

How should Elmira Township balance the preservation of open space vs an individual's right to develop their own property?

Question 6 – Other comments

Follow current zoning/zoning related
Allow property owners to develop or use their lands in accordance with the zoning laws presently in force.
Create and enforce zoning and planning.
Follow zoning restrictions
Zoning
Offer multiple types of ordinance development process such as cluster PUD, Preservation Based, etc...
Zoning regulations should be written to maintain open space
Environmental impact study before development.
I like the idea of allowing greater density in exchange for open space, but concerned about infringing on property owners right. Would not want it to be too prohibitive.
Petition the Elmira Township Zoning Commission
Owners rights
Trust owners to handle their own land.
It's their property - leave them alone.
I feel the owner of property should be able to do with it - what they want regardless - they're paying for it!
As long as it doesn't look like a dump, leave them alone.
Don't you think there are enough restrictions on people. This country is no better than Russia.
More information needed
Needs more discussion.
Not sure
Need more information
Give tax incentives
Property tax incentives
Tax incentive for agricultural development .e.g. Dairy, organic & sustainable practices, wine, etc.
Provide incentives for property owners to improve their property.
None
None
Other comments
Determinations should be make on case by case basis.
Restrict commercial development coming down M-32. Keep Elmira Township rural.
Develop a land plan in which the property is located.

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

Question 7 – Other comments

Do not know of problems
I don't know if any of these issues are a problem.
We don't live here so we're not aware of specific issues. Can't comment.
I do not live in Elmira Township. I cannot comment on these.
I am not sure - currently only a seasonal/recreational resident.
Cant answer - I am an absentee land owner.
Not qualified to make meaningful suggestions in this area.
Need an 'UNKNOWN' category for a Likert Scale
Speeding/Gravel trucks
Traffic speeds, dust, agriculture traffic.
Gravel trucks speeding on our road - way too many heavy trucks.
Gravel hauling trucks on Theisen Road.
Reduce speed limit in neighborhoods!
Would like to see a no jake braking ordinance.
Blight
Making people clean up the junk in their yards.
Half burned down building in the middle of town.
If no blight laws - make some and enforce.
Other comments
Internet towers - need more; more natural gas hook-ups for residents and cable.
Problem with ground contamination and oil/gas development is that we do not KNOW how big the problem is - lack of monitoring and transparency
Smell from asphalt plant - yuk!
Draining of underwater springs to irrigate agricultural fields.
Water Levels (low)
Dangerous building standing (half gone) and very unsightly.
The County.

What additional businesses, products or services would you like to see available in the Elmira Township business community?

Question 14 comments

None
None (9 responses)
None, when you had a good tax paying business in the township you ran them out because of lack of support.
Recreation related
Outdoor programs - bird watching, etc...
Recreational Vehicle Park
Park with tennis courts, bike trails, cross-country ski trails, antique store
Cross country skiing and hiking/biking trails
Bike trails (non-motorized)
Have rail service to Mackinac.
Snowmobile trail connector from Gaylord trail to East Jordan Valley trail (M-32 Gaylord-VanTyle-Townline-Parmater-Elmira-US-131); Bike paths or multi-user; Utilize ex. utility easements? or old railroad beds?
A gym, teen activities, health/wellness, farmers market.
Develop a bike path to Gaylord from Elmira.
Small/ local retail business
Bakery - Johans, Farmers Market
Cottage shops downtown, candy, ice cream - tourist activities.
Specialty shop in downtown area.
Farmers market
Small shopping and activity development without compromising the rural feel. E.g. churches, mom/pop food, produce market, home produced items, festivals, craft fair, energy fairs, farm exhibits.
Really like to see stores!
Fruit market (like Kalkaska, only smaller), Nursery Landscaping
A good farmer's market selling local FOOD products (unlike Gaylord's which is poorly run and includes stuff you normally see at Alpenfest).
Small business should be encouraged. Forget the tourists they will come regardless. Lets create opportunities for the year round residents.
Service businesses
Good, dependable car repair shop? We are so close to Gaylord that it is not difficult to access businesses and services that we need.
Dog grooming and boarding business.
Bank, Family Entertainment e.g. Arcade/games
Laundry mat
Gas station
Tire shop, truck stop, cafe 24hr, gas station 24hr, flower shop.
Bank
Motel
Recycling in Elmira as opposed to driving to another location. Farm market.
Anything
Any new Business! or Services!
Almost anything!
Anything

Any growth.
Anything!
Uncertain
No opinion
?
Neutral
Can't really think of anything at this time.
Restaurant
Restaurant, Beauty shop
Restaurants, grocery store
Restaurants
Nice restaurant
Ordinance Township Operations
Someone in Township office at least one day a week.
Clean the NW side and (re)strict mobile homes.
No jake braking ordinance
Proper urban form requires walkability around the city core and is based on population density. DO NOT create unnecessary sprawl in a rural community. Business growth (economic) needs to be compatible with the needs of the community and integrated with transportation modes.
Large retail
Large mall; concert arena like Palace of Auburn Hills.
Department Store
Sams
Other comments
Churches, schools or continued - good ones.
No stand alone businesses.
Buy my house, knock it down and put in a fast food.
How do you think it is possible when so many business/retail are closing in Gaylord.
There are so many chain stores in Gaylord barely making it or not at all. People moved north because they appreciate open spaces. A Dairy Queen might make it.
Oil and gas development.
Research, alternative energy, software development...businesses that attract the well educated and provide clean, light industry for a blue collar force. Keep out the big box stores...they kill local businesses.
Truck/Farming equipment, family dining, campground.
Christmas lights on Main Street from Thanksgiving to January 2nd from sign to sign entering town.
Office space (for rent)
Billboards advertizing area destinations and activities.
Apprentice programs to teach trades, mechanics, electricians, plumbing, carpenters, masons, etc...
Lumbering and small farming.
Manufacturing and Distribution

Please list any other comments you wish to make or questions you wished we had asked about growth and land use issues within Elmira Township?

Question 17

Business / Economic
I watched Wolverine act for nothing and against everything for years. Their town is slowly dying.
What can we do to help existing small businesses succeed and grow?
Incentives to create a reason to stop in Elmira Township - not just pass through.
A railroad service with individual self powered cars would help develop the tourist industry.
Tap into initiatives that have been supported by the Governor & Pure Michigan themes - enhance, expand and create trail systems for all users (snowmobile, bicycles, motor bikes, horses, etc..). Maybe there are State/Fed \$\$\$ to utilize in grants to accomplish these goals/wish list.
Let businesses advertise on M32. Except from County Club west to Camp 10 storage units - none.
The town looks extremely rundown when driving through. Imagine the traffic we are letting drive right past!! If we increased curb appeal we could draw a lot of customers and provide jobs for local people.
There is lots of open land available for small farming and this kind of enterprise should be supported for profits to operators and food for the community.
Add Senior Center to area development options. Any thought to having a festival in Elmira (ie, Depot Days)? Use elementary school to sell crafts/homemade items. Train comes to town. Maybe horse theme too. Horse outings and trail riding events.
Question #11. Let the market determine need for retail. But concentrate commercial development in the downtown area.
Wind Turbines
Wind turbines are very noisy & unsightly.
Wind turbines - the huge propeller type are noisy, unsightly and dangerous to birds. Other types of wind turbines that are quiet and less invasive to air space could be considered.
Consolidate businesses in a thoughtful way to limit curb cuts - access to M-32 to improve road safety. All businesses should be run by TAX payers!!
Commercial WTG are a blight on the landscape - see Van Wert County, Ohio. We need to leverage the rural/natural beauty of the area as a spur to tourism, population growth.
Wind turbines for individual property owners. Better control/regulations on snow mobiles - trespassing issues, noise levels, and smell from fuel.
Why discourage or make it harder for WTG to establish in this area?
Need wind turbines
I work in the electric generation business - 34 years now. Wind turbines have a poor record of profit return and they are very expensive to repair. Twenty years after installation they usually have still yet to pay for initial investment. There are better investments and they reduce electric bills - That's a fallacy! Plus any company interested will want tax abatements to install - No way! Ask Traverse City - They are retiring one and it never paid itself off.
Question #16. Establish zones where large turbines may be installed, at locations of favorable wind patterns BUT of very low residential density.
Keep rural / preserve
Tree protection ordinances, wetland protection, preservation of natural drainage ways are all important and lacking right now.
Please try to keep the rural atmosphere. Avoid the building of strip malls--there is enough of them nearby.
Park and playground for picnics, etc..
We have no background for many of these questions so our answers are uninformed. We do think that nature needs to be preserved.

We like the way it is!
I love our small community the way it is as far as development is concerned. I feel our focus should be on recreational preservation.
Try to keep the historic areas e.g., parks, housing, downtown area historic in appearance. Confine industry to industrial parks. These parks should be very well landscaped and hidden from view of the highway and preferably next to the expressway to help concentrate noisy areas. To help wildlife install tunnels that allow animals to move between areas without coming in contact with traffic. Delicate and rare habitats should not be developed or exposed to neighbors that might harm the area. Develop wildlife viewing and conservation areas in conjunction with the various societies such as Nature Conservancy and Audubon. Make Elmira the "GO TO" spot for nature viewing, quaint restaurants and hotels.
Several questions on this survey are not applicable to the area (standardized) and will produce negligible results. Please focus on regional collaboration. It is vital to consider the synergies (consequences) of economic, sociopolitical and environmental elements in strategic decision making. Elmira is a small rural community within Otsego County. It should not aim to be Gaylord. The goal should be to develop Elmira as a complement to Gaylord (i.e., decrease trips to the grocery store) while providing sustainable businesses within the township core (walkable).
Road Issues
We enjoy driving on scenic roads, but the people who live on them deserve to have good, maintained roads, too. Would need to know more about this issue before supporting it.
Fix Mt. Jack Road and street in Village.
The roads need lots of work.
Restrict truck traffic on C42 road.
You have loggers hauling over loaded gravel trucks over loaded over weight doing 60-70 MPH - 80 MPH on a black top for 55 MPH and do not stop for stop signs. Beer & liquor thrown on road shoulder, Theisen Road, North Townline. They run you off the road and both are pot hole disaster's. County gravel trucks too!
I don't live in Elmira Township - I only own 40 acres of forest. Most of the questions on the blue sheet don't apply to me. I did answer most of the questions on the white papers. We have most of the problems and questions here in Bloomfield Township in Saginaw County that you have. The big one is windmills for electricity generation. Roads is another big one. We have many houses on 1/2 acres lots that want good roads but the farmers would pay most of the road tax due to their farm valuation.
Gas / Oil / Mining
No Fracking for gas and oil
Need to investigate if gas wells and/or irrigation are causing extreme low water levels in the Township.
Concerned with all of the natural gas wells and how that affects our water resources.
I would strongly oppose further development of mining (sand and gravel) pits in the township. We have way too many already established within the County.
We are 100% opposed to 'fracking'. Our biggest objection is the enormous amount of our water resources being used and the by-products put into the ground.
Question #7. While I generally support oil & gas development, the MDNR has done an extremely poor job regulating this particular industry so they operate in an environmentally safe manner (I know, I used to work there!). I wouldn't want the Township to expend its resources to attempt to deal with that industry because the MDNT is failing to do its job.
Tax
Gaylord and Petoskey are over grown, we need to preserve what little of the North we have left. Question 20 - I do not support this imposed tax for people that no not want this service. Question 21 - What you have now - excludes too many items and should be dis-continued. Question 22 - Should not be any tax that will benefit the provider, at a cost to a non-user. Question 25 - I refuse to vote for who I know nothing about, or those who lie about themselves and their opponent. When liars are severely punished, then I will vote.
No new taxes.
Educate people to be good stewards of the land. Would prefer that private conservancies provide

<p>funding to limit develop on private lands, and use public tax dollars for township owed parks/reserves that can be used by the public. Don't support tax abatements or TIFAs that take support away from local tax supported services. Studies do not indicate that they are effective in creating new jobs. Not convinced that Elmira needs a DDA. We are very close to all the services of Gaylord. Perhaps effective zoning enforcement would clean things up and get rid of empty, unmaintained buildings. Mobile homes and parks can provide good affordable housing IF they are maintained. Regulate them (and enforce) rather than prohibiting them.</p>
<p>If I didn't answer a question, I really don't care one way or the other, as long as you don't ask me for money for any of it!</p>
<p>Don't live here. I already pay 100% tax on my property which I get NO benefit from. All you want to do is soak the non-residents with more taxes. This is so unfair.</p>
<p>My wife and I are retired. If you keep putting all this crap on our property tax we won't have money to pay the bill. If you keep this up we will be homeless. This is my opinion on this. If you keep this up I will move to Arizona in the winter and Colorado in the summer.</p>
<p>Agenda 21</p>
<p>I would like for the Master Plan to include a statement that Elmira Township does not support nor adhere to the requirements of Agenda 21 as proposed by the United Nations.</p>
<p>Check out Agenda 21. Property ownership is under attack by governments at all levels today.</p>
<p>Elmira Township supervisors & Planning Commissioners - Please review the "Agenda 21" information below, (supplied to PC) particularly the "Opposition in the United States". Please understand the thrust behind the United Nations effort in Agenda 21. Beware, do not let the desire to develop a "Master Plan" for the Township become part of the Agenda 21 effort.</p>
<p>ATV / ORV</p>
<p>Township is missing out on a lot of tourist dollars by not allowing ATV use along public roads.</p>
<p>The township needs to repeal the ban on ORVs. As a landowner it is ridiculous that I cannot legally ride my ORV from our property, 1 mile, to the Antrim Co line.</p>
<p>Other</p>
<p>Make heating more affordable such as natural gas hook-ups in front of house. I spend \$6000.00 a year for oil. Also, cable TV/internet so I don't have to have an ugly dish X2 in my yard. 45/56 phone (cell) towers so I can use my phone (cell) in my house.</p>
<p>Why is there no noise ordinance (middle of the night gunfire) in Elmira township?</p>
<p>Question # 22 Re WiFi - cannot answer until we have more information. Does it mean we would not have to have additional internet?</p>
<p>I guess the first thing we should consider is our local communities abilities, commitment to help, willingness to change special interests and talents. Tap one local resource to see what is out there and perhaps tailor these talents into a plan that could benefit us all instead of just a few. Will our people support our local efforts or travel to bigger areas to spend their money.</p>
<p>No toxic waste dumps from anywhere.</p>
<p>Land use - Thank you for the erosion control at the access site on Martin Lake. Can the original shoreline be restored? Can all the sand/dirt that has formed a peninsula in the lake be taken out?</p>
<p>Question # 15 There is so much smoke you can hardly breathe when you are outside, if this is an option to consider the burners need to be spaced large distances apart from homes.</p>
<p>Government's roll in development is reasonable zoning.</p>
<p>Any business is welcome.</p>
<p>Question 8 - Mobile homes and Parks reduce property value on land near or around them - and they draw problems - Meth labs etc.. I came from a county that they were not allowed - good law. I've lived in northern Michigan for 28 years and have seen plenty - many are trash.</p>
<p>I chose neutral on many of these topics due to the fact that I support many different options with the intent that the township board would choose the right restrictions to enforce with any developments. For example, if there was a business that wanted to come in, I feel the board would approve one that favors</p>

the township and would not approve one that would be detrimental to the township or property owners value of their land.
God bless all for good!
Thank you.
Don't get very involved.
None!