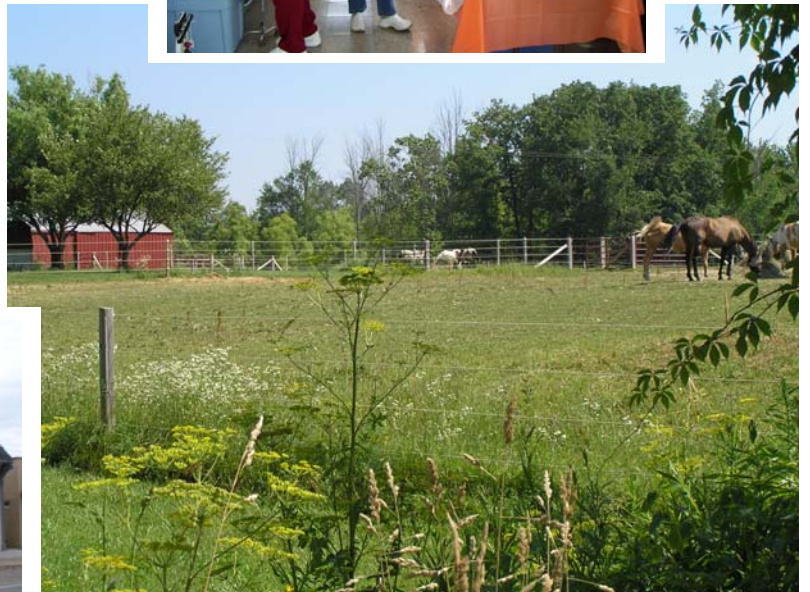


Northfield Township Comprehensive Community Survey



December 2010

Acknowledgements

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Dan Rowe, Trustee

Dan Smith, Trustee (*retired 11-10*)

Mark Stanalajczo (*appointed 11-10*)

Northfield Township Comprehensive Community Survey

In the summer of 2010, Northfield Township began a comprehensive community survey of its residents. The survey is one important tool in obtaining the input of residents on many important issues facing our community. This input will assist the Township's elected and appointed officials as we begin the process of planning for the future of Northfield Township and the Whitmore Lake community. The responses provided will help guide the Township in the planning of land use and transportation, arts and culture, recreation and leisure activities, economic development, capital improvement expenditures, open space preservation, and other public policies in our Township.

A community survey was mailed to all Township taxpayers in the summer of 2010. Respondents had the option of returning the completed survey form to the Township Hall, or completing the survey online. A total of 368 people participated in the survey which concluded this past fall.

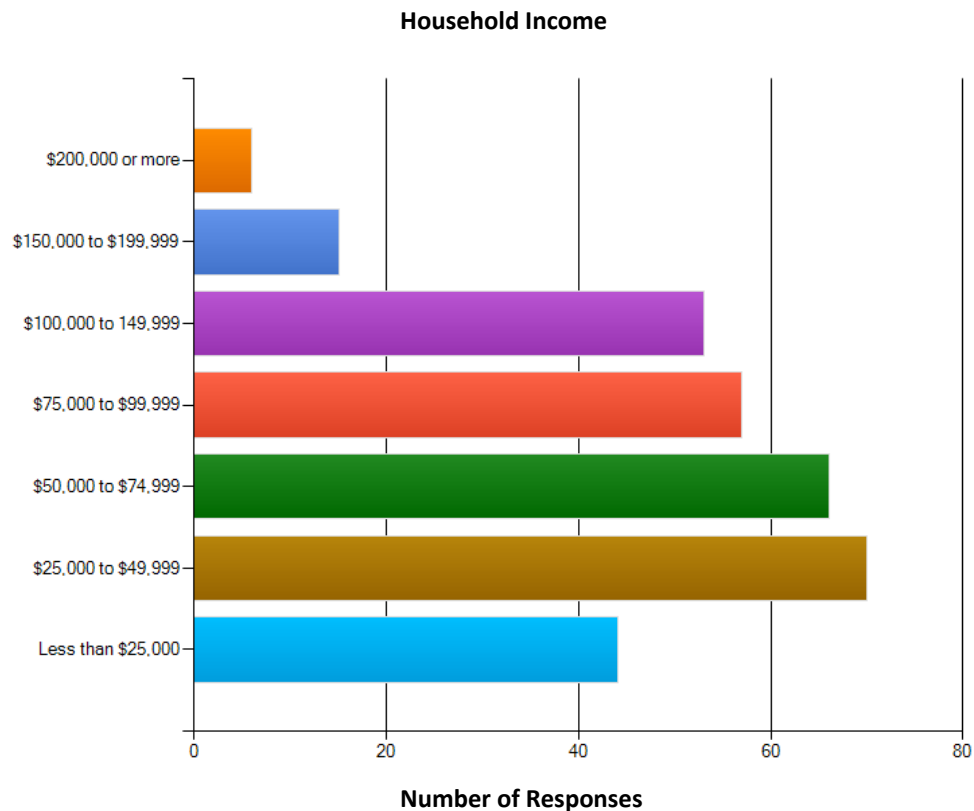
The survey included six (6) sub-topics of questions.

1. **Demographics** – (questions 1-21) inquired about age, gender, educational attainment, household income, employment status, residency, etc.
2. **Strengths & Weaknesses** – (questions 22-27) were primarily open-ended in nature asking respondents what they like best/least about Northfield Township, what are the most/least important issues facing Northfield Township, and what types of development would they like to see in the Township.
3. **Funding Options** – (questions 28-29) discussed possible millage options to gauge the community's support if pursued.
4. **Areas of Concern** – (questions 30-31) these opened ended questions asked respondents to list specific concerns that they felt should be addressed.
5. **Non-Resident Questions** - (questions 32-34) these were intended to get specific feedback from those respondents not currently residing in the Township about their perceptions of Northfield Township.
6. **Contact Information** – (question 35) respondents were asked to provide their contact information.

The following narrative supports the results of the resident survey. The Township elected and appointed officials will be taking these results / comments into consideration for future planning and policy guidance. It should be noted that the Township will use these results as a part of the current community Future Land Use (Master Plan) update.

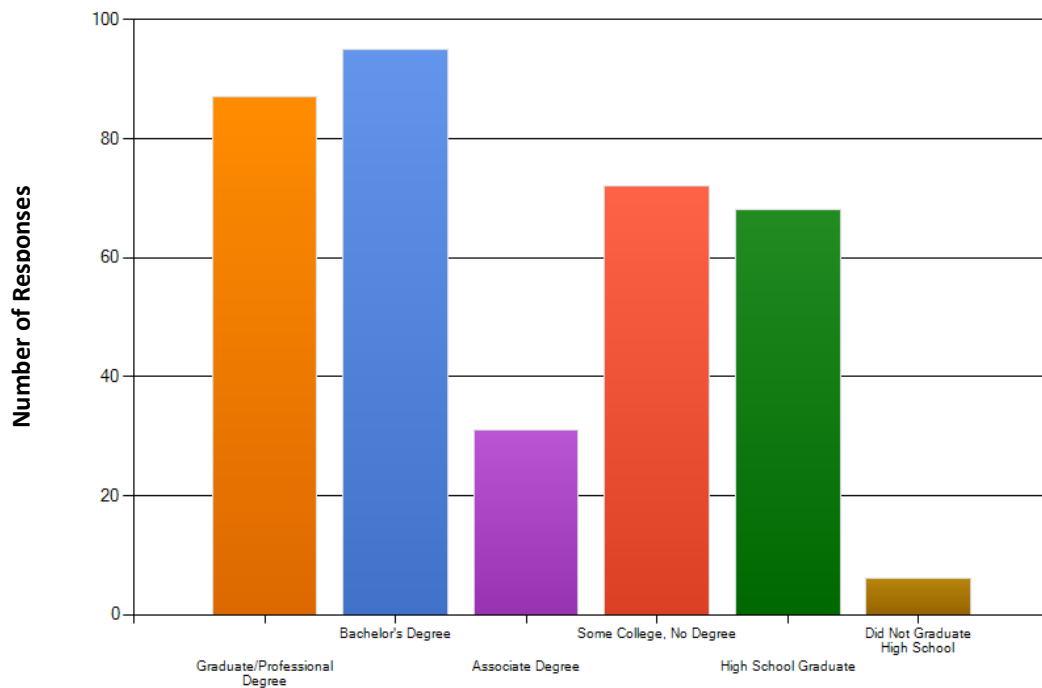
Demographic Results

Half (50%) of the total number of respondents were age 45 and older. Respondents were virtually equally divided between genders (52.7% (176) were male, 47.3% (158) were female). Approximately eighty-five percent (85.7%) of respondents had a household income of greater than \$25,000.



Approximately fifty percent (50.7%) had obtained a Bachelor's Degree or higher educational level, and fifty-nine percent (59.3%) had obtained an Associate's Degree or higher.

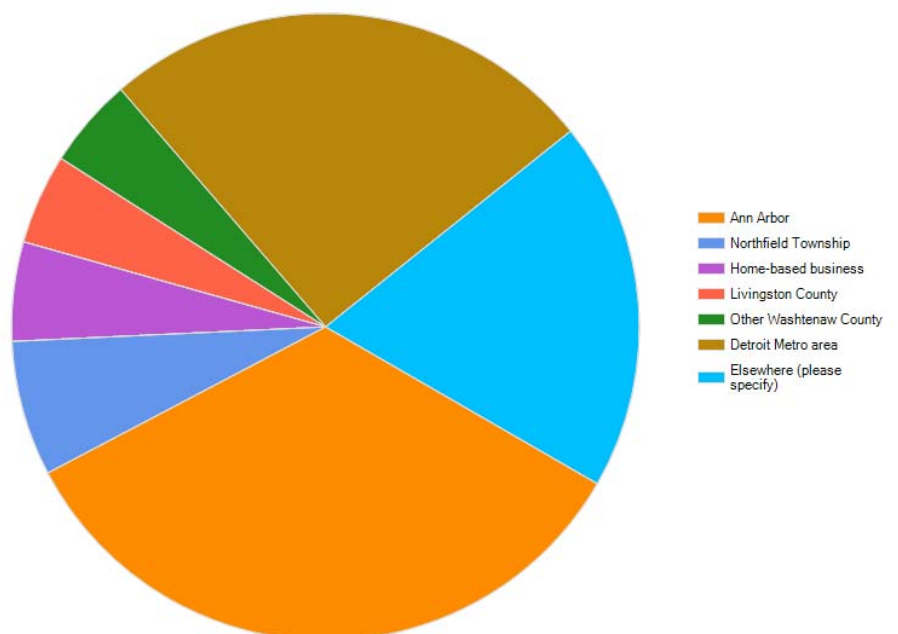
Educational Attainment



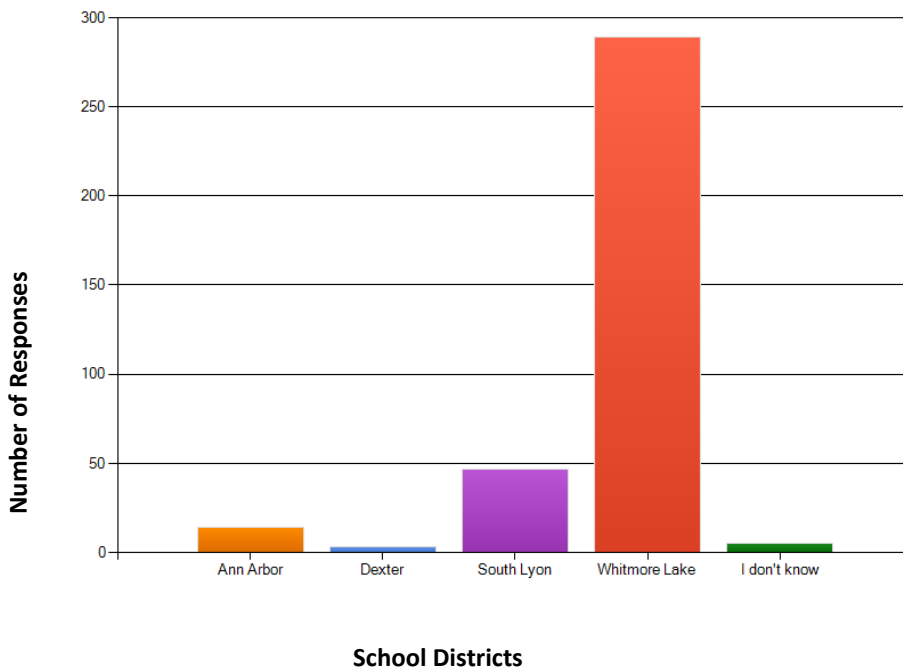
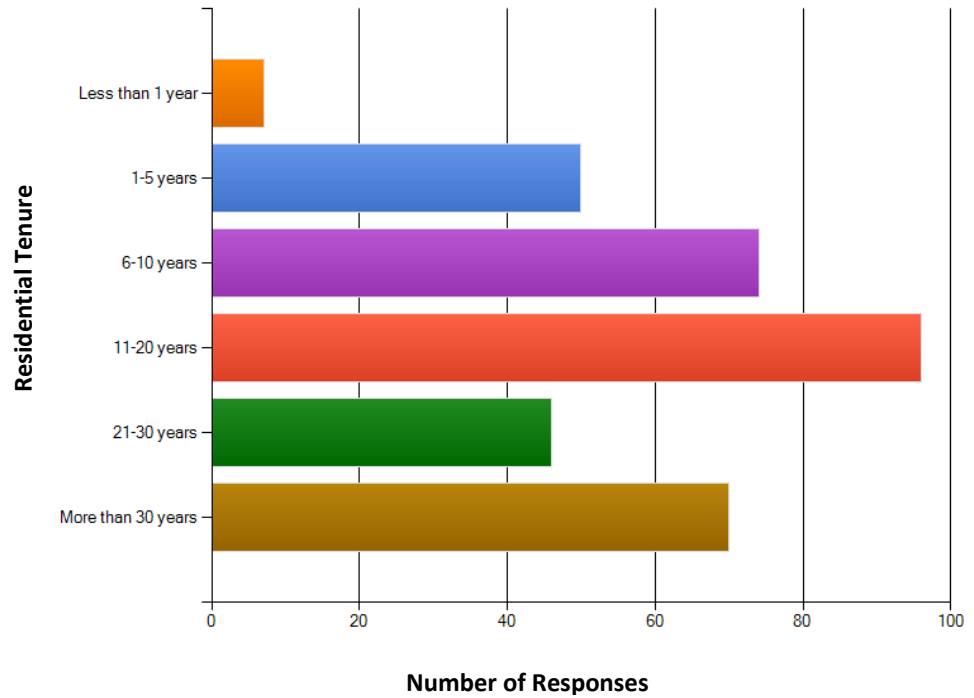
Of those that responded, over fifty (50%) are currently employed, and work primarily in the Ann Arbor and Detroit Metro areas.

Commute to Work

The majority of respondents indicated that they are two (2) adult households. Nearly eighty percent (80%) of those that responded have two (2) or less children per household.

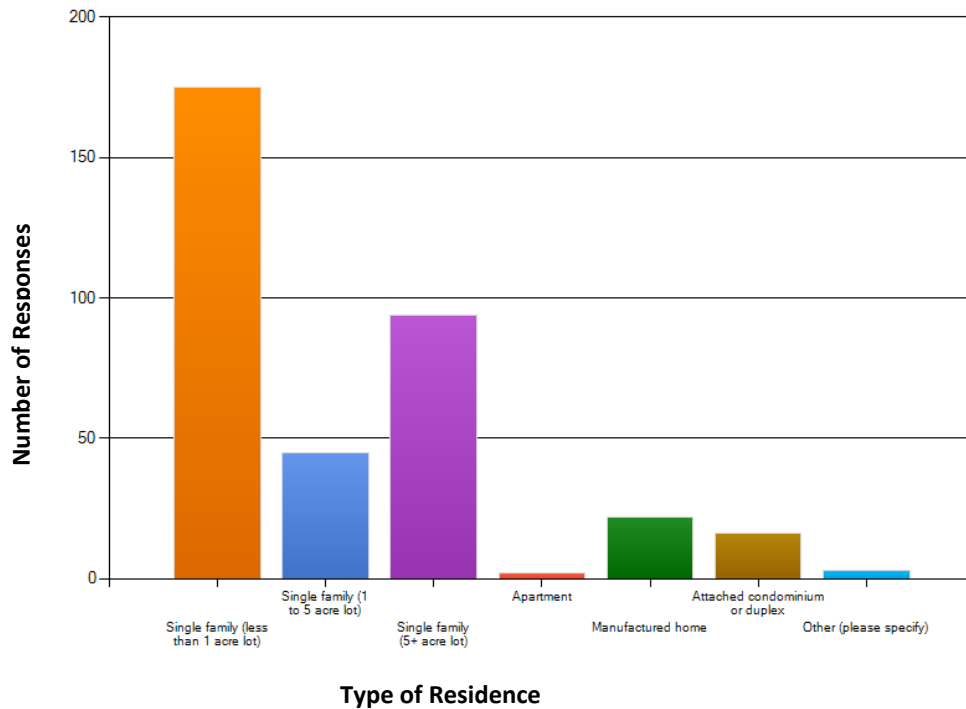


Sixty-one percent (61.8%) of respondents have been residents of the Township for more than eleven (11) years. Eighty-three percent (83.4%) indicate that they have been residents of the Township for six (6) or more years. Only sixteen percent (16.6%) provided that they have lived in the Township for five (5) years or less.



A vast majority of respondents reside in the Whitmore Lake School District (80.7%). Those respondents in the South Lyon School District made up thirteen percent (13%) of the total.

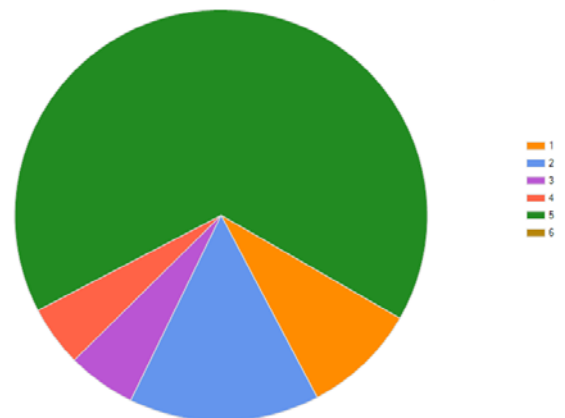
Nearly all of the respondents own residential (developed and/or undeveloped) property within the Township. Approximately half (49%) of respondents characterize their residence as single-family less than 1 acre lot; whereas, thirty-eight percent (38.9%) of respondents indicated that they reside on a property one (1) acre or greater in size.



A majority (66%) of the respondents indicated that they reside in Sub Area 5 – Lakes Subarea. This supports the majority of respondents describing Whitmore Lake as the place they live (66.4%). As this is where the majority of the Township population resides.

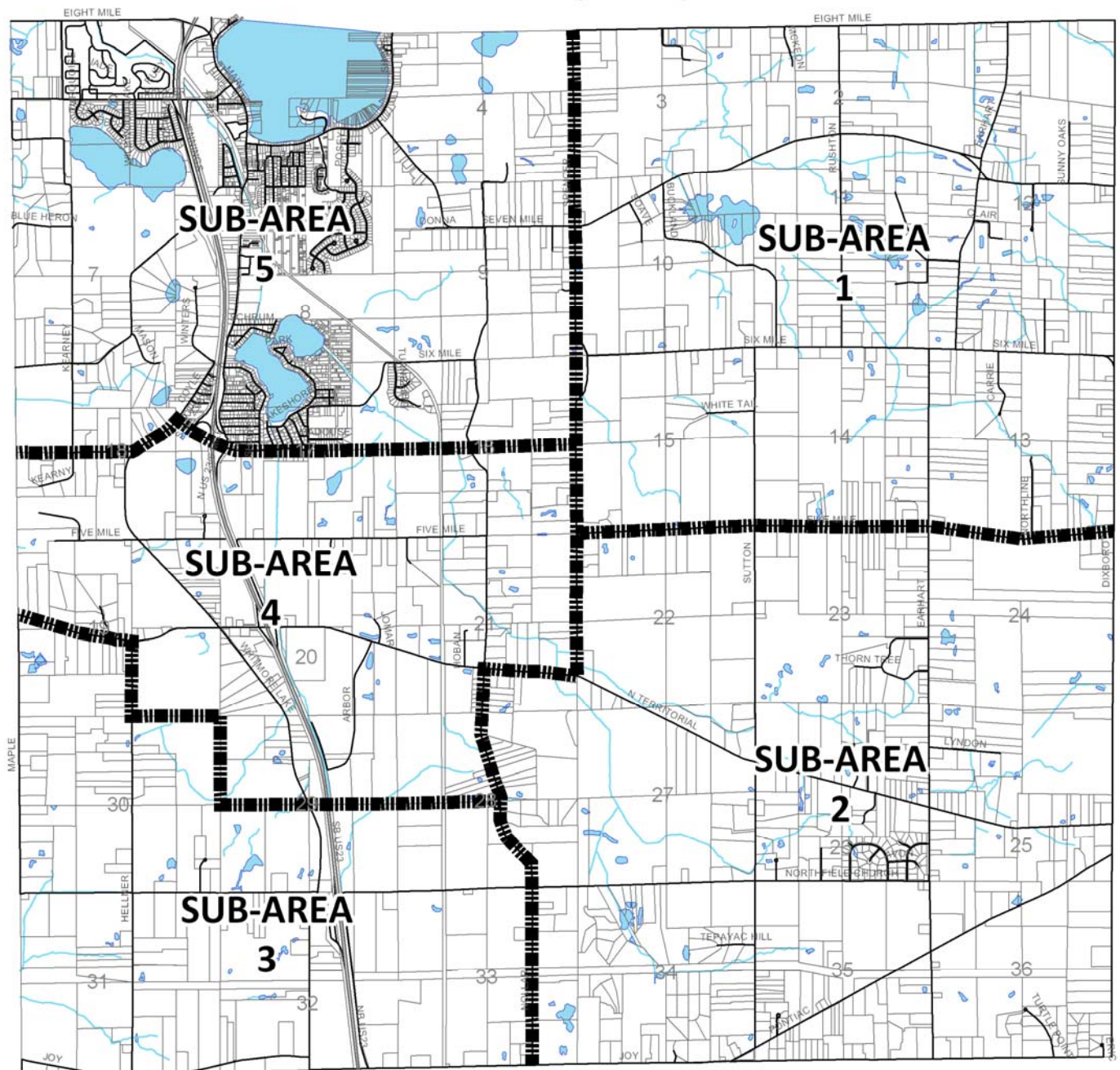
As a comparison to the survey results, we found, based upon 2007 land use data obtained through Washtenaw County, that the total number of parcels within the Northfield Township is 4,126. Of the total, 2,472 parcels (60% of all parcels within the Township) are located within Sub Area 5 – Lakes Subarea. The table to the right shows that the respondents of each sub area are representative of their respective “populations”.

Subarea Respondent Resides In



	% of Total Parcels	% of Respondents
1	11.5%	9.0%
2	16.2%	14.9
3	4.8%	5.4%
4	7.6%	4.8%
5	59.9%	66.0%
6	-	-
Total	100%	100%

**Northfield Township
Washtenaw County, Michigan**

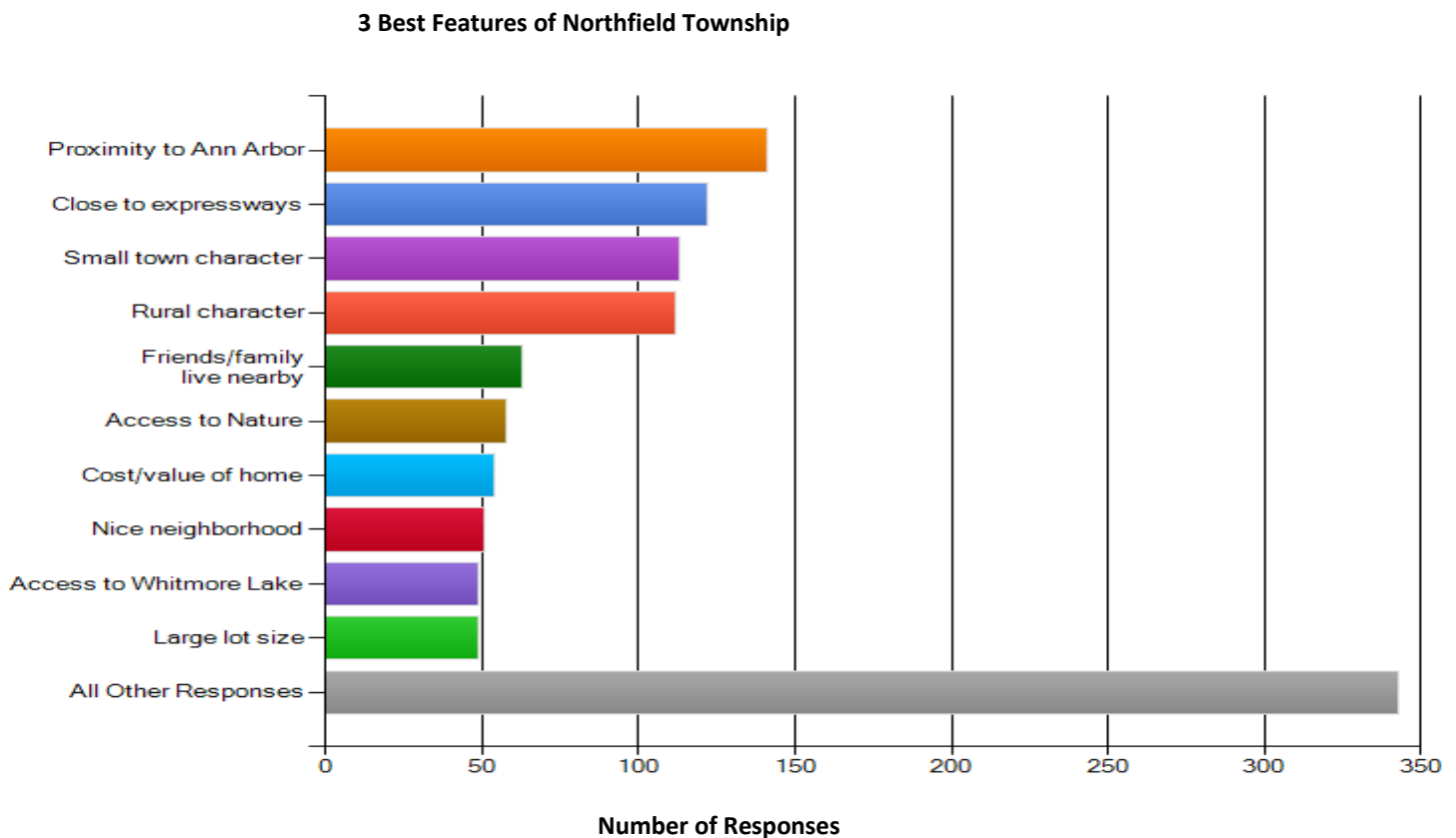


Strengths & Weaknesses

Best Features

Respondents were asked, *what are the three (3) best features of Northfield Township?* Thirty (30) varying responses were written in by respondents. The most popular answers included:

1. Proximity to Ann Arbor (39.1%)
2. Close to expressways (33.8%)
3. Small town character (33.3%)
4. Rural character (31.0%)
5. Friends/family live nearby (17.5%)
6. Access to nature (16.1%)



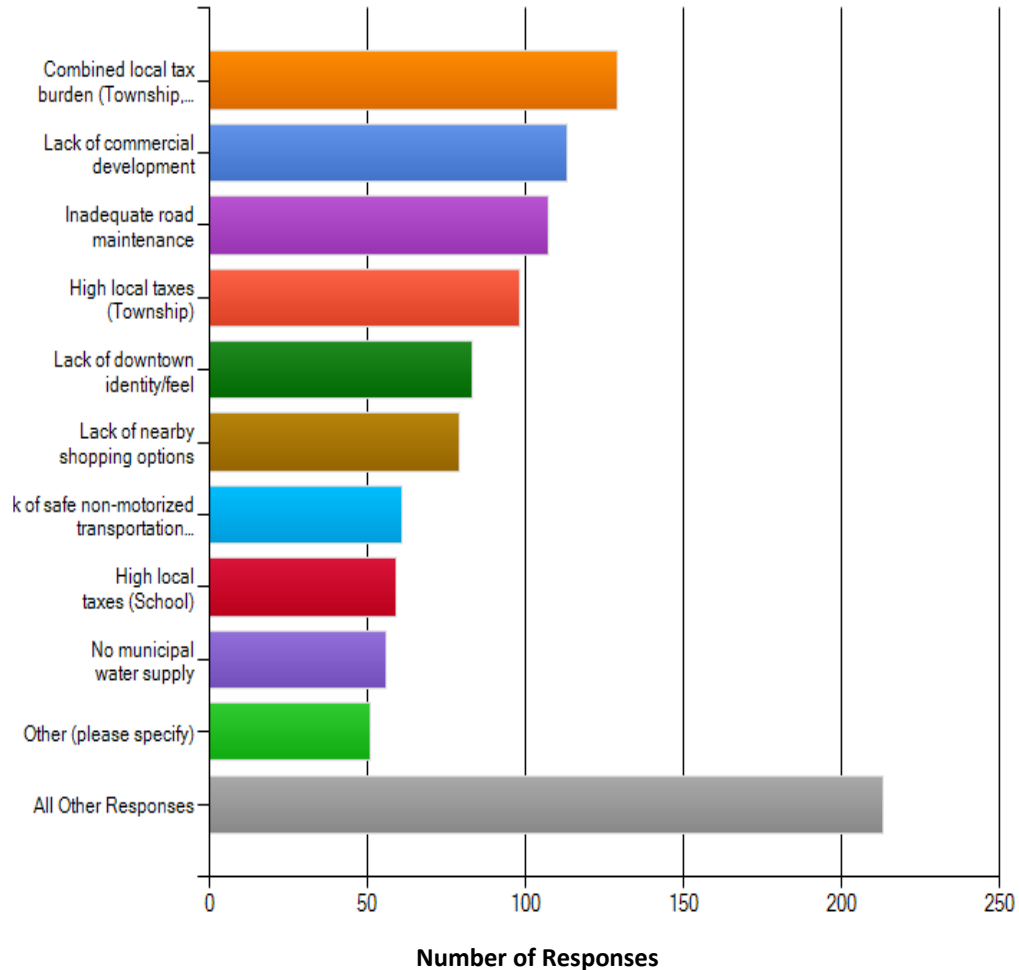
Worst Features

Respondents were then asked, *what are the three (3) worst features of the Township?* Twenty-nine (29) varying responses were written in by respondents. The most popular answers included:

1. Combined local tax burden (Township, school, County, etc.) (35.5%)

2. Lack of commercial development (31.1%)
3. Inadequate road maintenance (29.5%)
4. High local taxes (Township) (27%)
5. Lack of downtown identity/feel (22.9%)
6. Lack of nearby shopping options (21.8%)

3 Worst Features of Northfield Township



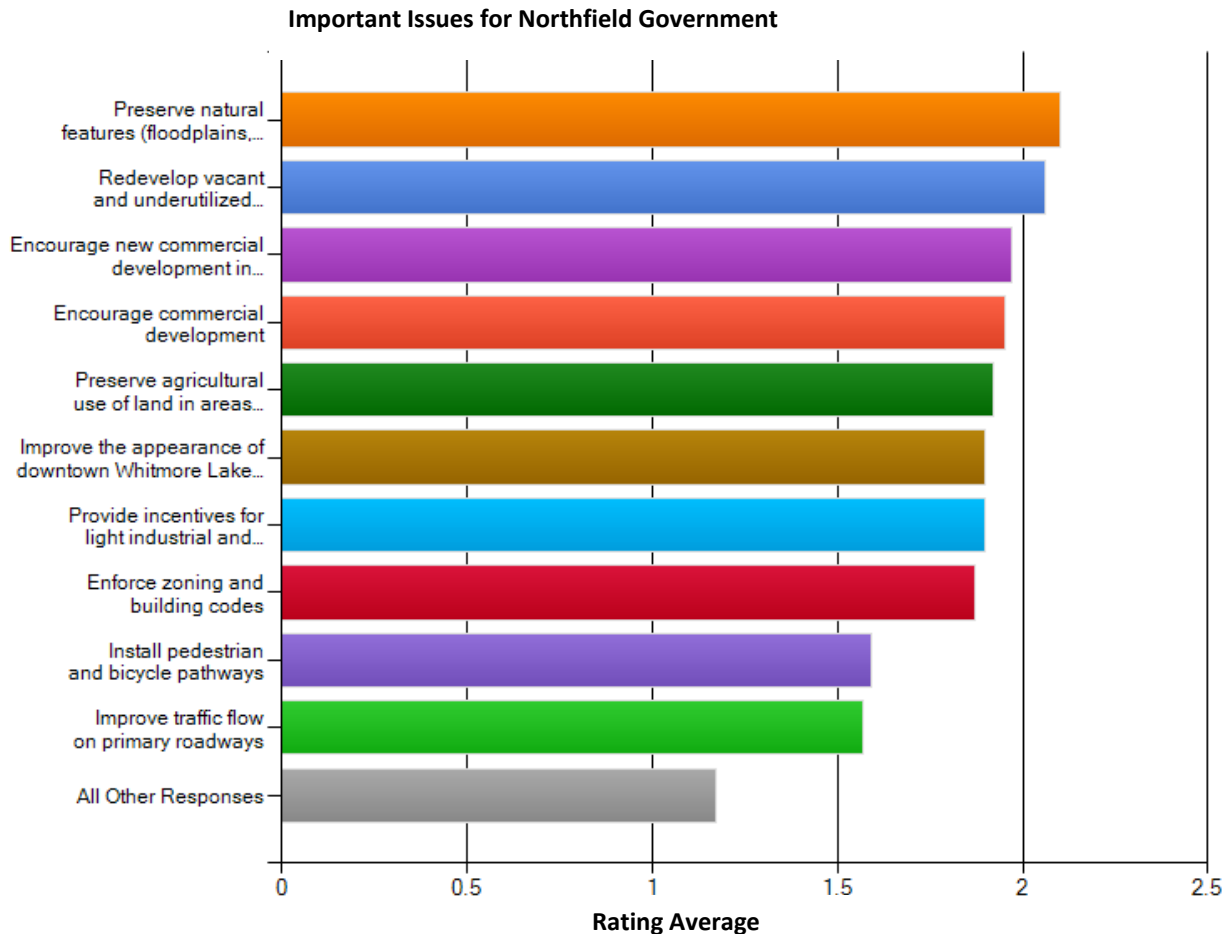
Most Important Issues Township Government

Respondents were asked to rank twenty (20) varying issues facing Northfield Township by importance. Five (5) ranking options were provided to respondents – Not important, somewhat important, important, very important or no opinion.

The following topics received the most very important responses:

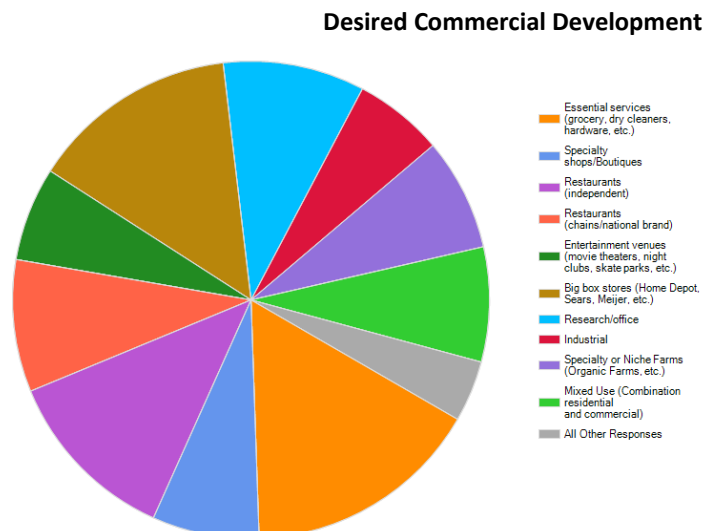
1. Preserve natural features (42.6%)

2. Encourage commercial development (42.0%)
3. Redevelop vacant and underutilized commercial properties (41.0%)
4. Encourage new commercial development in Downtown Whitmore Lake (40.1%)



Types of Desired Commercial Development

Respondents were provided with twelve (12) commercial development options, and asked to check all of those types of commercial development that they thought Northfield Township could use more of. The results indicated that the most desirable commercial development types include:

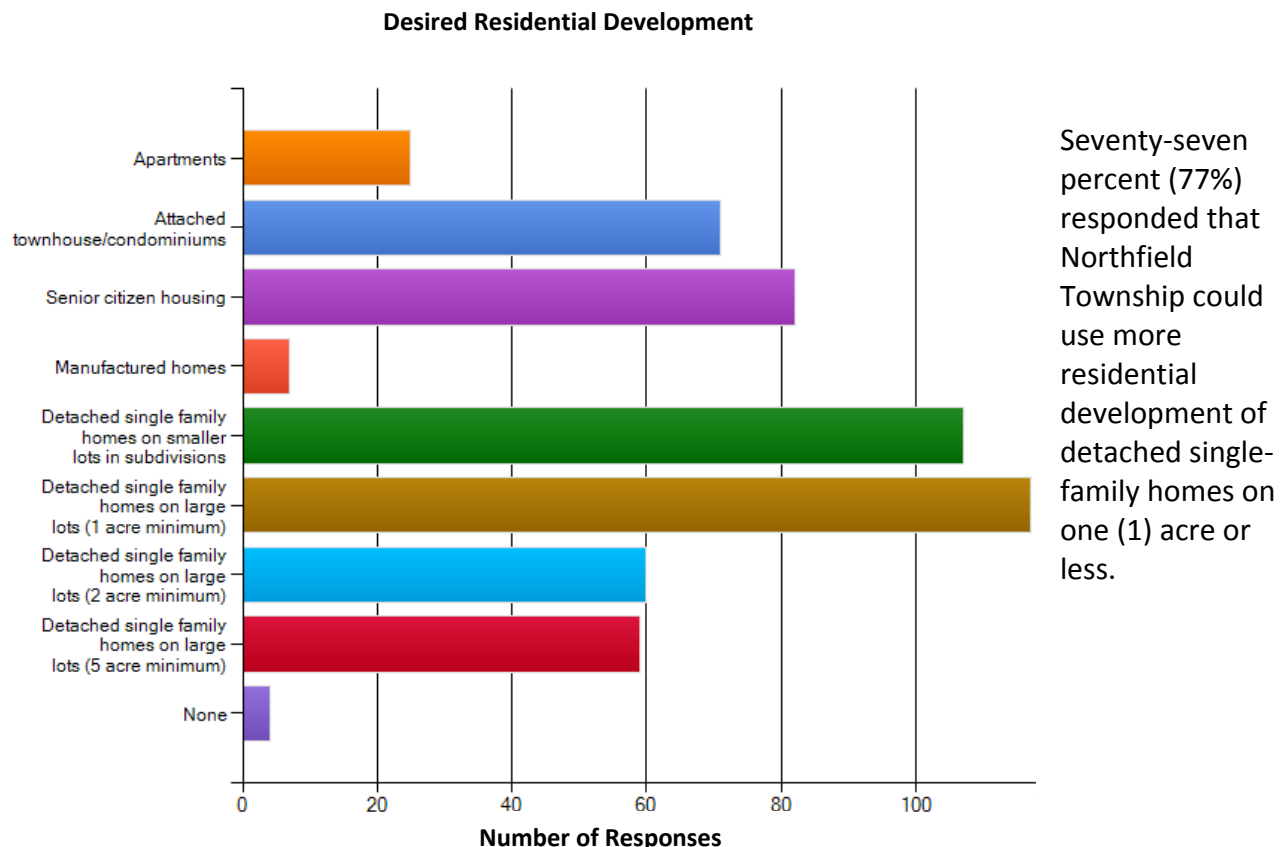


1. Essential Services (Grocery, dry cleaners, hardware, etc.) (218 responses)
2. Big Box Stores (Home Depot, Sears, Meijer's, etc.) (190 responses)
3. Restaurants (Independent) (163 responses)
4. Research/Office (130 responses)
5. Restaurants (chains/national brands) (121 responses)

Types of Desired Residential Development

Like the previous question, respondents were provided with nine (9) types of residential development, and asked to check all of the types of residential development they thought Northfield Township could use more of. The results indicated that the most desirable residential development options include:

1. Detached single-family homes on large lots (1 acre minimum) (40.3%)
2. Detached single-family homes on smaller lots in subdivisions (36.9%)
3. Senior citizen housing (28.3%)
4. Attached townhouse/condominium (24.5%)

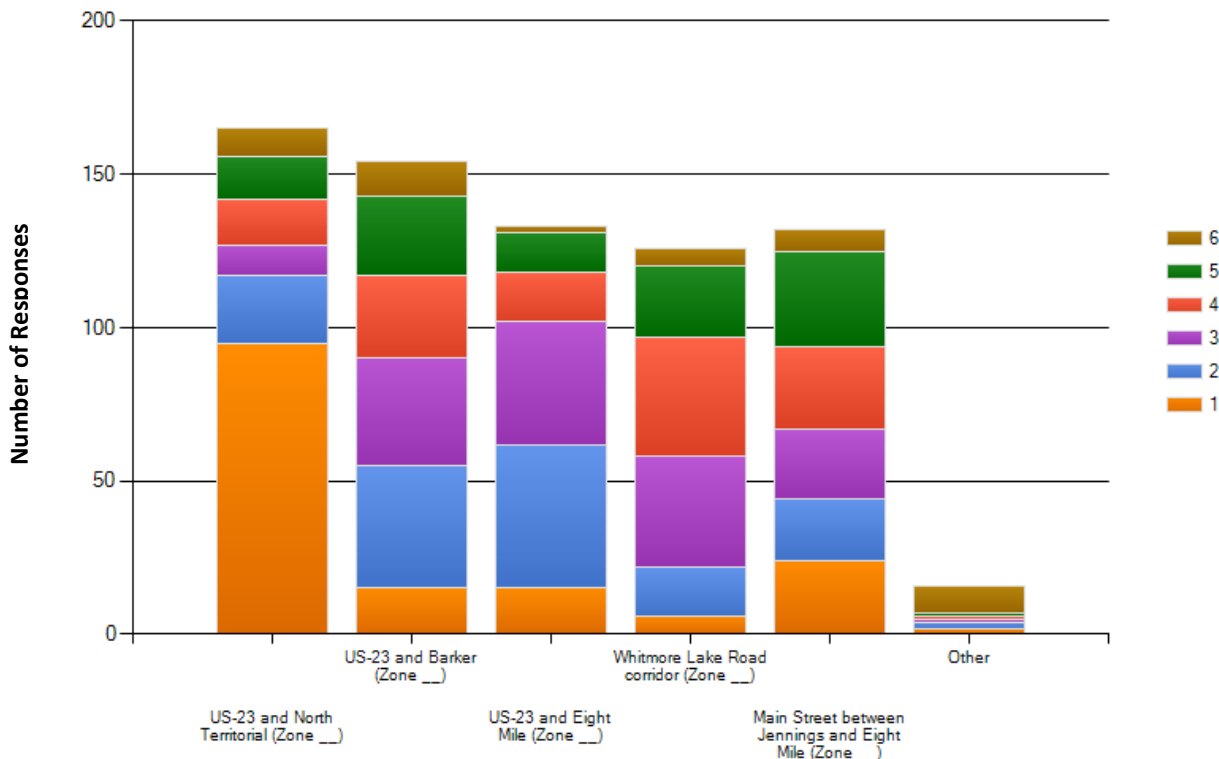


Prioritize Areas for Further Study /Policy Direction

There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction. Respondents were asked to prioritize six (6) areas by ranking each from 1 (highest) to 6 (lowest). The results indicated that the following areas should take greatest priority:

1. U.S. 23 and North Territorial (95 respondents indicated this area was highest priority (1); and 22 respondents indicated this area was a high priority (2)).
2. U.S. 23 and Eight Mile (15 respondents indicated this area was the highest priority (1); 47 respondents indicated this area was a high priority (2); and 40 respondents indicated this area was a priority (3)).
3. U.S. 23 and Baker (15 respondents indicated this area was the highest priority (1); 40 respondents indicated this area was a high priority (2); and 35 respondents indicated this area was a priority (3)).

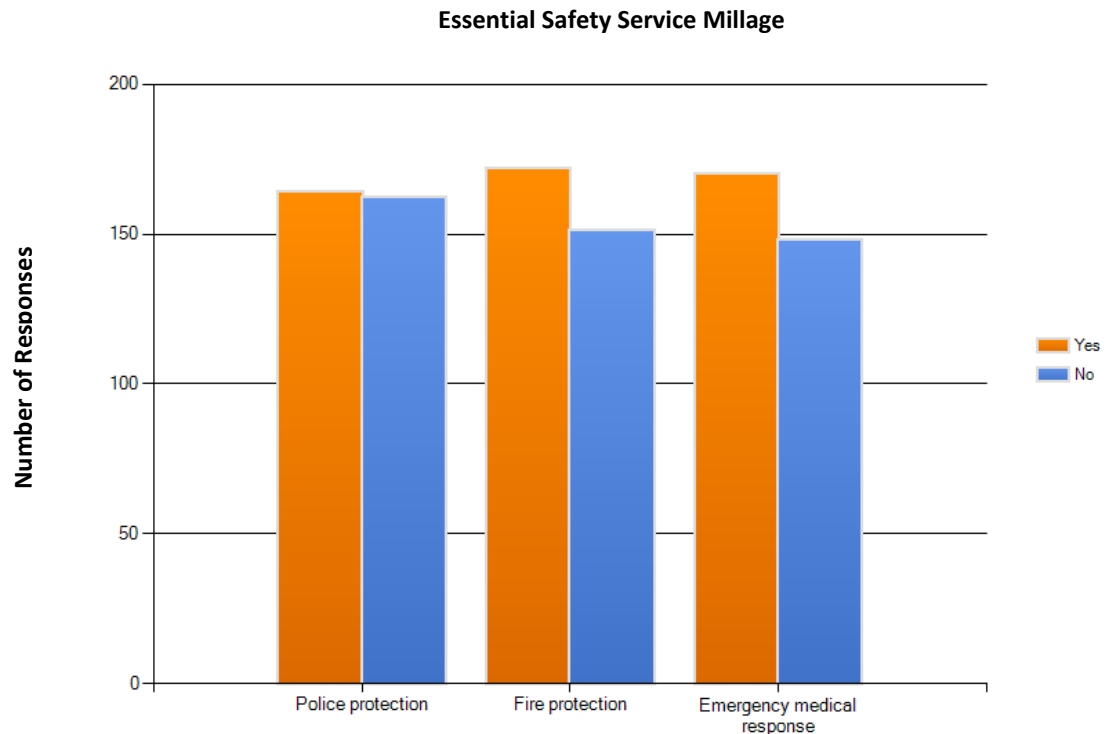
Areas Needing Special Attention/Policy Direction



Funding Options

Essential Safety Services

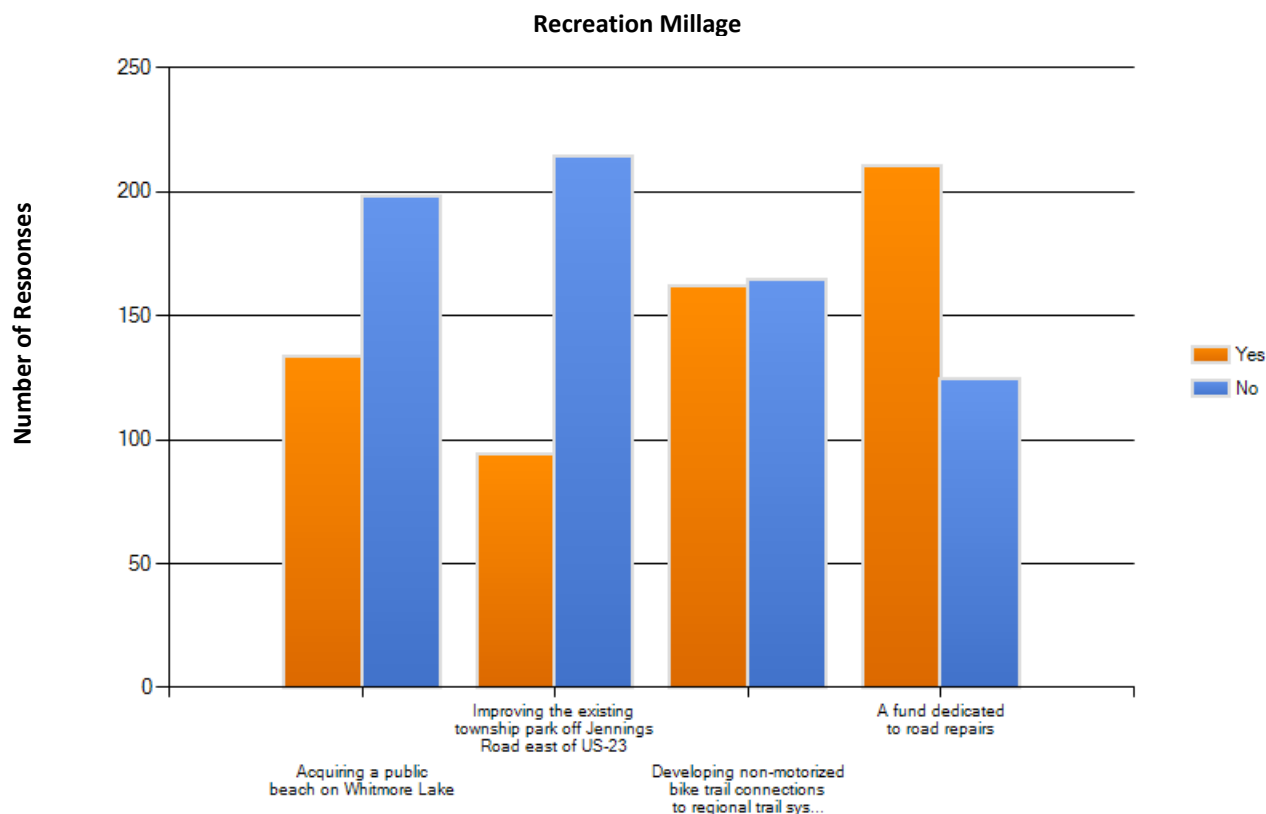
Respondents were asked if they would support or oppose additional millages for the purposes of police protection, fire protection and emergency medical response. Respondents were supportive of all of the essential services millages by a slim majority ranging from 53.5% for emergency medical response, 53.3% for fire protection, and 50.3% for police protection.



Recreation

Respondents were asked if they would support or oppose a 0.25 mill tax increase for three (3) years if the funds went toward one (1) of four (4) recreational options. A fund dedicated to road repairs was the only option in this category that received a supportive majority of respondents (62.9%). Developing non-motorized bike trail connections to regional trail systems slimly missed a supportive majority at 49.7%.

Acquiring a public beach on Whitmore Lake (40.2% supportive votes), and improving the existing township park off Jennings Road east of U.S. 23 (30.5% supportive vote) were clearly less of a priority to respondents.



Areas of Concern

In this section of the survey, respondents were given the opportunity to identify, in their own words; specific areas of concern within the Township that they feel should be addressed. One hundred seventy-eight (178) respondents provided comments ranging from tax rates, condition of roads, essential services, beautification of downtown area, preservation of natural features/rural areas, bike paths, code enforcements, etc.

After review, we found that the majority of comments were related to the following topics:

- Roads
- Taxes
- Downtown
- Recreation for adults and kids
- Infrastructure needs or problems
- Speed enforcement
- Code enforcement
- Lack of identity / community pride
- Polarized views on issue of lot size
- Property values

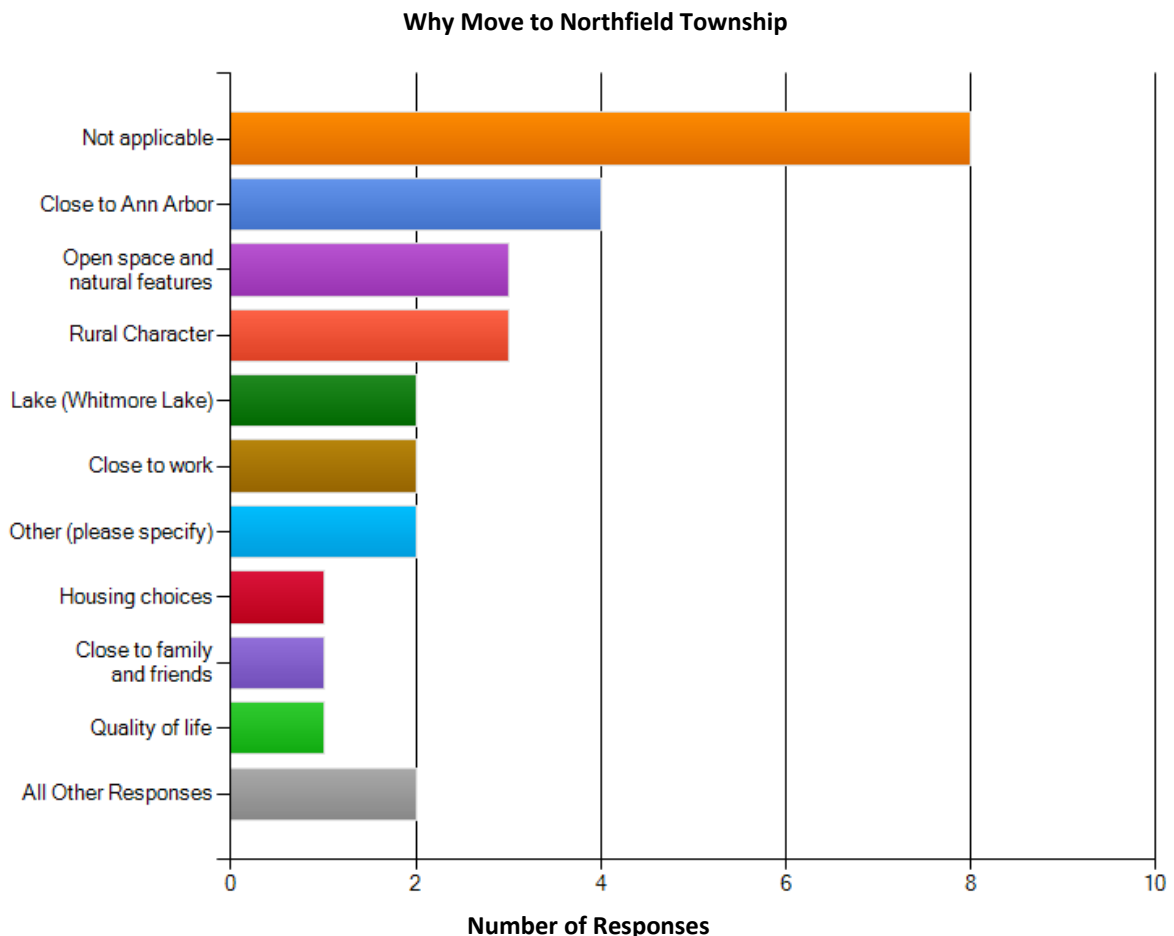
All of the comments submitted are found in Appendix A.

Non-Resident Questions

This survey was sent to all Township taxpayers, and therefore, there was potential for non-resident respondents. Twenty (20) non-resident respondents indicated by a fifty-five percent (55%) majority that they were not interested in moving to Northfield Township.

When asked *why are you planning on moving to Northfield Township?* non-resident respondents indicated the following reasons:

1. Not applicable (47.1%)
2. Close to Ann Arbor (23.5%)
3. Open space and natural features (17.6%)
4. Rural character (17.6%)



Contact Information

Forty-six (46) respondents provided contact information because of interest in additional information regarding Northfield Township,

becoming a community volunteer, or speaking with someone regarding issues facing the Township.

Conclusions and Findings

While the results of the survey provide a far reaching picture of the desires of the community, the following elements stand out due to their overwhelming response rates.

- The vast majority of respondents have at least some college course work completed with 59.3% have an Associate's Degree or higher. The respondents are well-educated.
- Most residents commute to work outside of Northfield Township. Northfield Township is primarily a "bedroom community".
- Most respondents have lived in the community for over eleven (11) years. Northfield is not a transitory community.
- The vast majority of those who responded live in a single-family detached home, and the majority of the population resides in sub area 5 of the Township.
- Proximity to Ann Arbor, as well as U.S. 23 were noted as particular strengths for Northfield Township.
- The combined tax burden, as well as the lack of commercial development were noted as particular weaknesses.
- There were a number of "important issues" for Township Government many of which involve the encouragement of new commercial and industrial development within the Township. The preservation of natural features and agricultural lands were also significant in their response rates.
- Seventy-seven percent (77%) responded that the Township could use more residential development of detached single-family homes on one (1) acre or less.
- U.S. 23 and North Territorial were noted as the area of the Township needing special attention and policy direction.
- Public safety (Police, Fire, Emergency Medical) receive a majority response where asked about possible millage support.

Appendix A – Survey Comments

QUESTION #6

If you are employed, where do you work?

Lansing	Novi
Plymouth	Milan
Bingham Farms	Wayne County
illinois	Warren
Wayne Co	Toledo, OH
Oakland County	Wels Fargo-Tump AZ
Grass Lake	Canton, MI
Ypsilanti	Oakland Co
n/a	Wixom, Mi
Plymouth	Dexter
Plymouth	Dexter
Toronto, Ontario	Plymouth MI
South Lyon	All over carpenter
Livonia	Ypsilanti
Canton, MI	Jackson
In Michigan	Ypsilanti
Oakland County	Dexter
Ann Arbor TWP	Wayne County
Flint	Ann Arbor and Northfield part time
Canton, MI	All over – Carpenter
Livonia	

#20

When asked where you live, how do you typically respond?

Depends who asks me. 1) Ann Arbor if outside Ann Arbor area. 2) Whitmore Lake if in Ann Arbor area

Detroit

Either Northfield Twp. or Ann Arbor or S. E. Michigan

Canton

Brighton

Brighton

North of Ann Arbor

Billboard Alley

Between Whitmore Lake and Ann Arbor

Plymouth

Brighton

North of Ann Arbor and South of Brighton, unless I know that the person will know where Whitmore Lake is, then I tell them Whitmore Lake

Mailing address is South Lyon but actually live in Washtenaw County Northfield Twp.

Whitmore Lake and Ann Arbor

Green Oak

North of Ann Arbor

Milford-Commerce

Whitmore Lake first Northfield later in the conversation

22. What are the 3 best features of Northfield Township?

Live here all of my life

Near work

Proximity to horseshoe lake

Library staff and program

The library

Wildwood lake

Wonderful library, services and staff

Living on the lake

Close to U of M hospital

Live on lake

My home

Able to walk, bike & shop locally

Proximity to relatives

Opportunity to move to country and live on average

Live on water edge of Whitmore Lake

Proximity to hospitals

Living on Whitmore Lake

Friendly small library

Medical Services

The library

Comfortable nice place

Relative proximity to many aspects of my life

No Neighbors

This area could be another Barton Hills instead of Ecorse with a little forethought.

Access to top of schools

Library

23. What are the 3 worst features of Northfield Township?

Need public waterfront park

Constant power outages

No sewer available in our area

No growth

No cable tv/internet

NORTHFIELD NEIGHBORS

No public beach on Whitmore Lake

Lack of new, 7 Mile rail road crossing

Lack of development in areas. it makes sense
(US 23 corridor) (revenue need to reduce taxes)

Threat of residential development/change of
land use

Lack of residential development and economic
development and foresight

Lots of unsupervised minors out

Too many billboards

No Public beach on Whitmore Lake

Restriction of residential lot size to 5 acre
minimum. also, lack of city water

Cars speeding in residential areas

Crimes break in's

Everything concentrated on Whitmore Lake and
already congested

Too many vacant buildings on No Territorial. US
23/N. Territorial exchange!!!

Sweeping the streets would really improve the
downtown. Looks dirty! (A real shame when

flowers and landscaping are doing so much to
improve)

Blight, Blight and Blight, lack of community
pride in regards to appearances

Lack of Police presence to enforce speeding on
dirt roads

Voluntary Fire Dept. and insufficient Police
patrol in our neighborhood.

Too much traffic on 7 Mile Rd. and too many
barking dogs.

People coming off the expressway and not
slowing down.

No Dark Skies Ordinance

Homes have lost value. No salability if gone.
People don't want to buy here due to low
values of property. Bad water and for some
reason, perceived bad schools. School system is
not bad. We were happy with the schools when
our son went through.

No Wi-Fi. No natural gas

Property tax assessment on sale of homes

Lack of proactive ordinance enforcement

Clean up/develop downtown Whitmore Lake

Lack of full time fire dept

Fractured political environment leads to
frequent strategic shifts/costs.

Whitmore lake school

No high speed internet

Taxes taxes taxes

23. What are the 3 worst features of Northfield Township?

Development restrictions

No access to natural gas

Inability to sell part of my 5 acres

Homes allowed to fall into disrepair many
should be condemned.

Northfield Neighbors

Lack of public beach

Lack of public beach/ lake access

No Public Beach Whitmore Lake

Lack of public access to Whitmore Lake

Lack of people keeping their own property
cleaned up

Lack of keeping property maintained

Public access/swimming to Whitmore Lake
(beach, etc.)

Miss old hardware store for example

No public beach, swimming access to Whitmore
Lake

NORTHFIELD NEIGHBORS

25. What types of commercial development could Northfield Township use more of? Check all that apply.

Would like a Walmart Super Store

We need a Meijer store for a all around shopping

We need a Meijer store for a all around shopping

Meijer it isn't approved?

Computer sales and service

Parking in downtown is first priority. Don't sell old fine Bldg-tear it down to increase parking. So when essential services move in people have easy access to go in and out.!!!

Create identity for Whitmore Lake downtown then community development to flow into identity

Light industrial/manufacturing

Develop the downtown area where people are

Recreation facilities

Meijer or a real grocery chain. our two choices in Whitmore sell quality at insanly high prices

Retirement/Assisted living facility, hospital, private school, hunt club, camp

Residential 1+ Acre sub

Satellite community colleges (close proximity to health systems in AA, research in AA)

Small and rural is why I moved here 20 years ago! Let's keep it.

Teens need someplace to go. It would be nice to have things to walk to.

Bed & Breakfast, Garden Center/Nursery

Use up the empty properties first.

Hockey club winter on lake. Stable for horse riding. "Family" pool hall -soda shop. Driving school. Sailboat school and sales

Theme park, Airport

We need commercial development to reduce the residential tax base

Ag/research/grants

Youth appropriate/teen hang outs

Anything that reduces taxes

Light industrial

Hardware

Menards

Some business development

MENARDS

27. There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction. Please prioritize the areas, identified on the map above, that you feel need further study and policy direction? Use priority numbers 1 (highest), 2, 3, 4, 5, 6 (lowest).

Improve existing locations and

All areas listed #1 priority

7 Mile road extension to Main Street

US23 and 8 Mile Rd priority #1 also

Main Street between E. Shore and Six Mile. Six Mile between Main St. and Whitmore Lake Rd. Fix pavement at all railroad crossings.

US23 and 8 Mile Rd priority #2 also. Main and Jennings, 8 Mile also #4

W. Six Mile and Whitmore Lake Rd

Whitmore Lake corridor also #1, Main and Jennings also #4

US23 and 8 Mile Rd priority #6 also Main Street 8 Mile also #5

All areas listed #5 priorities

7 Mile rail road crossing relocate traffic singla at Main and East Shore to Main and 7 Mile

Main Street and Jennings also #1

So special attention or policy direction on any of the areas listed.

Whitmore Lake Rd/Main. 7 & 8 Mile (create a downtown destination)

Whitmore Lake corridor also #2

East Shore Dr.

US23 and Barker #6 priority also. Main & Jennings #4 also

I really don't know

US23 and 8 Mile Rd priority #2 also

All the light at US-23 and in Whitmore have the worst timing

US23 and Barker, US23 and 8 Mile #2 priority also

Whatever it takes to lower taxes-makes jobs

US23 and 6 Mile Rd. #1 also Main St and Jennings and Whitmore Lake corridor

Need to welcome visitor-how about some new sings?

Nollar Road (North to South)

Express way on ramp at Barker Rd needs to be longer

US23 and Barker, US23 and 8 Mile #3 priority also Whitmore Lake corridor

I tried to understand this-your areas all seem to be in the same zone?

US23 and Barker, US23 and 8 Mile #3 priority also

By high school build 1+ acre house development across street

All areas

East shore road repair

Uncertain of all of them

27. There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction. Please prioritize the areas, identified on the map above, that you feel need further study and policy direction? Use priority numbers 1 (highest), 2, 3, 4, 5, 6 (lowest).

Have old US 23/Whitmore Lake Rd connected in a straight shot above 6 Mile to 8 Mile to by pass downtown Whitmore Lake on the west side of the US 23

US23/Barker, Whitmore Lake corridor and US23/8Mile all #6

Whitmore Lake corridor #1, US23/8 Mile also Main St #2

Whitmore Lake corridor also #2, Main Street also #3

US23/Barker #1 and Whitmore Lake corridor #6

US23/ Eight Mile also #1 priority

Whitmore Lake corridor and Main Street both #4 priority too

US23/ Eight Mile also #1 priority

Main Street also #3 priorities

US23/Baker,US23/Eight Mile, WL Rd, Main St all #1 priority

US23/Baker,US23/Eight Mile, WL Rd, Main St all #6 priority

All items listed are #2 priorities

US23/Baker and US23/Eight Mile also #1 priority

Main Street, Whitmore Lake Rd #2 priority

Whitmore Lake corridor likewise #1 highest

Meijer, Holiday Inn, old Twp. Hall, what happened? Make sure Main Street is more welcome to new store owners.

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

Roads are inadequate for the amount of traffic on Whitmore Lake Road and Main Street. When there is an accident on US 23, you can't move because of traffic.

On Barker Road between North and Main, Kids ride their bikes in the road not looking. And cut down branches to stop all the power outages plus upgrade existing power grids so we don't lose power.

Would like to see another retail district and additional way to get through downtown perhaps expand west toward US-23

1) Drainage along Whitmore Lake road, especially by the Christian school. 2) Signs for deer.

Dirt road in terrible condition and are not graded often enough. I have already had car repairs as a result of huge holes in the road to my house (Lincoln + Ash)

Generally road repairs are good. Governance appears ineffective. Focus should be on developing core assets like nature, proximities (to Ann Arbor, North, highways) and especially an improving school system.

Be ready if/when railroad abandons the line running through the township. It is a perfect route to connect Ann Arbor area bike trails north to the Lakelands trail east trailhead in Hamburg Township (at Hamburg road in the old village)

The road is dirt. Could something be done to make it better? We also have people who use it as a race track.

Township contract for trash collection (one provider)

Lack of consistent power. While I understand it is not the township direct responsibility to provide power, they should do all in their power to hold DTE accountable.

We need lower taxes

We need lower taxes. We need more commercial to help pay taxes.

Roads to repair, taxes too high, open ditches are unsightly and hard to maintain. Sometimes the water stinks

The water drainage from Horse Shoe Lake is very bad, floods all of the time. Power goes out too often. 6 Mile Road is terrible to Lakeshore Dr.

Extend 7 Mile Road to Main Street.

We must keep taking after towns like Plymouth & Northville. The township must be presentable to those that live here and those who visit. It doesn't cost a lot to force property owners, residents, and commercial to keep grass cut, weeds cut, eye sore fixed, and take action.

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

Sewer system should be available to all residents!

The roads are in great need of repair. Our road is lower than our property. Thus after any rainfall the road is full of huge pot holes.

We need more essential services. Working it out as Meier could be in the area would be nice. Did settle for a chain grocery store, local hardware etc.

Need to bring in more commercial/industrial development. The identity and character of Northfield TWP can be retained and even enhanced by utilizing tax income obtained from new commercial and industrial development.

Not enough job opportunities for young adults

Barker Rd. on ramp to US23 is a death trap. It needs to be lengthened like N. Territorial south ramp.

There is a reputation that our high tax revenues have not been wisely administered in the past.

Road repair on E. Shore, also raise speed limit. Need a good public park and beach to Whitmore Lake

Maintain or lower taxes. Use as much of the DDA funds as possible.

I don't believe we need additional housing, many homes are empty and cheap! Also, no low cost housing! There are plenty of mobile homes empty, empty lots and that's where much of W.L crime comes from. No more low cost housing is needed or wanted

The most important topic to us would be installing a municipal water supply first and foremost. Second is adding a public beach to Whitmore Lake and third adding sidewalks around the lake area.

Repair East Shore Dr. between Main and Walnut including sidewalks

I am not sure who has jurisdiction over the lake but it seems like there is a lack of enforcement or lack of rules. Non-conforming docks, a dozen boats at one lot, non-conforming construction sheds and buildings, odd parking arrangements. Where is the code enforcement? Unregulated rentals are another problem. Need annual inspections of rentals.

Roads need repair. we need another paved north south roadway. Bike path needed on 7 Mile Rd. DANGEROUS WITH ALL THE BIKE RIDERS!!

Ramp to US23 at W. Old US23 (by Griffith vet.) and the stop sign for northbound traffic. Not clear enough for N. bound, possible danger zone.

We are concerned the large lot sizes will be reduced and we'll be just another Livonia/Novi/Brighton.

The development potential of downtown Whitmore Lake bounded by Main St, Barker and 8 Mile.

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

Enforcement of (No Trucks) down Nollar Rd. The gravel trucks use this road on a daily basis at ridiculous speeds. I personally had one almost hit me head on. They take up the entire road without regard for the curves

Replace sign and enforce no parking on East Shore fire and safety crossing issue.

Horseshoe Lake flooding (Spring). The one weir form Horseshoe Lake to be maintained (cleaned, cleared) for proper flow (only outflow of f this lake). Upgrading on bridge (currently not in use) on Schrum Rd. in the Schrum subdivision.

I would not want to see a commuter train stop.

Is there any progress on the 7 Mile extension? It would be very beneficial to at least extend it to Main Street? It would ease traffic on E. Shore and create access to potential parkland.

Downtown Whitmore Lake is so drab looking. How about some nice pastel color on the front of the buildings downtown. Their ugly brown color does nothing to invite anyone to move or want to feel comfortable living here. Color is very important to our mental health. It does a lot to lift our moral and make us want to patronage these establishments.

Disaster preparedness: Public notices or signage designating chain of command such as fire or police to coordinate relief services with organization action owning mobile units, kitchen, laundry mart, showers, dispatching, public training schedule to upgrade ham operations (radio)

Water does not drain from roads into ditches due to growth and road grading causing ruts in the road after heavy rains

This is the 5th year of economic recession. Studies and additional regulations will only deter growth. Word on the street is you're wasting your time to locate in Northfield Township.

Traffic jams on US-23, need another lane and that should be funded through the state and federal government not the local Northfield Township.

1) 6 Mile Rd coupled with Nollar Rd (Stretch from 6 Mile to 7 Mile) gets heavy use-need paving not grading. Please put it on roster for improvement. 2) No adequate parking downtown-skip selling old Bldg. Tear it down! Make a parking lot.

Spending stop until we are solvent again

When are township officials going to reduce their income instead of raising taxes for parks? You wasted money on the Tajamahal not stick us with more!

Widen tax base to lower taxes. Encourage development along parts of US-23 corridors, while keeping rural feel in outlying areas

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

1 certain property on the Main St. which distracts from condition of majority.

City water

I think the taxes are high for the service provided. Would like to see more funding going to support the schools.

My family and neighbors are very concerned about commercial and residential development in the township. The charm and draw of this area is its openness, farm land and undeveloped open spaces-if much change occurred, we would consider moving from the area.

Dog control-need for more stringent control on the number of dogs and addressing barking dogs.

Water quality monitoring in Whitmore Lake. Publish data on results. Policies that preserve long term lake health are key.

Would like to see the Meijer store go in near N. Territorial and Whitmore Lake Rd.

Allow residential development, do not participate in the Ann Arbor Green Belt program; residential development will lead to commercial development and more ...in the Whitmore Lake school system. We need to expand our tax base. The taxes are way too high for the few. Services we receive.

Clean up trash at site of burned home on Joy Rd.

Let development pay to the improvement not the residents

Rental property-restrictions on where home owners can rent and policies as to whom they can rent to. Also more police patrol

I live in Northfield estate and I am now completely happy living in Whitmore Lake except not having public lake across and no town square area. Also, people need to learn to watch their minor teenage children better. Curfews met!

Clean up and enforce township rules regarding billboards! Have old one taken down and clean up the sky! We are billboard alley and it's tacky

Roads, traffic lights, and overall look of Whitmore need tons of work. Whitmore Lake market and Polly's are dumps and way to overpriced. They need some competition.

Lower taxes

Drinking water in Northfield estates mobile home park

Condition of Six Mile Rd and lack of repair between U.S and Nollar Rd.

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

The Barker Rd entrance ramp to S.23 is way too short! You can't see oncoming traffic or be seen until you are in it.

The time sequence of the main/east Shore light is stupid. It impedes traffic flow

We need no bike paths; we need the roads fixed correctly before any bike path goes in roads like Main St. just past police station to Six Mile

Increase tax base, get big business here, Meijer's etc. Make decisions wiser regarding growth and avoid more lawsuits that tax payers end up paying for!!!

Lack of nice downtown area!

Roads are in terrible condition and traffic lights do not flow efficiently.

City water and sewer service

When I come off from Pine Dr., you can't see traffic coming from the left because the Senior Center parks their vans/cars on side of road.

Lower taxes. Use the money you have taken from us/citizens better and more creatively.

Set up police to catch speeders on 6 Mile, especially early morning and afternoons/early evening.

Thank you for fixing East Shore Drive at Main Street. It was very bad and full of pot holes.

Taxes are way too high for what my house is really worth.

Road right of way maintenance-mowing, tree/shrub removed for better visibility, road drainage.

The N. Territorial US 23 interchange needs to be improved. It is the worst interchange from Ann Arbor to M 59. Traffic is frequently backed up East and West on Territorial

Improving its reputation-improving maintenance (Cut grass, sweep streets, downtown lighting etc)
Improve sidewalks to and from building, school etc. Regular maintenance is a cheap improvement.

In thinking about improvement to our town, I think of Ludington. Ludington has what is called the "Ludington Loop" It is just a long walking path that takes you by the water and through a small part of town. Having somewhere to walk in town, while grabbing an ice cream or coffee, would encourage people to spend time there and increase spending. I, for one, am always looking for something simple to do that is economical! Including a park in town would also be a nice addition.

US 23/ N. Territorial Rd is an embarrassment to our township! A left turn light to turn onto US 23 N and S would ease so much congestion (Obviously, a "No Turn on Red" temporary light would be needed for E

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

and W bound traffic..too many idiots) why are there "no turn on red" signs posted on the off ramps of 23 when they are never enforced? a good way for the police department to generate some revenue eh?

Taxes, Taxes, Taxes are too high, not competitive with other townships, Ex: Salem Twp

There are too many low income residences in the township-we need to bring in a higher income sub-no more trailers and small houses

Zone 5, yes Beautification of downtown area, trees, lamp posts, flowers, murals Blight enforcement (Commercial and residential)

With the relaxing of speed limits, i am concerned about some speeders using our in town road. Let's protect the wild animals-they were here first.

Fixing patch of road on East Shore Dr. near Main St.

Lake Shore Dr. from Main St. to 7 Mile-> Sad! 1) Needs resurfacing. 2) Need a safe, clean, identified sidewalk

Walk from town down Baker to school, on north side, especially under bridge

Blight, junk stored outside of homes, the general look of run-down neighborhoods

Preserving wetlands, forest, and farmland. Concentrate development in the US23 Corridor and Whitmore Lake (commercial and additional cluster housing).

Conditions on roadways and schools.

Preserve rural feel. The speed limit, 55 MPH on Six Mile Rd. is excessive and dangerous. Seven Mile is paved and the speed limit it only 50 MPH. Both Northfield Twp and Washtenaw Road Commission need to consider lowering the Six Mile speed limit.

Downtown shops looking better. Snow removal terrible. Looks awful. Downtown businesses need different type of shops for pedestrian traffic. Also no parking available.

Preserving our country rural atmosphere. Barking dog ordinance tougher than what it is. Halting development both commercial and residential.

Condition and quality of streets. East Shore and others.

Town area should be more townie. Rural area should stay rural. A good way to get from Jennings Rd Park to the library and Polly's areas. Keep the fast traffic off the expressway away from the residential areas.

In the rural areas there is a definite need for upkeep of the rural ditches.

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

We moved her for the small town. Stop trying to turn it into a big town. Stay with current five acre minimum.

Dark Skies are why we moved to Northfield Twp. Dark roads are also safer for drivers because we do not have to have our eyes readjusting from the dark to the light to dark.

Low property values. Such a big mix of houses in the area property values don't represent the area. For some reason many people especially in Ann Arbor have a very untrue perception that Whitmore Lake has bad schools. Not true. And that effects property values greatly. Perception needs to change.

No Wi-Fi. No cable TV.

East Shore Drive Road repairs by Main Street.

Preserving flood plains from N. Territorial to 9 Mile and protecting the water that runs into those flood plains from contaminants from industry and excess use of ground water. No manufactured homes. Commercial development in downtown area should be environmentally friendly. Regarding providing more affordable housing, at what cost to land use and density? More community support for seniors or target groups first before providing housing.

The roads in my neighborhood are in dire need of resurfacing

East Shore Drive in extremely bad repair

1) Lack of enforcement of specified association rules and regulations by the association, but by local law enforcement.

2) Too many transient residents (Temporary residents)

Parking of vehicles across sidewalks is only \$15.00 fine this should be increased to be in line with ADA standards.

Allow public lake access for Atler construction wonder property for people in adjacent subdivision.

Vegetation growth on shoulder of roads removed. Bridges modernized providing a turnaround lane. Trim dead wood overhanging the roads.

Snow plowing-lack of

Extreme lack of any shopping leading in downtown area

6 mile road

Road improvement, specifically running/walking/bike trails

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

North Territorial US 23 growth for traffic flow. Also, big box stores. e.i. Meijer

This township will not survive unless there is some services commercial development soon! we were promised a Meijer Store. Where is it? Do what you need to do to get something going.

The school! safe way to walk up town= spend money

Parallel road system for when 23 is blocked. East-West corridor other than Territorial Rd.

The township government is notorious for being opaque, stubborn, and resistant to change. Although they can be on occasion friendly to deal with. The "Downtown" area is the best of Whitmore Lake and should be helped in any way possible

Northfield Twp is run down in all areas. A lake community should be exploding with activity and this one is not. The store fronts and downtown feel is old and out dated.

There needs to be a walking and bike path installed on Barker Rd. The situation right now is extremely unsafe for children and pedestrians going to Main St. Sell fire hall to N.H.S.

The elected politicians still seem to not be in sync with each other. Remember to make Board Decision based on "reality."

Backyard flooding from poor drainage

Police Department does not enforce the laws enough

US 23 and N. Territorial

Township needs high speed internet access

Reduce our taxes! turn roads over to county maintenance

Lot size minimums are too large. Should be 1 acre with spread out non contiguous sub divisions

Reduce the current 5 acre lot size in requirement area where is our land

Widen N. Territorial Rd bridge over US 23. or do whatever it takes to improve traffic in this area

Speed limit of 35 mi/hr on rural dirt roads

No shopping at all!

Property value dropping much faster than taxable value

The downtown needs the most attractions. it needs to be developed into a destination area with things to do and places to go Cafe's, etc.

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

Mobile home park on Main Street up town of Whitmore Lake is in extremely poor condition.

Repave 6 Mile Rd. Pave dirt portion of 6 Mile Rd.

Pay attention to flooding and drainage problems in rural areas and around lake properties.

Every vehicle on highway (2-3 wheel) wear a helmet. Better road drainage. 7 Mile extension to Main St has been in planning stage for 50 yrs. Improve all access and entrance ramps to US23 in township. Hard surface Dixboro Rd. to Seven Mile Rd. Better road maintenance. Too many cars on East Shore Dr. Too Many unnecessary garbage trucks every day but Saturday and Sunday. Complete 7 Mile Rd extension. Too many speeding trucks and school buses. Better access to Post Office.

I request that attention be brought to better care of no-paved roads in the township: better grading, and plowing when the snow falls.

Provide a Community Center in downtown Whitmore Lake. Develop and beautify downtown Whitmore Lake. Provide more parking downtown Whitmore Lake.

Sidewalks on Barker Rd are needed. Public beach is not needed! Not with my tax dollars. Develop some big box stores! Bring them on!

Some of the downtown businesses seem to let the weeds grow around their establishments. Somehow encourage them to clean the weeds out.

We need more businesses in the township to help offset the high property taxes.

Paving. Emergency alert sirens.

Gravel Road maintenance, edge cutting and drainage.

Do not reduce 5 acre lot minimum in agricultural areas.

Better maintenance of Hellner Rd. Would have been nice to see Meijer built.

High debt, lack of businesses, poor planning, high taxes

have home owners clean up their junk from their properties. Taxes are too high for lack of services, roads in disrepair, Blight

Dumping in the country (especially animal parts. i.e. deer often hunting season)

Property taxes-outrageous and totally out of line

Tear down old homes that look like they need to be condemned

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

Terrible roads in sub and on Territorial. Standing water in many area, no real drainage commission.
Excessive power outages in area

The lack of county responsibility ex. on Barker Rd. Drain ditch along trailer park does not drain. Standing water destroys pavement. Just an example

Improve appearance downtown business, sidewalks etc.. (downtown needs a face lift)

More money to the Whitmore lake school

Road conditions-fix roads

A solution to the parking problem to attract more business

Original sub in township still have dirt roads (Zone 5). These should have been paved years ago. Mud and dirt tracked from vehicles going into town making Whitmore Lake like a dirty little town/slang: hole in the wall

Downtown commercial will not improve without adjacent parking

Would like the US 23 S Barker on ramp widened down towards 6 mile

The downtown should be developed as an entertainment destination. How many towns like areas have a lake to view?

Get the RTM Dist Going. Develop N.Terr./W.L. Rd, US 23, retail, restaurant, commercial

Barker road on ramp to US 23, clean up downtown/huge ugly tree and rusty sign in front of the Macs and the car wash, improve schools, no more low income housing

Keep the 5 acre minimum for detached single family homes

Acquiring a public beach on Whitmore Lake

police department does not enforce the laws enough

To get Six Mile Road paved all the way passed the golf course

The roads are in bad shape. Many drainage concerns in rural areas.

We need more paved roads in the rural areas

What happened to the outdoor shopping area off 8-Mile Rd. next to US-23 South? Have a beautiful lake but no access unless you own property with it as your back yard

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

If the merchants kept their own areas clean, sprayed their own weeds and watered the flowers on front of their places that were given to them by the DDA, that would be a great start to marketing

Keeping Main Street clean would be a good start. Checking conditional uses that are now on the books and enforce then not when a complaint comes in

The crumbling road of East Shore and the lack of gravel road maintenance off of East Shore

Since the tax base is primarily young home owners in subdivisions, investing in parks/programs/projects/ schools that keep us here

I became concerned when there is talk of Major development along US-23. I prefer to live in a quieter area, and oppose high density housing or huge box stores. Need high speed internet everywhere, including Blue Heron and nearby roads.

Putting the 7 Mile Rd through to Main St. Repair E. Shore Dr.

The need for a sidewalk down Barker to Main St., especially under US 23.

Blight throughout Northfield - Bike lanes along NT & 7 Mile!! Incentives for business and homeowners in downtown are to upgrade storefronts/homes along main street.

The downtown area doesn't look appealing at all

Neighborhood solicitations - and those at 9:00 pm

A house a few doors west of us (Six Mile) has had lots of items out on their lawn for about a month. Just today it looks like things are being hauled away. Is there an ordinance for an eye sore like that?

Better maintenance of Hellner Rd. It would be nice to see a Meijers built.

31. Is there anything else you would like us to consider?

Safer bridges on N. Territorial and 6 Mile. There is little barrier for people riding bikes, walking, etc. Easily they could fall on the express way

Upgrade grids, I lived here since I was 3 years old and the more growth the more power goes out in a storm. Get with it DTE

Not sure if bike laws are state mandated or township, but would like to see laws that keep bikers of main roads such as 7 Mile and 6 Mile. It is very dangerous

Developing downtown and create a public beach on Main Street. Not all residents have lake access and this would attract more people downtown. These increase township and business revenue.

Incentivize providers to lay broadband where high income households reside-relying on satellite is a key drawback to attracting more homeowners.

There is a wet land at the end of the street and people bring their leaves and trimmed limbs and dump them over the end of the road into the wet land.

Enforcement of ordinances.

Get the Meijer store built at 23 and N. Territorial

Get the Meijer built at 23 and N. Territorial

Street lights in all subdivisions. Pave dirt roads in summer homes subdivision

We need commercial development to help pay taxes and to keep them low and attract new residents and maintain a beautiful city. Keep out developments that bring a bad element of people that chase the good ones away and increase police and other essential services costs.

Lower the tax burden. In today's economy, our local government also needs to lower its expenses. Please do not look at ways of increasing an already high tax burden.

Sorry, my sharpie bled through on this document, but I think you can identify my responses. These types of surveys are very helpful and important. Please continue to send out this kind of survey at least once per year.

When dealing with developers, make them fund township improvements as a condition for approval of their plans (public beach, bike paths, etc.)!

For the safety of students who now must walk to the Elementary School, it s important to have a walkway in our sub. I would like to see the proposed park along US23 come to fruition. The library and its programs are excellent and should be commended for the job they do!

Extend 7 Mile through to connect Posey sub to the fire station.

31. Is there anything else you would like us to consider?

Bring something to the Woodbridge factory site.

Plymouth has free community concerts; I know SL has started to also. We have been to the library concerts, but not on the beach yet. At the library, need better updated music! Make it something MANY people will want to attend. Briarwood movies closed a cheap second run theater? Residents want low cost entertainment options or community center.

Eliminate Blue Skies, clean house within the Planning Commission. Look at groups that have true concerns for the township, and not personal agendas.

It appears that all our efforts and money get spent in Whitmore Lake not in the rural areas.

A community co-op type garden similar to the Victory Gardens of WWII era.

Retain 5 acre minimums in the current AG zones, repave E Shore Drive from Main to end of the township line, not just filling in the holes for the past 20 years. Good job in repaving 6 Mile!! Thank You!!!

Sidewalks and bike paths along Main Street.

The library is of such benefit to the community. I wish the township would recognize that more often. It isn't even mentioned in question #22 about the best features of the township.

Meijer at N. Territorial and US-23

Public cemetery-initial purchase from 2-year millage proposal large park space, similar to Bennett Park in Hamburg Township

Lower our taxes

MDOP has spent many \$\$\$ improving the rail road tracks through Northfield TWP. Industrial land and rail road is our economic key to future growth and jobs for Northfield.

Lower the taxes, cut spending, consolidate, lower overpaid public servants, police, firemen, teachers, politicians.

There is already plenty of commercial property sitting empty. This survey sounds like fishing for a development plan we don't need. No way will I foot the bill for the infrastructure of someone else's development.

Somehow have Polly's market move-move post office to other side of 23-build nice store fronts with Ample parking, get essential services (dry cleaners and drive through, coffee shop and bakery, bread shop and candy shop and butcher and veggie shop and dollar store and a gift shop, etc.)

Meijer/fast food/ Taco Bell, etc. It is a 30 mile round trip to stores...

31. Is there anything else you would like us to consider?

Let NHS buy the damn old fire hall and use it for use residents and stop being pigheaded about it just because you aren't poor doesn't mean you might not be someday!

US-23/N. Territorial Bridge

Parking 200 feet West of Main between Barker and Margaret St.

Love the small town feel and green nature space, but agree that in certain areas (US 23) it makes sense to encourage development.

The maps used in this survey were very difficult to read, making it hard to answer some questions.

Will rail service ever come to Whitmore Lake?

No public beach on Whitmore Lake. I feel it would create too much recreational traffic, increase lake pollution and make for unsafe boating conditions for residences.

Bring cable network to township

More police patrol! A full time department.

Resurface subdivision roads. Trees along US-23 by Jennings near subdivision- we don't want cement walls like Detroit, just nature!

Roads are terrible in our township including rail road connections. Northfield Township has lost focus and maybe we need a complete change come election time.

More jobs

Widen 8 Mile at Whitmore Lake Rd so you can go around left lane turners at Whitmore Lake Rd and US-23 when you're heading east to town

Economic impact of non-commercial development

Same as above for Whitmore Lake Rd and N. Territorial

Give tax incentive to new business to bring growth. Figure another roadway to get through downtown Whitmore Lake. So we avoid grid-lock like South Lyon between 3-5pm.

I am of the belief that limited government is the beginning of a prosperous people and economy. Reduce the tax burden by eliminating things government should not be involved in, shift some of the savings money to police/fire/emergency to provide safe place to live and watch the people and the business move in.

I live on Butternut Dr. (Subdivision) and speeding is a big factor in our subdivision. I would like to see some safety signs put up or maybe voting on getting our road paved with speed bumps.

31. Is there anything else you would like us to consider?

Nature-Nesting hawks gone from residential development on Barker Rd. Cranes gone from walking from gun club on Lemon to small pond on 8 Mile because of Conway development. As many as 15 at a time. Don't want to lose more because of Com. development.

Lower property taxes. They are over inflated.

I am leaving as soon as possible because partially of over taxing and townships unwillingness to change tax structure and assessment

Please check into fixing Whitmore Lake Rd, between 9 Mile and Lee Rd.

During road maintenance, widening, add bike paths on shoulders-along 7 Mile, North Territorial, and Whitmore Lake Road, Pontiac Trail. Be part of the Greenbelt around Ann Arbor and advertise/invite them here. Coordinate our plans with surrounding townships (Salem, Webster).

Consider that making decisions will not make everyone happy-sometimes citizens do rely on the politicians to make decisions and execute.

1) DO something about the vacant buildings on N. Territorial-Moore's, Carter's Northfield Roadhouse, etc. It is beginning to look like Detroit :(. 2) Take down that Ugly Sign on N. Territorial/US-23 (S) that used to say Dewey's. It is now painted white with a stupid election campaign sign on it.

Reduce Taxes to encourage industry and housing!

Additional park entrance to Island Lake Rec. Area off of Fieldcrest Road

How about a Blight ordinance? Especially empty houses/yards, junk etc.

We need to bring in a business/employer in the North Territorial corridor that employs at least 500 people

I would like to compliment and thank the members of our board-I think we are really fortunate to have such concern confident people serving us.

Incentive for downtown businesses

We have the potential to be a destination community...cleaning up the downtown, advertising, a public beach, links to bike trails in Pinckney, walking access around the lake, supporting local business ventures with regional marketing, all these could help.

1) Letting Meijer build. 2) Area where ski show is made into park. 3) ORV trails.

Encourage organic farming and markets for organic produce in Ann Arbor, Brighton and nearby communities. Partner with Ann Arbor Greenbelt initiative.

31. Is there anything else you would like us to consider?

I'm zoned residential, that implies family and kids. A safer speed limit is needed in our neighborhood. Visibility and road conditions are poor on Six Mile Rd. 55 MPH is unsafe!

Quit pushing for development!

Help with the flooding on Horseshoe Lake every spring. Reroute some of the inlets.

We really do need some development in the Township. It would take up some of the tax burden on homeowners. Big box businesses or national restaurants chains at US23 and N. Territorial exchange would really help.

Build Meijer

Limit lake access overcrowded

Cleaning up the look of Whitmore Lake from the expressway it gives a horrible impression to anyone looking to have a permanent home here.

Drainage in the township is very poor causing many residents to have to run sump pumps particularly in the spring. A huge factor causing this is due to the natural drains is so clogged with trees and other debris. The natural drains needs to be opened up

1) Re-surfacing 6 Mile Rd. to golf course

2) Enforcing speed limits on Main St. from 6 Mile to 8 Mile Rd.

Proactive zoning enforcement other than by complaint only. Fro example: Boats and RVs parked illegally in driveways, etc.

Continuation of fund raising to finish 7 Mile road into subdivision.

Power outage problems-seems like if the wind blows-power out

Control light pollution and encourage maintenance of private property and commercial property

Is there a community coalition in place?

Evaluate and understanding for potential growth of this area. Example expense of high school and township offices. We need growth of housing and families.

Complete sidewalk/trail circuit that connects all 3 schools to the library and middle school Athletic Field.

Natural gas

The public building fiasco. Downtown development.

31. Is there anything else you would like us to consider?

I live in Whitmore Lake with South Lyon Schools. I have to pay non-resident for South Lyon community activities, I am told that if Northfield Twp would participate in the program I wouldn't have to pay nonresident. This should be done!

Maintaining the easement areas and ridding the areas of litter. Keep a better house! Also, clean up the debris left from the demolition of the Woodbridge factory.

Put a pipe to drain subdivision land to ditches on Barker Rd.

Focus on developing the area of US-23 and N. Territorial and recurring financing for the restructure of the intersection there.

Reducing our taxes

The taxes will cause me to move instead of retiring here

Reduce the current 5 area lot size requirement in area where is our land

2007 assesed value 117,000 tax value 69,206. 2009 assessed value 87,400 tax value 73,912. 2010 why? 86,700 tax value 73,690. 2007 summer taxes 1677.71. 2010 summer taxes 1935.28

Thanks for your service

We need to be very focused on "Downtown"

Reduce government employee retirement funding.

Increase services to rural communities not just Main Street. Development of commercial properties on N Territorial - US23 corridor.

Rubbish trucks, suggest one company service an area and areas could be let out for bids. Control illegal fireworks. More presence of police patrol cars, it would slow traffic. Curbs along East Shore. Cars and trucks park off highway right of way. Public beach on Whitmore Lake was a public nuisance and overused. Buy and use a street cleaner. In response to "Encourage new commercial development in downtown Whitmore Lake" : "What downtown?"

Invite industrial and commercial businesses to develop more employment opportunities in the area.

Parking in downtown (Main/Barker) area. 75 Barker Rd. sell to the Northfield Senior Community Center please! Enough time and prejudice already, keep it in the community!

Taxes! We are taxed to the limit now! It is essential to get some commercial development so that the common people have some tax relief!

The opportunity we had to have had the Lee Rd. development was a big loss.

31. Is there anything else you would like us to consider?

Enforce Blight condition! Codes! too many homes with Junk, debris in yards, rusting cars, boats rotting, stoves, washing machines, old bikes, garbage

Thank you for paving 6-mile. Finally, I feel like the quality of my neighborhood has improved! Makes me feel good-keep going

Whitmore lake is so crowded on weekends and holidays. We do not need a beach it would make the lake even more crowded. As it is the residents can't enjoy the lake on weekend. Can't ski water or tube. Lake too busy. A beach would make it even worse

Our high taxes get us no road improvement, no curbs on streetlights, no garbage, no water, no sewer, no nothing except school. Poor return on our tax money

The electronic billboard is eyesore to the neighborhood. dangerous at night entering US-23. "Way too Bright." Need to dim for night

Maintaining large lot sizes. This could be very important to the community in support real estate prices as Ann Arbor expands our way

We need more businesses in our town. We need the taxes it will generate to improve our school and public safety. We also need ... for the same purpose. This can done by brining businesses to own town and having a public beach access

Purchasing all residential properties on each side of Main Street between East Shore Dr. and 8 Mile. Replace these with business and public park (Move post office). Main Street never becomes a viable business district as long as all the old cracker box homes (run down) exist. It is time to change. There is no vision for this town. "Flower pots" wrap a bow on crap and it is still crap

There is enough shopping within a few miles that provides for all needs. One does not need wasted duplication. More condo and apartment are efficient use of land

If smaller lots are allowed in A6 zoning-do not go below 3 acre or every single lot will be available for a split.

Tennis courts at a school or recreation area.

We have enough apartments. Not sure senior housing is needed. Have enough manufactured homes unless individual has owns their own property. That should be allowed. Would prefer one of these options: detached single family homes on large lots with 2 acre minimum or 5 acre minimum. Don't need pedestrian and bicycle paths already have sidewalks and shoulders. Public transportation to Ann Arbor: People's Express is already here. Don't keep farmers from selling their own land to preserve agricultural use of land planned for such use.

Contract police services through the county. Don't propose another millage, just because first vote didn't go as you hoped.

31. Is there anything else you would like us to consider?

The small town feel is wonderful and it would be a shame of Whitmore Lake become a miniature version of Ann Arbor

The Main Street looks nice. Whose suppose to clean out the street drains?

Please allow for commercial development greater public access to Whitmore Lake and downtown renovation/upgrades

I am very satisfied with emergency services (fire, police)

Please lower taxes and lower school taxes for seniors

It would be nice if Barker entry ramp was longer

Incentives or ordinance enforcement at 6 mile east of US23 for property + home owners to beautify that area - or let commercial development come in there. Cleanup grassy areas around entrances to Township.

Improve your Maps - can't read them very well.

Explain "community volunteer?"

Our community needs to look inviting so potential stores/commercial owners will want their business located here. We need more commercial taxes for twp. so expenses don't rest primarily on the residents trying to make ends meet themselves.

The opportunity we had to have had the Lee Rd. development, was a big loss

**Appendix B –
Northfield Township Comprehensive Community Survey**

Northfield Township Comprehensive Community Survey

1. Introduction

Welcome to the Northfield Township Comprehensive Community Planning Survey - we want to hear from you!

We are looking for your input as we begin the process of planning for the future of Northfield Township and Whitmore Lake community. Your responses will help and guide us as we plan for land use and transportation needs, arts and culture, recreation and leisure activities, economic development, capital improvement expenditures, open space preservation, and public policies in our Township.

Your vision and your opinion do matter and they do count! Please take the time to share this with us. Although we do not have the capability to identify survey participants if the contact information is omitted at the end, please feel free to skip any question you prefer not to answer.

Thank you for completing this survey.

Northfield Township Comprehensive Community Survey

2. Demographic Information

1. What is your Age?

☐ Under 25

☐ 35-44

☐ 55-64

☐ 25-34

☐ 45-54

☐ 65 and over

2. What is your gender?

☐ Male

☐ Female

3. Please select your household income.

☐ \$200,000 or more

☐ \$75,000 to \$99,999

☐ Less than \$25,000

☐ \$150,000 to \$199,999

☐ \$50,000 to \$74,999

☐ \$100,000 to 149,999

☐ \$25,000 to \$49,999

4. Please select your highest level of education.

☐ Graduate/Professional Degree

☐ Some College, No Degree

☐ Bachelor's Degree

☐ High School Graduate

☐ Associate Degree

☐ Did Not Graduate High School

5. What is your current employment status?

☐ Employed

☐ Unemployed

☐ Retired

☐ Homemaker/stay at home parent

☐ Self-employed

6. If you are employed, where do you work?

☐ Ann Arbor

☐ Livingston County

☐ Northfield Township

☐ Other Washtenaw County

☐ Home-based business

☐ Detroit Metro area

☐ Elsewhere (please specify)

7. Including yourself, how many adults (over 18) live in your household?

☐ 1

☐ 2

☐ 3

☐ 4

☐ 5

☐ 6

☐ 7 +

Northfield Township Comprehensive Community Survey

8. How many children live in your household (under 18)?

☐ 1

☐ 2

☐ 3

☐ 4

☐ 5

☐ 6

☐ 7+

9. Including yourself, how many people in your household are:

Under age 2

Ages 3-5

Ages 6-17

Ages 18-25

Ages 26-35

Ages 36-44

Ages 45-54

Ages 55-64

Ages 65 +

10. Do you live in Northfield Township

☐ Yes

☐ No

11. If yes to the previous question, please indicate how long you have been a resident of Northfield Township. If no, skip to next question.

☐ Less than 1 year

☐ 6-10 years

☐ 21-30 years

☐ 1-5 years

☐ 11-20 years

☐ More than 30 years

12. Do you own property in Northfield Township?

☐ Yes

☐ No

13. In which school district do you reside or own property that you pay district taxes too (choose a primary residence or where the majority share of your property rests)?

☐ Ann Arbor

☐ South Lyon

☐ I don't know

☐ Dexter

☐ Whitmore Lake

Northfield Township Comprehensive Community Survey

14. If you own property in Northfield Township, please indicate the number of properties in each property type/category:

	1	2	3	4	5	6	7+
Residential Property	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commercial Property	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Land (without dwellings - commercial)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Land (without dwellings - residential)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Other (please specify and tell us how many)

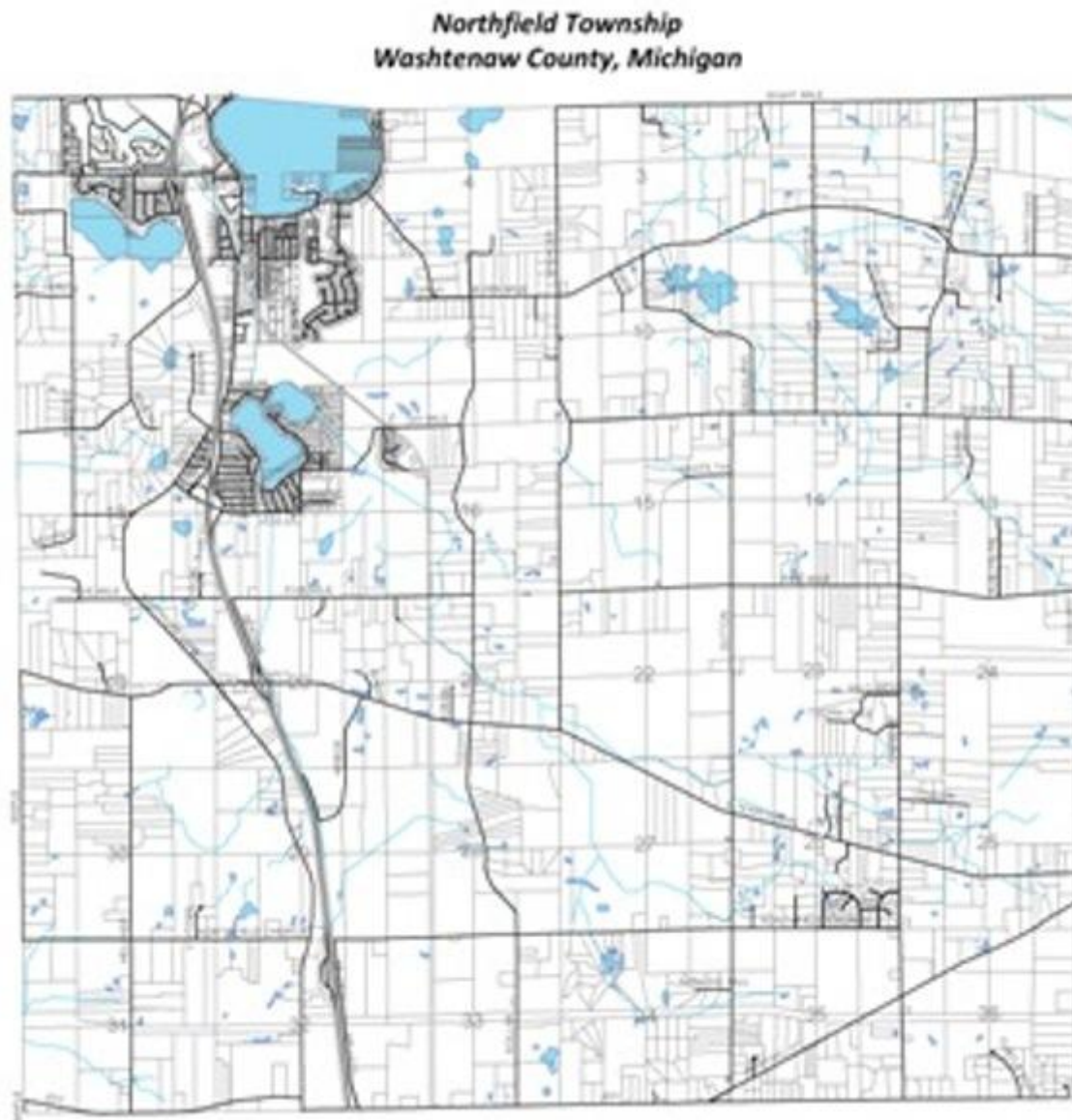
15. Do you own a business in Northfield Township?

Yes

No

Northfield Township Comprehensive Community Survey

Map of Northfield



16. If you live in Northfield Township, using the map above, which zone do you live in?

jn 1

jn 3

jn 5

jn 2

jn 4

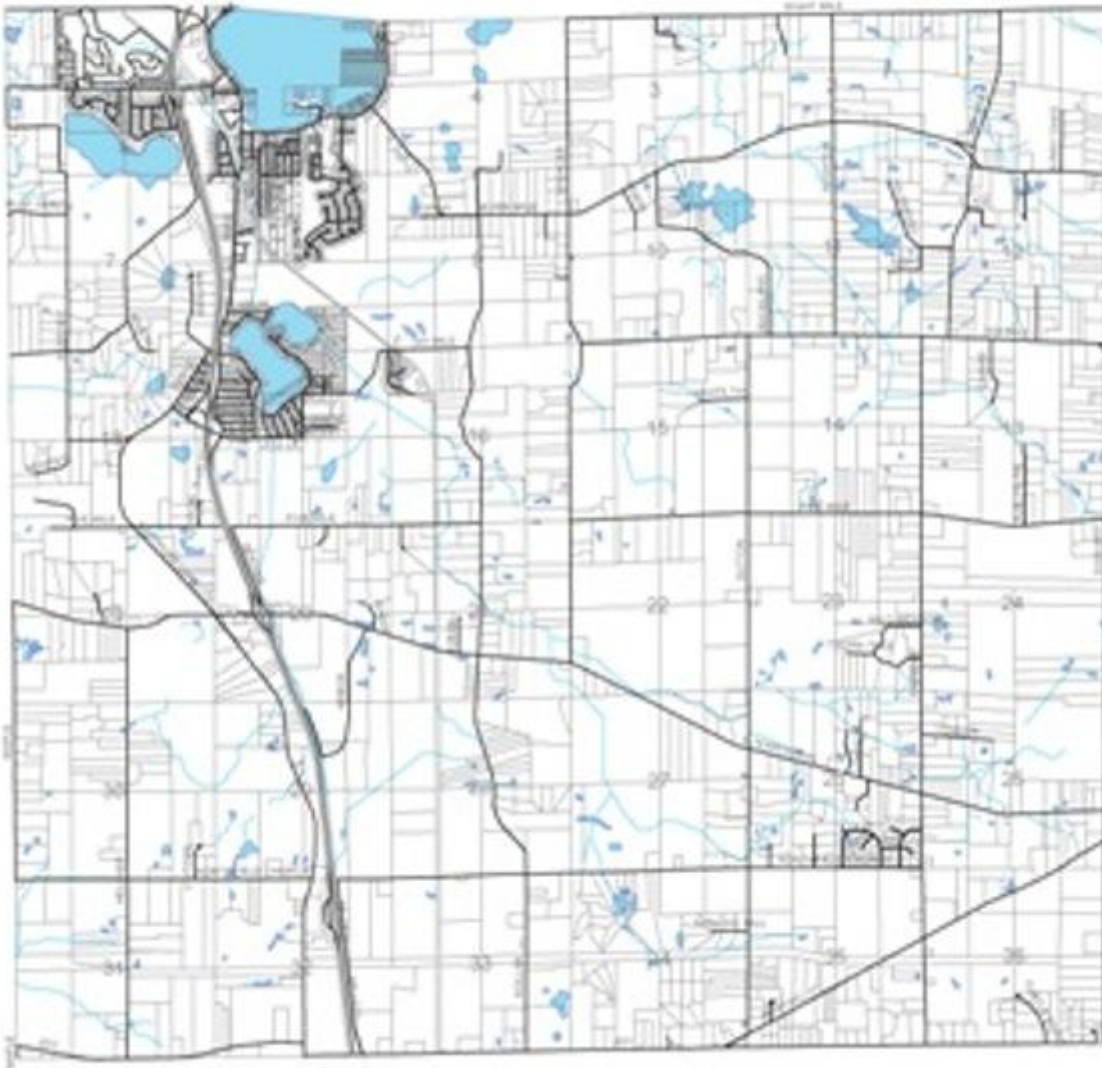
jn 6

Other (please specify)

Northfield Township Comprehensive Community Survey

Map of Northfield

*Northfield Township
Washtenaw County, Michigan*



Northfield Township Comprehensive Community Survey

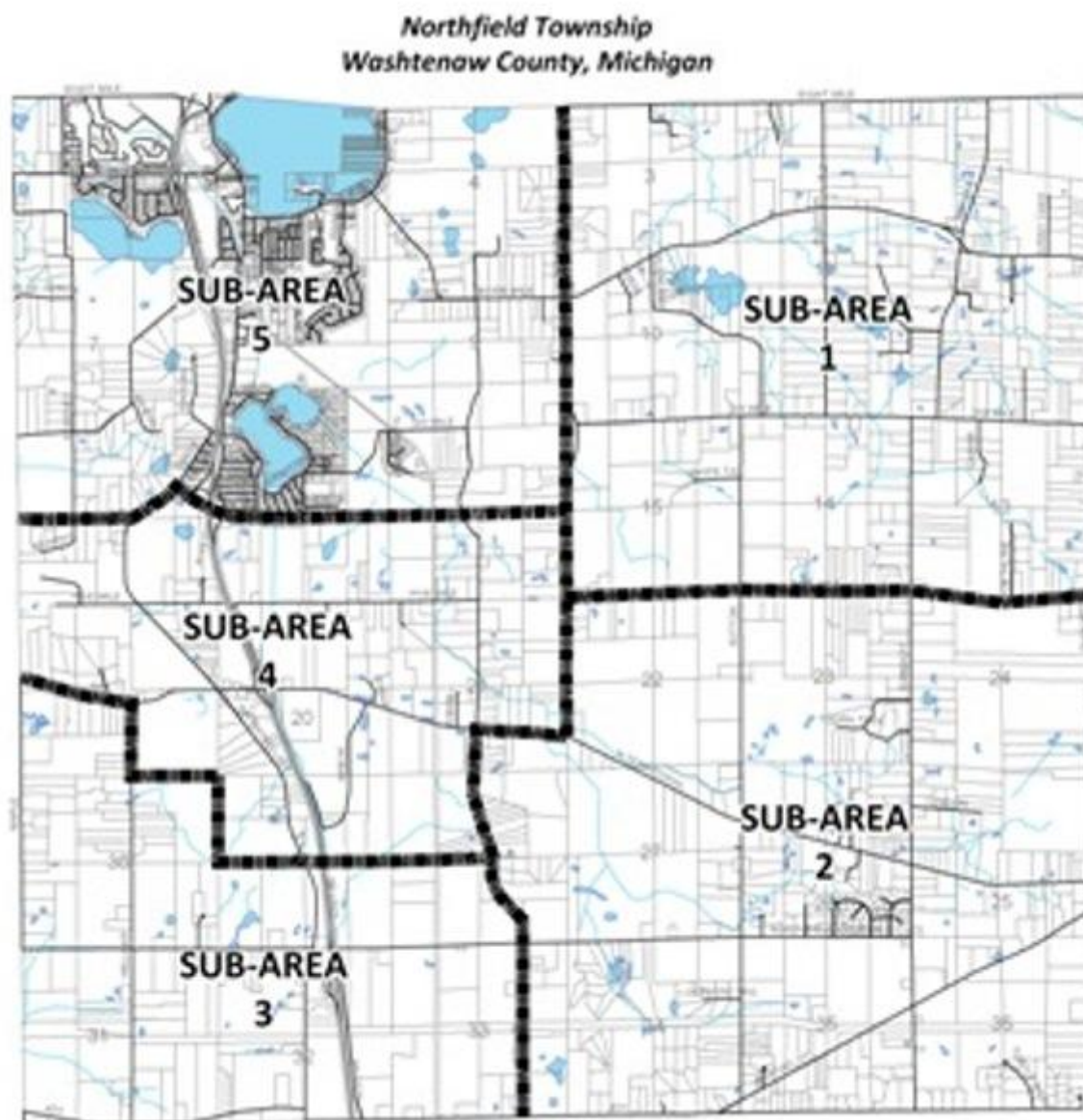
17. Using the map above, please indicate the number of the area in Northfield Township in which you own commercial property.

	Commercial Property	Land (without dwellings - commercial)	Mixed Property Use (commercial/residential)
1	€	€	€
2	€	€	€
3	€	€	€
4	€	€	€
5	€	€	€
6	€	€	€
I don't have any commercial property in Northfield Township.	€	€	€

Other (please specify)

Northfield Township Comprehensive Community Survey

Map of Northfield



18. Using the map above, please indicate the number of the area in Northfield Township in which you own residential property other than your primary residence.

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6
- ☐ I don't have any additional residential property in Northfield Township.

Northfield Township Comprehensive Community Survey

19. If you don't live in Northfield Township, where do you live?

☐ Ann Arbor

☐ Green Oak Township

☐ South Lyon

☐ Ann Arbor Township

☐ Hamburg Township

☐ Webster Township

☐ Dexter

☐ Salem Township

Other (please specify)

20. When asked where you live, how do you typically respond?

☐ Whitmore Lake

☐ Ann Arbor

☐ Dexter

☐ Northfield Township

☐ South Lyon

☐ Hamburg

☐ Other (please specify)

21. Please select the term that best describes your residence.

☐ Single family (less than 1 acre lot)

☐ Single family (5+ acre lot)

☐ Manufactured home

☐ Single family (1 to 5 acre lot)

☐ Apartment

☐ Attached condominium or duplex

☐ Other (please specify)

Northfield Township Comprehensive Community Survey

3. Strengths and Weaknesses

22. What are the 3 best features of Northfield Township?

- | | | |
|---|--|---|
| <input type="radio"/> Friends/family live nearby | <input type="radio"/> Close to expressways | <input type="radio"/> Proximity to Detroit |
| <input type="radio"/> Small town character | <input type="radio"/> Close to work | <input type="radio"/> Opportunity for Growth/Development of my property |
| <input type="radio"/> Rural character | <input type="radio"/> Proximity to Ann Arbor | <input type="radio"/> Opportunity to invest in large parcels/tracts of land |
| <input type="radio"/> Nice neighborhood | <input type="radio"/> Proximity to the University of Michigan | <input type="radio"/> Proximity to Brighton |
| <input type="radio"/> Access to parks and recreation | <input type="radio"/> Proximity to Eastern Michigan University | <input type="radio"/> Whitmore Lake Schools |
| <input type="radio"/> Access to Whitmore Lake | <input type="radio"/> Lack of commercial development | <input type="radio"/> Dexter Schools |
| <input type="radio"/> Cost/value of home | <input type="radio"/> Access to Nature | <input type="radio"/> South Lyon Schools |
| <input type="radio"/> Friendliness of the people | <input type="radio"/> Ability to Farm | <input type="radio"/> Ann Arbor Schools |
| <input type="radio"/> Close to shopping opportunities | <input type="radio"/> Proximity to Washtenaw County Community College | <input type="radio"/> Large lot size |
| <input type="radio"/> Quality housing available | <input type="radio"/> Proximity to other higher education institutions | |
| <input type="radio"/> Other (please specify) | | |

23. What are the 3 worst features of Northfield Township?

- | | | |
|--|--|---|
| <input type="radio"/> Lack of commercial development | <input type="radio"/> Ann Arbor Schools | <input type="radio"/> Proximity to Ann Arbor |
| <input type="radio"/> Too much commercial development | <input type="radio"/> Inadequate road maintenance | <input type="radio"/> Proximity to Detroit |
| <input type="radio"/> Lack of proximity to my employment | <input type="radio"/> Rural character | <input type="radio"/> Lack of public transportation |
| <input type="radio"/> Lack of cultural opportunities | <input type="radio"/> Traffic congestion | <input type="radio"/> Lack of nearby shopping options |
| <input type="radio"/> High cost of living | <input type="radio"/> Close to expressways | <input type="radio"/> No municipal water supply |
| <input type="radio"/> Lack of affordable homes | <input type="radio"/> Lack of downtown identity/feel | <input type="radio"/> High local taxes (Township) |
| <input type="radio"/> Whitmore Lake Schools | <input type="radio"/> Lack of parks and recreation options | <input type="radio"/> High local taxes (School) |
| <input type="radio"/> Dexter Schools | <input type="radio"/> Lack of safe non-motorized transportation avenues (bike, walk) | <input type="radio"/> Combined local tax burden (Township, School, County, etc) |
| <input type="radio"/> South Lyon Schools | <input type="radio"/> Limited housing options | |
| <input type="radio"/> Access to top tier schools | <input type="radio"/> Public safety (police and fire) | |
| <input type="radio"/> Other (please specify) | | |

Northfield Township Comprehensive Community Survey

24. How important should each of the following be to Northfield Township government:

	Not important	Somewhat important	Important	Very important	No Opinion
Encourage new commercial development in downtown Whitmore Lake	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve the appearance of downtown Whitmore Lake to make it more inviting to shoppers and visitors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Install pedestrian and bicycle pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve traffic flow on primary roadways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Offer public transportation to and from Ann Arbor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserve natural features (floodplains, woodlands, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide additional public parks and recreational areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide a public beach on Whitmore Lake	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create a municipal water supply system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve drainage in residential areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide incentives for light industrial and research/office development in appropriate areas of the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserve agricultural use of land in areas planned for such use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce the current 5 acre lot size requirement in some areas zoned for agricultural	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforce zoning and building codes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide more housing for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide more housing for young families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide more affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Redevelop vacant and underutilized commercial properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage commercial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage housing for low income, seniors, or targeted groups that can obtain federal assistance for housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

25. What types of commercial development could Northfield Township use more of? Check all that apply.

- ☐ Essential services (grocery, dry cleaners, hardware, etc.)
 ☐ Research/office
- ☐ Specialty shops/Boutiques
 ☐ Industrial
- ☐ Restaurants (independent)
 ☐ Specialty or Niche Farms (Organic Farms, etc.)
- ☐ Restaurants (chains/national brand)
 ☐ Mixed Use (Combination residential and commercial)
- ☐ Entertainment venues (movie theaters, night clubs, skate parks, etc.)
 ☐ None, there is enough commercial development
- ☐ Big box stores (Home Depot, Sears, Meijer, etc.)
- ☐ Other (please specify)

Northfield Township Comprehensive Community Survey

26. What type of residential development could Northfield Township use more of?
Check all that apply.

- ☐ Apartments
- ☐ Attached townhouse/condominiums
- ☐ Senior citizen housing
- ☐ Manufactured homes
- ☐ Detached single family homes on smaller lots in subdivisions
- ☐ Detached single family homes on large lots (1 acre minimum)
- ☐ Detached single family homes on large lots (2 acre minimum)
- ☐ Detached single family homes on large lots (5 acre minimum)
- ☐ None

Map of Northfield



27. There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction.

Please prioritize the areas, identified on the map above, that you feel need further study and policy direction? Use priority numbers 1 (highest), 2, 3, 4, 5, 6 (lowest).

	1	2	3	4	5	6
US-23 and North Territorial (Zone __)	jn	jn	jn	jn	jn	jn
US-23 and Barker (Zone __)	jn	jn	jn	jn	jn	jn
US-23 and Eight Mile (Zone __)	jn	jn	jn	jn	jn	jn
Whitmore Lake Road corridor (Zone __)	jn	jn	jn	jn	jn	jn
Main Street between Jennings and Eight Mile (Zone __)	jn	jn	jn	jn	jn	jn
Other	jn	jn	jn	jn	jn	jn

Please specify

Northfield Township Comprehensive Community Survey

4. Funding Options

28. Northfield Township provides certain essential safety services. Would you support or oppose any additional millage if the money went for the sole purpose of . . . (Check all that apply.)

	Yes	No
Police protection	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection	<input type="checkbox"/>	<input type="checkbox"/>
Emergency medical response	<input type="checkbox"/>	<input type="checkbox"/>

29. Northfield Township has recently been awarded a matching grant to build a safe bike path from the elementary school on Barker Road toward Main Street. In order to qualify for additional grants and/or expand this and other recreation options, would you support or oppose a millage of 0.25 mill for 3 years if the funds went toward . . . (Check all that apply.)

	Yes	No
Acquiring a public beach on Whitmore Lake	<input type="checkbox"/>	<input type="checkbox"/>
Improving the existing township park off Jennings Road east of US-23	<input type="checkbox"/>	<input type="checkbox"/>
Developing non-motorized bike trail connections to regional trail systems	<input type="checkbox"/>	<input type="checkbox"/>
A fund dedicated to road repairs	<input type="checkbox"/>	<input type="checkbox"/>

Northfield Township Comprehensive Community Survey

5. Areas of Concern

30. Are there specific areas of concern that you have about your area of the township that should be addressed?

	5
	6

31. Is there anything else you would like us to consider?

	5
	6

Northfield Township Comprehensive Community Survey

6. Non-Resident Questions

32. Are you interested in moving to Northfield Township?

☐ Yes

☐ No

☐ Maybe

33. If you are planning to move to Northfield Township, will you be moving within the next 5 years?

☐ Yes

☐ No

☐ Unsure

34. Why are you planning on moving to Northfield Township?

☐ Not applicable

☐ Parks and recreation options

☐ Rural Character

☐ Housing choices

☐ Cultural amenities

☐ Taxes

☐ Open space and natural features

☐ Close to Ann Arbor

☐ Close to work

☐ Lake (Whitmore Lake)

☐ Close to Brighton

☐ Farming opportunities

☐ Close to family and friends

☐ Close to Ann Arbor and Brighton

☐ Opportunity to own large tracts of land

☐ Quality of life

☐ Schools

☐ Other (please specify)

Northfield Township Comprehensive Community Survey

7. Contact Information

35. If you would like more information about Northfield Township, are interested in becoming a community volunteer, or would like to speak with some one regarding the township, please provide your name, address, and email. (Optional)

Name:

Address:

Address 2:

City/Town:

ZIP:

Email Address:

On Behalf of the Northfield Township Blue Skies Commission, the Planning Commission, and Northfield Township, we want to thank you for taking the time to complete this survey.