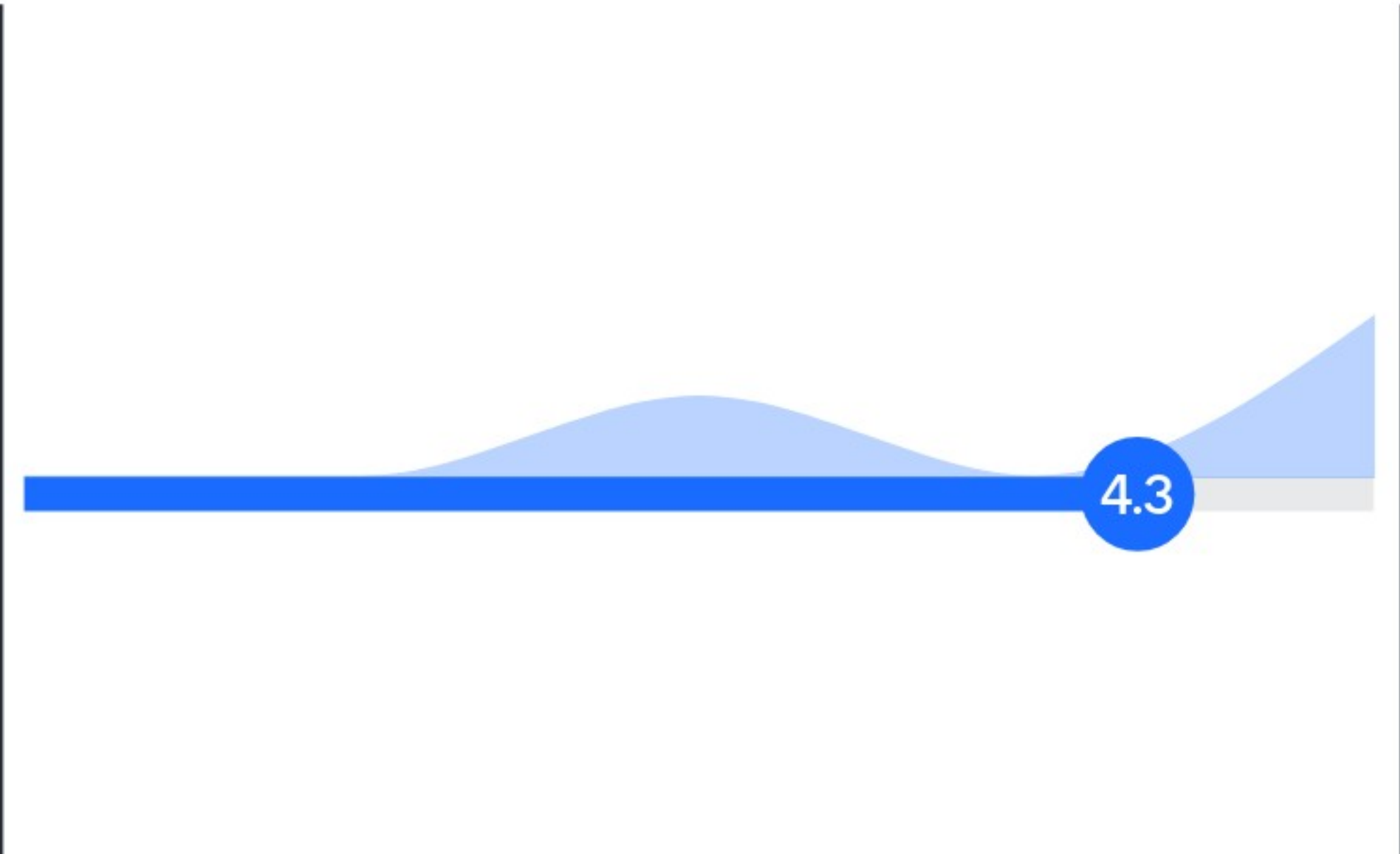




# Do you find this design option visually appealing?



Strongly dislike

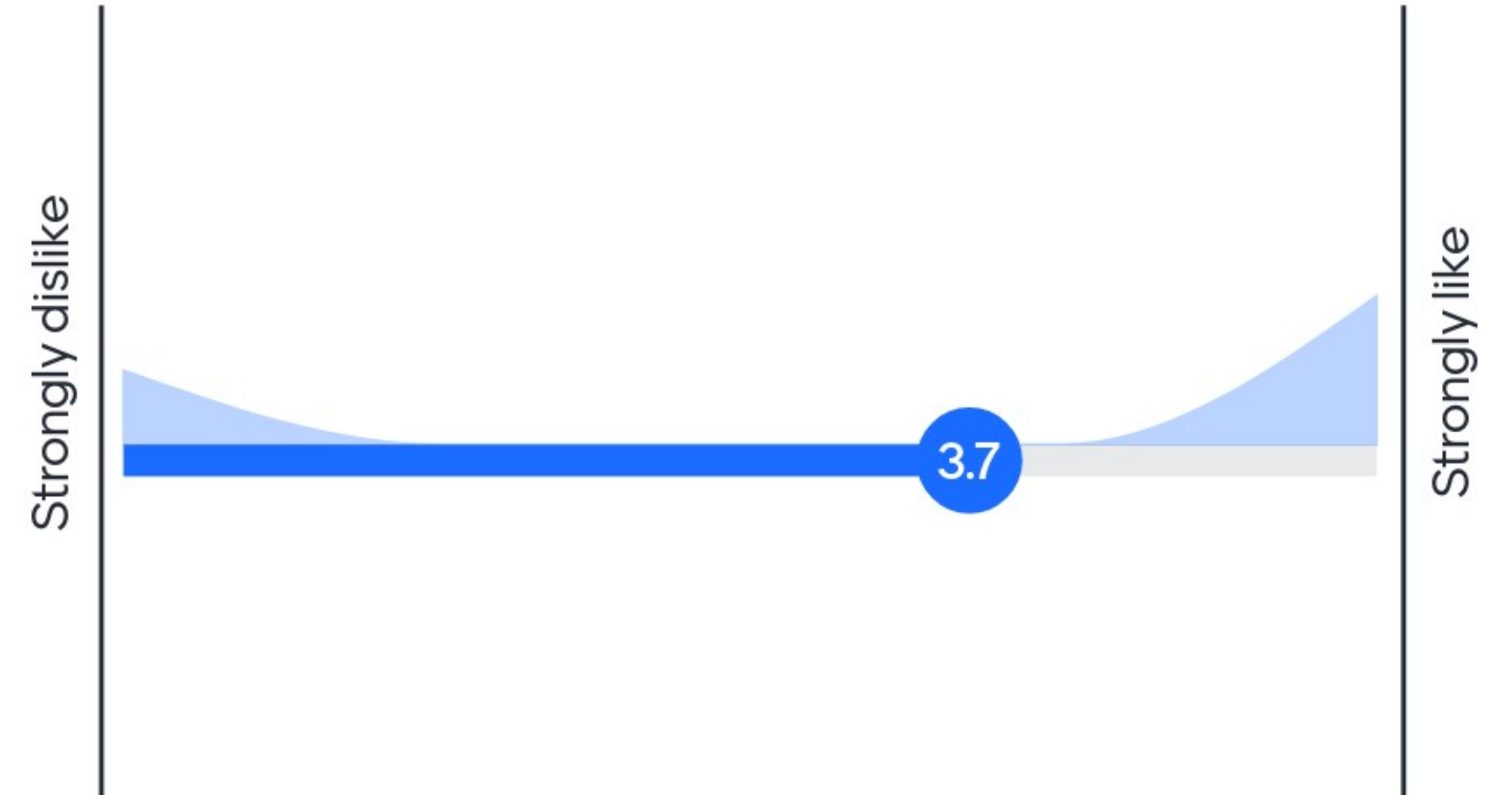


Strongly like





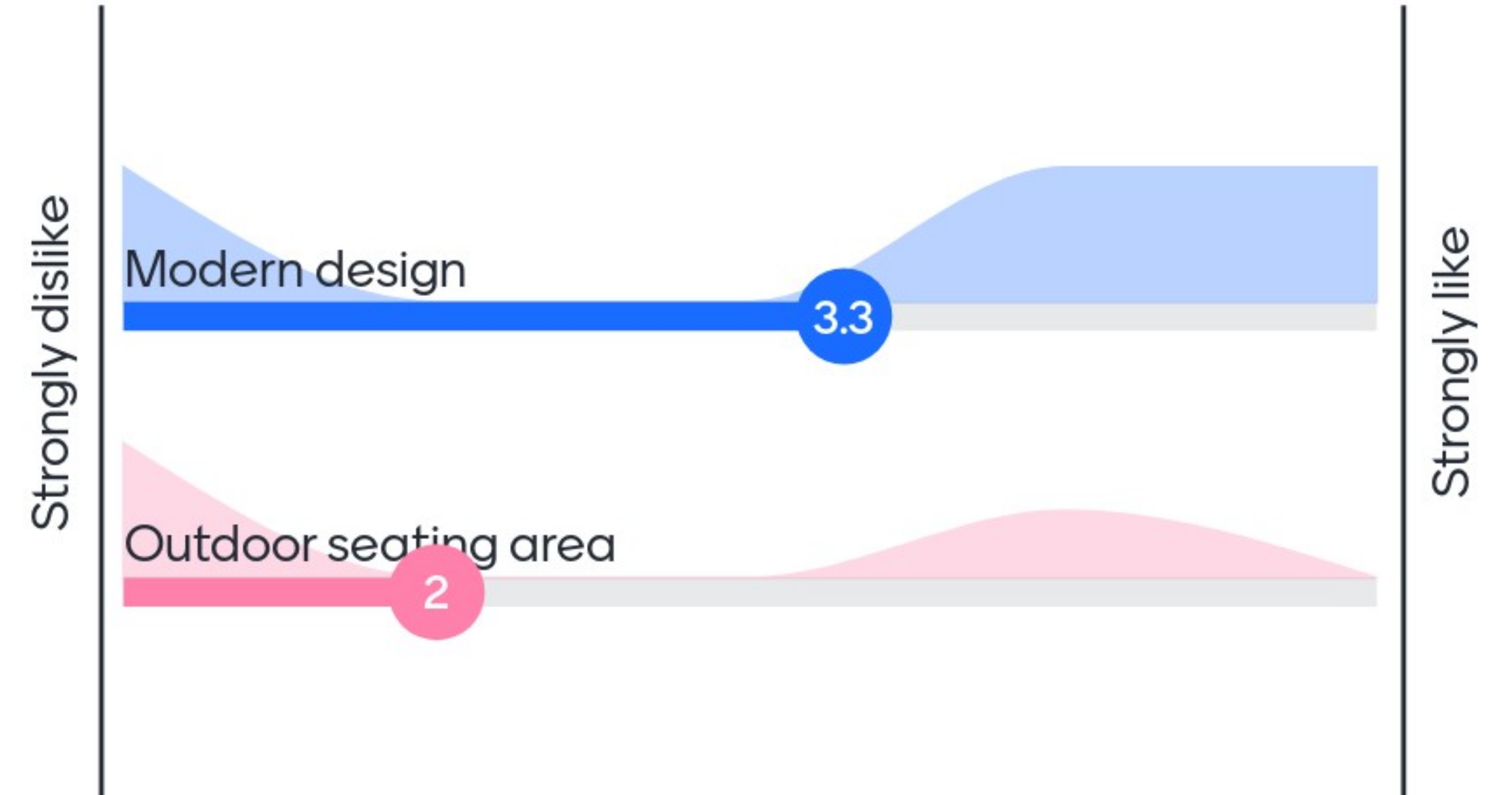
Do you find this design visually appealing?







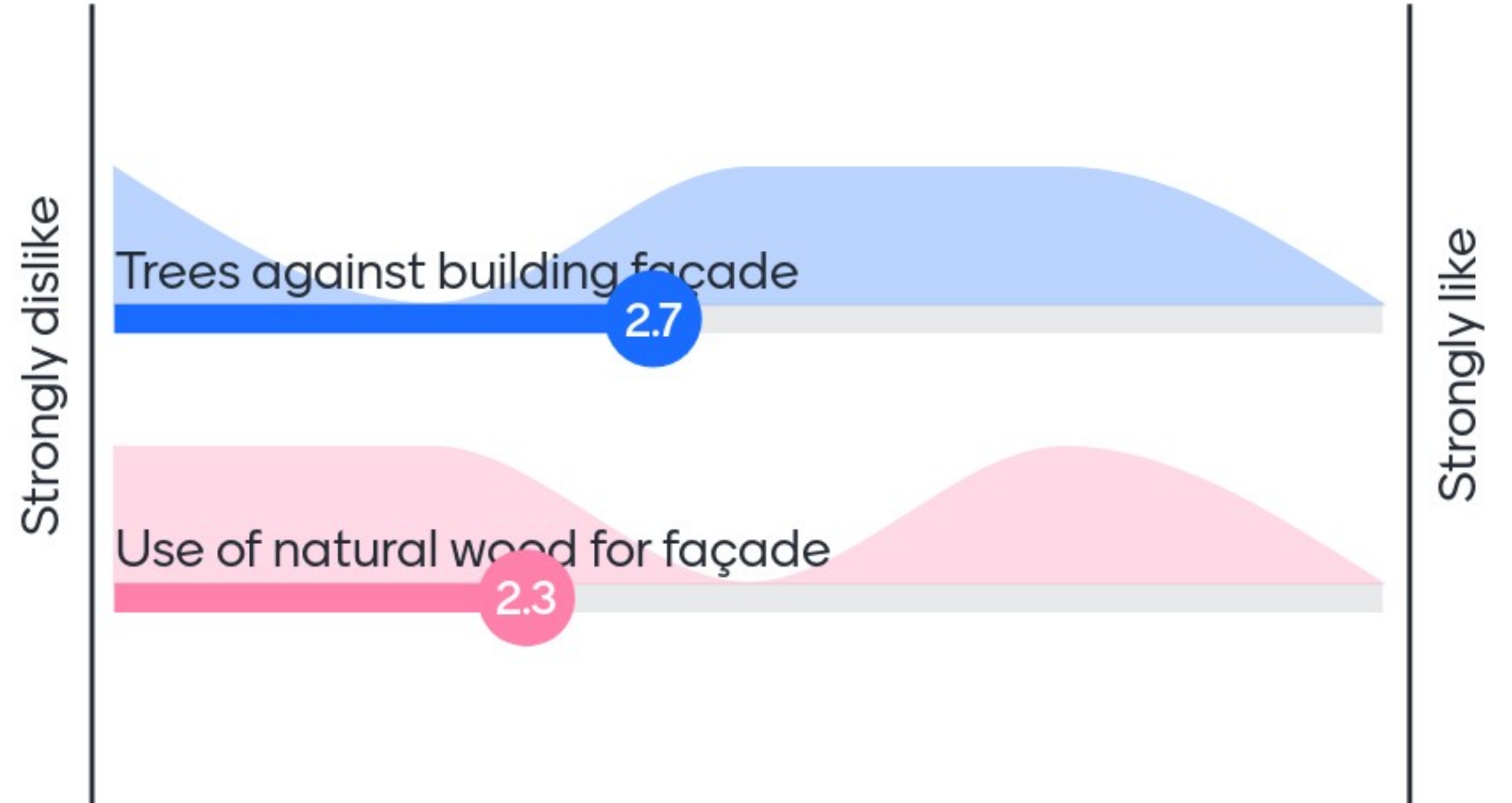
# Do you find this design visually appealing?







# How do you feel about the façade of this building?

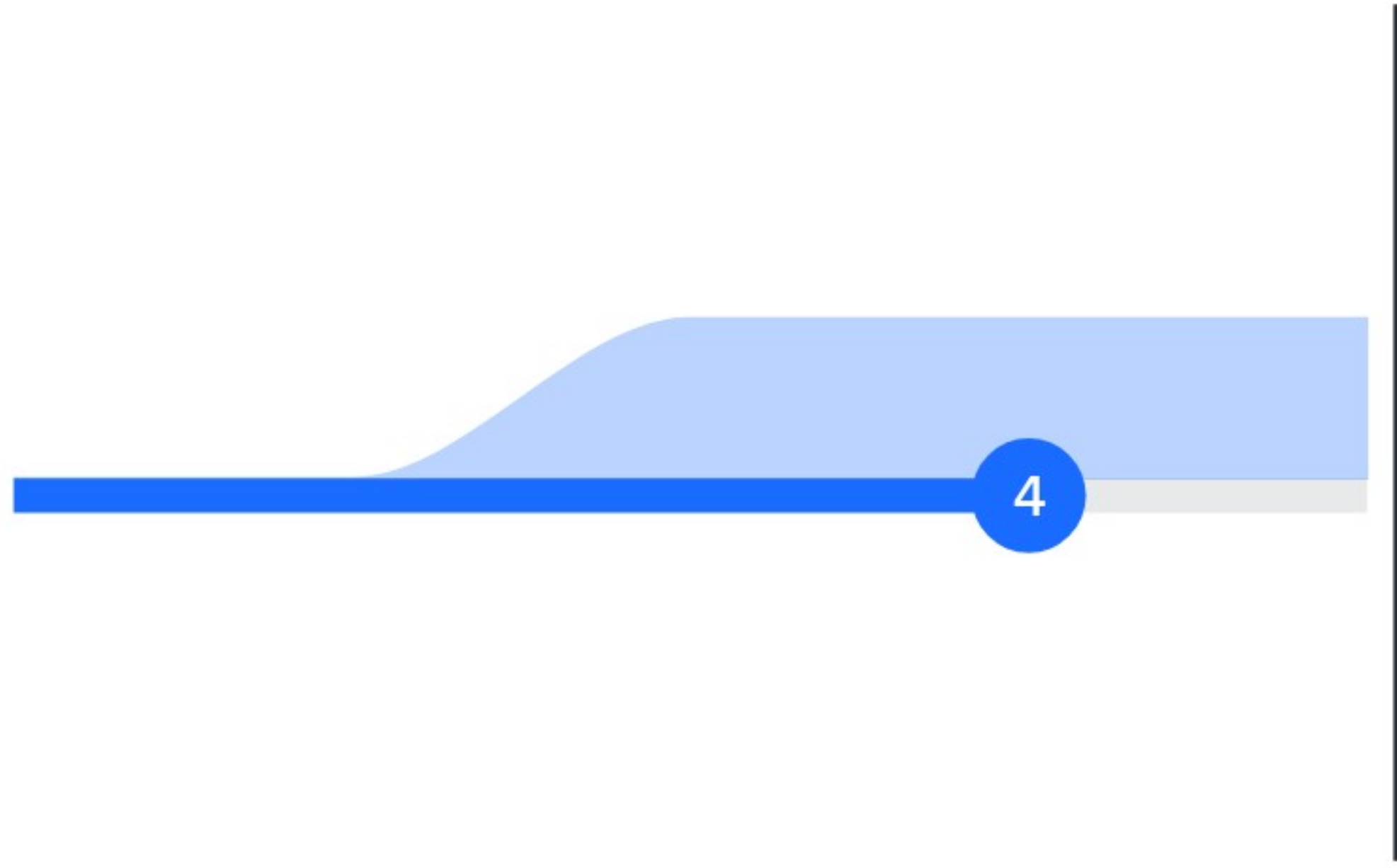






Do you find this design visually appealing?

Strongly dislike

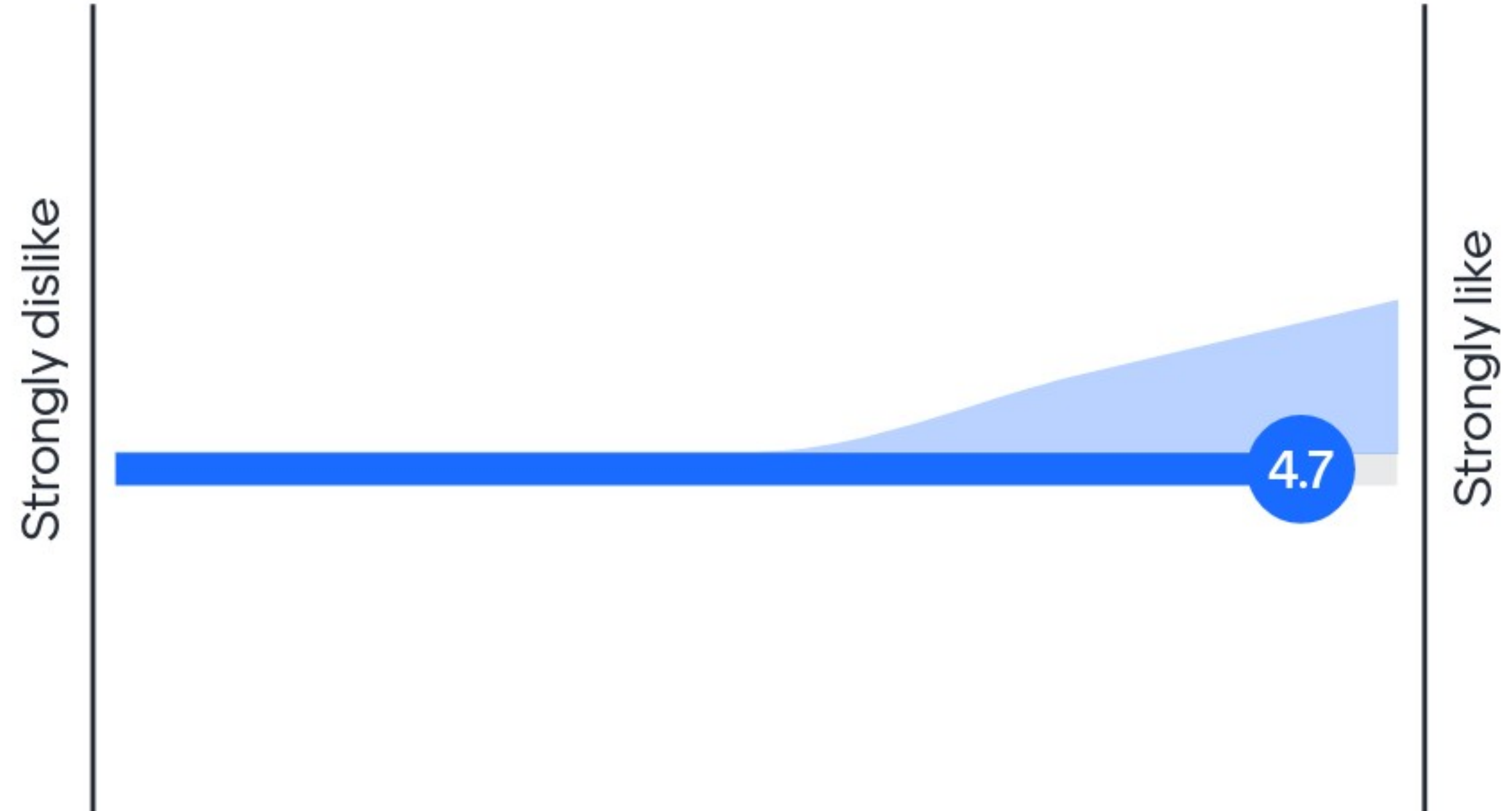


Strongly like





# How do you feel about the height of these buildings?







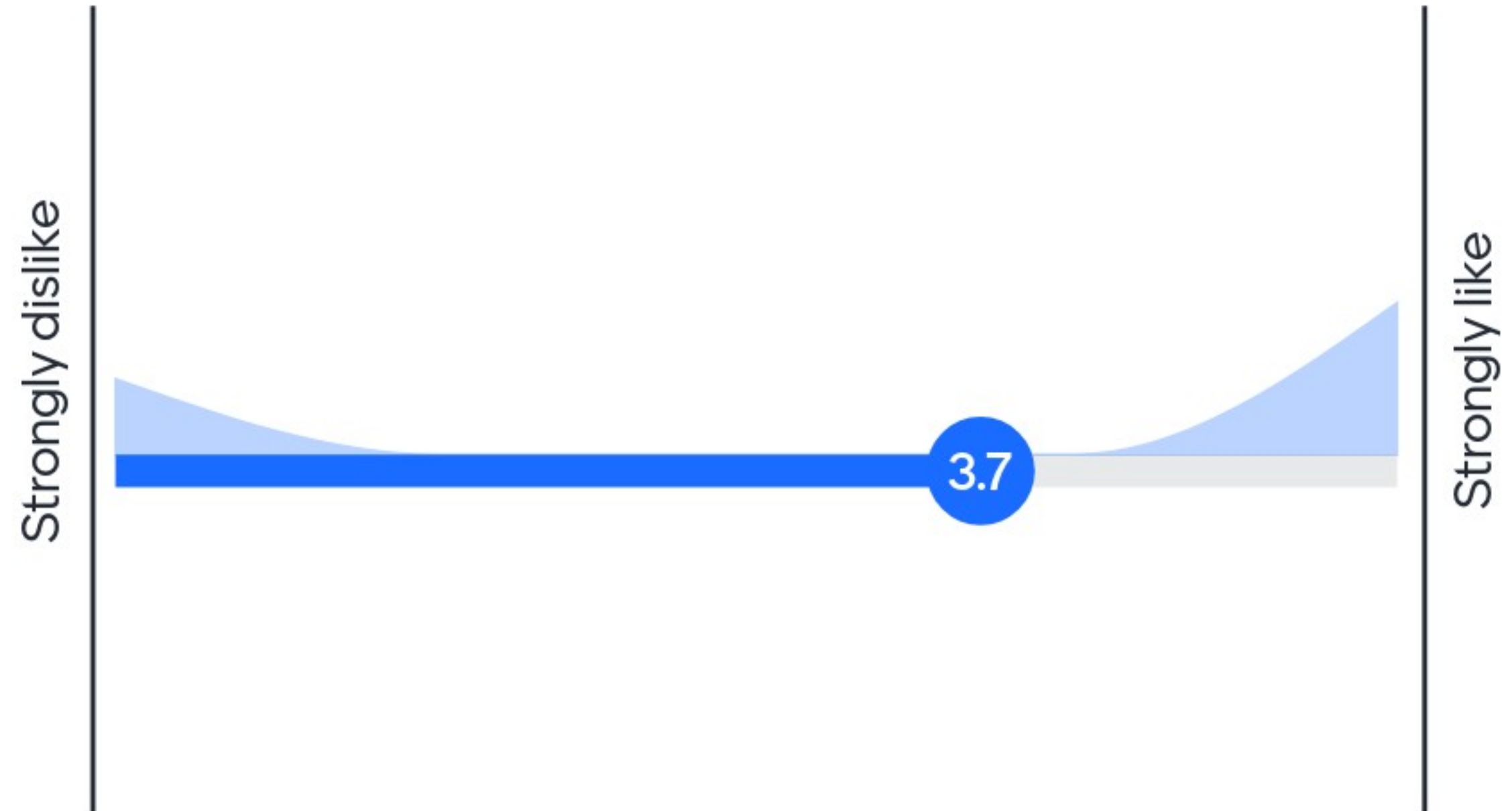
# How do you feel about the height of these buildings?







Do you like the incorporation of greenery in this parking lot design?



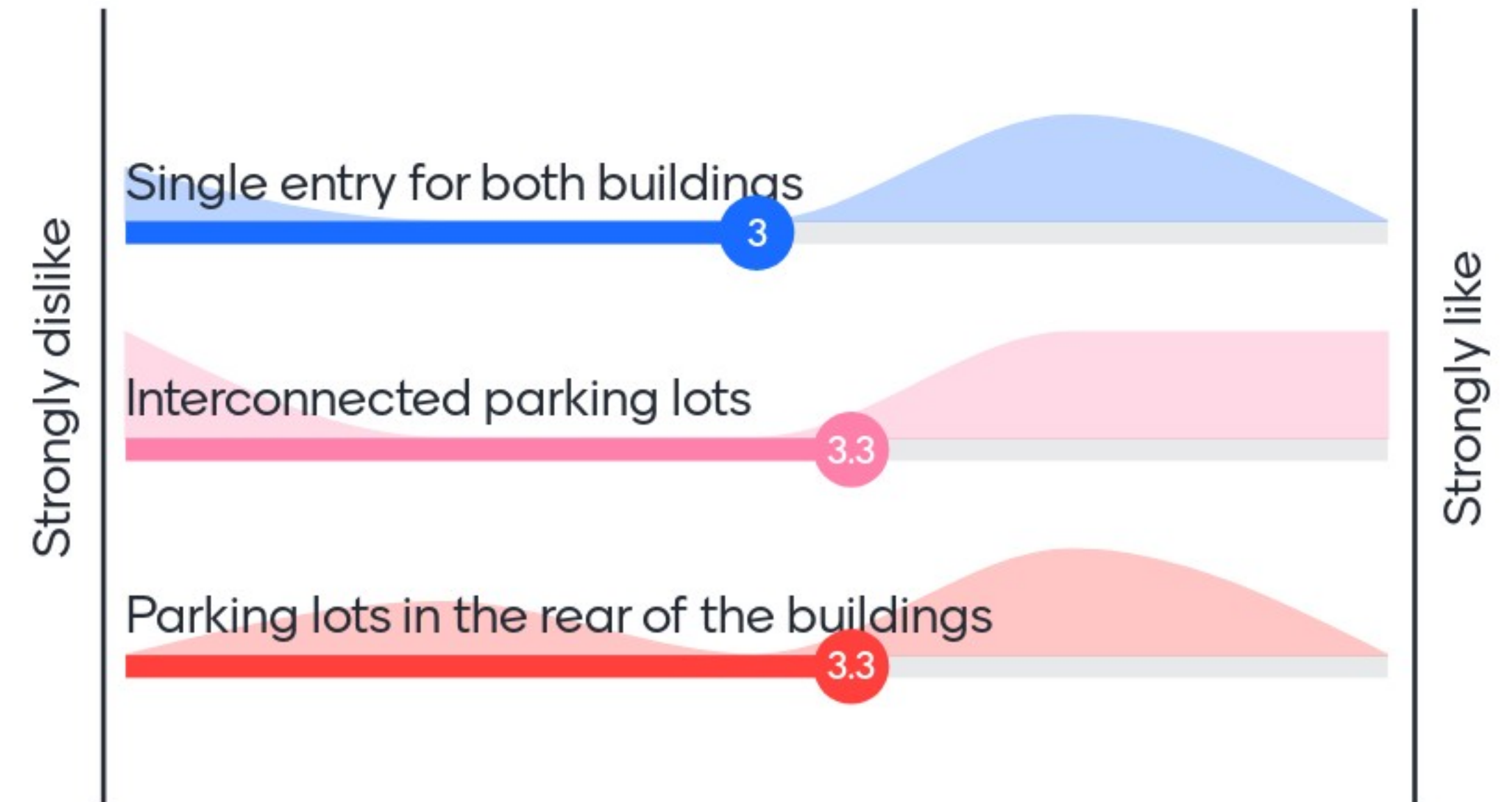


# Do you like the design of this shared access parking lot?



Illustration of Access Management Approach for Commercial Development

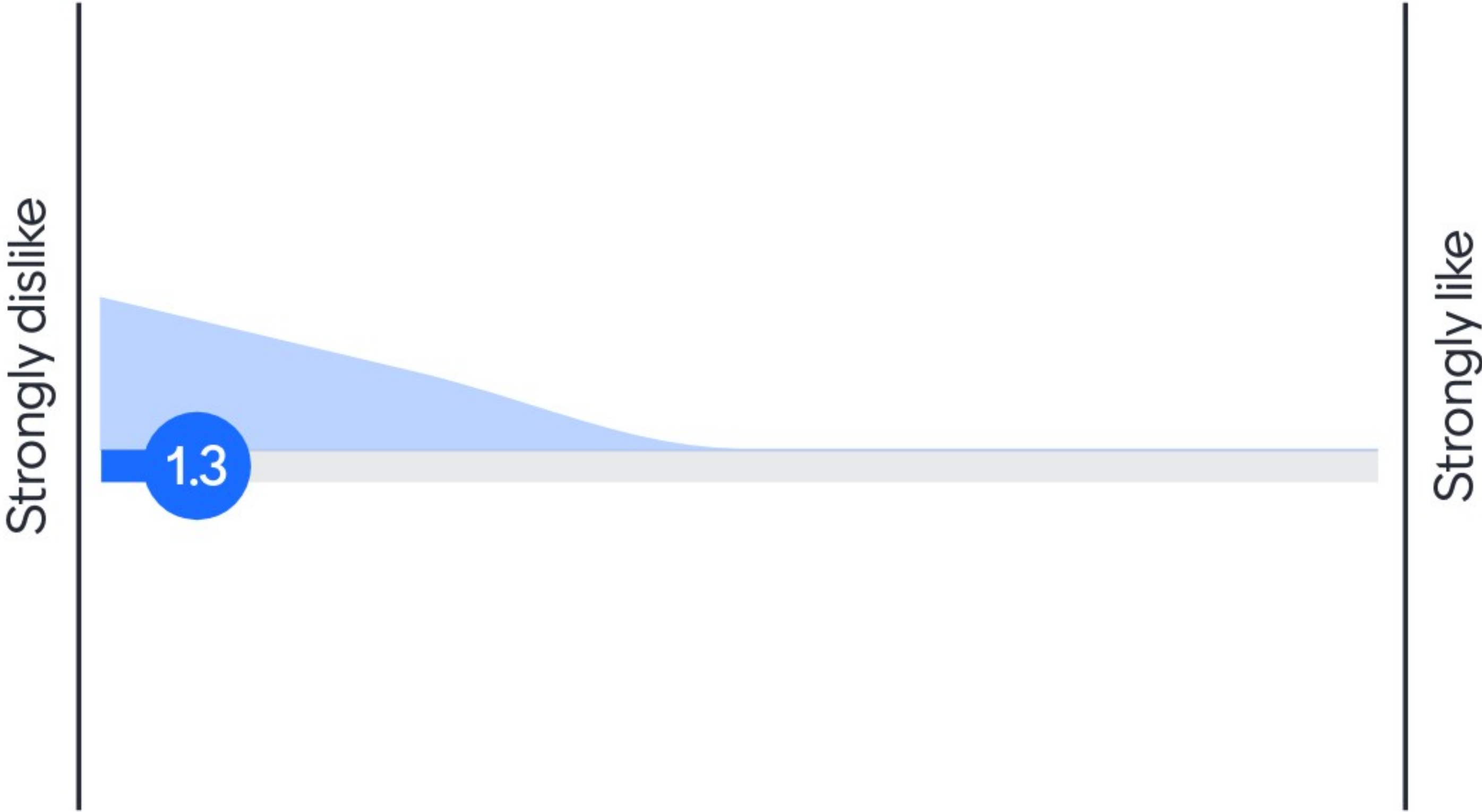
Source: MassDOT Project Development and Design Guide (2006)







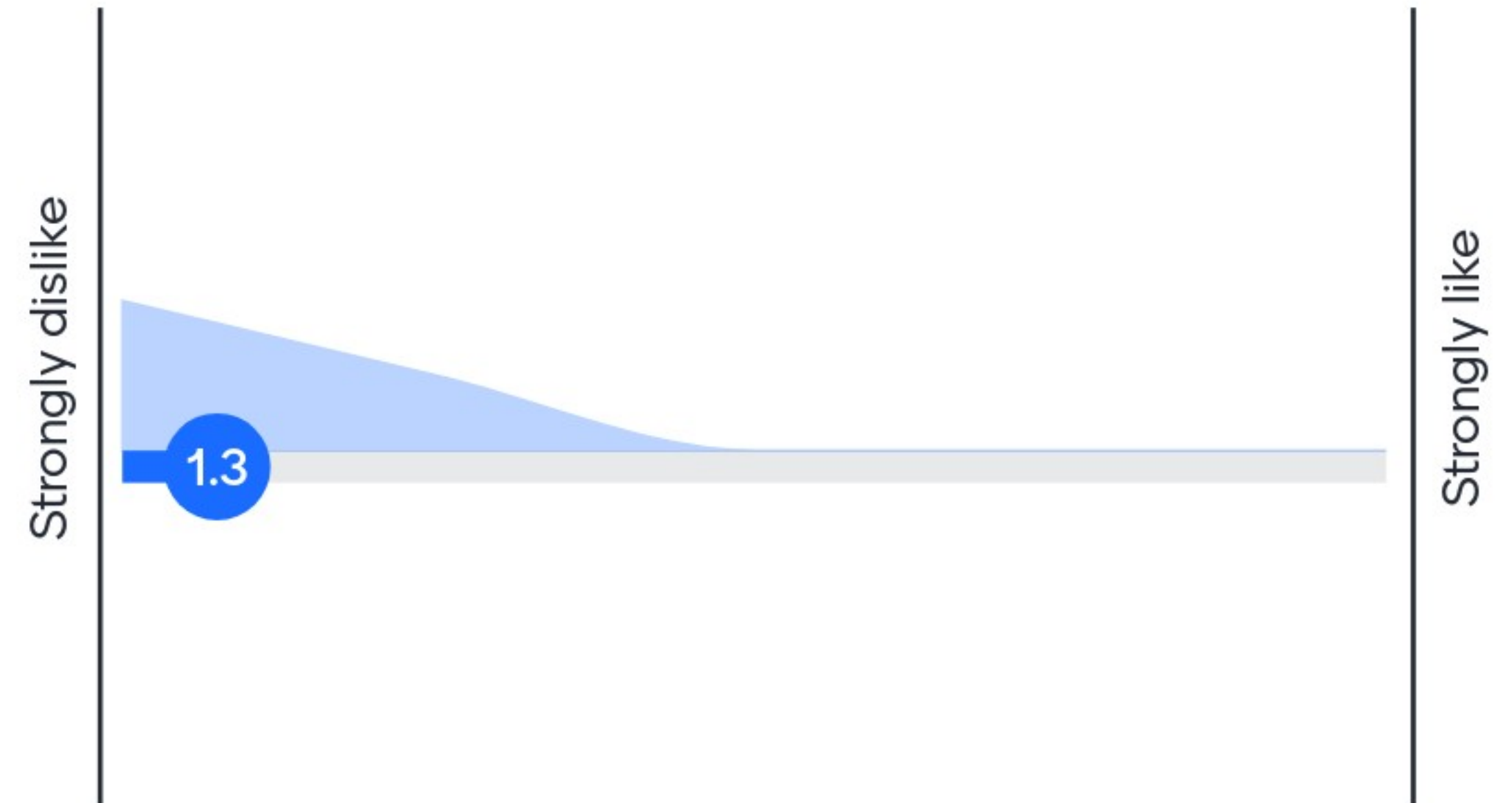
# How do you feel about using landscape buffers to separate the commercial areas from the agricultural lands?







How would you feel about a multiuser transportation network? (bike lanes, safe sidewalks, cars)

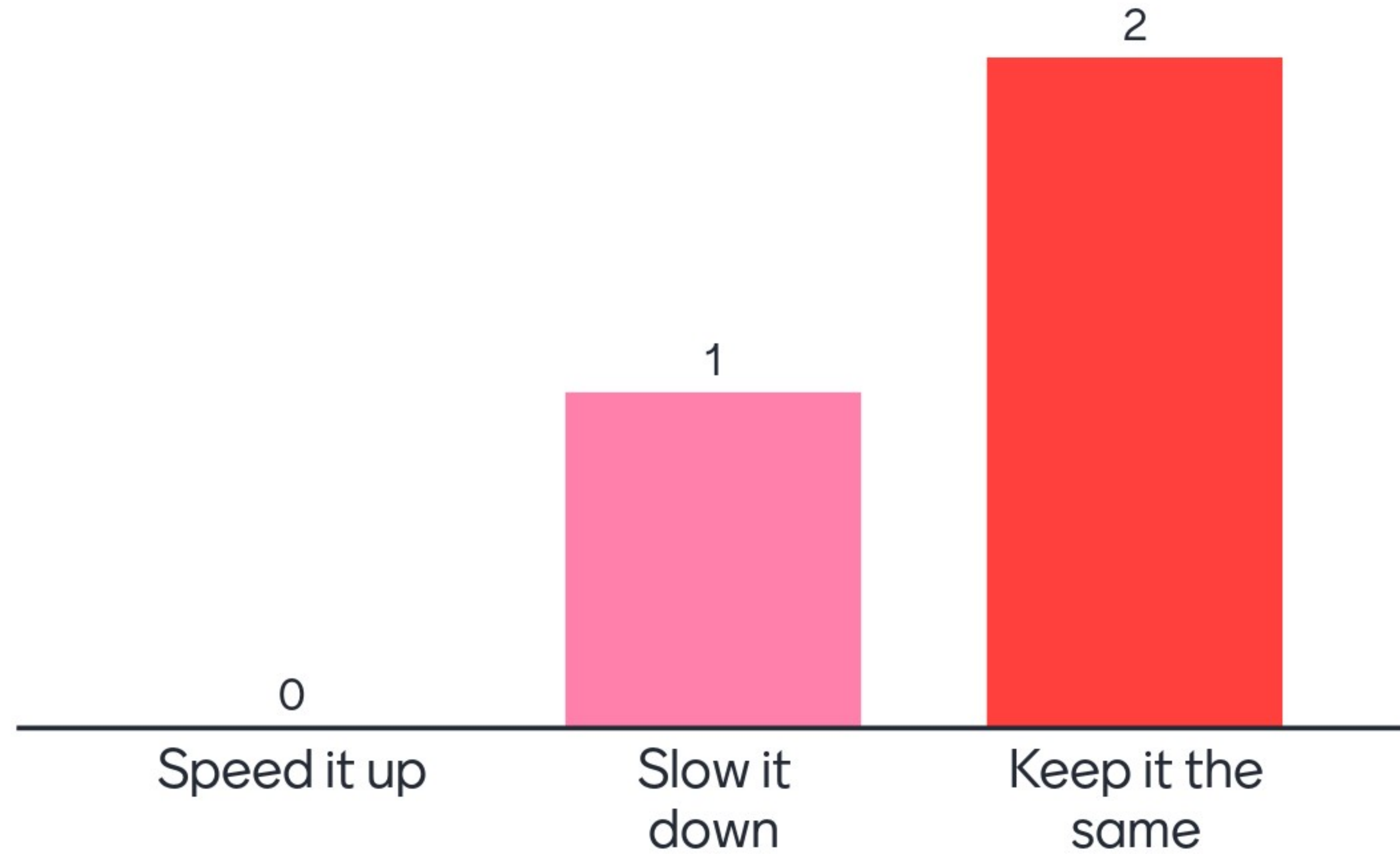




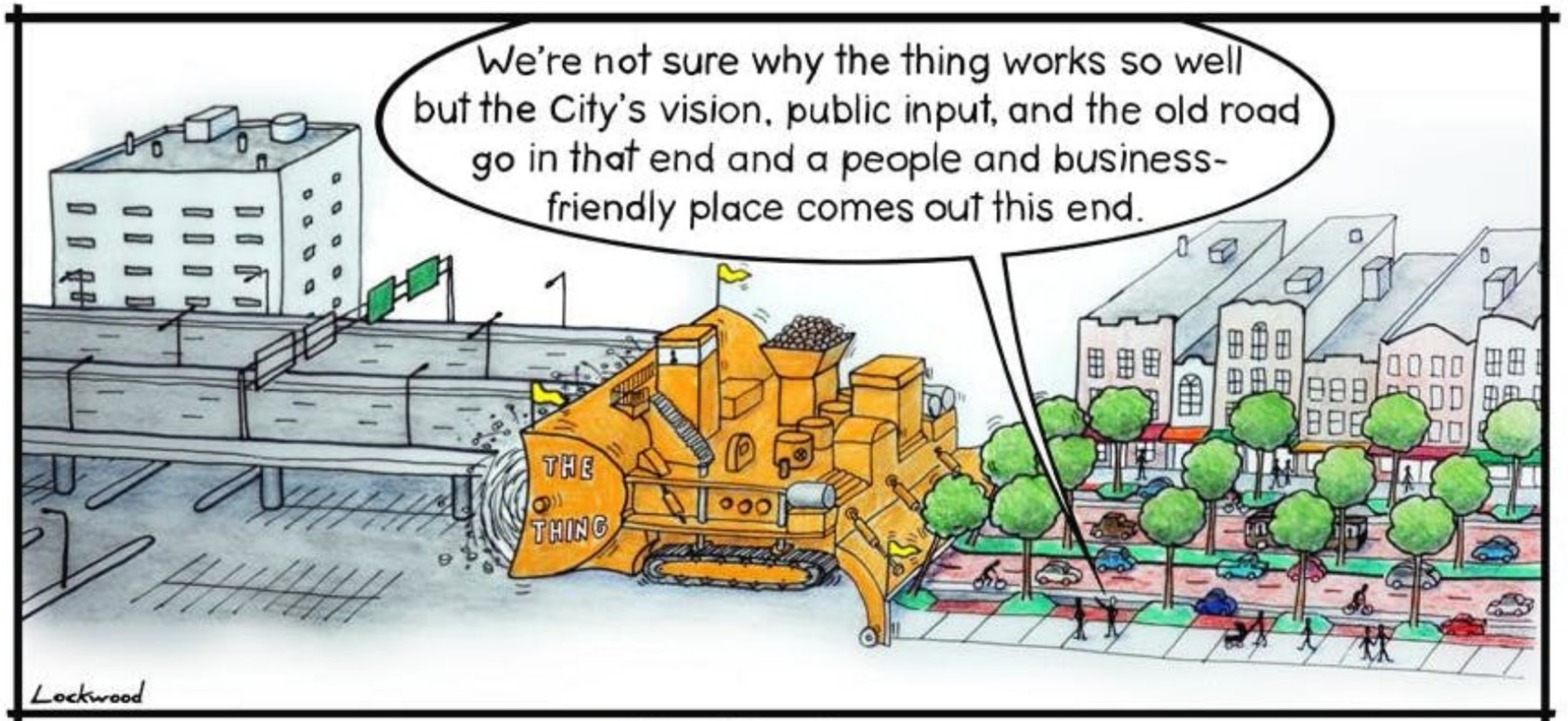
What words encompass "rural character" to you? You may submit 3 different words.

space  
friendly  
integrated  
easily access  
friendship  
quiet  
spacious  
wisely planned

# How would you like to see commercial development occur in Robinson Township?







The Thing Is ...







# Real-Time Prioritization of SWOT Analysis

# Strengths

1st

Item 1

2nd

Item 2

3rd

Item 3

4th

Item 4





# Weaknesses

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4



# Opportunities

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4





# Threats

1st | Item 1

2nd | Item 2

3rd | Item 3

4th | Item 4



# How would you describe tonight?





All answers survey if discussed more + anticipated etc (😊), !



**Robinson Township**  
Ottawa County, Michigan

1  
Really  
don't  
like

2  
Don't  
like

3  
Neither  
like or  
dislike

4  
Like

Really  
like

## Robinson Township Master Plan

### Commercial Overlay District Area Public Workshop - Mentimeter Survey

The meeting presenter will project slides onto the wall using Mentimeter, an online polling tool. If you do not have a smart phone or tablet, please use this worksheet to record your answers. The presenter will show a question or image on the wall – please note your response below, using the rating system shown at the top of this page (scale of 1-5) for Survey 2. Please return your worksheet to the presenter and your responses will be incorporated into the survey results after the meeting.

#### Survey 1 – Introduction

Welcome! How are you feeling this evening?

Excited

Happy

In need of coffee

Hungry!

Have you participated in a public workshop before? ..... Yes No

Do you know what the purpose of a Zoning Ordinance is? ..... Yes No Somewhat

Do you know what the functions of a Master Plan are? ..... Yes No Somewhat

Do you know how a zoning ordinance and master plan work together? ..... Yes No Somewhat

Who remembers my name?

Sara

Greg

Hillary

Julie

Brian

Do you know what an overlay district is? ..... Yes No Somewhat

Would you like to see Robinson Township become more walkable? ..... Yes No Unsure

#### Survey 2 – Visual Preference Survey

Slide 1 – Landscape buffer between public roads and new commercial developments?.....	1	2	3	4	<u>5</u>
Slide 2 – More trails and parks?.....	1	2	<u>3</u>	4	5
Slide 3 – <del>Public</del> green spaces within commercial development?.....	1	2	<u>3</u>	4	<u>5</u>
Slide 4 – General store design?.....	1	2	<u>3</u>	4	5
Slide 5 – Country barn design?.....	1	2	<u>3</u>	4	5
Slide 6 – Modern Duncan design?.....	1	<u>2</u>	3	4	5
Slide 7 – Duncan outdoor seating area?.....	1	<u>2</u>	3	4	5
Slide 8 – Trees against Starbucks building façade?.....	1	<u>2</u>	3	4	5

Don't need



# Robinson Township

Ottawa County, Michigan



Slide 9 – Use of natural wood for Starbucks façade?	1	2	3	4	5
Slide 10 – Co-op market design?	1	2	3	4	5
Slide 11 – Short building heights?	1	2	3	4	5
Slide 12 – Tall building heights?	1	2	3	4	5
Slide 13 – Greenery in parking lots?	1	2	3	4	5
Slide 14 – Shared access parking lots?	1	2	3	4	5
Slide 15 – Interconnected parking lots?	1	2	3	4	5
Slide 16 – Parking lots in rear of buildings?	1	2	3	4	5
Slide 17 – Landscape buffers to separate the commercial areas from the agricultural lands?	1	2	3	4	5
Slide 18 - Multiuser transportation network? (bike lanes, safe sidewalks, cars)	1	2	3	4	5

What words encompass “rural character” to you?

OASIS / green / Unpopulated  
not dense

\* Ag + com don't mix

How would you like to see commercial development occur in Robinson Township?

Speed it up

Slow it down

Keep it the same

## Survey 3 – Prioritization of SWOT Analysis

### Strengths

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### Weaknesses

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**Robinson Township**  
Ottawa County, Michigan



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

**Opportunities**

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**Threats**

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## Timeframe Flow Chart

Task	Components	Deliverables	Timeline
✓ Notice of Intent to Plan Letters	<ul style="list-style-type: none"> <li>Draft letters to contiguous municipalities, Ottawa County, the West Michigan Regional Planning Commission, utility companies, railroad companies, and registered parties</li> </ul>	<ul style="list-style-type: none"> <li>Satisfies Michigan Planning Enabling Act requirement to begin a master plan process</li> </ul>	<ul style="list-style-type: none"> <li>June 2020</li> </ul>
✓ Organizational Meeting (Meeting #1)	<ul style="list-style-type: none"> <li>Comprehensive review of current Master Plan documents to streamline content and reduce unnecessary or completed provisions by Fresh Coast Planning</li> <li>Present Framework (Timeframe Flow Chart)</li> <li>Identify the extent of public workshops</li> <li>Discuss community survey content interests</li> </ul>	<ul style="list-style-type: none"> <li>Present analysis of current Master Plan documents</li> <li>Finetune Framework content and timeline</li> <li>Receive direction from the Planning Commission</li> <li>Present streamlined chapters at appropriate future meeting(s) to serve as the base for each classification/chapter</li> </ul>	<ul style="list-style-type: none"> <li>November 2020</li> </ul>
✓ Pre-Public Participations Meeting (Meeting #2)	<ul style="list-style-type: none"> <li>Present updated Framework for each classification/chapter</li> <li>Present outline for Workshops</li> <li>Present final community survey content</li> </ul>	<ul style="list-style-type: none"> <li>Receive comments and direction from the Planning Commission</li> <li>Finalize Framework content and timeline</li> <li>Send community survey to property owners/renters</li> </ul>	<ul style="list-style-type: none"> <li>December 2020</li> </ul>
✓ Agricultural Stakeholder interviews	<ul style="list-style-type: none"> <li>Conduct Stakeholder interviews</li> </ul>	<ul style="list-style-type: none"> <li>Collect feedback and identify common themes from participants</li> <li>Create basis for future Agricultural Areas Public Workshop</li> </ul>	<ul style="list-style-type: none"> <li>December 2020/January 2021</li> </ul>
✓ Commercial Overlay District Area Public Workshop	<ul style="list-style-type: none"> <li>Conduct public participation workshop</li> </ul>	<ul style="list-style-type: none"> <li>Collect valuable contributions from the public</li> <li>Analyze data for future chapter classification/chapter composition</li> <li>Provide results analysis to the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>
✓ Residential Neighborhoods Public Workshop	<ul style="list-style-type: none"> <li>Conduct public participation workshop</li> </ul>	<ul style="list-style-type: none"> <li>Collect valuable contributions from the public</li> <li>Analyze data for future chapter classification/chapter composition</li> <li>Draft results analysis for the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>
✓ Agricultural Areas Public Workshop	<ul style="list-style-type: none"> <li>Conduct public participation workshop</li> </ul>	<ul style="list-style-type: none"> <li>Collect valuable contributions from the public</li> <li>Analyze data for future chapter classification/chapter composition</li> <li>Draft results analysis for the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>
✓ Workshop TBD, if necessary	<ul style="list-style-type: none"> <li>Conduct public participation workshop</li> </ul>	<ul style="list-style-type: none"> <li>Collect valuable contributions from the public</li> <li>Analyze data for future chapter classification/chapter composition</li> <li>Draft results analysis for the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>TBD, if necessary</li> </ul>



## Timeframe Flow Chart

<ul style="list-style-type: none"> <li>Public Workshop and Community Survey Analysis (Meeting #3)</li> </ul>	<ul style="list-style-type: none"> <li>Compile workshop and survey results and draft analysis for the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>Present analysis and receive direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>September 2021</li> </ul>
<ul style="list-style-type: none"> <li>Restructure Chapter 1 – Introduction &amp; Chapter 2 – The Planning Process together (Meeting #4)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Create “How to Use this Plan”</li> <li>Include rural character and open space “definitions” as well as other key words that formulate the basis of the plan</li> </ul>	<ul style="list-style-type: none"> <li>Provide Introduction &amp; Community Composition document to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>October 2021</li> </ul>
<ul style="list-style-type: none"> <li>Create Agricultural Chapter (Meeting #5)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 3 – Basic Studies</li> <li>Relocate language from Chapter 4 – Development Goals and Objectives</li> <li>Relocate language from Chapter 5 – Land Use Plan</li> <li>Create structure of Goals, Recommendations, and Strategies                             <ul style="list-style-type: none"> <li>Incorporate groundwater provisions</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Provide Agricultural Chapter document to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>November 2021</li> </ul>
<ul style="list-style-type: none"> <li>Create Residential Chapter(s) (Meeting #5)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 3 – Basic Studies</li> <li>Relocate language from Chapter 4 – Development Goals and Objectives</li> <li>Relocate language from Chapter 5 – Land Use Plan</li> <li>Create structure of Goals, Recommendations, and Strategies                             <ul style="list-style-type: none"> <li>Incorporate groundwater provisions</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Provide Residential Chapter document(s) to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>November 2021</li> </ul>
<ul style="list-style-type: none"> <li>Create Environmental Chapter (Meeting #6)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 3 – Basic Studies</li> <li>Relocate language from Chapter 4 – Development Goals and Objectives</li> </ul>	<ul style="list-style-type: none"> <li>Provide Environmental Chapter document to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>December 2021</li> </ul>

## Timeframe Flow Chart

	<ul style="list-style-type: none"> <li>Relocate language from Chapter 5 – Land Use Plan</li> <li>Relocate language from M-231 Sub-area Plan</li> </ul>		
<ul style="list-style-type: none"> <li>Create Commercial Chapter &amp; Reexamine the M-231 Sub-Area Plan (Meeting #6)</li> </ul>	<ul style="list-style-type: none"> <li>Commercial Chapter draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 3 – Basic Studies</li> <li>Relocate language from Chapter 4 – Development Goals and Objectives</li> <li>Relocate language from Chapter 5 – Land Use Plan</li> <li>Create structure of Goals, Recommendations, and Strategies                             <ul style="list-style-type: none"> <li>Incorporate groundwater provisions</li> </ul> </li> <li>Examine reorganization of M-231 Sub-Area Plan as its own chapter and relocating language into other classification chapters                             <ul style="list-style-type: none"> <li><b>Determine impact of zoning ordinance language removal, if not simultaneously adopted in Zoning Ordinance</b></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Provide Commercial Chapter document to the Planning Commission</li> <li>Provide M-231 Sub-Area Chapter to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>December 2021</li> </ul>
<ul style="list-style-type: none"> <li>Create Industrial Chapter (Meeting #7)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 3 – Basic Studies</li> <li>Relocate language from Chapter 4 – Development Goals and Objectives</li> <li>Relocate language from Chapter 5 – Land Use Plan</li> <li>Create structure of Goals, Recommendations, and Strategies                             <ul style="list-style-type: none"> <li>Incorporate groundwater provisions</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Provide Industrial Chapter document to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>January 2022</li> </ul>
<ul style="list-style-type: none"> <li>Create Recreational &amp; Facilities Chapter (Meeting #7)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 3 – Goals and Strategies</li> <li>Relocate language from Chapter 4 – Land Use and Existing Conditions Analysis</li> </ul>	<ul style="list-style-type: none"> <li>Provide Recreational &amp; Facilities Chapter document to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>January 2022</li> </ul>



## Timeframe Flow Chart

	<ul style="list-style-type: none"> <li>Relocate language from Chapter 5 – Future Land Use</li> <li>Relocate language from Chapter 6 - Implementation</li> <li>Create structure of Goals, Recommendations, and Strategies</li> </ul>		
<ul style="list-style-type: none"> <li>Create Public Utilities Chapter (Meeting #8)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 3 – Basic Studies</li> <li>Relocate language from Chapter 4 – Development Goals and Objectives</li> <li>Relocate language from Chapter 5 – Land Use Plan</li> <li>Relocate language from the M-231 Sub-Area Plan</li> <li>Create structure of Goals, Recommendations, and Strategies</li> </ul>	<ul style="list-style-type: none"> <li>Provide Public Utilities Chapter document to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>February 2022</li> </ul>
<ul style="list-style-type: none"> <li>Create Transportation Chapter (&amp; Complete Streets Plan) (Meeting #8)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 3 – Basic Studies</li> <li>Relocate language from Chapter 4 – Development Goals and Objectives</li> <li>Relocate language from Chapter 5 – Land Use Plan</li> <li>Relocate language M-231 Sub-Area Plan, where appropriate</li> <li>Create structure of Goals, Recommendations, and Strategies</li> </ul>	<ul style="list-style-type: none"> <li>Provide Transportation Chapter document to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>February 2022</li> </ul>
<ul style="list-style-type: none"> <li>Create Implementation Chapter (Meeting #9)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> <li>Relocate language from Chapter 5 – Land Use Plan</li> <li>Relocate/update Zoning Plan from M-231 Sub-Area Plan</li> <li>Create Master Plan Terminology table link</li> </ul>	<ul style="list-style-type: none"> <li>Provide Implementation Chapter document to the Planning Commission</li> <li>Receive comments and direction from the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>March 2022</li> </ul>
<ul style="list-style-type: none"> <li>Create Appendix (Meeting #9)</li> </ul>	<ul style="list-style-type: none"> <li>Draft created by Fresh Coast Planning</li> </ul>	<ul style="list-style-type: none"> <li>Provide Appendix document to the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>March 2022</li> </ul>

## Timeframe Flow Chart

	<ul style="list-style-type: none"> <li>Relocate language from Chapter 3 – Basic Studies</li> <li>Relocate language and mapping from the M-231 Sub-Area Plan</li> <li>Update and reorganize statistical data, maps, tables, and the like</li> </ul>	<ul style="list-style-type: none"> <li>Receive comments and direction from the Planning Commission</li> </ul>	
<ul style="list-style-type: none"> <li>Review &amp; Create Master Plan Map (Meeting #10)</li> </ul>	<ul style="list-style-type: none"> <li>Examine current Master Plan Map with Planning Commission</li> <li>Discuss elimination of Public/Quasi-Public</li> <li>MP Correction Resolution lands</li> <li>M-231 Sub-area classifications</li> </ul>	<ul style="list-style-type: none"> <li>Receive comments and direction from the Planning Commission and create draft Master Plan Map</li> <li>Coordinate map changes with the OCGIS Department</li> </ul>	<ul style="list-style-type: none"> <li>April 2022</li> </ul>
<ul style="list-style-type: none"> <li>Review Draft Master Plan Map, if necessary (Meeting #11)</li> </ul>	<ul style="list-style-type: none"> <li>Examine draft Master Plan Map with Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>Receive comments and direction from the Planning Commission and revise draft Master Plan Map</li> <li>Coordinate map changes with the OCGIS Department</li> </ul>	<ul style="list-style-type: none"> <li>TBD, if necessary</li> </ul>
<ul style="list-style-type: none"> <li>Composition of draft Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>Compile first draft of Master Plan by Fresh Coast Planning</li> </ul>	<ul style="list-style-type: none"> <li>Creation of first draft of Master Plan by Fresh Coast Planning</li> </ul>	<ul style="list-style-type: none"> <li>May 2022</li> </ul>
<ul style="list-style-type: none"> <li>Meeting with Planning Commission to present the draft Master Plan (Meeting #12)</li> </ul>	<ul style="list-style-type: none"> <li>Present the first draft of the Master Plan to the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>Receive comments and direction from the Planning Commission</li> <li>Perform amendments to the Master Plan, if necessary</li> </ul>	<ul style="list-style-type: none"> <li>May 2022</li> </ul>
<ul style="list-style-type: none"> <li>Composition of final draft Master Plan, if necessary</li> </ul>	<ul style="list-style-type: none"> <li>Composition of amendments to the Master Plan by Fresh Coast Planning</li> </ul>	<ul style="list-style-type: none"> <li>Creation of final draft of Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>TBD, if necessary</li> </ul>
<ul style="list-style-type: none"> <li>Review of final draft of Master Plan, if necessary</li> </ul>	<ul style="list-style-type: none"> <li>Present to the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>Receive approval for distribution to the township attorney for review</li> </ul>	<ul style="list-style-type: none"> <li>TBD, if necessary</li> </ul>
<ul style="list-style-type: none"> <li>Send Plan to the township attorney</li> </ul>	<ul style="list-style-type: none"> <li>Present the proposed Plan to the township attorney</li> </ul>	<ul style="list-style-type: none"> <li>Receive legal review of the proposed Plan</li> </ul>	<ul style="list-style-type: none"> <li>June/July 2022</li> </ul>
<ul style="list-style-type: none"> <li>Provide attorney comments to the Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>Present attorney comments</li> </ul>	<ul style="list-style-type: none"> <li>Provide any minor revisions, if necessary</li> <li>Receive approval for distribution to the Township Board of Trustees</li> </ul>	<ul style="list-style-type: none"> <li>July 2022</li> </ul>



## Timeframe Flow Chart

<ul style="list-style-type: none"> <li>• Send Plan to the Board of Trustees</li> </ul>	<ul style="list-style-type: none"> <li>• Present the proposed Plan to the Board of Trustees</li> </ul>	<ul style="list-style-type: none"> <li>• Receive approval for public distribution</li> </ul>	<ul style="list-style-type: none"> <li>• August 2022</li> </ul>
<ul style="list-style-type: none"> <li>• Distribute Plan in accordance with the Planning Enabling Act</li> </ul>	<ul style="list-style-type: none"> <li>• Send copy to local governments and applicable organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Receive comment up to 63 days for local governments and applicable organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Comment period satisfied by approximately October 2022</li> </ul>
<ul style="list-style-type: none"> <li>• Review comments (Meeting #13)</li> </ul>	<ul style="list-style-type: none"> <li>• Present comments received to Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>• Incorporate comments, as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>• November 2022</li> </ul>
<ul style="list-style-type: none"> <li>• Pre-presentation Open House for Residents and General Public (Optional &amp; prior to Meeting #14)</li> </ul>	<ul style="list-style-type: none"> <li>• Pre-presentation Open House to answer direct questions of the residents and general public</li> </ul>	<ul style="list-style-type: none"> <li>• Address resident and general public inquires of the Master Plan prior to the final presentation</li> <li>• Educate the public regarding the content of the Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>• December 2022</li> </ul>
<ul style="list-style-type: none"> <li>• Present final Master Plan at Public Hearing (Meeting #14)</li> </ul>	<ul style="list-style-type: none"> <li>• Presentation of final Master Plan to the Planning Commission and community</li> </ul>	<ul style="list-style-type: none"> <li>• Educate the public regarding the content of the Master Plan</li> <li>• Provide recommendation of adoption to Board of Trustees</li> </ul>	<ul style="list-style-type: none"> <li>• December 2022</li> </ul>
<ul style="list-style-type: none"> <li>• Recommendation provided to the Board of Trustees</li> </ul>	<ul style="list-style-type: none"> <li>• Transmittal of final Master Plan to the Board of Trustees</li> </ul>	<ul style="list-style-type: none"> <li>• Adoption of the Master Plan by the Board of Trustees</li> </ul>	<ul style="list-style-type: none"> <li>• January 2023</li> </ul>
<ul style="list-style-type: none"> <li>• Notice of Adoption</li> </ul>	<ul style="list-style-type: none"> <li>• Send Notice of Adoption letter to Intent to Plan list</li> </ul>	<ul style="list-style-type: none"> <li>• Compliance with Michigan Planning Enabling Act</li> </ul>	<ul style="list-style-type: none"> <li>• January 2023</li> </ul>