

To: Chikaming Township Zoning Ordinance Steering Committee

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Subject: Summary of Public Input at Open House and Online

Below please find our summary of the input that the Committee has received from the public, at the February 8 Open House and through chikamingzoning.com. Our summary is organized into the same categories and subcategories were used to organize the Open House.

Industrial Zones

Industrial Uses

- The public urged the Committee to include provisions for high tech industry and light manufacturing, to ensure high-paying jobs and tax base for the Township.
- The public also urged the Committee to provide for “all things in moderation” and to control negative off-site impacts of industry, especially pollution
- One comment wondered if the Township has enough “shovel ready” sites where manufacturing business can move in.

Renewable Energy

- There was a clear consensus to allow and promote solar facilities while limiting and restricting wind facilities.
- Residents encouraged the Committee to include standards for recycling centers and composting centers in the Ordinance.

Commercial Activities

- The comments under this sub-topic pertained entirely to exclusively commercial areas, not commercial uses interspersed with industrial ones. The comments are summarized under “commercial uses” below.

Other Concerns

- Residents expressed concerns about pollution to land, water, and air, as well as loud noises emanating from industrial sites

Residential Zones

Lot Sizes and Shapes

- Residents were split on lot sizes – some favored larger lots to restrict residential density, while others wanted smaller lots to reduce the number of non-conformities. This issues should probably be addressed differently in different parts of the Township.
- A few residents expressed concerns about large houses being built on small lots, especially near the lake.

Fence and Buffer Zones

- There were multiple comments about noisy and dangerous gunfire in parts of the Township.
- Some residents expressed frustration at “private beach” signs – both the concept of privatizing the beach and the ugliness of the signs themselves

Lakefront Lots

- Residents want greater protections for dunes and wooded areas.
- Residents want to preserve views of the lake from roads, through increased side setback requirements.

Animals

- Residents were heavily in favor of chickens, although there was a split as to whether roosters should be allowed in addition to hens.
- The only non-chicken animal mentioned by the public was camels, which the commenter was “not so sure” about.

Seasonal Rentals

- Respondents were generally favorable about seasonal rentals, but wanted additional Township control over issues such as the number of guests per square foot, parking, and building quality.
- There was also support for Bed and Breakfasts

Other Concerns

- Affordable housing
- Deteriorating roads
- Rural preservation
- Variances are too difficult to obtain/too many variances are given out (there were several comments on both sides of this issue).
- Residential height restrictions.
- RV/Four-Wheeler/Boat storage on residential properties
- One comment mentioned the distance between principal and accessory structures, and said 10 feet is too much

Agricultural Zones

Wind Farms/Solar Panels

- There was a clear consensus to allow and promote solar facilities while limiting and restricting wind facilities.
- Some comments said that solar panels should be not only permitted, but promoted.

Farmland Preservation

- Residents supported measures such as large minimum lot sizes to preserve farmland.
- One comment worried that farmland preservation regulations would limit investments in farms if not carefully crafted.

Artisans Agriculture

- Residents were highly in favor but offered few specifics.

Other Concerns

- Ag-Tourism/Wineries
- Internet access

- Fertilizer Run-Off

Commercial/Community Centers

Medical Marijuana

- At open house –14 positive comments, 5 negative comments, 1 neutral comment.
- Among positive comments, some were open to growing/testing/processing, but not dispensaries.
- Residents want thorough regulations, including on location of facilities.

Landscaping

- Residents want native plantings, and enforcement of green space minimums and other landscaping standards.

Internet Infrastructure

- Residents expressed frustration with Comcast and a desire for Google Fiber
- Some comments regarding lack of infrastructure in less developed areas

Local Businesses

- There was VERY strong sentiment in favor of local businesses and against chains.
- Residents were generally in favor of the “Green Corridor” and preventing the development of strip commercial on Red Arrow Highway. However, there were a couple of comments that the Future Land Use map does not allow enough space for business growth.

Mixed-Use

- There were several comments in favor of permitted live-work units.
- There was support for Mixed Use and Form-Based zoning, but few specifics.

Sawyer

- Residents were concerned about a lack of infrastructure for walkability and the inconsistent provision of parking the downtown Sawyer community.
- Some residents used this section to complain about the ugliness of the freeway commercial, especially the truck stop and adult bookstore.

Harbert/Union Pier/Lakeside

- Residents want businesses concentrated in these areas, not spread along Red Arrow Highway.
- Residents were supportive of mixed-use.
- Residents asked for public parking to support the businesses.

Other Concerns

- Need to be able to attract young people
- Stricter sign regulations

Enhancing the Environment

Sustainability

- Residents want sustainability to be the focus of the Zoning Ordinance, including green energy/manufacturing, organic agriculture, and local businesses.
- One comment mentioned expanding the public sewer system.

Hiking/Biking Trails

- In general, residents want more non-motorized infrastructure throughout the community. There may be opportunities to require this from developers, in conjunction with a clear plan for where this type of infrastructure would be required.
- The railroad corridor and Red Arrow Highway were both listed as high-priority areas for bike trails.

Hiking/Biking Trails

- There was strong support for a woodlands/tree preservation ordinance.
- Some residents suggested requiring buried utility lines, in order to reduce pressure to cut down trees.

Critical Dunes

- Most, but not all, comments were in favor of tighter regulations on preserving dunes and beachfronts. One resident suggested a 200 foot setback from Lake Michigan.

Green/Wildlife Corridors

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- Residents also supported protection of wildlife corridors.

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Signage

- Residents want more restrictions on signage, especially to prevent cluttering and aesthetic problems.

Parks

- Residents were positive about the Parks Board and advocated for parks improvements. However, very few of the comments were directly related to Zoning.

Traffic

- Residents generally want slower, safer roads, including new traffic lights. Some of these concerns can be addressed through zoning, but others should be taken up with the County Road Commission.

Other Concerns

- Dark Skies
- Composting
- Bonfires
- Abandoned Boats
- Invasive Species
- Setbacks from parks and preserved areas