

JOINT RECREATION AND MASTER PLAN PUBLIC INPUT SUMMARY

Fife Lake Area Planning Commission

April 26, 2021

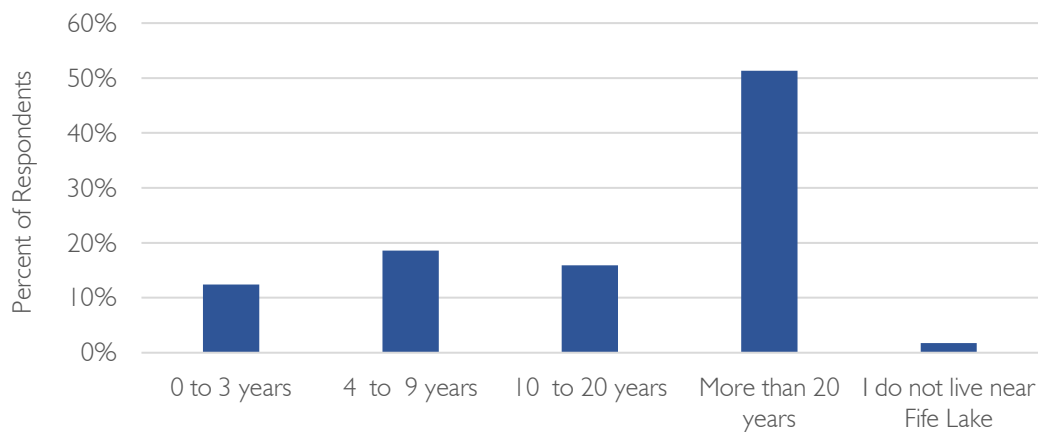
INTRODUCTION

March through April of 2021, the Fife Lake Joint Planning Commission issued opinion surveys to gather public input on recreation and land use planning in the Village and Township of Fife Lake. This survey resulted in 120 responses, which provide a large amount of quantifiable data to help set policy related to growth, development, and recreation in the Joint Master Plan and Joint Recreation Plan. Following are the results of this survey, followed by a summary of trends and planning implications.

RESULTS

1. How long have you lived in or around Fife Lake?

Answer Choices	Responses	
0 to 3 years	12.4%	14
4 to 9 years	18.6%	21
10 to 20 years	15.9%	18
More than 20 years	51.3%	58
I do not live near Fife Lake	1.8%	2
Answered	113	
Skipped	7	



2. Which of the following best characterizes your connection to the Fife Lake community? (Select all that apply)

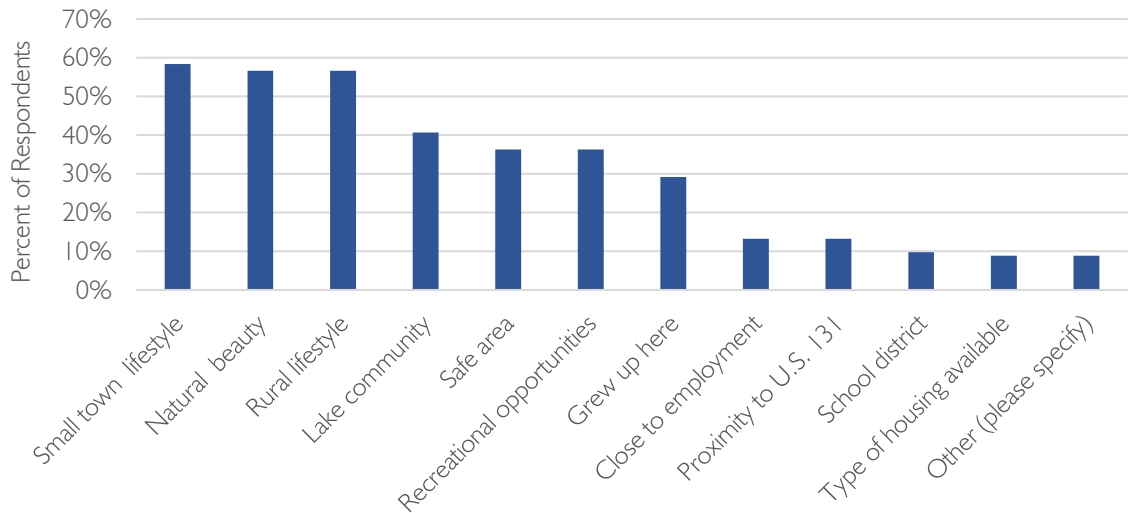
Answer Choices	Responses	
Resident (either seasonal or year-round)	92.0%	104
Business owner	10.6%	12
Work in Fife Lake	9.7%	11
Landlord	7.1%	8
Commercial property owner	4.4%	5
None of the above (please specify)	3.5%	4
Student	1.8%	2
Answered	113	
Skipped	7	

Other Responses:

- Regular Visitor
- Children in school
- Family
- Fife Lake is my "family home" and I have spent time every summer there since 1960.

3. From the following list, please select the most important reason(s) you have chosen to live in the Fife Lake community (check all that apply):

Answer Choices	Responses	
Small town lifestyle	58.4%	66
Natural beauty	56.6%	64
Rural lifestyle	56.6%	64
Lake community	40.7%	46
Safe area	36.3%	41
Recreational opportunities	36.3%	41
Grew up here	29.2%	33
Close to employment	13.3%	15
Proximity to U.S. 131	13.3%	15
School district	9.7%	11
Type of housing available	8.9%	10
Other (please specify)	8.9%	10
Answered		113
Skipped		7

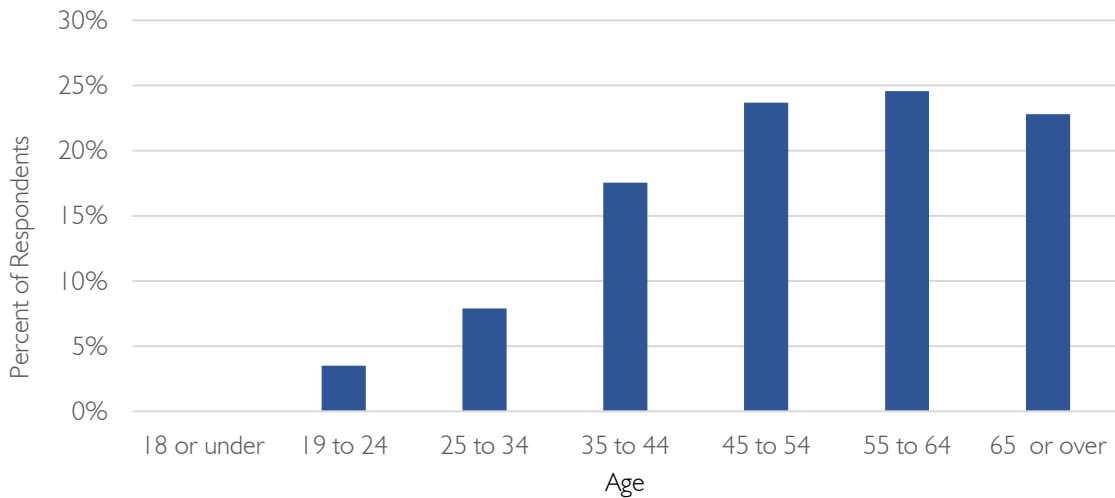


Other Responses:

- Restaurant
- family history - since 1870's
- Close to family
- Close to family
- 6th generation family
- Close to family
- Born here, moved away, came home to be near family
- Vacated here since 1963. Moved here in 1972
- Family
- Housing Costs

4. What is your age?

Answer Choices	Responses	
18 or under	0.0%	0
19 to 24	3.5%	4
25 to 34	7.9%	9
35 to 44	17.5%	20
45 to 54	23.7%	27
55 to 64	24.6%	28
65 or over	22.8%	26
Answered	114	
Skipped	6	



5. Where do you live?

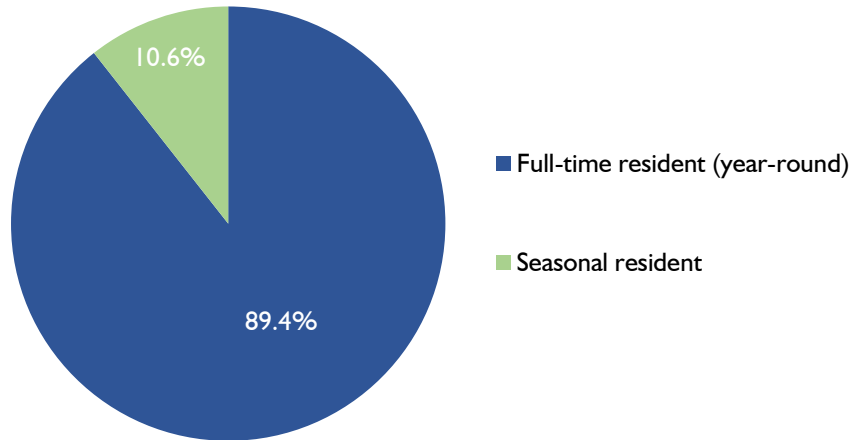
Answer Choices	Responses	
Village of Fife Lake (seasonally or year-round)	31.6%	36
Fife Lake Township (seasonally or year-round)	27.2%	31
Springfield Township	27.2%	31
Elsewhere in Kalkaska County	7.0%	8
Other (please specify)	3.5%	4
Paradise Township	0.9%	1
City of Kalkaska	0.9%	1
Elsewhere in Grand Traverse County	0.9%	1
Elsewhere in Wexford County	0.9%	1
Village of Kingsley	0.0%	0
Union Township	0.0%	0
Liberty Township	0.0%	0
City of Manton	0.0%	0
Traverse City	0.0%	0
Answered	114	
Skipped	6	

Other Responses:

- Boardman and Fife Lake go together for the school. Surprised that’s not an option. The school pulls the two together and has for years.
- Garfield Township. West of M66
- Orange Township
- South Carolina

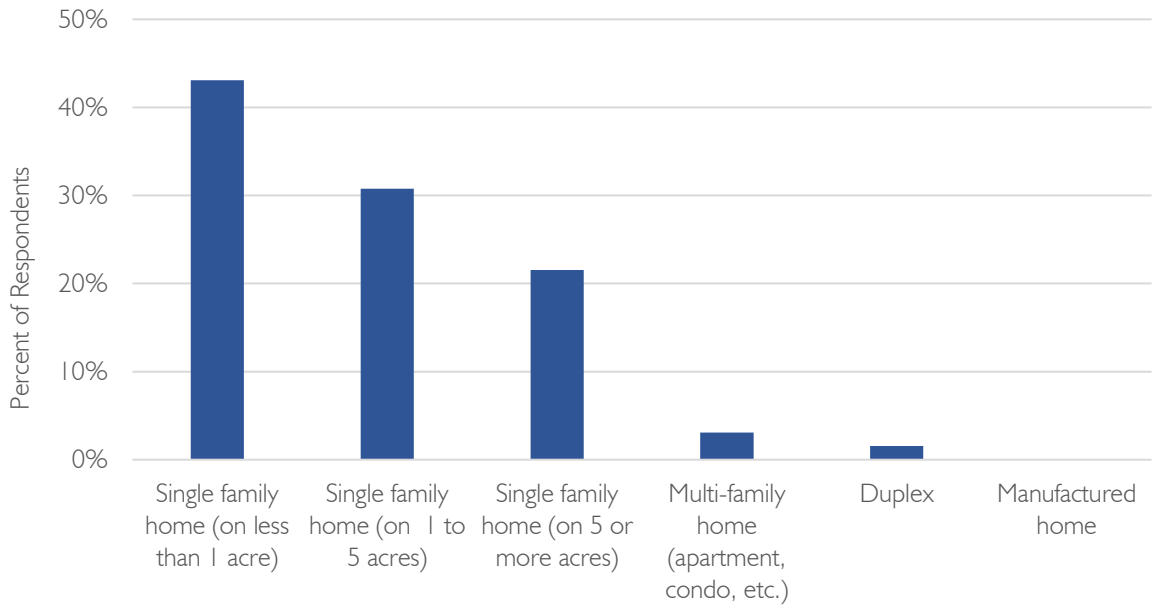
6. What is the status of your residency?

Answer Choices	Responses	
Full-time resident (year-round)	89.4%	59
Seasonal resident	10.6%	7
Answered	66	
Skipped	54	



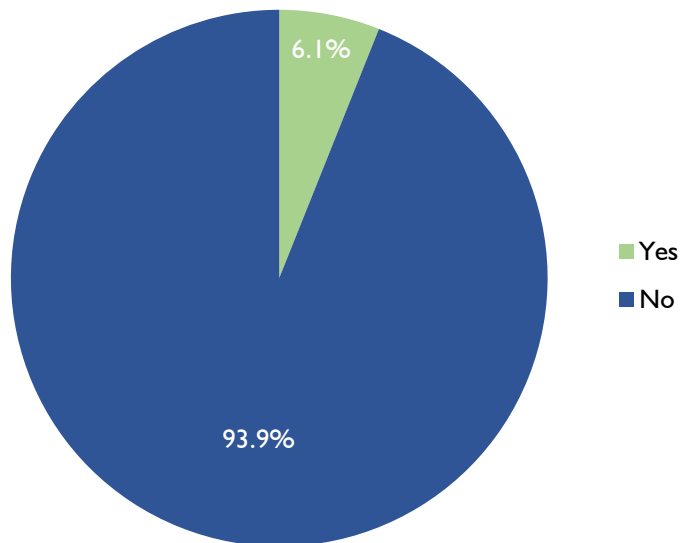
7. In what type of residence do you live?

Answer Choices	Responses	
Single family home (on less than 1 acre)	43.1%	28
Single family home (on 1 to 5 acres)	30.8%	20
Single family home (on 5 or more acres)	21.5%	14
Multi-family home (apartment, condo, etc.)	3.1%	2
Duplex	1.5%	1
Manufactured home	0.0%	0
Answered	65	
Skipped	55	



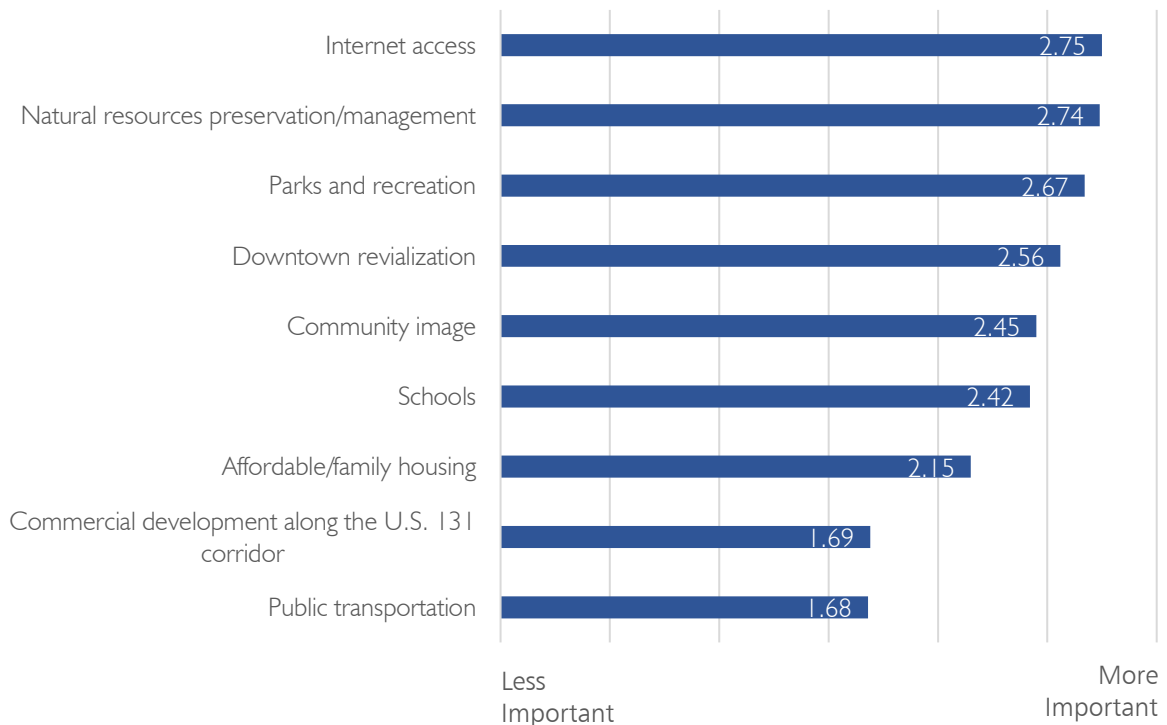
8. In the next five years, do you expect to move out of Fife Lake?

Answer Choices	Responses	
Yes	6.1%	4
No	93.9%	62
Answered	66	
Skipped	54	



9. How important are the following community characteristics in creating a desirable future in the Fife Lake community?

Answer Choices	Responses				Total	Weighted Average	
	Very important	Somewhat important	Not important	I don't know			
Internet access	81.1% (86)	13.2% (14)	5.7% (6)	0.0% (0)	106	2.75	
Natural resources preservation/management	76.9% (80)	20.2% (21)	2.9% (3)	0.0% (0)	104	2.74	
Parks and recreation	70.8% (75)	25.5% (27)	3.8% (4)	0.0% (0)	106	2.67	
Downtown revitalization	60.4% (64)	34.9% (37)	4.7% (5)	0.0% (0)	106	2.56	
Community image	55.7% (59)	35.9% (38)	6.6% (7)	1.9% (2)	106	2.45	
Schools	60.0% (63)	23.8% (25)	14.3% (15)	1.9% (2)	105	2.42	
Affordable/family housing	40.6% (43)	39.6% (42)	14.2% (15)	5.7% (6)	106	2.15	
Commercial development along the U.S. 131 corridor	17.9% (19)	37.7% (40)	39.6% (42)	4.7% (5)	106	1.69	
Public transportation	15.2% (16)	42.9% (45)	36.2% (38)	5.7% (6)	105	1.68	
Answered						106	
Skipped						14	



Please use this box to describe any concerns or ideas for improving "very important" characteristics.

Downtown Revitalization:

- Curb appeal, update buildings, décor, etc.
- Poorly done business ventures are worse than none at all as they, in turn, discourage any business that might consider locating to this area if the businesses already in place are not viewed as assets or as positive draws of potential clients.
- Focus on economic development and collaboration
- Downtown revitalization would have a big impact on the community and would likely be a catalyst for further improvements, this should be a priority.
- All buildings occupied. No ghost town appearance
- eliminate the DDA
- Downtown is horrible compared to when we moved here
- Keep it looking nice and not run down
- The old vacant buildings are an eyesore. The sidewalks were redone but snowmobiles were all over them in the winter. We need a dedicated snowmobile trail to maintain our investments
- Maintaining buildings and businesses downtown is the backbone of our community
- Get and keep businesses
- I'd like to see more stores downtown. The vacant ones make it look kind of depressed.
- Kimball's bldg. needs to be torn down. Could have a pretty shaded outside seating cafe' type look.
- Finding reputable businesses would be nice, not more bars or marijuana dispensaries.
- Next time someone tries to utilize the empty Kimball's building. Let them. Stop local business owners from running away from every new opportunity that looks into building in town
- Maintain village roads
- Too many vacant storefronts, and lack of attractive amenities.
- No wineries or breweries. We have bars and restaurants that is enough. Unfortunately, a non-profit is taking business away from them.
- It seems important to upgrade and utilize all available buildings downtown to both serve the community and support and augment each other to the benefit of all
- Make use of vacant buildings...increase small businesses
- Fix sidewalks and bricks, paint lines on streets, curbs, and sidewalks along all roads.
- Places to gather, recreate, and small shops/office space
- Lots of unused historical buildings that could be put to good use

Natural resources preservation/management:

- Organize a group or hire a service to pick up debris in shallow parts of the lake
- Assets like Lake once polluted are very difficult to both cleanup and to then overcome negative public opinions.
- The trails bring many to our businesses.
- Don't fool with Mother Nature
- Keep the hiking trails.
- Keep the lake and beaches clean
- Healthy lake; clean/nice lake access
- The lake is the community's focal point. It needs to be kept clean and accessible.
- keeping the lake clean
- Nothing - I think this is a great feature to our community.
- Walking path around the lake would be beautiful.
- Stop creating and roll back the embarrassingly large list of "outlawed" activities on the beach and at the public accesses around the lake
- Concerned about deforestation of surrounding woodlands
- The more business you build in these commercial zones, the more you take away from downtown
- That should be very important everywhere.
- Conservation, education, and enhancement of our natural spaces is vital to our community
- I think it's very important to maintain the natural beauty of our natural resources. I think trees and managing the lakes to keep them as pristine as possible is very important for environment and community.

Affordable/family housing

- Additional rental properties would be nice, apartments
- We need more, esp rentals for low-income families
- there is no such thing as affordable housing when corporations are involved with development
- There are no available houses/apartments.
- Housing stock is very limited. We chose to build, since we couldn't find what we wanted but that isn't an option for most would-be homeowners.
- Nice looking housing with strict rules for lawns and such.
- There isn't any affordable family housing. IF you can get into the apartments, they're not really family-friendly. Other homes and rentals are so expensive, young families who are interested in actually being connected to FL can't afford to live here and the people who can afford it commute for work and socialize outside the community.
- Township and village need to enforce zoning and blight for current housing. Too many blighted houses.
- Lakefront taxes are absolutely ridiculous and keep climbing

- Taxes and sewer are getting expensive makes people want to move away
- Tree canopy
- We need a variety of safe, affordable homes for our families to live in. Affordable as 30% of families income or median township income. Regulating STRs, allowing a wider variety of housing types, incentives for developers, and encouraging mixed-use are desirable.
- Housing is a very hard thing to find in the area at times
- I support this. It's important that families get an opportunity to afford to live in this beautiful area.

Commercial development along the U.S. 131 corridor:

- I think that is already happening and will continue
- If "commercial" means multiple dollar stores, in view of each other, NO.
- Remove time delays and other land use and zoning barriers
- Don't handcuff business growth with a bunch of rules
- I don't know how I feel about this. Growth happens. I'm not opposed to it.
- Need something that is super appealing to traffic on 131 on the corner across from gas station.
- It's good to see new businesses have somewhere to build our occupy. Lord knows the village officials and downtown business owners have done everything they can to hamstringing downtown business development for years.
- No more dollar stores, cannabis stores, and no fast food restaurants.
- No more commercial development!! We don't need any more dollar stores!
- Take business away from the town. People will have no reason to go into town. Do your business on 131 and leave.
- It's all we have. Open the area for recreational marijuana.
- Reduce curb cuts and encourage commercial development in village center.

Internet access:

- With Spectrum right in town, it would be easy to install a Fife Lake Wifi network
- Great library was one of the features that attracted me to FL. Seeing students parked in cars in library parking lot to access an internet that is either too expensive or not accessible is a travesty.
- High-speed internet is imperative to our community members success in work and school
- All residence sign up and show interest in Truestream
- Vital in today's work environment.
- We need more options just outside the village! High-speed options!
- Service is often not good in areas and service is important
- The pandemic has shown how important internet access is for work and for education.

- When not directly in town we get bad service plus limited internet options
- Access to affordable internet in the rural areas
- Right now, in Village, spectrum is the only option and it's slow and outdated and frustrating to use.
- We all need it. It a necessary.
- Too many homes/families are without broadband access.
- It's the future
- Most important thing
- This is vital for those trying to work, run businesses, and serve our communities, especially in light of COVID. We need to advocate at the county level to use our bargaining power to leverage access with service providers. There are many avenues to tackle this that local governments have implemented successfully.
- It is nonexistent in rural areas
- Technology is here to stay. It should be made available to all.

Schools:

- Schools are good
- Building more homes and commercial entities will provide families to support the school system
- Support. Residence enrolling and not doing school of choice
- Schools always tie up at least half of my property tax
- Education is key to keeping people in the community.
- Need more younger families to come to keep this town alive
- We want the local children to get a quality education have options for extra curriculum activities
- Our kids need an education that will prepare them to thrive in the careers they choose.
- I would like to see better parking for elementary
- Our school system needs to be improved drastically!!!
- It would be nice if our schools got more support. More money means more improvements which means more students.
- Not impressed with our school district. Needs to focus on academic excellence vs. athletics.
- The high school middle school needs moved into the village of Fife lake
- The elementary school does need to have a better way to service parents for drop off/pick up of their children.

Parks and recreation:

- Parks are good
- Flushable toilets at Lakeside Park are long overdue, even if my tax dollars are needed for the maintenance

- Don't build something we don't have the money to maintain
- Parks need updates and improvements. They look run down and have cables holding some of it together
- Keep them clean and plant new vegetation when necessary
- Over development
- access from trails to in town
- keeping them clean and working because that is all kids have to do
- Downtown fife lake park could use a facelift. My family prefers Springfield, due to its upkeep, but downtown is so much closer!
- Little to nothing to do in this town for kids, or people who don't like the bar. Parks and rec upkeep is always needed.
- Need to preserve our green space.
- Would love to see the ballpark used for baseball games again. Bringing the community together and at night a movie theater maybe 2 times a month during the summer.
- Lakeside park needs to be tiered with wheelchair ramps and stairs. Longer beach area. Quit planting trees at the beach to block views.
- Work with local nonprofits like YouthWork and local conservancies to support park maintenance and improvements. Encourage enhancement and maintenance of current and new trail systems. We have valuable trail and forest resources that residents and visitors use regularly.
- Flushable toilets would be nice
- These are a major attraction to Fife Lake. Cleanliness and waste management and bathroom facilities are important as well as keeping the parks clean.

Community image:

- More updates to downtown area, trees, shrubs, flowers,
- The culture is more supportive of drunken, drug use than it wants to admit.
- key
- Less drama and in-fighting, more collaboration
- Don't need a thug town
- Need to update and upgrade
- We do not want the town to get the reputation of a place to party and cause trouble
- Image should focus on an attractive place to live, commute to Traverse City, and raise a family.
- Would like to keep it the way it is: small-town feel.

Public transportation:

- And don't give me this " we tried that before"...need to speak with the populace and those likely to use it as to schedules etc. If inconsistent and not meeting

needs it won't be utilized adequately to warrant it. Lot of factors go into such schedules, and being inflexible should not be one of those factors.

- Consistency with BATA
- If you live rural, should have your own transportation
- Improved BATA service would be great for those w/o reliable transportation.

10. What strategies do you think are most important for improving housing options, in terms of higher availability and lower price point, in Fife Lake? (SELECT UP TO 3)

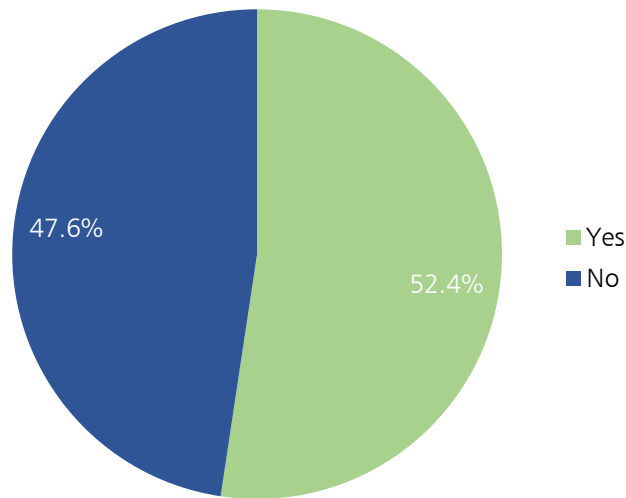
Answer Choices	Responses	
Allow small homes (<700 sq. ft.)	37.1%	39
Allow small apartments in garages, single-family homes, or accessory buildings	37.1%	39
Encourage mixed use buildings (1st floor shops, 2nd floor housing)	37.1%	39
Encourage additional long-term rentals (>1 month lease)	28.6%	30
Allow more duplexes and multi-family homes (e.g. apartments)	26.7%	28
Encourage senior housing facilities	25.7%	27
Create incentives for developers (density bonus, reduced fees)	25.7%	27
Prohibit and/or regulate short-term rentals	18.1%	19
Additional strategies are not necessary	15.2%	16
Allow smaller lot sizes	7.6%	8
Other (please specify)	7.6%	8
Answered		105
Skipped		15

Other Responses:

- Regulate the quantity of STR's in any given area
- Actually increasing options brings more people, which drives more commercial growth, which brings more people, and defeats the purpose of being a small town, so I'd prefer we don't grow too much.
- Do not create incentives for developers
- Encourage FACU to invest in our young people
- No opinion
- Partner with high schools and vocational education centers to build low-cost housing. Develops skills for students and creates more housing.
- Definitely not apartments in garages or accessory buildings - these can become slum situations. Also, although tiny homes are "in" right now, 1k sq. ft. is desirable. (My home is 1k and brand new - any smaller and it would not resell - I'm a builder).
- No opinion.

11. Do you believe short-term rentals should be regulated in the Fife Lake community?

Answer Choices	Responses	
Yes	52.4%	55
No	47.6%	50
Answered	105	
Skipped	15	

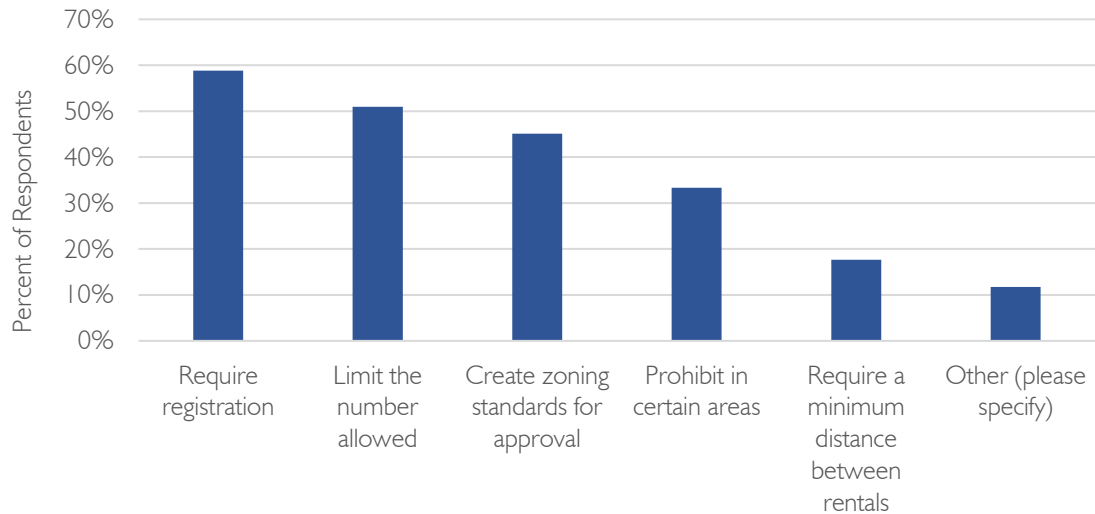


12. How would you like the Village and Township to address short-term rentals? (Select all that apply)

Answer Choices	Responses	
Require registration	58.8%	30
Limit the number allowed	51.0%	26
Create zoning standards for approval	45.1%	23
Prohibit in certain areas	33.3%	17
Require a minimum distance between rentals	17.7%	9
Other (please specify)	11.8%	6
Answered	51	
Skipped	69	

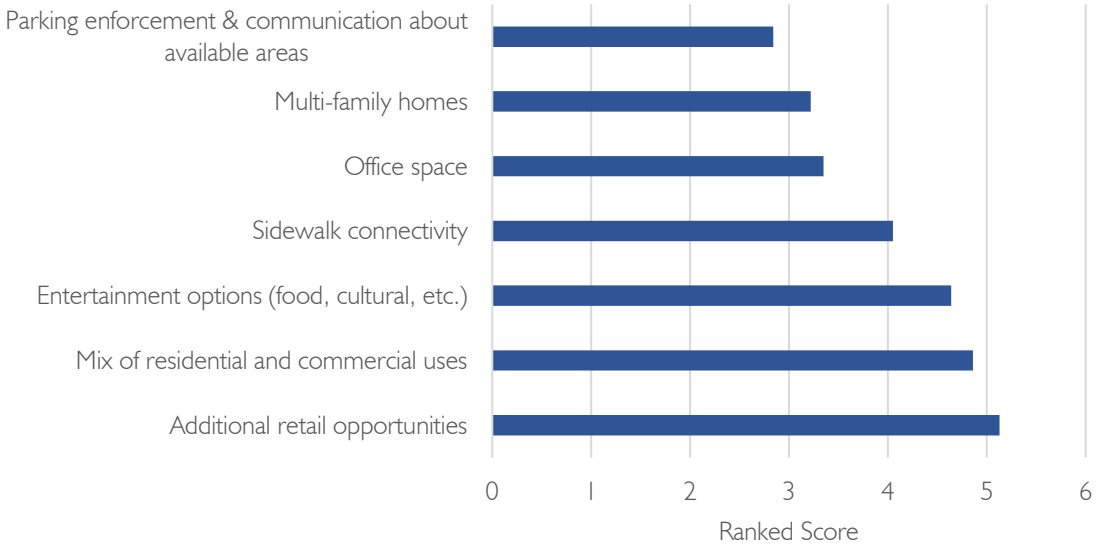
Other Responses:

- Local manager contact
- Prohibit in the village limits
- No opinion.
- I don't know
- Don't care
- Rules for compliance/complaints with different "levels" for the number of offenses (ie. first offense = warning; second offense = fine; third = license revoked)



13. What is most needed to enhance downtown Fife Lake? Rank the following options from most important (#1) to least important (#7)

Answer Choices	Responses							Total	Score
	1	2	3	4	5	6	7		
Additional retail opportunities	21.5% (20)	30.1% (28)	18.3% (17)	10.8% (10)	9.7% (9)	8.6% (8)	1.1% (1)	93	5.13
Mix of residential and commercial uses	26.3% (25)	19.0% (18)	14.7% (14)	15.8% (15)	9.5% (9)	8.4% (8)	6.3% (6)	95	4.86
Entertainment options (food, cultural, etc.)	28.3% (28)	16.2% (16)	16.2% (16)	10.1% (10)	5.1% (5)	8.1% (8)	16.2% (16)	99	4.64
Sidewalk connectivity	11.2% (11)	14.3% (14)	12.2% (12)	19.4% (19)	22.5% (22)	14.3% (14)	6.1% (6)	98	4.05
Office space	2.1% (2)	7.4% (7)	14.7% (14)	15.8% (15)	32.6% (31)	13.7% (13)	13.7% (13)	95	3.35
Multi-family homes	5.4% (5)	8.6% (8)	12.9% (12)	17.2% (16)	10.8% (10)	21.5% (20)	23.7% (22)	93	3.22
Parking enforcement & communication about available areas	6.5% (6)	4.3% (4)	11.8% (11)	9.7% (9)	11.8% (11)	23.7% (22)	32.3% (30)	93	2.84
Answered									99
Skipped									21



14. What portions of downtown Fife Lake are challenging for pedestrians to access or navigate, if any? Please use the map below for reference. (Select all that apply)

Answer Choices	Responses	
None of the above	34.6%	27
Circle 1	14.1%	11
Circle 2	35.9%	28
Circle 3	19.2%	15
Circle 4	32.1%	25
Circle 5	23.1%	18
Please describe your specific concerns	24.4%	19
Answered		78
Skipped		42

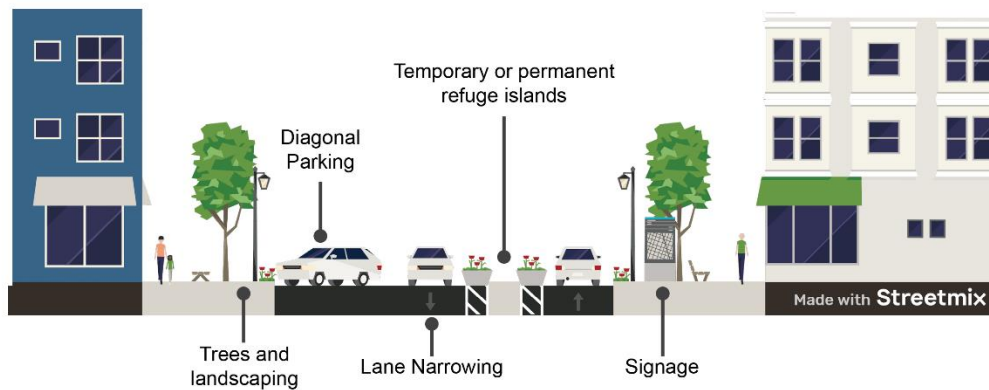


Other Responses:

- Public access at 5 has no parking, can park in trailer, boat launch always full, can't park at the lodge
- Stop sign or road speed bumps are a must!!!!
- Poor clear vision at irregular intersection
- sidewalks from commercial area into residential, specifically Main/Front streets plus Bates street. You only have the numbers for areas that have improved sidewalks already. DDA just put in sidewalk from school to US 131 roundabout.
- no sidewalks
- Cars continually park in front of the ramped curb cuts for ADA access in all downtown areas leaving no way for wheelchairs to get up or down. Post office area has no sidewalk.
- 4 & 5 Not enough parking traffic congestion,. 2 has a blind intersection
- A sidewalk to the library would be great as well as a walkway between the library and the DNR parking lot.
- I've never walked around town, I go right to where I want to go, so I can't fairly address this.
- Could use more parking
- There is no sidewalk east or north of 3. Sidewalk to the library and the bus stop should be added first. A second phase could extend to the residential blocks.
- no sidewalks to library
- Walking on side of road without sidewalk is scary
- The janky 5 way intersection at circle 2 is hard to navigate for everyone, especially in summer with tourists. Circle 5 has sidewalk on only one side and people park on the other side all summer long forcing traffic closer to the sidewalk. Bikes, skates, etc not allowed on sidewalk, where should they go on that section of road when traffic is heavy and the only section of sidewalk is crowded and off limits?
- Sidewalk needs to go all the way down state street so walking to park or getting mail is safer
- Ice cream shop crossing!
- Cross walks would be very helpful
- This 5 way intersection is horrible
- currently no sidewalks. Though traffic isn't bad, it would be nice to have sidewalks available on Oak and Main St., and even Boyd to the grocery store, though there is a bike/extended walkway, but it's not an actual sidewalk.

15. Using the picture below for reference, which of the following do you think would help decrease traffic speeds in downtown Fife Lake, if any? (Select all that apply)

Answer Choices	Responses	
I don't think traffic speeds should be decreased	30.7%	27
Signage	29.6%	26
Road humps	28.4%	25
Surface treatments (different textures or colors)	22.7%	20
Trees and landscaping	19.3%	17
Diagonal parking	17.1%	15
Rumble strips	15.9%	14
Temporary refuge islands	10.2%	9
Permanent refuge islands	10.2%	9
Lane narrowing	6.8%	6
Answered	88	
Skipped	32	



Road Humps



Rumble Strips

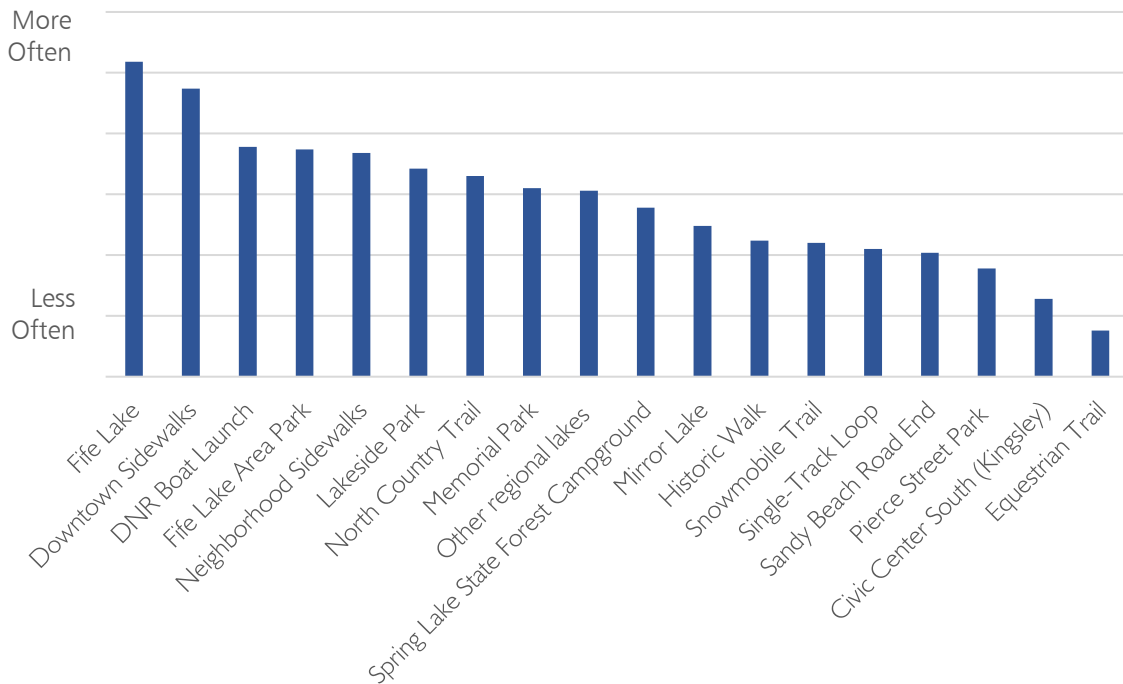


Surface Treatments

16. How often do you use the following Village and Township recreation facilities?

Answer Choices	Responses					Total	Weighted Average
	Often	Occasionally	Rarely	Never			
Fife Lake	67.4% (62)	25.0% (23)	6.5% (6)	1.1% (1)		92	2.59
Downtown Sidewalks	50.6% (46)	38.5% (35)	8.8% (8)	2.2% (2)		91	2.37
DNR Boat Launch	27.8% (25)	44.4% (40)	16.7% (15)	11.1% (10)		90	1.89
Fife Lake Area Park	23.3% (21)	50.0% (45)	16.7% (15)	10.0% (9)		90	1.87
Neighborhood Sidewalks	31.5% (29)	33.7% (31)	21.7% (20)	13.0% (12)		92	1.84
Lakeside Park	29.1% (25)	33.7% (29)	16.3% (14)	20.9% (18)		86	1.71
North Country Trail	28.1% (25)	29.2% (26)	22.5% (20)	20.2% (18)		89	1.65
Memorial Park	13.2% (12)	42.9% (39)	29.7% (27)	14.3% (13)		91	1.55
Other regional lakes (Spring, Twin, Dollar, Pickerel, Mud, Headquarters)	18.7% (17)	38.5% (35)	19.8% (18)	23.1% (21)		91	1.53
Spring Lake State Forest Campground	14.6% (13)	39.3% (35)	16.9% (15)	29.2% (26)		89	1.39
Mirror Lake	14.6% (13)	28.1% (25)	23.6% (21)	33.7% (30)		89	1.24
Historic Walk	7.6% (7)	28.3% (26)	32.6% (30)	31.5% (29)		92	1.12
Snowmobile Trail	20.5% (18)	14.8% (13)	19.3% (17)	45.5% (40)		88	1.1
Single-Track Loop	14.9% (13)	17.2% (15)	25.3% (22)	42.5% (37)		87	1.05
Sandy Beach Road End	8.0% (7)	22.7% (20)	33.0% (29)	36.4% (32)		88	1.02
Pierce Street Park (formerly Snowbowl Park)	6.9% (6)	19.5% (17)	28.7% (25)	44.8% (39)		87	0.89
Civic Center South (Kingsley)	5.7% (5)	12.5% (11)	21.6% (19)	60.2% (53)		88	0.64
Equestrian Trail	3.5% (3)	8.1% (7)	11.5% (10)	77.0% (67)		87	0.38
Answered							92
Skipped							28

Note: Often=several times a month (weight of "3"), occasionally=a few times each year (weight of "2"), rarely=less than once a year (weight of "1"), never (weight of "0")



17. Please use this box to describe ideas you have for improving any of the parks listed above.

- Flushable toilets at Lakeside Park, sidewalks in all residential neighborhoods leading to parks
- Community garden, public art, walking paths, ice rink
- Rest rooms
- Give us something to do at the lake side/ beach park
- Updated, maintained, better lit.
- Bring them up to date, and then take care of them
- Sledding hill for winter
- New boat dock at downtown boat ramp. Add another dock for more boats eliminate boat traffic stacking up waiting to load
- Restrooms at Lakeside Park
- Fife Lake Area Park could use a bathroom. even if it is a porta potty.. not many options in town for bathrooms.
- Fife Lake park could use landscaping and updated playground equipment
- Keeping up with trash and trails. Signage and equipment upkeep/updating. Replace broken items.
- Headquarters could use a boat launching area. Dollar lake needs easier access down to the lake.
- Community clean-up Day
- More play equipment my older kids get bored quickly
- Dog park
- Gathering areas (picnic tables/pavilions), connectivity to trails, dog friendly
- I would like to see an outhouse are the Mirror Lake park.

18. Which recreational activities do you and members of your household enjoy? (activities do not need to occur within the Fife Lake area, check all that apply)

Answer Choices	Responses	
Swimming/beach	79.6%	74
Canoeing/kayaking	73.1%	68
Fishing	72.0%	67
Nature/wildlife viewing	69.9%	65
Camping	67.7%	63
Hiking in natural settings	64.5%	60
Concerts/festivals	55.9%	52
Biking	53.8%	50
Playground	51.6%	48
Picnicking	49.5%	46
Hunting	47.3%	44
Motor boating	46.2%	43
ATV/Motorcycling/ORV	43.0%	40
Walking in urban settings	37.6%	35
Historic Walk	30.1%	28
Baseball/softball	30.1%	28
Snowmobiling	29.0%	27
Basketball	23.7%	22
Disc golfing	23.7%	22
Snowshoeing	22.6%	21
Volleyball	17.2%	16
Paddle boarding	15.1%	14
Community gardening	15.1%	14
Ice skating/hockey	12.9%	12
Downhill/cross country skiing	11.8%	11
Horseback riding	11.8%	11
Golfing	10.8%	10
Group exercise classes	10.8%	10
Tennis/pickleball	8.6%	8
Skateboarding	8.6%	8
Sailing	7.5%	7
Soccer	6.5%	6
Other (please specify)	3.2%	3
Answered		93
Skipped		27

Other Responses:

- We like movie night in the park
- none had a stroke
- There are other items on this list I do not currently do, but want to start.

IMPORTANCE OF VILLAGE MASTER PLAN GOALS

19. Residential Development: A variety of quality housing to meet the various lifestyles which the lake area attracts.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
28.7%	49.4%	16.1%	5.8%	87	2.01
(25)	(43)	(14)	(5)		
Answered					87
Skipped					33

20. Downtown Development: An attractive downtown area with a variety of shops and services for both residents and visitors. The Village is a fully "walkable" community where both residents and visitors can walk to downtown attractions and events, and many shopkeepers live downtown.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
67.4%	29.2%	3.4%	0.0%	89	2.64
(60)	(26)	(3)	(0)		
Answered					89
Skipped					31

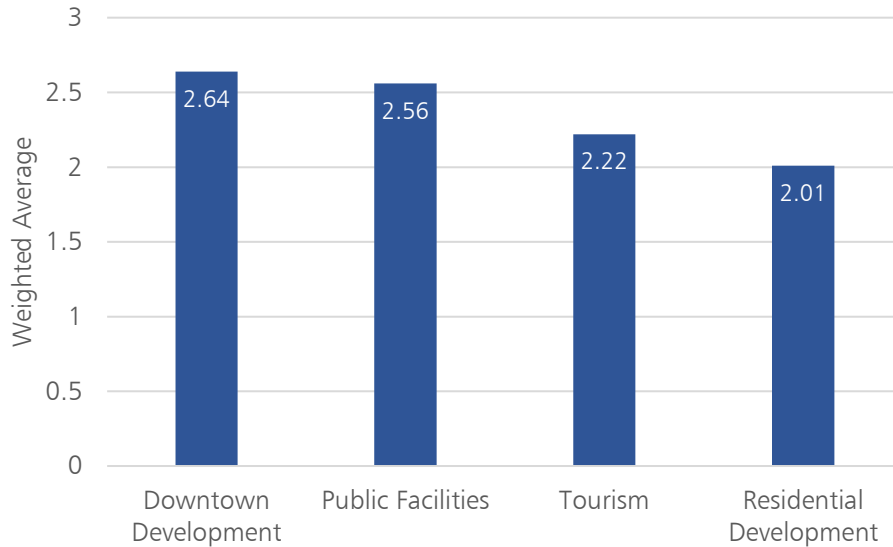
21. Public Facilities: Make the Village a desirable place to live and visit by improving or expanding public facilities. Residents and visitors enjoy clean and attractive streets and parks, helpful signage that directs visitors to facilities and attractions offered by the Village and local businesses. Streets and parking areas will be linked to the pedestrian and snowmobile trail system to provide easy access to parks and open spaces and to attractions available in Fife Lake and Springfield Townships, and the Pere Marquette State Forest.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
63.6%	30.7%	3.4%	2.3%	88	2.56
(56)	(27)	(3)	(2)		
Answered					88
Skipped					32

22. Tourism: Increase Fife Lake's year-round attractiveness as a destination for tourists.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
42.7% (38)	39.3% (35)	15.7% (14)	2.3% (2)	89	2.22
Answered					89
Skipped					31

SUMMARY OF VILLAGE GOALS



IMPORTANCE OF TOWNSHIP MASTER PLAN GOALS

23. Growth management: Fife Lake Township shall be characterized by attractive neighborhoods, served with a balanced mix of commercial and institutional services surrounded by significant areas of permanently preserved open space, lakeshore, and woodlands to assure that future generations shall enjoy the benefits of the natural features of the area.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
58.0% (51)	35.2% (31)	4.6% (4)	2.3% (2)	88	2.49
Answered					88
Skipped					32

24. Forest management. The forested areas of the Township shall continue to form an important part of the community's character and effective forest management techniques shall sustain and strengthen those resources while maintaining healthy and viable economic enterprises.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
59.1%	31.8%	6.8%	2.3%	88	2.48
(52)	(28)	(6)	(2)		
Answered					88
Skipped					32

25. Sewer capacity: The residents and businesses of Fife Lake Township shall be served with an efficient wastewater system sized adequately and managed effectively to meet the needs of the community.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
56.2%	28.1%	9.0%	6.7%	89	2.34
(50)	(25)	(8)	(6)		
Answered					89
Skipped					31

26. Streets and roads: Fife Lake Township shall be served with a safe and efficient system of roadways as provided by Grand Traverse County and MDOT.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
69.7%	25.8%	2.3%	2.3%	89	2.63
(62)	(23)	(2)	(20)		
Answered					89
Skipped					31

27. Zoning and building: Land uses and development in Fife Lake Township shall reflect safe and attractive building forms and zoning practice.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
46.1%	41.6%	6.7%	5.6%	89	2.28
(41)	(37)	(6)	(5)		
Answered					89
Skipped					31

28. Economic development: Fife Lake Township encourages the promotion of a level of retail and industrial development appropriate to the needs of the community.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
51.7%	41.6%	3.4%	3.4%	89	2.42
(46)	(37)	(3)	(3)		
Answered					89
Skipped					31

29. Schools: Development in Fife Lake Township shall be planned and located with regard to the growth and development needs of Fife Lake and the Forest Area Community School District.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
59.8%	24.1%	13.8%	2.3%	87	2.41
(52)	(21)	(12)	(2)		
Answered					87
Skipped					33

30. Commercial development: Commercial development in the Township shall be arranged along the US-131, M-113, and M-186 corridors consisting of uses intended to serve both the traveling public and residents of the community, while complementing more intense uses in the Village center.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
32.6%	36.0%	25.8%	5.6%	89	1.96
(29)	(32)	(23)	(5)		
Answered					89
Skipped					31

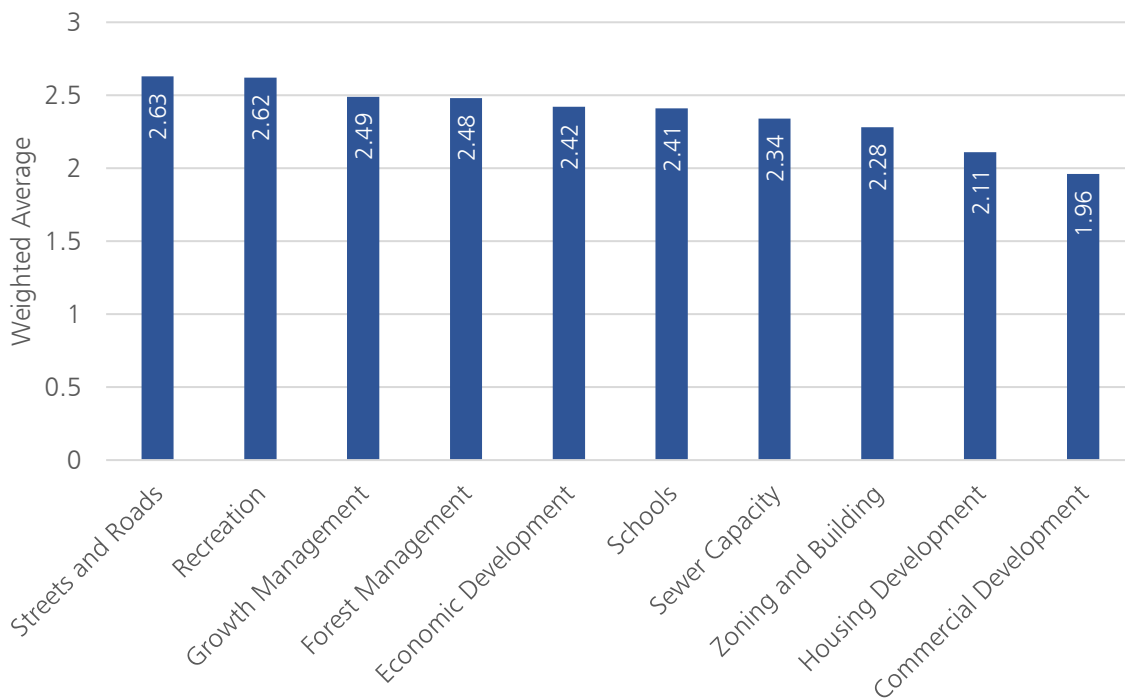
31. Housing development: Residents of Fife Lake Township enjoy a range of residential choices, arranged to enhance and strengthen the community's neighborhoods and commercial areas.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
40.9%	37.5%	13.6%	8.0%	88	2.11
(36)	(33)	(12)	(7)		
Answered					88
Skipped					32

32. Recreation: Recreational land uses in Fife Lake Township shall be accessible to all local residents and visitors in the area. Facilities shall be arranged and developed to complement and promote the recreational use of Fife Lake and State Forest Lands.

Responses					
Very important	Somewhat important	Not important	No opinion	Total	Weighted Average
70.9% (61)	22.1% (19)	4.7% (4)	2.3% (2)	86	2.62
Answered					86
Skipped					34

SUMMARY OF TOWNSHIP GOALS



PUBLIC COMMUNICATION

33. The Village, Township, and Fife Lake Area Planning Commission believe there is an opportunity for better communication with the residents of Fife Lake. Please select the communication methods you would be most interested in receiving.

Answer Choices	Responses	
Email	47.1%	40
Social media	47.1%	40
Village and Township websites	37.7%	32
Text	22.4%	19
Mail	22.4%	19
I am not interested in additional communication methods	14.1%	12
Answered		85
Skipped		35

PLANNING IMPLICATIONS AND TRENDS

Residency and Age

- Survey responses largely represent the population who has a long history living in the Fife Lake community (20+ years) and who lives in the community year-round rather than seasonally. The large majority of residents expected to continue living in Fife Lake for at least the next five years.
- The area's setting was largely influential in attracting residents, as the majority of survey respondents indicated their top choices for living there were its small-town lifestyle, natural beauty, and rural lifestyle.
- Survey responses are indicative of an older demographic, with the largest age group being those 55 to 64 years. This aligns with the community's higher median age, estimated at 46.6 years by the American Community Survey in 2019. Thus, responses may allow insight into the types of services and facilities desired by the average demographic; yet, the Planning Commission should also be aware that opinions of the younger generation may not be apparent in survey responses (those 24 years or younger).

Housing

- Affordable housing was noted as lacking among respondents. Several noted that there are few affordable rentals, such as apartments, and that many are not family-friendly. High taxes were also noted as an issue related to affordability.
- Respondents identified three top strategies for affordable housing, which may be considered through zoning. Top choices included allowing smaller homes (<700 sq. ft.), accessory dwelling units (apartments in garages, single-family homes, accessory buildings), or long-term rentals (>1 month lease). Yet, a few comments contradicted some of these ideas, stating that increased housing would eliminate the small-town feel and that smaller options wouldn't be marketable to sell in the future. These ideas may be explored further by the Joint Planning Commission.
- Respondents were relatively split regarding the regulation of short-term rentals, with the slight majority believing they should be regulated. Of those who believed they should be regulated, registration or permitting only a limited number were most desired.

Downtown

- Revitalization was linked to eliminating building vacancies and having a strong sidewalk network.
- Retail opportunities received the highest rank among options for enhancing the downtown, followed by mixed uses and entertainment options. These three categories may work together to create a vibrant streetscape with places for people to live, work, and play. Mixed use developments or allowing options such as residential above retail may contribute to this environment.

- The most challenging area to navigate was identified at the intersection of State and Merritt Streets. Visibility was noted as difficult here due to the irregular design of the intersection. Additionally, access and congestion at parks were noted as issues, specifically at Lakeside Park and the sandy beach on State Street.
- An expanded sidewalk network was identified as very important to many respondents. Recommendations for an expanded network included sidewalks to the library, bus stop, DNR parking lot, all the way down State Street, to the grocery store, along Oak Street, Main Street, and Boyd Street. Crosswalks were also desired.
- Popular choices for decreasing traffic speeds downtown were signage and road humps; however, the plurality of respondents didn't think speeds should be decreased downtown.

Services and Commercial Development

- Internet access was identified as the most important characteristic for creating a desirable future in Fife Lake. Respondents desired more high-speed options, noting that service was not good in the area. They identified working from home during the coronavirus as a further reason this is important.
- Mixed opinions were held on whether commercial development should occur along the U.S. 131 corridor. Those in favor desired a more streamlined process, such as the removal of zoning barriers and time delays. Others were opposed to dollar stores or didn't want additional development.
- Comments related to public transportation noted that it should be based on local schedules and consistent with or an improvement to BATA.

Recreation

- Natural resource preservation/management was identified as a top community characteristic contributing to a desirable future. Cleanliness and maintenance of the lake, beaches, and parks were often noted as important.
- Trails and sidewalks were of particular importance to respondents. Connectivity was given a high value, as many respondents indicating using the local sidewalk system and many desired trail connections into town or to the parks.
- Several respondents identified a need for bathrooms and updated play equipment for children. Bathrooms were most commonly noted as necessary at Lakeside Park.
- Water-based activities were most enjoyed by residents, including swimming, canoeing/kayaking, and fishing. Other popular activities focused on the natural and pristine setting often characteristic of the area, such as wildlife viewing, camping, and hiking in natural settings. The Joint Planning Commission may consider how recreational opportunities can highlight the area's pristine setting.

Master Plan

- All goals were considered at least somewhat important (weighted average of “2”); however, downtown development and public facilities held the greatest importance. These opinions align with the desire for downtown revitalization, retail and mixed uses, and sidewalk connectivity.
- Streets/roads and recreation goals were considered most important in the Township Master Plan. This corresponds with the desire for safe roadways downtown and accessibility of parks. The Joint Planning Commission may consider how recreational accessibility may be enhanced, such as through an expanded sidewalk network, updated facilities, or preservation of natural areas.