

APPENDIX E: Community Engagement Session Results

Agricultural Data Maps (both Sessions)



Build-out Analysis (both Sessions)

5/19

Bingham Township Agricultural District Build-Out Analysis Example

This analysis will display the **allowable density** for residential homes according to the current regulatory zoning ordinance for Bingham Township. The parcel below totals 151 acres and is currently an active agricultural parcel and is classified as such. The allowable build-out to full residential scale development is shown on the bottom left and a conservation based design approach to residential development is shown on the bottom right. Please place a sticker dot (any color) below the image which represents the type of development pattern you prefer.

Conventional Development

151 acres total land area. Zoning Ordinance sets a minimum of 2 acres per residential home site. We will remove 8% of the total land area for utility/infrastructure preservation. We will also protect the water resources by staying outside of the stream corridor. This accounts for a total of 27 acres that is un-buildable.

151 acres total - 27 acres = 124 acres, 124 acres / 2 = 62 home Sites

Conservation Based Design Cluster Development

151 acres total land area. The Zoning Ordinance could set agricultural density to 1 home per 20 acres with a density bonus allowed of 5 homes per 40 acres if cluster development is utilized. Cluster development would allow for homes to be sited on 1.5 acre lots, with the maximum determined by the allowable density and density bonus.

151 acres total.
20 acre minimum residential lot size.
Density bonus of 5 homes per 40 acres, if cluster development is utilized.
151 acres / 20 acres = 7 allowable lots @ 20 acres each
151 acres / 40 acres = 3.8 home density bonus = 15 additional homes

End Result is 7 homes + 12 additional homes = 21 homes on 1.5 acre parcels
Total build-out area is 31.5 acres, with 119.5 acres of preserved Agricultural Land

Which do you Prefer?

5/21/22

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Which do you Prefer?

Road Cross-Section (both Sessions)

Rural Road Cross-Section Examples

Example A
37/11

Example A Image Samples

Example A Cross-Section Features

- Agricultural crops and natural vegetation protect aesthetic view ahead.
- Agricultural and residential buildings are set back from roadway protecting view ahead.
- Overhead utility lines with lighting offset to poles.
- Two travel lanes on roadway and in certain locations left turn and right turn deceleration lanes are provided to maintain traffic flow.

Example B

Example B Image Samples

Example B Cross-Section Features

- Agricultural lands are being encroached upon by commercial and residential development.
- Agricultural and residential buildings are not set back from roadway.
- Commercial and residential buildings are not set back from roadway.
- View ahead of agricultural fields and natural vegetation disrupted by commercial development.
- Two travel lanes on roadway and in certain locations left turn and right turn deceleration lanes are provided to maintain traffic flow.
- Large retail signage.

Rural Road Cross-Section Examples

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37/11

Example A Image Samples

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- Large retail signage.

Natural Features (both Sessions)



Housing Options (both Sessions)

Housing Options and Types

Vote Here →

Vote Here →

Instructions: Please review the housing options provided in the pictures above. If you feel one or more options should **NOT** be permitted within the Township, please take a sticky dot (any color) and place it in the appropriate box(s) below the image. If you feel all options should be allowed no action is necessary.

This page shows a survey titled "Housing Options and Types" with two rows of four images each. Each image is a different house. Below each image is a rectangular box for voting. The top row has a "Vote Here" label with an arrow pointing to the first box. The second row also has a "Vote Here" label with an arrow pointing to the first box. The boxes contain sticky dots: the first box in the top row has three dots (blue, yellow, red); the second box in the top row is empty; the third box in the top row is empty; the fourth box in the top row has three dots (blue, yellow, red). The first box in the second row is empty; the second box in the second row is empty; the third box in the second row has four dots (yellow, red, green, blue); the fourth box in the second row is empty.

Housing Options and Types

Vote Here →


Vote Here →

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This page shows the same survey as above, but with sticky dots placed in the boxes. The top row has a "Vote Here" label with an arrow pointing to the first box. The second row also has a "Vote Here" label with an arrow pointing to the first box. The boxes contain sticky dots: the first box in the top row has two blue dots; the second box in the top row has two dots (blue and yellow); the third box in the top row has two blue dots; the fourth box in the top row has one blue dot. The first box in the second row has two blue dots; the second box in the second row is empty; the third box in the second row has five dots (blue, green, blue, red, yellow); the fourth box in the second row is empty.

Signage Options (both Sessions)


Signage Options and Types




Vote Here →




Vote Here →




Vote Here →




Vote Here →




Vote Here →



Vote Here →




Vote Here →




Vote Here →

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Signage Options and Types




Vote Here →




Vote Here →




Vote Here →




Vote Here →



Vote Here →



Vote Here →



Vote Here →



Vote Here →





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Solar Options (both Sessions)

5/19

Solar Energy Options and Types

Vote Here ↓

Accessory Roof Mounted	
Accessory Ground Mounted	
Principal Use (Small)	
Principal Use (Large)	





Instructions: Please review the solar energy options provided in the pictures above. If you feel one or more options should **NOT** be permitted within the Township, please take a sticky dot (any color) and place it in the appropriate box(s) of the four options provided. If you feel all options should be allowed no action is necessary.

Handwritten marks: Yellow dot in 'Accessory Ground Mounted' box, Green dot in 'Principal Use (Small)' box, Red dot in 'Principal Use (Large)' box.

5/19

Solar Energy Options and Types

Vote Here ↓

Accessory Roof Mounted	
Accessory Ground Mounted	
Principal Use (Small)	
Principal Use (Large)	

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Handwritten marks: Blue dot in 'Accessory Ground Mounted' box, Green dot in 'Principal Use (Small)' box, Blue dot in 'Principal Use (Large)' box.

Wall Sheet Questions & Comments (both Sessions)

Question # 1: The 3 most important things that should be focused on by the Township are:

- Junk ordinance very much needed.
- Ordinance enforcement.
- Allow large solar panel areas but work towards making them multi-functional (i.e. place parking spaces under panels).
- Allow all housing types.
- Provide zoning that substantially limits the ability of agricultural lands to be subdivided into residential lots. (Once the farmland and woods are replaced by residential housing we will become a patchwork of subdivisions.)
- Allow residential solar panels.
- Do not expand business district beyond the area designated on the west side of E. Bingham Road.
- Need high density affordable housing near bus access.
- Limiting commercial area.
- Protection of natural features.
- Maintaining rural character.
- Reduce speed limits at M-22 entering Suttons Bay at Barrels & Barrels to 45 mph
- Reduce speed limits at M-22 at Hoplot to 30 mph
- Reduce speed limit in Village to 20 mph
- Agricultural farmland should keep in agriculture
- No small parcels for development
- Keep commercial to certain areas
- Put an emphasis on affordable housing through: duplexes and small apartment building
- Protect agricultural land, limit development
- Keep parcel size as is 2ac/1ac
- Put an emphasis on protecting farm land, minimizing the number of neighbors adjacent to these areas.
- Protect agricultural land – limit development
- Houses should be placed on large parcels.
- Agricultural areas should not be sold or split for housing or business developments.
- Arbnbs and proliferation of vacation rentals are changing the social fabric of our community. Year-round residents are being replaced by a different group of residents every week. Houses are being bought up by investors for rent. The result is loss of community.

Question # 2: The 3 things I appreciate most about the Township are:

- Family Farm
- Rural Nature
- Open Space
- Rural feel of the land
- Agriculture/Farming
- Rural atmosphere
- Generational Farming
- The People
- Rural nature
- Agricultural use
- Rural nature
- Agricultural use
- Arbnb and Vacation rentals needed
- Agreed, Arbnbs needed
- Scenic views
- Clean water
- Agriculture areas
- Beauty
- Neighbors

Question # 3: How has agri-tourism impacted you?

- In general, agri-tourism can add to the community's economy; however must protect from too much parking, too much noise, unsightly structures
- Be careful what you allow. Needs to be away from commercial productive farm land. Should be on 40 acre parcels.
- Wineries meant to help farmers stay in farming. That has now changed and they have events and the additional cars/noise can be offensive to the residential neighbors. No more wineries.
- It has not impacted me negatively, but I do think there are too many wineries.
- Positively. Love having new tourist's visit and support local economy.
- Not negatively. Good for local economy, good for small business owners. Fun opportunities.