

# ELMIRA TOWNSHIP

Survey Findings

April 2013

## Welcome & Meeting Purpose

- Master Plan Process overview
- **Review Survey Findings**
- Additional Public Input & Goal Setting

## What is a Master Plan?

- A Master Plan is a policy document, designed to guide future growth and development in the Township.
- The Master Plan serves as the legal foundation for zoning (land use law).
- Based on State statute, the Master Plan should be reviewed every 5 years and updated as needed.

The currently adopted plan was last updated in 2005

## Township Demographics

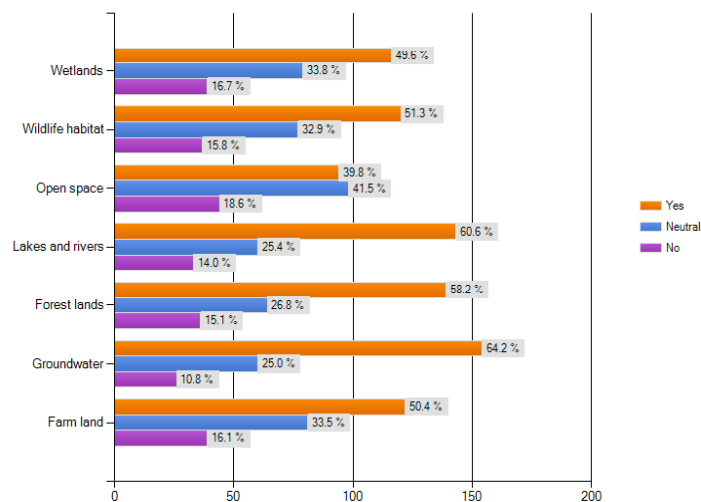
- Township Population (2010): **1,687**
- Median Age: **45 years**
  - Compared to Countywide 43.2 years & 38.9 years Statewide
- Housing Units (2010): **806 Total**, 14.8% seasonal
- Median Household Income: **59,492**
  - County-45,531 and State – 48,432

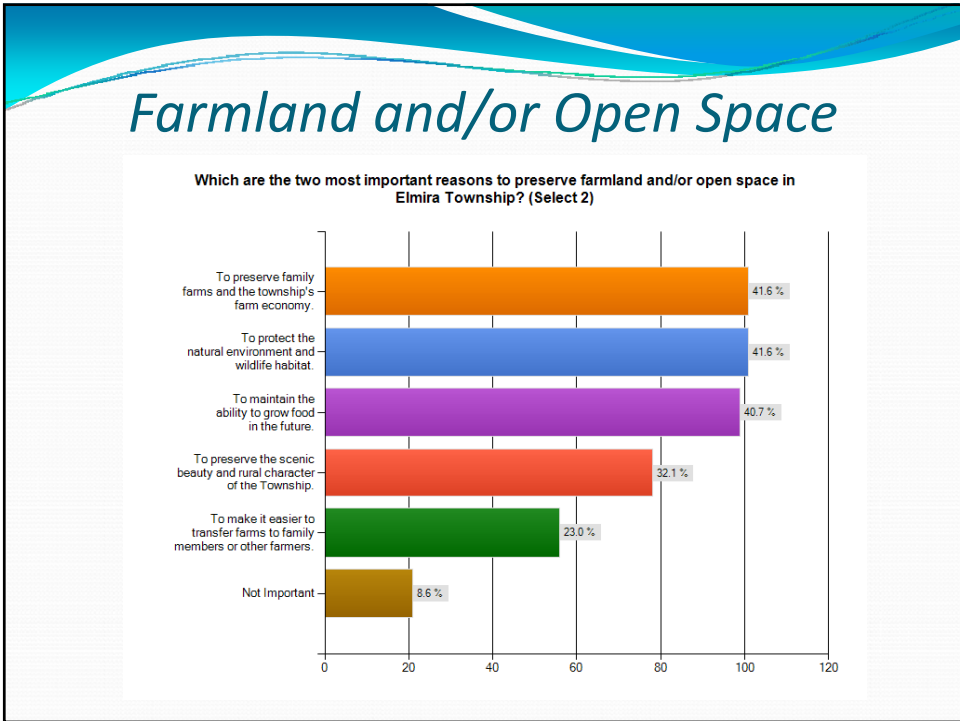
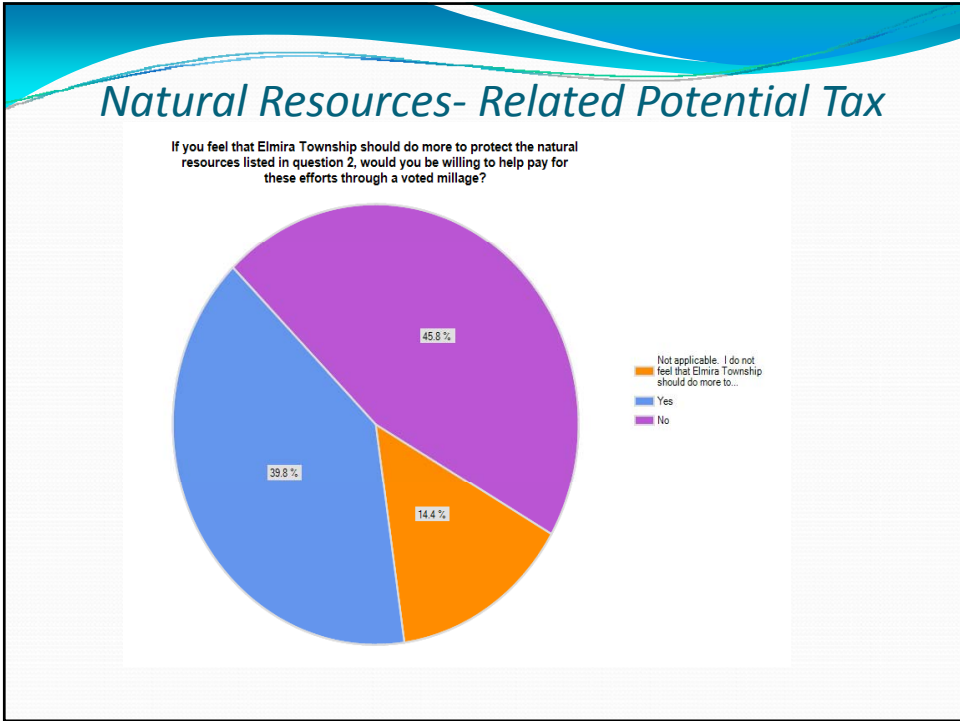
## Township Survey

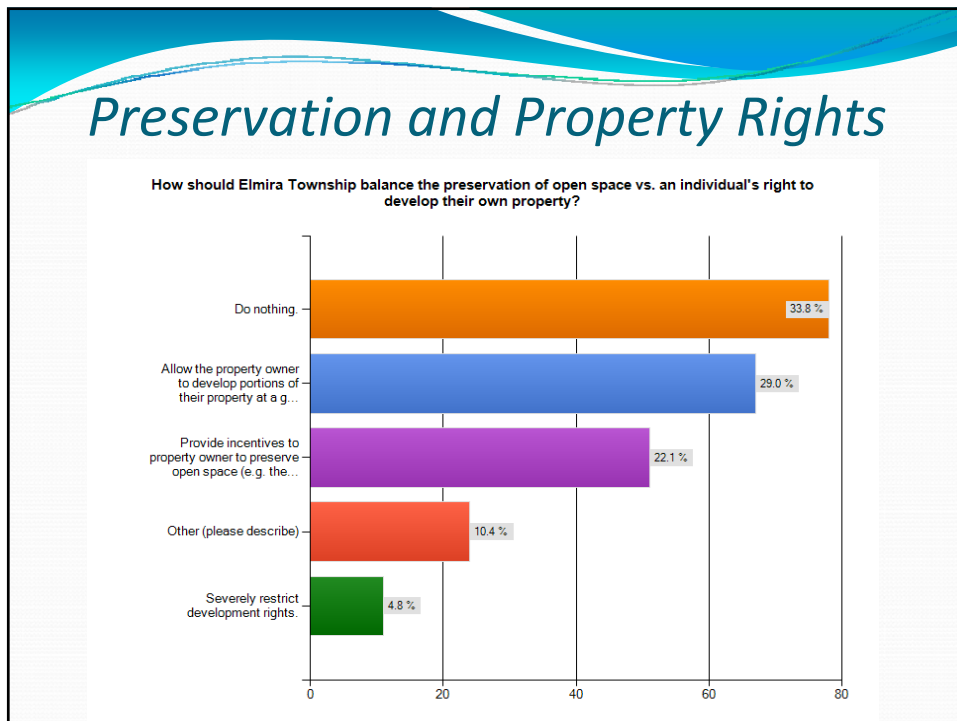
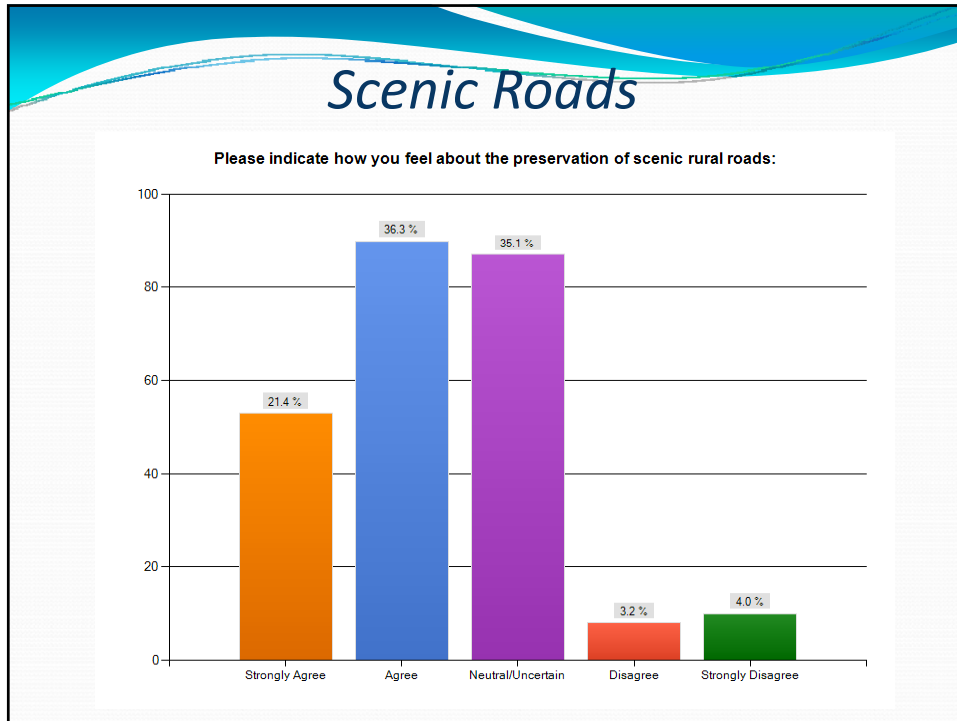
- Mailed to property owners – **970 total surveys mailed.**
- **251 surveys submitted** either on-line or mailed back.
- **Response rate of 25.9%**
- Majority of questions same as 2001 survey for sake of comparison.

## Natural Resources

Do you feel that Elmira Township should do more to preserve or protect any of the following natural resources?





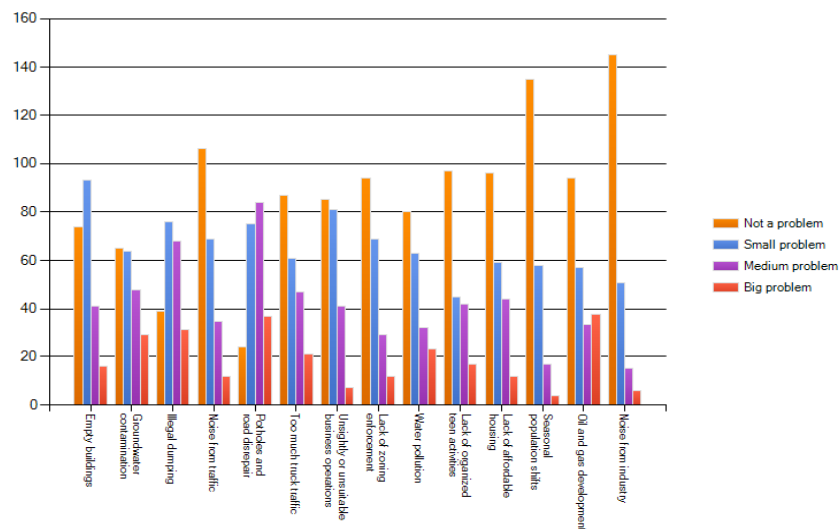


## Preservation and Prop. Rights Comments

- *Handle through Zoning (9)*
- *Property Rights-let people do what they want with their property. (5)*
- *Give Tax Incentives (3)*
- *Other – mix of comments (3)*
  
- *More information needed (3)*
- *None (1)*

## Problems

How much of a problem are these issues in Elmira Township?





## Problems -synopsis

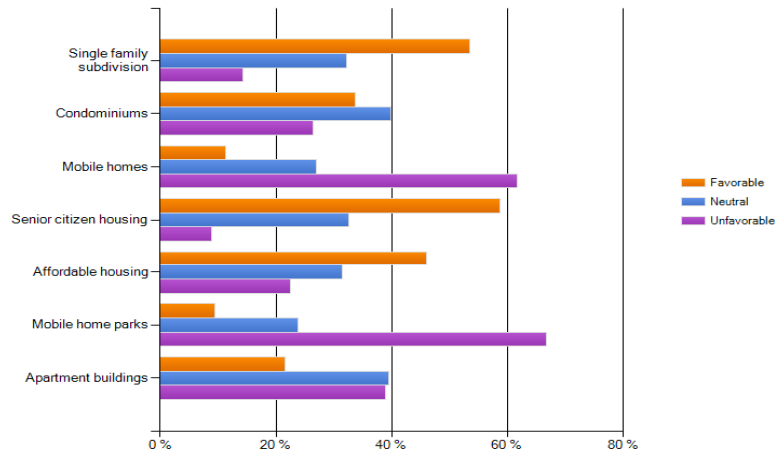
- Potholes and Road Disrepair
- Illegal Dumping
- Groundwater Contamination
- Oil and Gas Development

### Comments received

- Gravel trucks and traffic speeds (5)
- Blight related (3)
- Other – mix of comments (7)
- Do not know (7)

## Housing

Would you support adding more of the following types of residential developments within Elmira Township's boundaries?



## Development Types - Favored

- Farming 84.5%
- Small Business 82.4%
- Light Manufacturing 67.5%
- Restaurants 66.3%
- Outdoor Recreation 63.1%
- Health Care 63.0%
- Grocery Store 61.9%
- Schools/Vocational Center 59.7%
- Retail Stores 50.6%

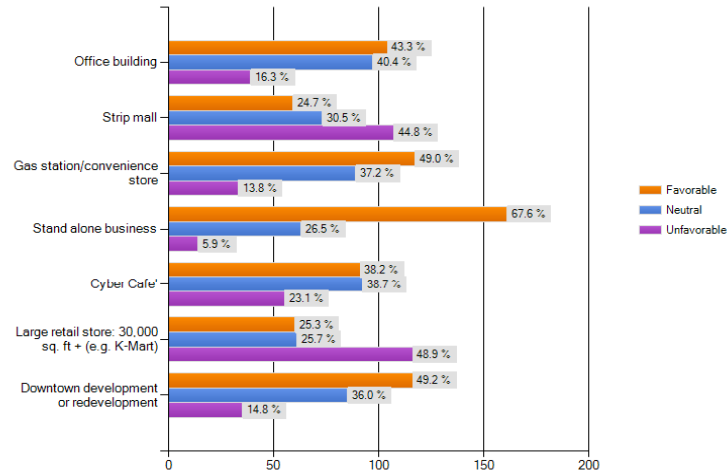
## Development Types – NOT favored

- Prison or jail 72.7%
- Casino 63.6%
- Race Track 57.3%
- *No Growth* 50.7%



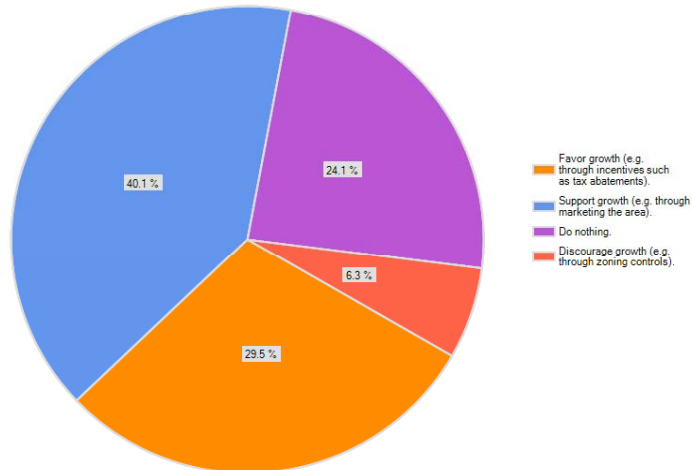
## Commercial/Retail

How do you feel about adding the following types of commercial/retail developments within Elmira Township's boundaries?



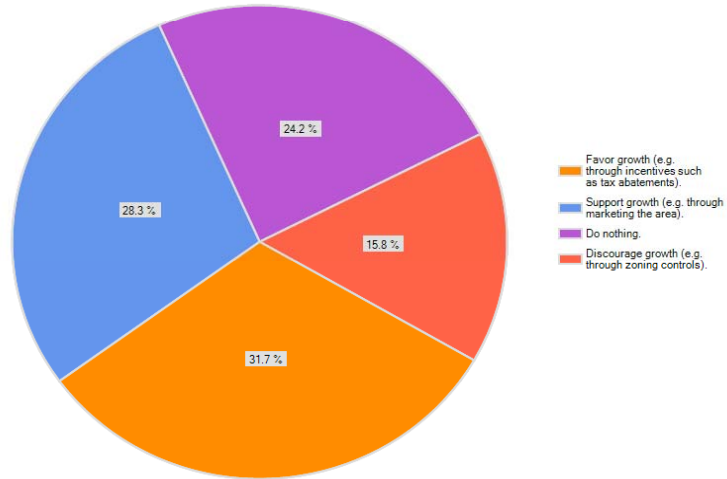
## Commercial Growth

What should Elmira Township do to encourage more commercial/retail growth?



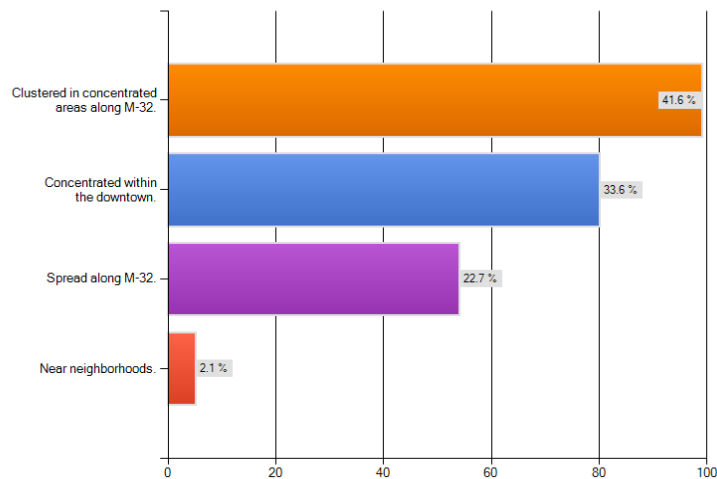
## Industrial Growth

What should Elmira Township do to encourage more industrial/manufacturing growth?



## Commercial Growth- where?

If commercial/retail developments are to take place in Elmira Township, where do you think they should be located?



## Businesses or Services Desired

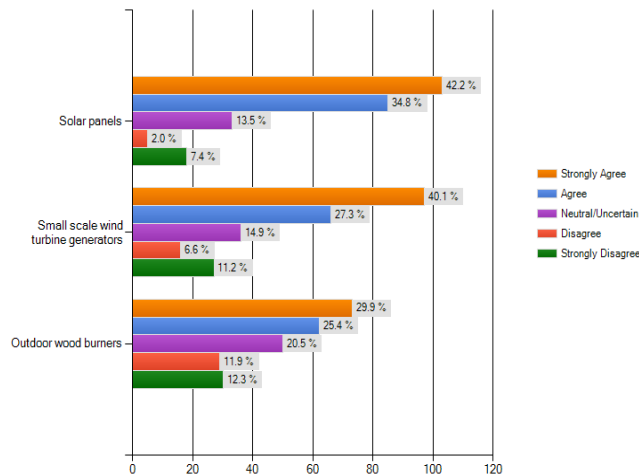
- Recreation Related (9)
- Small/Local Business (9)
- Service Business (9)
- Anything (5)
- Restaurants (4)
- Large Retail (3)

None/Uncertain (14)

Recommendations regarding Township operations and Ordinances (4)

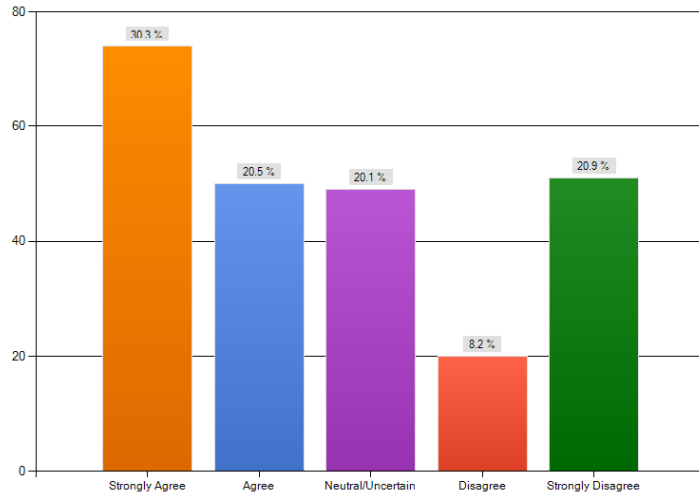
## Home Alternative Energy Systems

I support the installation of home-based alternative energy systems, such as:



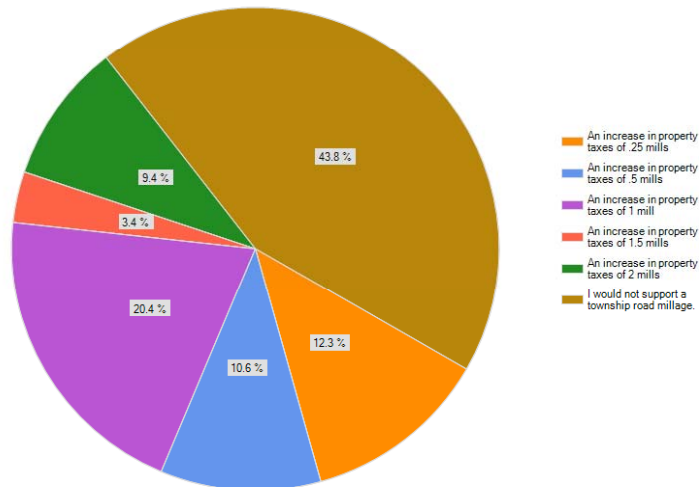
## Commercial Wind Turbines

Commercial Wind Turbine Generators (WTG) should be allowed in Elmira Township.



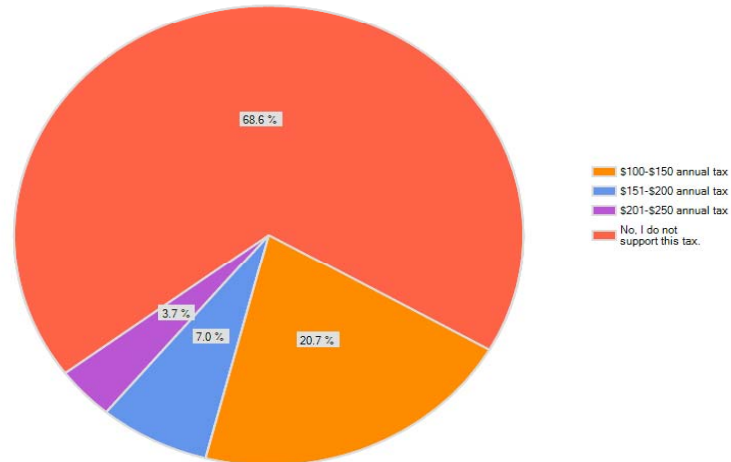
## Road Funding – potential tax

Which of the following would you support in order to raise funds to accelerate the rate of improvements to Elmira Township's roads?



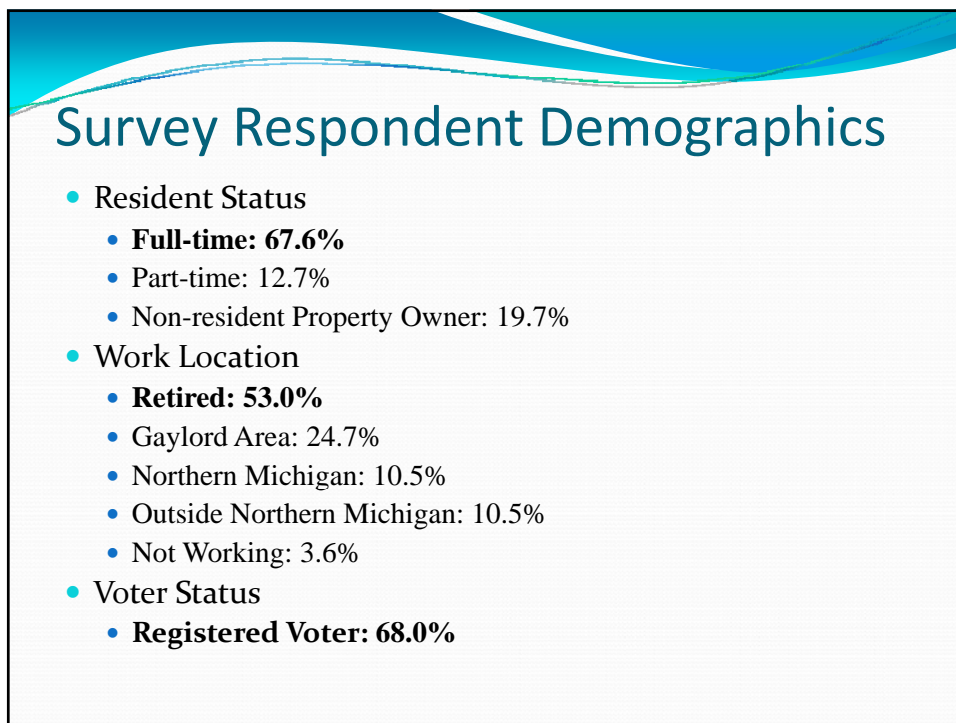
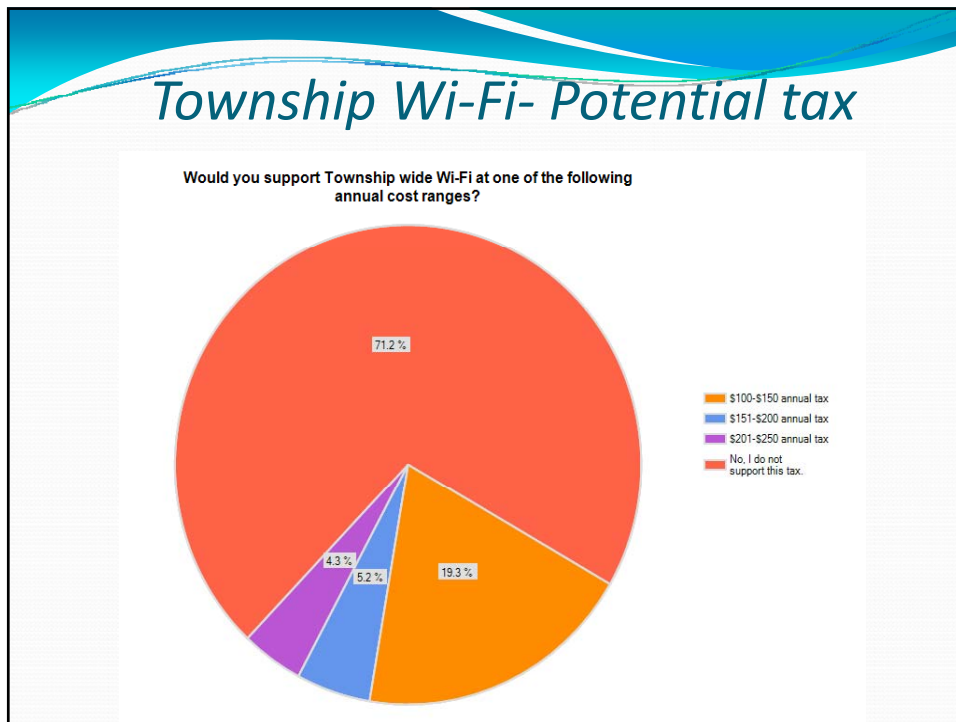
## Garbage Pick-up– Potential tax

Would you support weekly door-to-door garbage pick-up at one of the following annual cost ranges?



## Continuation of Clean-up Day

- **89.2% Support**
- **10.8% Do Not Support**





## *Additional Comments - topics*

- Business/Economic Development (10)
- Wind Turbines (8)
- Preserve / Keep rural (8)
- Tax concerns (7)
- Road Issues (6)
- Gas/oil/mining (6)
- Agenda 21 concerns (3)
- ATV/ORV (2)

## Survey Findings Presentation and Report

Will be posted on Township Website:

[www.elmiratownship.com](http://www.elmiratownship.com)

## *Next Steps*

- Planning Commission Review of Findings and comparison with earlier 2001 survey findings.
- Master Plan Update in consideration of Findings
  - Review/Revise DRAFT Goals as updated from 2005 Plan
  - Review Future Land Use Map and update as appropriate
  - Draft Master Plan for public review - Summer 2013
  - Adoption process— *timing to be determined.*
- Township Board review of Survey Findings and consideration in future decisions.

***Thank You  
for your Participation!***

Survey Prepared by:  
**Elmira Township Planning Commission**  
with Assistance from  
*M.C. Planning & Design*