

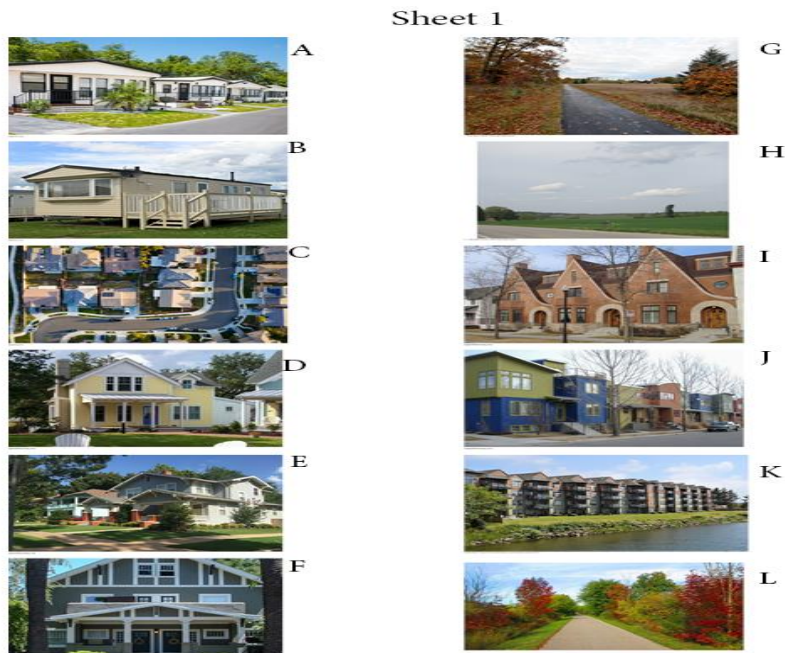
Steering Committee and Public Input Session Comment Analysis

A range of prompts including mapping, zoning, and a gallery work were presented for response during the May 9, 2024 Steering Committee meeting and during the Long Lake Township Activity Center Community Input Session. The Steering Committee meeting had about 25 people attend from the committee. The Community Input Session was held on May 18, 2024 from 10:00 am to 2:00 pm, which saw approximately 30 community members stop in. All attendees identified as either a resident, business owner, or both.

The input opportunities were broken into three activity stations, which included a mapping activity station, sticky note activity stations, and a gallery walk. The mapping activity broke out the three activity areas and had red and green numbered sticky dots. Red sticky dots signified a feature or use that could be improved, while a green sticky dot represented a feature or use that is working well. The number on the dot corresponded to a comment sheet where responses were left.

The sticky note activity stations provided prompts for response on sticky notes in regards to the natural environment, zoning, and general activity center questions. Lastly, the gallery walk displayed a variety of images with various building types, features, or settings and attendees were asked to provide their thoughts on what they like or did not like. The following represents a brief synopsis of the comments received from the response opportunities.

Gallery Walk



Sheet 1

- A. Overall, the comments on mobile homes are mixed. Some people believe that they are a good option for affordable housing if kept up, while others believe that they do not fit the area with options such as 3-D printing and container homes being offered.
- B. It was noted that tiny homes are more appealing than this option.
- C. The comments noted that this was too dense, with no trees and not natural enough.
- D. Comments prefer the farmhouse look to craftsman look.
- E. One commenter liked this option.
- F. Duplexes on larger lots with tree requirements are okay, but one noted that these should not be in the activity centers.
- G. Comments gave support for this such as more bike paths.
- H. Comments would like to retain forest land and open natural spaces and liked the rural/agricultural and lack of housing.
- I. Comments rejected this noting it had a city feel and was too developed.
- J. Comments rejected this noting that it did not fit the rural feel and was too modern. The 2 story size was noted as fine.
- K. Comments rejected this for being too dense, too tall, and too many units and not matching the Township rural environment.
- L. Comments liked the natural setting which matches the current. The trail was noted as a positive.

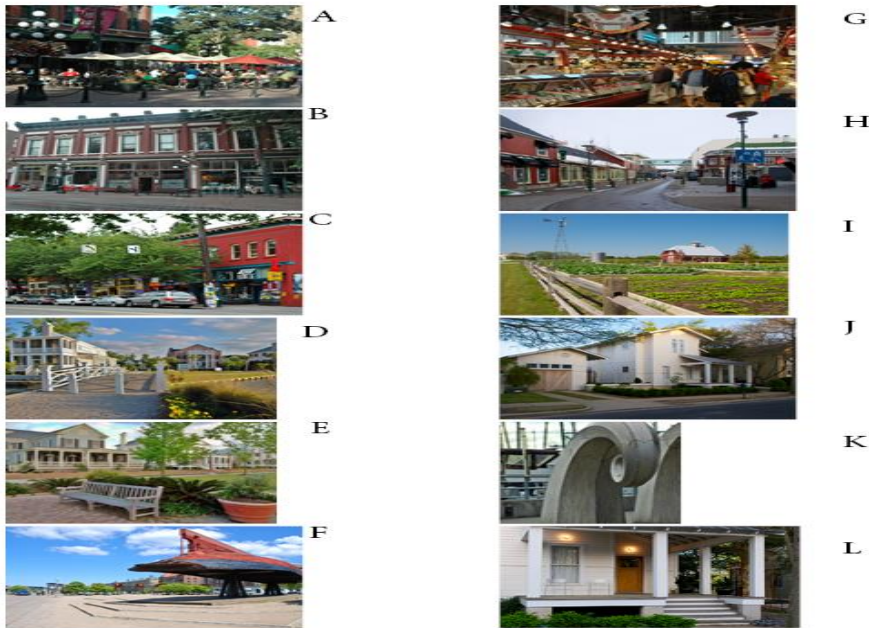
Sheet 2



Sheet 2

- A. Comments noted the rural and natural elements.
- B. Comments rejected this as taking away from the area, too much pavements, and a desire for avoiding chain stores and restaurants.
- C. This was noted as nice, rural.
- D. While no chains are desired, a local coffee shop and outdoor seating were mentioned.
- E. Most comments noted this was too much landscaping, and preferred something natural
- F. Comments noted a desire for something natural, particularly with Michigan native plants. One noted that planned parks help to keep them green.
- G. Comments rejected this as too large and commercial but noted walkable is good and a single story open market such as Kalamazoo Farmers Market.
- H. Comments liked this as being agricultural open land, open space, and rural
- I. Comments expressed a desire for no chains and drive thru traffic, but liked walkable and the idea of outdoor seating that coincides with the natural landscape for gatherings.
- J. Comments rejected this as too large and not the Long Lake vibe.
- K. Comments did not support the building type or size, or chain stores. Outdoor seating was mentioned, and the preference for locally owned business or agri-business.
- L. Comments noted this as nice, with one expounding on the incorporation of a walkable town square.

Sheet 3



Sheet 3

- A. Comments liked the small scale outdoor dining, especially in the North Activity Center. The walkable feel was also mentioned.
- B. This was noted as too dense, but walkable and outdoor eating being nice.
- C. Comments noted this was not rural enough for Long Lake Township.
- D. Comments liked the look of this noting the native grasses, trees, and bench.
- E. The rural feel and trees were mentioned, as well as the bench.
- F. This was noted as being too city look with too much rock and sidewalk.
- G. This was noted as redundant to existing businesses.
- H. Comments all noted this was too much hard surface.
- I. Comments liked this as being agricultural and rural. One mentioned a community garden.
- J. Comments liked this and noted good sidewalks.
- K. Comments did not like this as it did not fit the rural feel.
- L. Comments liked this and noted it looked cute.

Sheet 4



Sheet 4

- A. Comments liked this and noted it looked good.
- B. Comments noted this was too much concrete, the building was too tall and noted difficulties in maintaining cobblestone.
- C. Comments supported a bike path with one desiring separate biking and walking areas.
- D. Comments liked the green space noting the barriers to slow speed and a bordered walking/biking path.
- E. Comments did not like this noting on street parking is not ideal and did not fit the rural feel.
- F. Some comments liked the walkable sidewalks and trees while others noted it was too much sidewalk. One said that porches add ambience and better connection
- G. Comments noted this was too much concrete, but liked walkable and safe pedestrian traffic.
- H. Comments rejected this for the Township's rural setting.
- I. Comments liked the look of this.
- J. Some comments did not support this, but noted the crosswalk as being nice and keeping rural character.
- K. Comments liked this noting it was an example of an affordable, dense housing space with sidewalks.
- L. Comments did not like this as it looked like a city block and not rural.

Sheet 5



A



B



C



D



E



F



G



H



I



J



K

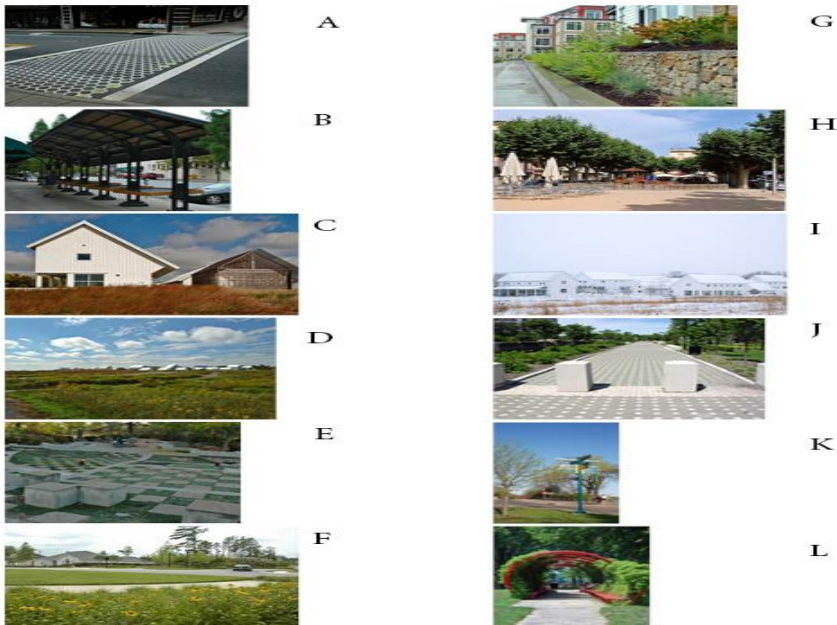


L

Sheet 5

- A. Comments noted this looked too much like a city scape, but trees are good.
- B. Comments liked this, particularly the trees.
- C. Comments liked this, noting native plants and trees.
- D. Comments rejected this as having a downtown feel, and not for Long Lake Township.
- E. Comments rejected this as too industrial and too much concrete.
- F. Comments liked the sidewalks and trees, with one liking the denser option.
- G. Comments liked the intention but wanted something more natural. Community garden plots were mentioned.
- H. Comments rejected this, particularly for no chain or drive thru. Having better architecture was mentioned for the Activity Centers
- I. Comments liked this for sidewalks and trees, but where would it go in Long Lake Township.
- J. Comments liked the trees, bike path/trail and lack of concrete.
- K. This was noted as not being Long Lake style.
- L. Comments did not like this outside of the brick path being nice.

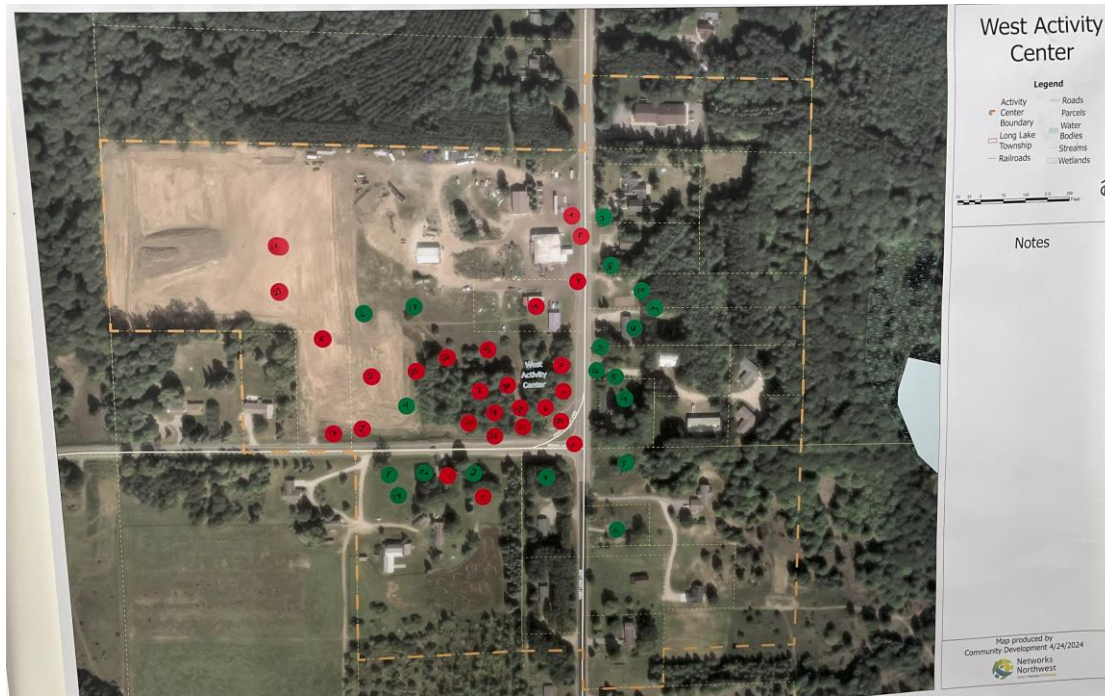
Sheet 6



Sheet 6

- A. Comments overall liked the crosswalk.
- B. Comments did not like this, noting too much hard surface and unknown use.
- C. Comments liked the look of the barn and rural setting.
- D. Comments liked this, in particular the rural look. One comment noted to maintain as much undeveloped space as possible.
- E. Comments did not like this as it did not fit in and looked like a crowded city.
- F. Comments were mixed with some noting it allows for water drainage naturally, good sidewalks and setbacks, but clear cutting and turf grass being negatives.
- G. Comments did not like this as too tall and dense.
- H. Comments noted this was too much concrete, but one liked the fenced in park.
- I. Comments noted this looked great.
- J. This was noted as too much concrete and too city in design. A walkway/path in the North Activity Center was mentioned.
- K. Comments noted that the sign was too confusing, but that signs and bike paths are good.
- L. Comments liked this for a park, and maybe if it was made of wood.

Mapping Activities



West Activity Center – Green Dot

Residents identified preservation of the rural feel through keeping the area residential, noting the importance of trees and natural buffers, and support for existing local businesses. Other comments noted the east side businesses as desired development style, opposition of a gas station, and access management concerns.

West Activity Center – Red Dot

Residents noted the dislike of development that clashes with the rural aesthetic and clear cutting of trees. Other comments included that a tree buffer between development and road is preferable, adding electric car charging stations, and the need for boat and lake parking.



Hamlet Center – Green Dot

Residents expressed a preference for preserving the current character of the areas and supporting local businesses, but oppose large-scale development here. Comments included adding a crosswalk at Taylor Park, adding trails or paths, and electric car charging stations.

Hamlet Center – Red Dot

Residents prioritize road safety and the lack of need for additional commercial development here. Preservation and enhancement of the existing park was noted, along with traffic speed control, limited sight issues, and the need for a crosswalk.



North Activity Center – Green Dot

Residents appreciate the agricultural character of existing businesses and of the area, supporting its preservation. Residents noted that a crosswalk, walking/biking path, and electric car charging have support.

North Activity Center – Red Dot

Resident's key concerns lie with traffic speeds and dangerous intersections, but also noted blighted or abandoned buildings that could be repurposed for community needs such as a gym. Crosswalks, walking/biking path, and the old elementary school businesses needing improved signage were mentioned.

Sticky Note Activities

West Activity Center

What is working well in the West Activity Center? What should be kept the same going forward?

Residents appreciate the rural feel of the area especially with trees and would like to see that remain. There is also an appreciation for the existing small businesses with some noting the east side businesses holding a residential feel.

What should be improved in the West Activity Center? What would you change?

Comments for improvements included addressing boat parking traffic and traffic speeds (especially between Gilbert Park and Taylor Park). Comments emphasized the need for trees and native plant landscaping, as well as business design to blend in with existing environment. Other comments included walking/biking trail possibly connecting to Lake Ann, electric car charging stations, and blight enforcement for environmental quality.

If everything were to go perfectly, what would the West Activity Center look like in 10-20 years?

In 10-20 years, residents see the West Activity Center having a focus on preservation of the rural character and not becoming overdeveloped, both residential and commercial. Unwanted change would include big box stores or commercial change development and too dense or cookie-cutter buildings. Desired changes mentioned include planting trees and native plants, focus on local businesses, traffic management to slow speeds and address boat parking, and improved infrastructure like public restrooms, picnic tables and sidewalks.

Hamlet Center

What is working well in the Hamlet Center? What should be kept the same going forward?

Residents are connected to the well-matched existing business and Taylor Park which provides a family feel and beach access. One comment noted the 35 m.p.h. speed limit and proximity to Township Hall.

What should be improved in the Hamlet Center? What would you change?

Noted improvements included traffic calming for reduced speeds (25 m.p.h. was suggested multiple times) and pedestrian safety with a pedestrian activated crosswalk being mentioned. Connecting parks with walking/biking and supporting existing

businesses were mentioned as improvements. Some enjoyed the hamlet-like aesthetic of the area, and some want to retain more rustic features. Protecting the dark skies and increase of native plants are also mentioned.

If everything were to go perfectly, what would the Hamlet Center look like in 10-20 years?

Residents see the preservation of the existing rural charm through increased trees and native plants while avoiding overdevelopment, continued support of the existing businesses and park, and addressing traffic management through slower speeds and pedestrian crosswalks. Other thoughts included walking/biking path and a restaurant.

North Activity Center

What is working well in the North Activity Center? What should be kept the same going forward?

Residents are fond of the successful, existing local businesses and are seen as destinations that contribute to the areas rural and agricultural character. The area provides a variety of housing options including the existing mobile home park

What should be improved in the North Activity Center? What would you change?

The biggest concern for improvement is traffic safety with comments mentioning speeding, difficulty in navigating intersections, and pedestrian safety. Solutions ranged from lower speed limits, crosswalks, improved signage, or a possible roundabout or traffic light at the Strait Road and North Long Lake Road intersection. Improvements for pedestrian and biking infrastructure were mentioned in this area to connect businesses with Long Lake Elementary and the repurposed elementary school. Other improvements included public amenities such as restrooms and drinking fountains, electric car charging stations, community beautification, repurpose of abandoned buildings, and improved signage at the old elementary school.

If everything were to go perfectly, what would the North Activity Center look like in 10-20 years?

Residents see this area as the heart of Long Lake and continuing to have focus on the maintenance of the rural character and improved motorized and non-motorized transportation through safer road crossings, speeds, and pedestrian safety. There is support for additional local businesses and affordable housing for residents. Other thoughts included public amenities, encouraging walkable/bikeable paths, tree preservation and repurpose of existing buildings.

Natural Environment

How can the Township better support blight measures within the Activity Centers?

Residents expressed concern about development that disrupts the natural environment and desire for clear ordinances and enforcement to prevent blight and maintain the rural character. Ideas for this included a tree ordinance, development that blends with the existing natural environment with landscaping requirements, architectural design guidelines, and communication of the risks and prevention of blight.

What ways could the Township protect Dark Skies in the Activity Centers?

Residents strongly showed support for dark sky protection with suggestions for lighting restrictions like down-shielded lights, light ordinance, dimming and hours of operation for business lighting. Ensuring signage does not create light pollution and protections of trees were mentioned as well.

How can the Township continue to protect groundwater, the watershed, and the lakes around the Activity Centers?

Resident comments showed support for all water protection with desire to see measures to reduce runoff, ensure septic system quality for all homes, stormwater management, and safeguarding of water resources. Encouraging native plants and pollinator friendly lawns were also mentioned.

How can the Township continue to protect Open Space and park land in the Activity Centers?

Residents displayed a strong desire to preserve open space with ideas such as land acquisition (working with conservancy groups), responsible development and zoning practices, and maintaining and protecting desirable natural areas

Zoning – West Activity Center

Are there specific uses, commercial or residential, that should be allowed?

Residents expressed comments that development should compliment the needs of the community while maintaining rural character. Ideas for desired uses included small local businesses such as a coffee shop, small retail, bakery, or fit the Long Lake lifestyle. Unwanted uses include large scale development such as big box stores and gas stations, industrial uses, and activities that generate heavy traffic that would affect the existing character.

What types of residential housing and density would you support?

Residents noted a focus on maintaining a low density, rural feel but showed openness to increased density to address affordability for residents. Single family homes on larger

lots was favored most, while some noted small multi-family or condos with height limitations and design features like shared open space and front porches were mentioned, as was utilizing areas that already hold higher density housing should.

If you support a maximum building square footage for commercial development, what square footage would that be?

While 5,000 square feet was the most commonly suggested, some believe the current limits are acceptable with a few citing lower or higher being okay.

Zoning – Hamlet Center

Are there specific uses, commercial or residential, that should be allowed?

Residents mentioned the focus of maintaining the residential character and limited commercial that compliments the area. Some commented opposition to national chains and business that create high traffic but there was support for recreational businesses (boating, fishing, etc.), home-based business, or a local restaurant.

What types of residential housing and density would you support?

Preservation of the low density character of the area through single family homes was favored most often. Other comments included addressing Short Term Rentals infringing in residential subdivisions and affordability.

If you support a maximum building square footage for commercial development, what square footage would that be?

While 5,000 square feet was the most commonly suggested, some believe the current limits are acceptable.

Zoning – North Activity Center

Are there specific uses, commercial or residential, that should be allowed?

Some residents do not want additional commercial development while others supported more but generally rejected high traffic generating businesses that would affect the rural feel. Ideas included a local restaurant, farm market, or focusing on the needs and values of the community.

What types of residential housing and density would you support?

Residents showed preference for single family homes, but some noted housing for all income levels could be located here but not high density housing.

If you support a maximum building square footage for commercial development, what square footage would that be?

While 5,000 square feet was the most commonly suggested, some believe the current limits are acceptable, or could be higher or lower.

General Questions

Multiple comments noted the North Activity Center as best developed for potential community facilities and services. What would you like to see?

Residents see potential community facilities or services to create spaces for gathering, recreation, and promoting healthy lifestyles. Ideas included a pavilion, walking/biking paths that connect neighborhoods, businesses, and other areas, family friendly options like splash pad or community garden, seasonal farmers market and food trucks, and public conveniences like restrooms and drinking fountains. Accessibility for all and environmental friendliness (native plants, low lights, etc.) should be encouraged.

How can the Township support existing and future commercial businesses and agritourism, particularly within the Activity Centers?

Residents displayed a want for business and agri-tourism to support the local economy and rural character of the community. Thoughts to achieve this included regulations to support the community and preserve the natural environment, increased visibility of business signage (especially at the old elementary school), support of existing local businesses, and collaborating with existing agri-business and initiatives. The protection of farmland was emphasized and one noted that development on M-72 should be an alternative for increased commercial development.

What ways can the Township enhance community beautification of the Activity Centers?

Residents prioritize the natural environment through native plants, tree ordinance, green space protection, and dark sky protection. Also mentioned were architectural standards for more aesthetically pleasing building designs, enforcement of existing policies, and working with existing businesses and homeowners to beautify the community.

What are traffic calming measures that would create a safer and more manageable transportation network?

Residents commented on multiple approaches to traffic calming which included improved infrastructure such as roundabouts, crosswalks and pathways. Comments also noted lowering traffic speeds and considering other traffic calming measures such as speed bumps, signage, and medians.

Do you support provisions for tree preservation outside of the buildable area?

The majority of comments supported the need for tree preservation for conservation and the rural aesthetic. Planting of native trees, opposition to clear cutting, and a cut one – replace one policy were ideas mentioned.

Is there anything else you would like the Township to know about the Activity Centers?
Please identify the activity center.

Residents left a variety of comments but overwhelmingly prioritize maintaining the rural character of the areas, with opposition to overdevelopment to remain distinct from surrounding Townships and Cities. Residents see agri-tourism as a way to support the local economy and existing business while complimenting the rural vibe. Additional concerns included the number of activity centers, sprawl, and communication between township and residents particularly with large developments. Some mentioned the desire for design guidelines that promote a rural architecture, increased walking/bike paths connecting the Township, and kid-friendly activities and events.