

## 2006 Peninsula Township Survey

For each question below, please fill in the circle using a dark pencil, felt tip, or ball point pen.

EXAMPLE: Correct ● ○ ○ Wrong ✗ ✗ ✗

Peninsula Township will be faced with many issues in the next decade for which long-range planning is critical. Following is a series of items addressing various issues relevant to the township. First, please indicate the importance of each item when considering the future of Peninsula Township, and then rate Peninsula Township's efforts with regard to the item.

5=Very Important 4=Somewhat Important 3=Neutral 2=Somewhat Unimportant 1=Very Unimportant

5=Excellent 4=Above Average 3=Average 2=Below Average 1=Poor DK=Don't Know

Regarding...	How <i>important</i> is this issue to you?	How would you rate Peninsula Township's efforts with regard to this issue?
Development	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Preservation of historic buildings and areas	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Preservation of scenic bay views	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Preservation of scenic views of farms/fields with no bay views	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Preservation of views from water	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Preservation of natural shoreline	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Preservation of open space	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Preservation of agricultural land	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Preservation of township character	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Sense of community	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Light pollution (dark night sky)	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Increased traffic	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Water quality of the Bays	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK
Noise pollution	○ 5 ○ 4 ○ 3 ○ 2 ○ 1	○ 5 ○ 4 ○ 3 ○ 2 ○ 1 ○ DK



**In your opinion, how important is each of the following potential Peninsula Township initiatives?**

**5=Very Important    4=Somewhat Important    3=Neutral    2=Somewhat Unimportant    1=Very Unimportant**

Township acquisition of open space	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Ensure effectiveness of existing septic systems	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Township acquisition of scenic views	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Ensure ground water quality (ground, lakes, streams)	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Wetland preservation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Installation of street lights at intersections	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Financial incentives for land owners to keep open space	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating removal of shoreline vegetation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Increased police enforcement of speed limits	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Maintenance of scenic quality of M-37	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Expansion of public transportation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating off-season storage for docks/hoists	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Designated bicycle paths along main roads	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Increased public access to water	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Designated bicycle paths off main roads	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Encouragement of agriculture	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Managed growth through strong zoning and planning	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating storage for boats, RVs, etc.	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1

**DEVELOPMENT PATTERNS**

Based on current zoning and average rate of growth, Peninsula Township could grow from the current population of approximately 6,000 to a maximum of 14,000 in 40 years. With this assumption, there are a number of development patterns the township can pursue. Please rate each of the following potential development patterns on a scale of 1 to 10, with 1 being least desirable and 10 being most desirable.

	Least Desirable	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	Most Desirable
Developments with houses closer together with larger blocks of open space.....		<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10
Developments with houses farther apart with less open space.....		<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10
Houses in a village cluster (small village of up to 350 homes as an alternative to subdivisions).....		<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10
Extend sewer and water systems beyond Wilson Rd. ....		<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10
Housing density planned so that public water/sewer are not necessary.....		<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10



**In your opinion, should residential development be discouraged on the following types of land:**

- Steep slopes?**  Yes  No  Uncertain      **Ridgelines?**  Yes  No  Uncertain  
**Shorelines?**  Yes  No  Uncertain      **Wetlands?**  Yes  No  Uncertain

**In your opinion, should the Township concentrate on the *rate* of development or the *quality* of development? (Please choose only one)**

- Rate  Quality  Both Equally  Uncertain

**Based on current zoning and average rate of growth, Peninsula Township could grow from the current population of approximately 6,000 to a maximum of 14,000 in 40 years. In your opinion, should the township plan for:**

- A maximum population of 14,000  
 A maximum population of less than 14,000  
 A maximum population of more than 14,000

**The Purchase of Development Rights (PDR) program has resulted in a lot of open space at the Peninsula's north end with development concentrated in the south end. This development has been accommodated with public utilities. Recognizing this, do you believe the township should pursue:**

- More open space at the south end?**  Yes  No  Uncertain  
**Public parks at the south end?**  Yes  No  Uncertain

**Please rate the following potential public developments in terms of your preference for development in Peninsula Township:**

**Improvement of present township parks**  Not a Priority  Low  Medium  High Priority

**Development of additional outdoor recreational opportunities**  Not a Priority  Low  Medium  High Priority

**Provision of more public access to the bays**  Not a Priority  Low  Medium  High Priority

**Community Center, to include a recreation area (e.g., volleyball) and meeting rooms for public use**  Not a Priority  Low  Medium  High Priority

**The Township has been purchasing conservation easements to preserve farmland with voted taxes (PDR). Some people think the farmland should also be preserved by other means, such as clustering or transferring development to other areas with limited adverse impact on adjacent properties. What do you think should be done in the future? Please rate the following options:**

**Continue the PDR program with voted millage**  Not a Priority  Low  Medium  High Priority

**Cluster development and keep open space as farmland**  Not a Priority  Low  Medium  High Priority

**Removing future residential development from farmland and locating it in other areas**  Not a Priority  Low  Medium  High Priority



There are different kinds of commercial, industrial, and housing uses. Some are appropriate in one area; some in another area; some may not be appropriate in any area of Peninsula Township. For each of the following potential land uses, please indicate if you feel the use is appropriate for Peninsula Township. If you feel the use is appropriate, indicate in which area or areas of the Township it is appropriate. You may indicate more than one area for each use.

	Appropriate in Peninsula Township?	Village of Old Mission	Bowers Harbor	Mapleton	South end of Township	North end of Township
Campground	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Country Inn	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf Course	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Combination Golf Course/ Residential Development	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood Retail (e.g., craft shop, coffee shop)	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Center	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurant	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional Offices	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed Use (residential/ commercial in same building; retail 1st floor, small apt. 2nd)	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boat/RV Storage	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas Station	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marina	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light Manufacturing/ Fabricating	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family, 5-acre lots	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family, less than 5-acre lots	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments - density of one apartment per acre	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile Home Parks	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Housing	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low Income Housing	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short term rental, less than 1-month, in residential zone	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private/Public School	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



**Current Township zoning allows for 100 foot windmills, in any zone, if approved by special use permit. Should windmills that are over 100 feet tall be allowed if there are standards for their height and location?**

Yes  No  Uncertain

**Should any windmills less than 100 feet be allowed if there are standards for height and location?**

Yes  No  Uncertain

**Currently all parkland is located north of Bowers Harbor, except for Archie Park and the DNR Boat Launch. In your opinion, should the Township develop additional parkland at the south end?**

Yes  No  Uncertain

**Please indicate if you support development of the following for public use in the southern end of the Township:**

**Water access?**  Yes  No  Uncertain **Open grass fields?**  Yes  No  Uncertain

**Ball fields?**  Yes  No  Uncertain **Unpaved trails?**  Yes  No  Uncertain

**Improved trail systems?**  Yes  No  Uncertain **Other, please specify:** \_\_\_\_\_

**In your opinion, should Peninsula Township have bicycle paths/trail systems:**

**along primary roads, with widened shoulder?**  Yes  No  Uncertain

**off main roads?**  Yes  No  Uncertain

**linking parks or scenic views?**  Yes  No  Uncertain

**the full length of peninsula?**  Yes  No  Uncertain

**Other, please specify:** \_\_\_\_\_

**Have you seen any changes to water quality in the Bay over the last several years?**  Yes  No  Uncertain

**If Yes:**  Higher Water Quality  Lower Water Quality

**The Planning Commission currently has a working concept to provide for future traffic needs: Center Road to carry cars with no stop signs or signals, with north-south roads such as Bluff, East Shore, Peninsula Drive and Smokey Hollow serving local properties. Do you support this concept?**  Yes  No  Uncertain

**Should the Township's policy be to discourage widening roads paralleling M-37, such as Bluff, Peninsula Drive, East Shore and Smokey Hollow?**  Yes  No  Uncertain

**With regard to funding, do you believe the following initiatives should be pursued in Peninsula Township?**

**(Please choose one response for each item)**

**Yes, even if it raises my taxes**

**Yes, only if it does not raise my taxes**

**No**

**Uncertain**

(Please choose <u>one</u> response for each item)	Yes, even if it raises my taxes	Yes, only if it does <u>not</u> raise my taxes	No	Uncertain
Maintain agriculturally productive land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of open space (non-farmland) through purchase	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expansion of township park facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More zoning enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**How would you rate your level of involvement in Township issues/matters?**

Very Involved  Somewhat Involved  Somewhat Uninvolved  Not at all Involved

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**What is your preferred method(s) of communication regarding Township issues? Choose all that apply.**

- Local Newspaper       TCTV2       Township Web Page       Township Meetings  
 Local News       Township Newsletter       Friends/Word of mouth       Other, please specify: \_\_\_\_\_

**Have you visited the Peninsula Township web site (peninsulatownship.com)?**  Yes  No

**Have you used the Bay Area Transportation Authority service?**  Yes  No

**Some residents have expressed concern that there is a lack of community feeling in the township. Do you agree?**  Yes  No

**IF YOU AGREE, should the Township support the following?**

**fall festival with farm products and local crafts?**  Yes  No  Uncertain

**community facility for large group gatherings?**  Yes  No  Uncertain

**community informational meetings?**  Yes  No  Uncertain

**more publicity of community events?**  Yes  No  Uncertain

### **DEMOGRAPHICS**

**May we please have the following information in order to analyze your opinions with other respondents?  
ALL INFORMATION WILL BE KEPT CONFIDENTIAL!**

**Please indicate your age range:**

- Less than 18 years     18 to 25 years       26 to 35 years       36 to 45 years       46 to 55 years  
 56 to 65 years       66 to 75 years       Over 75 years

**Are you currently:**

- a year-round resident?  Yes  No  
a seasonal resident?  Yes  No  
NOT a resident of the township

**How many years have you lived in Peninsula Township?**

- Less than 1 year     1-4 years     5-9 years     10-14 years     15-19 years     20 years or more

**Please indicate the type of employment that best represents you (please choose only one):**

- Construction/Trade     Farming/Agriculture     Health care       Manufacturing       Office/Clerical  
 Professional       Retired       Unemployed       Other, specify: \_\_\_\_\_

**Do you operate a business out of your home?**  Yes  No

**Which of the following best describes where you live?**

- North of Mapleton     Between Wilson Road and Mapleton     South of Wilson Road

**Which best describes the amount of land you own in Peninsula Township?**

- Less than one acre       1 to 2 acres       3 to 5 acres  
 6 to 10 acres       11 to 20 acres       21 to 40 acres  
 41 and over acres       I do not own any land in Peninsula Township

**Gender:**  Male  Female

***Thank you for your participation!***

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