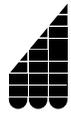
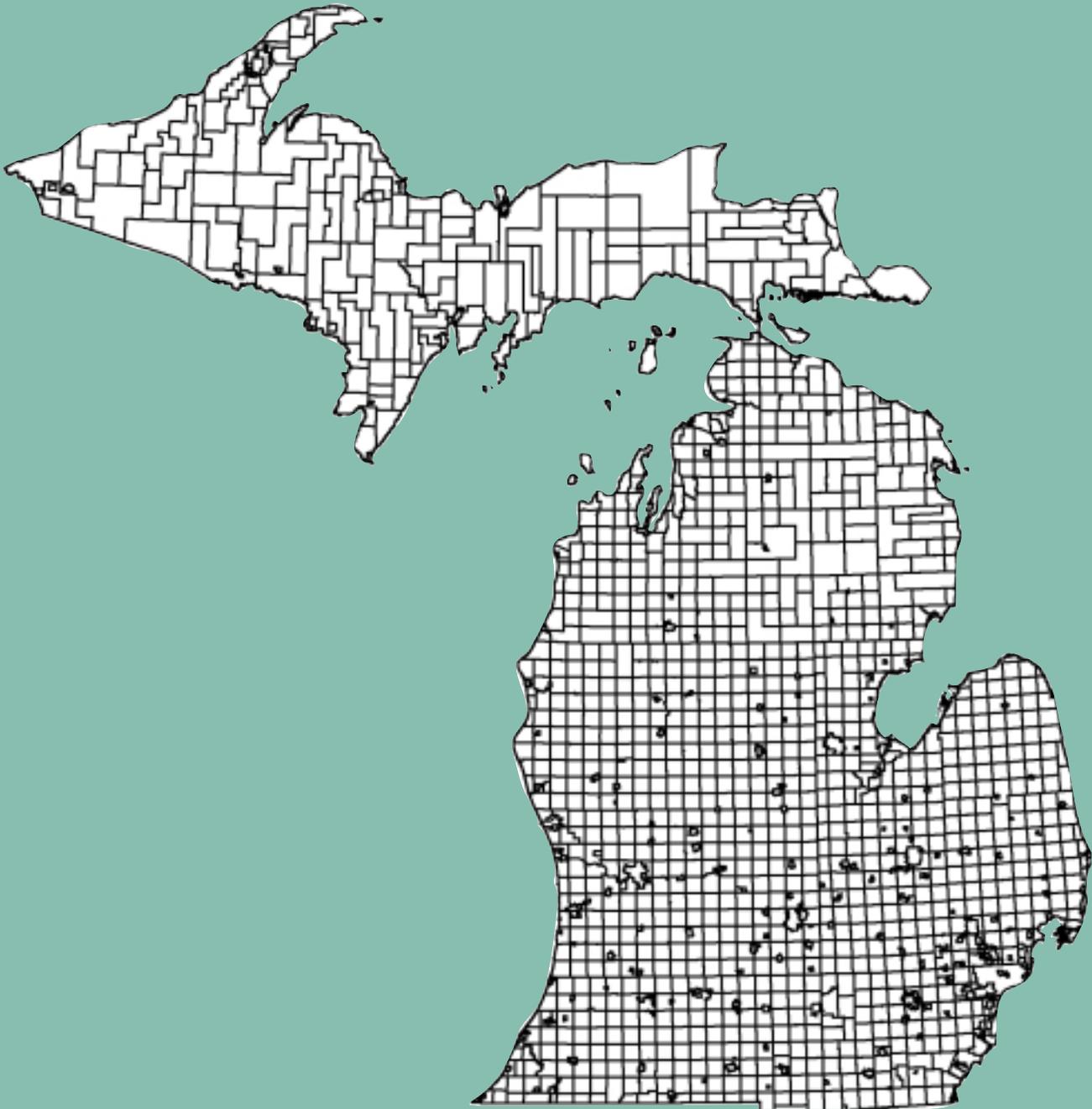


RESEARCH REPORT



Michigan Agricultural
Experiment Station
Michigan State University

Perspectives on Land Use: A Survey of **TOWNSHIP** Land Use Decision Makers in Michigan



Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan

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Abstract

To learn about local officials' perspectives on land use and community growth, Michigan State University Extension's Victor Institute for Responsible Land Development and Use, along with the Extension State and Local Government Area of Expertise Team and the Michigan Agricultural Experiment Station, conducted an opinion survey of county commissioners, county planning and zoning officials, and township supervisors and personnel to assess their level of concern about land use issues and their knowledge and understanding of available planning and regulatory tools. This report contains the findings of the surveys received from township officials only.

Three hundred and eighty-eight township officials returned completed surveys. Forty-four township officials responded from the Upper Peninsula, 71 from the North region, 79 from the West Central region, 69 from the East Central region, 60 from the Southwest region, and 65 from the Southeast region.

A majority of the township officials surveyed agreed with the statement that there had been significant growth pressure in their communities in the previous five years and that growth pressure would increase significantly in the next five years. About half were in favor of "planned and controlled growth"; slightly more than one-fourth said they would prefer "limited, planned growth" in their communities.

Respondents expected junk and nuisances, lack of job opportunities, groundwater quality and the loss of farmland to be major concerns in their communities in the future. Poor public understanding of land use issues and a lack of public support for land use decisions were identified as major barriers to meeting land use challenges.

Respondents indicated that the Michigan Townships Association and newspapers are two major sources of information on land use planning. Most of the respondents indicated that they had received land use training. Officials from the West Central and Southeast regions of Michigan attended more trainings than those in other regions.

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Introduction

Though local governments can change course on many policy matters to adjust to changing circumstances, land use decisions made today will leave a profound, lasting impact on a community for many years to come. Thus, managing land use in a way that meets present needs without compromising future generations is critical.

Michigan counties, cities, townships and villages have the authority to regulate the use of land within their borders with little state intervention. This means that more than 1,800 units of government potentially have the power to exercise independent land use decision-making authority. In the case of townships, there is the potential to have more than 12,000 decision *makers* (including township planning commission members and township board members) setting land use policy for lands under the jurisdiction of townships across the state.

The state legislature granted Michigan counties the ability to adopt planning and zoning ordinances in the 1940s. The County Zoning Act (MCL 125.201 et seq.) gave them the ability to adopt zoning regulations in 1943. Under the County Zoning Act, counties have the authority to adopt zoning regulations “in the portions of the county outside the limits of cities and villages” (MCL 125.201). The power to adopt “a plan for the development of the county” came two years later with the County Planning Act (MCL 125.101 et seq.) in 1945.

Townships were given the authority to adopt zoning regulations in 1945 with the enactment of the Township Zoning Act (MCL 125.271 et seq.). In counties that have adopted zoning ordinances, county zoning is enforced in townships without township zoning. If a township in a county with zoning has adopted its own ordinance, the township ordinance takes precedence. Townships were given the power to adopt master plans through the Township Planning Act (MCL 125.321 et seq.) in 1959. A handful of townships were adopting plans prior to 1959

using the Municipal Planning Act (MCL 125.31 et seq.) as their grant of authority.

The *Michigan's Trend Future Report*, commissioned in 1994 by the Michigan Society of Planning Officials, indicates that 499 of Michigan's 1,242 townships had adopted their own master plans by that same year. Among townships, 583 had adopted their own zoning ordinances, with another 128 operating under county zoning. Twenty-six counties had county-wide zoning in effect, and 47 counties had adopted county plans. We expect these numbers are higher today. Anecdotal evidence from county Extension offices suggests that many local townships and counties are engaged in developing plans and rewriting zoning ordinances because development pressure in the “exurbs” and demand for second homes in rural areas have increased.

According to the latest census figures, 45 percent of the state's citizens live in townships, an increase from 41 percent 10 years earlier. In absolute numbers, the citizens living in these areas increased by 666,202 persons over a span of time in which the state's population as a whole increased by only 643,147.

Against this backdrop, it is obvious that township and county officials have a profound effect on the future character of Michigan's landscape. To learn more about these decision makers' perspectives on land use and community growth, Michigan State University Extension's Victor Institute for Responsible Land Development and Use, along with the Extension State and Local Government Area of Expertise Team and the Michigan Agricultural Experiment Station, conducted an opinion survey of county commissioners and planning commissioners, county planning and zoning officials, and township officials to assess their level of concern about land use issues and their knowledge and understanding of available planning and regulatory tools.

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Michigan State University Extension and Land Use

Michigan State University Extension, known for its educational outreach statewide, has recognized a need to provide education and technical expertise on land use matters. For MSUE to deliver relevant land use programs, it is important to assess local decision makers' level of interest and understanding of the issues.

MSUE's Victor Institute for Responsible Land Development and Use and the MSUE State and Local Government Area of Expertise Team undertook this task as part of their work to equip local decision makers with the knowledge and skills they need to perform their duties effectively.

Extension's area of expertise (AoE) teams consist of working groups of university specialists and field agents designed to better tailor educational programs to the needs of Michigan's citizens. Two examples are the Land Use and the State and Local Government AoE teams. Both emphasize awareness of public issues, promote the exploration of alternatives and assist in analyzing the consequences of various public policy choices. Their mission is to deliver public policy education programming that focuses on both content and process, enabling local officials to make better informed decisions.

Purpose of the Study

The Victor Institute and the State and Local Government AoE Team sought answers to the following questions:

- Who are the individuals making land use decisions (demographics)?
- What types of growth pressures do communities face (context of decision making)?
- How do communities respond to growth (current action)?
- Are decision makers aware of the tools available to respond to growth (needs assessment)?
- What organizations do decision makers look to for information and training on land use issues (resources)?
- What types of land use programming would they like to receive from Extension (knowledge to action)?

Methodology

A 20-question survey was developed to assess decision makers' perceptions of growth pressures, development trends and land use resources (Appendix B). The survey also identified the types of programming needed to educate land use decision makers about land use planning. The population of this study included township officials, county officials and planning commissions involved in land use decision making. This report contains the findings of the surveys received from township officials only. For a report on the complete findings of the survey, please see *Perspectives on Land Use: A Statewide Survey of Land Use Decision Makers in Michigan*.

Data Collection

A survey was mailed to half of the townships in each county, directed to each township office at the mailing address listed in the Michigan Townships Association 2001 Directory. The townships surveyed were selected randomly county by county.

The study followed a mail survey method developed by Salant and Dillman (1996) for data collection. Each sampled population received up to three mailings. The first mailing consisted of a survey and a postage-paid return envelope. The second mailing, sent two weeks later, was a thank-you note for participating or a gentle reminder to complete and return the survey. A third and final mailing – an additional copy of the survey and a postage-paid return envelope – was sent to those who had not yet returned the questionnaire. By June 1, 2002, 388 surveys had been received from township officials. Sixty percent of the respondents were township supervisors; the remainder were clerks, trustees, township planning commissioners or other township personnel. The response rate of township officials was 62.5 percent.

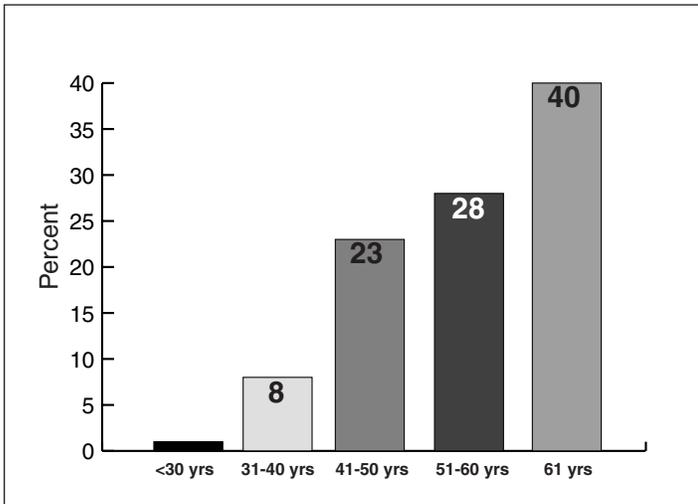
Data Analysis

Survey data were entered into the Statistical Package for the Social Sciences (SPSS/PC+) computer software program. Data were analyzed using descriptive statistics such as frequency counts, percentages, means and standard deviations. Cross-tabulations, graphs and charts were developed to assist in data comparison and

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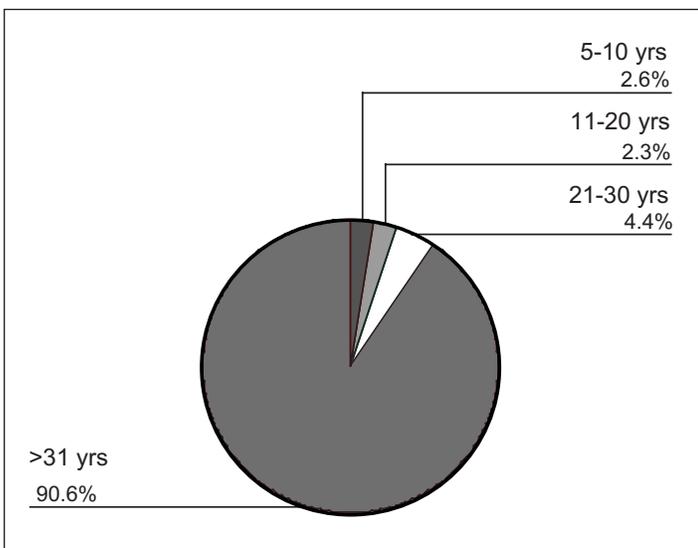
Respondents belonged to various age groups (Figure 3). The majority (40 percent) indicated they were 61 years of age or older; less than 1 percent were 30 years of age or younger.

Figure 3. Age groups of respondents.



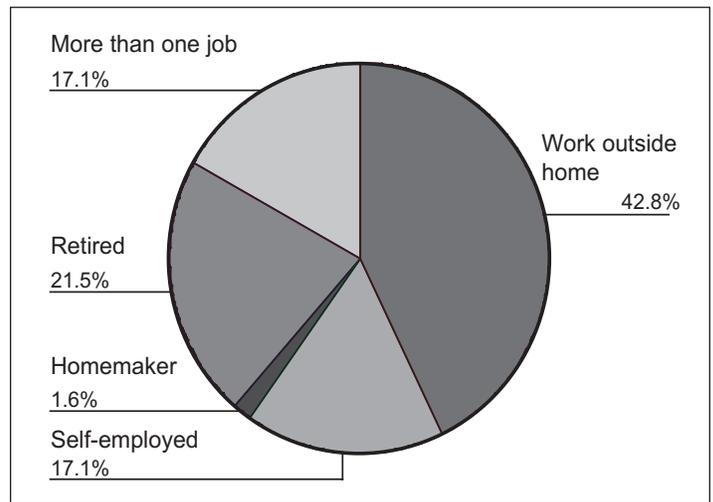
When asked how long they had lived in Michigan, the vast majority (90.6 percent) of respondents indicated that they had been residents of Michigan for more than 31 years (Figure 4).

Figure 4. Number of years lived in Michigan.



Respondents were asked to indicate their employment status. Over two-fifths (42.8 percent) indicated employment outside the home, and about one-fifth (21.5 percent) were retired (Figure 5). About one in six (17.1 percent) was self-employed or worked in more than one job (17.1 percent).

Figure 5. Employment status.



Land Ownership

Respondents were asked to indicate if they farmed or owned farmland or open space. More than half (52.5 percent) farmed or owned farmland or open space (Table 1). When asked whether they had a financial interest in the development or construction industries, nearly all (92.1 percent) indicated that they had no such interest. Three-fourths (75.9 percent) indicated that their properties did not abut a body of water.

Table 1. Land ownership of respondents.

Status	Frequency	Percent	
		Yes	No
Farm, own farmland or open space	379	52.5	47.5
Financial interest in development or construction industries	378	7.9	92.1
Property abuts a body of water	374	24.1	75.9

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Perceptions about Growth and Development

Respondents were asked to select one statement from a list of five that best described their feelings about growth in their communities:

- I would like to see growth encouraged.
- I would prefer to let growth take its own course in this area.
- I would prefer planned and controlled growth in this area.
- I would prefer limited, planned growth in this area.
- I would like to see a goal of no growth in this area.

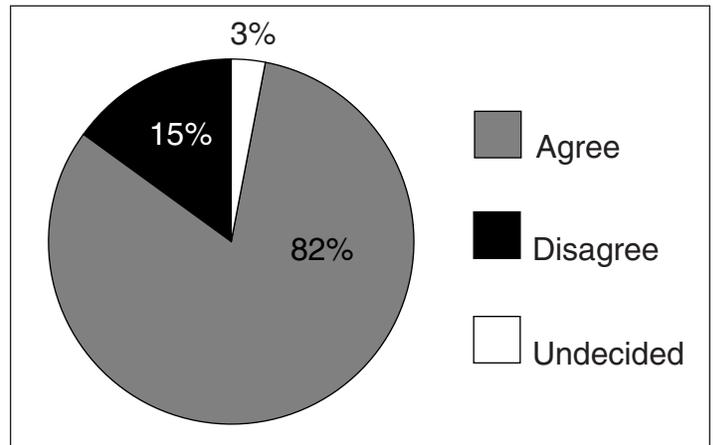
Of the 385 respondents who replied to this question, 50.6 percent were in favor of “planned and controlled growth.” One-fourth (26.5 percent) would prefer “limited, planned growth” in their area (Table 2).

Table 2. Perceptions about growth in respondents’ communities.

Statement	Frequency	Percent
1. I would prefer planned and controlled growth in this area.	195	50.6
2. I would prefer limited, planned growth in this area.	102	26.5
3. I would prefer to let growth take its own course in this area.	40	10.4
4. I would like to see growth encouraged.	37	9.6
5. I would like to see a goal of no growth in this area.	11	2.9

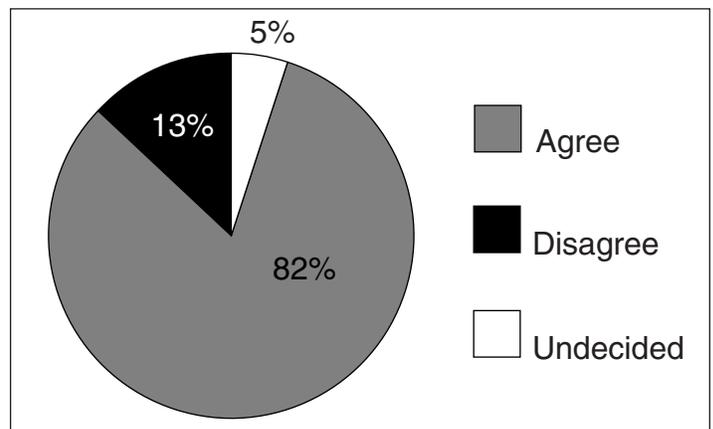
Respondents were asked how strongly they agreed or disagreed with the statement that there had been significant growth pressure in their county during the previous five years. Eighty-two percent of respondents agreed or strongly agreed, 3 percent were undecided and 15 percent disagreed that there had been significant growth pressure in their counties during the previous five years (Figure 6).

Figure 6. Significant growth pressure in the county during the previous 5 years.



Respondents were asked if they expected growth pressure to increase significantly in their county in the next five years. Eighty-two percent of respondents indicated that growth pressure would increase significantly. Thirteen percent disagreed that growth pressure would increase (Figure 7).

Figure 7. Significant increase in growth pressure in the next 5 years.



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Identification of Community Consensus on Land Resources and Policy

To assess the types of problems that Michigan land use decision-making officials thought they would face in the future, respondents were provided with a list of 28 potential issues/problems organized under six broad categories: water resources, image, transportation, economic issues, housing and growth. The 10 most often-cited future land use problems are in Table 3.

Table 3. Top 10 future problems in Michigan communities.

Problem	Frequency	Percent
1. Image – Junk and nuisances	373	67.9
2. Economic – Lack of job opportunities	371	60.1
3. Growth – Loss of open spaces for other uses	370	52.0
4. Growth – Loss of forestland	369	49.2
5. Growth – Loss of farmland	368	42.0
6. Water resources – Groundwater quality	367	41.7
7. Water resources – Surface water quality	367	39.6
8. Image – Deteriorating roadside image	364	39.2
9. Growth – Beginning of suburban sprawl	361	37.7
10. Water Resources – Overdevelopment of lakeshores	359	37.6

Note: Frequency = number of people responding to the question.
Percent = respondents who indicated the issue would be a problem in the future.

Two-thirds of respondents (67.9 percent) indicated that junk and nuisances would be a major concern for their communities in the future. Three out of five (60.1 percent) expressed that lack of job opportunities would be a problem. Over half (52 percent) indicated that ground-water quality and loss of farmland would be issues of concern.

Community Involvement in Land Use Planning

The survey assessed the opinions of respondents on the importance of community involvement in protecting natural resources from fragmentation and development. Respondents were asked to indicate the level of importance of community involvement in a series of eight land use planning and zoning issues: groundwater resources, lake and stream water quality, rural character, farmlands, wildlife and wetlands habitat, forestlands, scenic views and shoreline properties.

Ninety-five percent of respondents indicated that it is important or very important to involve the community in protecting groundwater resources (Table 4). Similarly, over three-fourths said it is important to involve the community in protecting lake and stream water quality, rural character of the community, farmlands, wildlife and wetland habitat, forestlands, scenic views and shoreline properties.

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Table 4. Importance of community involvement in protecting natural resources from fragmentation and development.

Natural resource	N	Percent					Mean (SD)
		VI	I	N	U	VU	
Groundwater resources	376	65.4	29.8	1.3	3.5	0.3	4.57 (0.70)
Lake and stream water quality	374	63.9	31.3	2.1	2.7	0.0	4.56 (0.67)
Rural character (open space)	370	54.9	38.4	3.5	3.0	0.3	4.45 (0.72)
Forestlands	369	43.6	44.7	4.6	6.8	0.3	4.25 (0.84)
Wildlife and wetlands habitat	372	45.4	41.7	4.6	7.3	1.1	4.23 (0.91)
Farmlands	373	49.6	37.0	3.8	9.4	0.3	4.26 (0.93)
Scenic views	364	42.9	42.6	6.0	8.2	0.3	4.20 (0.89)
Shoreline properties	363	37.5	37.5	12.7	11.0	1.4	3.99 (1.03)

Note: VI=Very Important, I=Important, N=Neutral, U=Unimportant, VU=Very Unimportant

The survey assessed the extent to which respondents were willing to consider developing new policies, regulations and incentives for protecting natural resources. A series of statements about land use issues was included. Table 5 lists the 10 policies, regulations and incentives most popular among respondents. Most respondents were more willing to consider policies or regulations developing stricter junk and blight ordinances and adopting groundwater protection measures. Township officials tended to have strong agreement on the need for developing new policies, regulations and incentives.

Educational Needs and Strategies for Programming

The survey assessed the types of barriers recognized by decision makers when addressing land use challenges. Respondents were asked to indicate what they believed were barriers, if any, to meeting land use challenges in their communi-

ties. A list of eight possible barriers was provided, along with a space for an open-ended response. The most frequently mentioned barrier was “poor public understanding of land use issues” followed by “poor public support for difficult land use decisions”. Lack of adequate enforcement of regulations, pressure from developers, and lack of planning and zoning coordination with adjoining townships were other frequently mentioned barriers (Table 6).

Frequently mentioned responses to the open-ended question included lack of planning by the state, lack of public education about land use planning, lack of support from the court on land use regulation, lack of intellectual and financial resources, and natural and geographic barriers to land use planning.

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Table 5. Ten most favored policy and development incentives.

Incentive	N	Percent					Mean (SD)
		SA	A	U	D	SD	
Strengthen junk/blight ordinances	380	64.7	27.4	3.4	4.2	0.3	4.52 (0.77)
Adopt groundwater protection measures	375	43.7	46.4	4.5	4.8	0.5	4.28 (0.80)
Protect scenic views	369	38.8	49.3	6.2	5.1	0.5	4.21 (0.81)
Require new development to “blend in” with surrounding landscape	375	40.3	47.2	4.5	6.9	1.1	4.19 (0.88)
Strong water drainage control measures	367	31.3	52.0	9.5	6.0	1.1	4.07 (0.86)
Concentrate development to preserve open space and rural character	373	44.8	38.1	7.2	8.6	1.3	4.16 (0.98)
Preserve scenic rural roads	371	35.0	45.8	6.5	11.9	0.8	4.02 (0.98)
Protect farmland and forestland from development	373	42.4	37.5	8.3	10.5	1.3	4.09 (1.02)
Public access sites for lakes and rivers	366	29.8	47.3	10.9	10.4	1.6	3.93 (0.98)
Require open space for new development	365	31.0	41.4	10.7	14.5	2.5	3.84 (1.09)

Note: SA=Strongly Agree, A=Agree, U=Undecided, D=Disagree, SD=Strongly Disagree

Table 6. Barriers to meeting land use challenges.

Barrier	Frequency	Percent
1. Poor public understanding of land use issues	246	63.4
2. Poor public support for difficult land use decisions	180	46.4
3. Pressure from developers	142	36.6
4. Lack of adequate enforcement of regulations	137	35.3
5. Lack of planning and zoning coordination with adjoining townships	118	30.4
6. Too many state and federal regulations	114	29.4
7. Lack of adequate planning	97	25.0
8. Lack of adequate land use regulations	79	20.4

Land Use Planning Resources

The survey assessed the land use planning resources utilized by local officials. Respondents were asked whether they were familiar with a series of 14 land use planning tools and resources using a Likert-type scale, with 1 being not at all familiar and 5 being very familiar. Findings revealed that a majority are familiar with census information (68.2 percent), aerial photographs (64 percent), the use of private planning consultants (55.5 percent) and soil survey information (50.2 percent). On the other hand, more than half the respondents (55.6 percent) were “not at all familiar” with the Michigan Resource Inventory System (MIRIS) as a tool for land use planning (Table 7).

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Table 7. Familiarity with land use planning resources.

Resource	N	Percent					Mean (SD)
		5	4	3	2	1	
Census information	380	31.1	37.1	26.6	4.7	0.5	3.93 (0.90)
Aerial photographs	378	27.8	36.2	27.0	7.9	1.1	3.82 (0.96)
Use of private planning consultants	373	28.4	27.1	28.2	10.5	5.9	3.62 (1.17)
Soil surveys	375	19.5	30.7	37.9	8.8	3.2	3.54 (1.00)
Road traffic data	375	18.9	28.8	36.5	12.0	3.7	3.47 (1.04)
Topographic maps	375	20.5	26.1	36.5	10.7	6.1	3.44 (1.11)
Road condition evaluations	377	15.6	31.0	34.2	13.5	5.6	3.38 (1.07)
Land and water resource agencies	377	12.2	25.2	43.0	13.8	5.8	3.24 (1.03)
Wetland inventory maps	375	13.3	27.7	33.1	19.2	6.7 (1.10)	3.22
GIS	374	13.1	24.3	35.6	18.7	8.3 (1.12)	3.15
Water quality data for lakes and streams	379	10.0	15.7	44.9	17.9	8.4	3.04 (1.05)
Geological and groundwater information	377	10.1	17.0	48.3	15.9	8.8	3.04 (1.04)
Cost of infrastructure analysis	378	8.7	15.6	32.3	28.6	14.8 (1.15)	2.75
Michigan Resource Inventory System (MIRIS)	369	4.6	10.0	29.8	31.2	24.4	2.39 (1.09)

Note: Based on a scale of 1 to 5, 1 = Not at all familiar, 3 = Somewhat familiar, and 5 = Very familiar.

Sources of Information and Training on Land Use Planning

The survey assessed how township officials receive information and training on land use planning and zoning and how they would like to receive it in the future. A majority, 85.4 percent, responded that they received information through the Michigan Townships Association (Table 8). Newspapers were the next major source of information – four out of five respondents, 83.4 percent, indicated receiving information this way. The majority of respondents also

identified county planning and zoning magazines, books or bulletins, workshops and seminars, county planning department personnel, the Michigan Municipal League, MSU Extension and the Michigan Society of Planning as sources of information.

Three out of five respondents, 58.2 percent, indicated access to such information via the Internet. Over half, 51.5 percent, would like access to a correspondence course on land use planning.

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Table 8. Sources of information on land use planning and zoning.

Source	N	Percent		
		Receive now	Would like to receive in future	Both
Michigan Townships Association	370	85.4	1.9	12.7
Newspapers	296	83.4	7.1	9.5
Private consultants	247	76.9	15.8	7.3
Planning and zoning magazines	340	76.2	12.6	11.2
Books or bulletins	259	72.2	19.3	8.5
Workshops and seminars	319	71.2	16.0	12.9
County planning department personnel	283	70.7	21.6	7.8
Michigan Municipal League	184	70.1	23.4	6.5
MSU Extension	299	68.2	22.7	9.0
Michigan Society of Planning	228	62.3	28.5	9.2
Internet	177	58.2	35.0	6.8
Michigan Counties Association	127	49.6	46.5	3.9
Correspondence courses	136	45.6	51.5	2.9

Table 9. Ten most often-cited requests for educational land use programs.

Issue	Frequency	Percent
1. Land division/parceling	195	50.3
2. Rural clustering	174	44.8
3. Growth management	173	44.6
4. Open space protection	159	40.9
5. Land Division Act	153	39.4
6. Communicating with citizens	146	37.6
7. Open space zoning	137	35.3
8. Writing an ordinance	137	35.3
9. County master plans	135	34.8
10. Site plan review	129	33.2

The survey assessed what issues of land use planning local officials would like to know more about. They were provided with a list of 25 issues. Table 9 summarizes the top 10 most often-cited educational needs. Land division/parceling, rural clustering, growth management, open space protection, communicating with citizens, open space zoning, writing an ordinance, county master plans and site plan review were the most frequently chosen areas of training.

The survey assessed the number of training sessions respondents had attended in the previous five years. Local officials received an average of five trainings in that time (Table 10). Respondents in the West Central and Southeast regions received more trainings than those in other regions. At least one out of five officials received more than 10 trainings. The responses also revealed that no officials in the Upper Peninsula region had received more than 11 trainings in the previous five years.

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Table 10. Trainings attended by MSUE region (n= 306).

Region	Trainings				Mean	SD
	0	1-5	6-10	11 or more		
U.P.	3	22	7	0	1.13	0.55
North	2	32	15	3	1.40	0.77
West Central	0	34	11	14	1.81	1.12
East Central	3	36	10	5	1.37	0.87
Southwest	3	40	5	4	1.19	0.65
Southeast	1	9	33	14	1.65	1.00

The survey also measured the willingness of local land use officials to attend training. The majority of respondents between ages 31 and 60 indicated a willingness to attend training (Table 11). It was interesting that at least one-third of the respondents were not sure whether they were willing to attend training. Less than 10 percent indicated no desire for training.

Table 11. Willingness to attend training by age group.

Age group	Willing to attend training (percent)		
	Yes	No	Undecided
< 30 years	33.3	0	66.7
31-40 years	62.1	10.3	27.6
41-50 years	61.2	3.5	35.3
51-60 years	58.0	6.0	36.0
> 61 years	51.4	9.9	38.7

Table 12 shows the regional comparison of willingness to attend training. More than half of the respondents in all but one MSUE region were willing to attend training.

Table 12. Willingness to attend training by region.

Region	Willing to attend training (percent)		
	Yes	No	Undecided
U.P.	72.1	7.0	20.9
North	59.2	4.2	36.6
West Central	53.3	4.0	42.7
East Central	49.3	13.4	37.3
Southwest	58.3	13.3	28.3
Southeast	50.8	6.2	43.1

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Summary and Conclusion

The elected and appointed officials of Michigan's 1,242 townships, regardless of geographic size and population, make important land use decisions every day. To determine local decision makers' level of concern and understanding of land use issues, Michigan State University Extension's Victor Institute for Responsible Land Development and Use and the Extension State and Local Government Area of Expertise Team conducted an opinion survey of county and township officials. This statewide survey revealed some issues of major concern.

Township officials recognize that they will continue to face difficult decisions related to land use and development in the coming years, as growth pressures persist in the rural and exurban areas of Michigan. While they do, in fact, participate in training sessions offered by governmental associations, professional organizations and MSU Extension, and receive land use-related information from various publications, a great desire still exists for more education and information on locally important land use issues.

Particularly in the Upper Peninsula and the northern Lower Peninsula, opportunities for land use training are in great demand. Additional educational programs on the basic sources of land use planning data and the frequently used tools to manage land division, community growth and development presented in any region of the state are not likely to go unattended.

With the information gathered from this survey, Michigan State University Extension, the Michigan Agricultural Experiment Station and the Victor Institute can work to develop research-based educational programming to respond to the needs of land use decision makers. In the words of former Michigan Gov. William Milliken, "Thirty-seven million acres is all the Michigan we will ever have." It is imperative that land use decision makers be provided educational programming necessary to make competent decisions *today* because they will have a profound effect on Michigan's future.

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A Survey of Township Land Use Decision Makers in Michigan**

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region



Upper Peninsula

Number of respondents: 44
 Total population (2000): 317,616
 Total land acres (1989): 10,529,664
 Total water acres (1989): 421,504
 Acres of public or privately owned forestland (1994): 8,812,500
 Miles of Great Lakes shoreline: 1,901
 Miles of rivers and streams: 12,406
 Acres of farmland (1997): 485,728

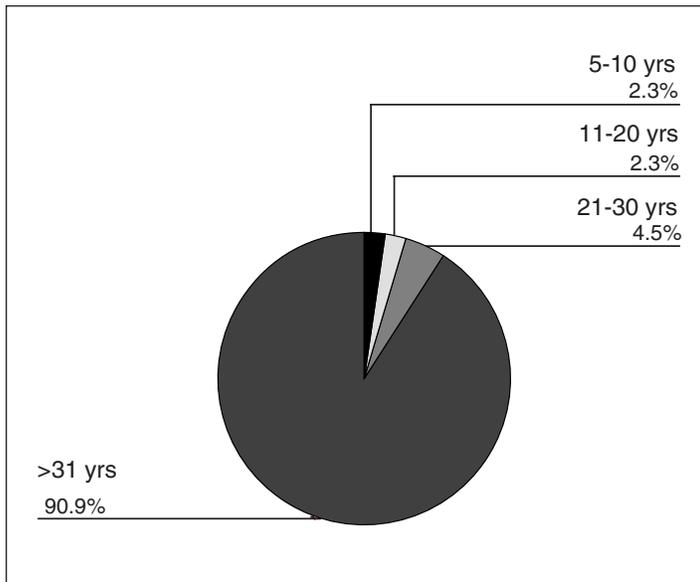
Land use decision maker stakeholder input

38.6% farm or own farmland or open space
 34.9% own property that abuts a body of water
 9.3% have a financial interest in development or construction industries

Land use programming requests

68.2% Land division/parceling
 56.8% Writing an ordinance
 52.3% Shoreline protection
 47.7% Water resource protection
 47.7% Land Division Act

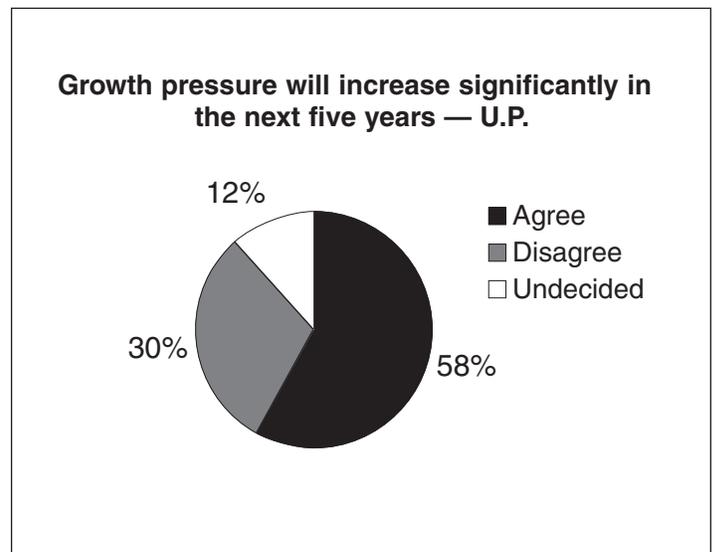
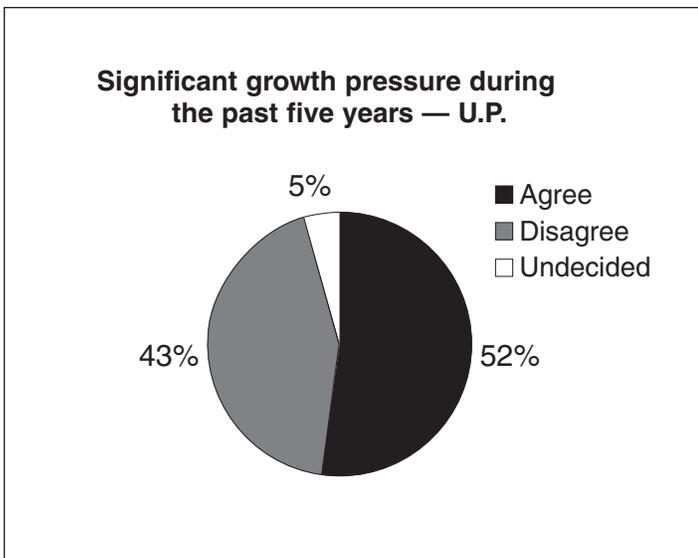
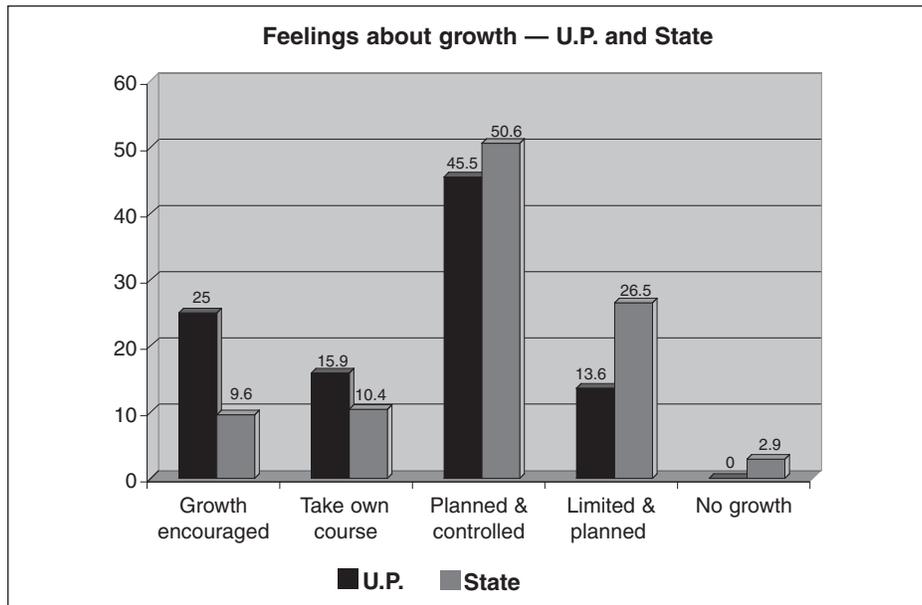
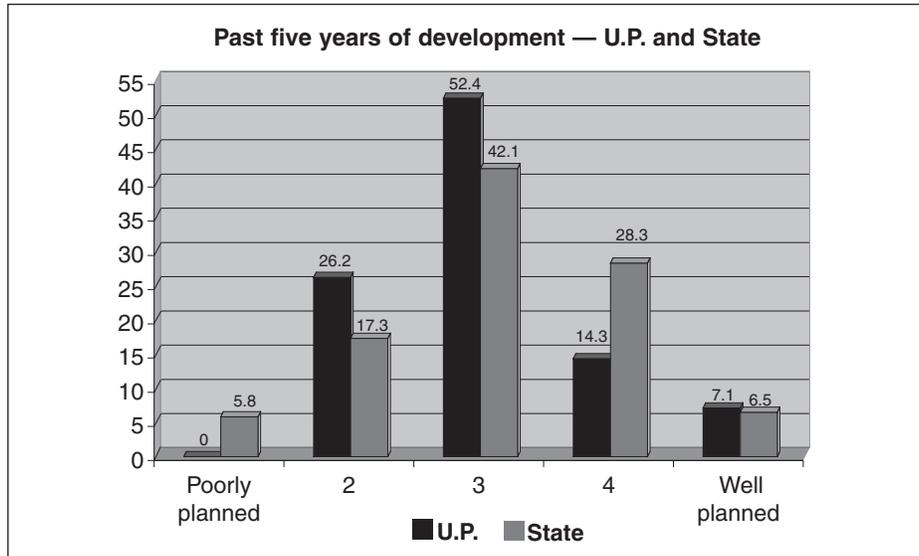
Length of residence in Michigan – U.P.



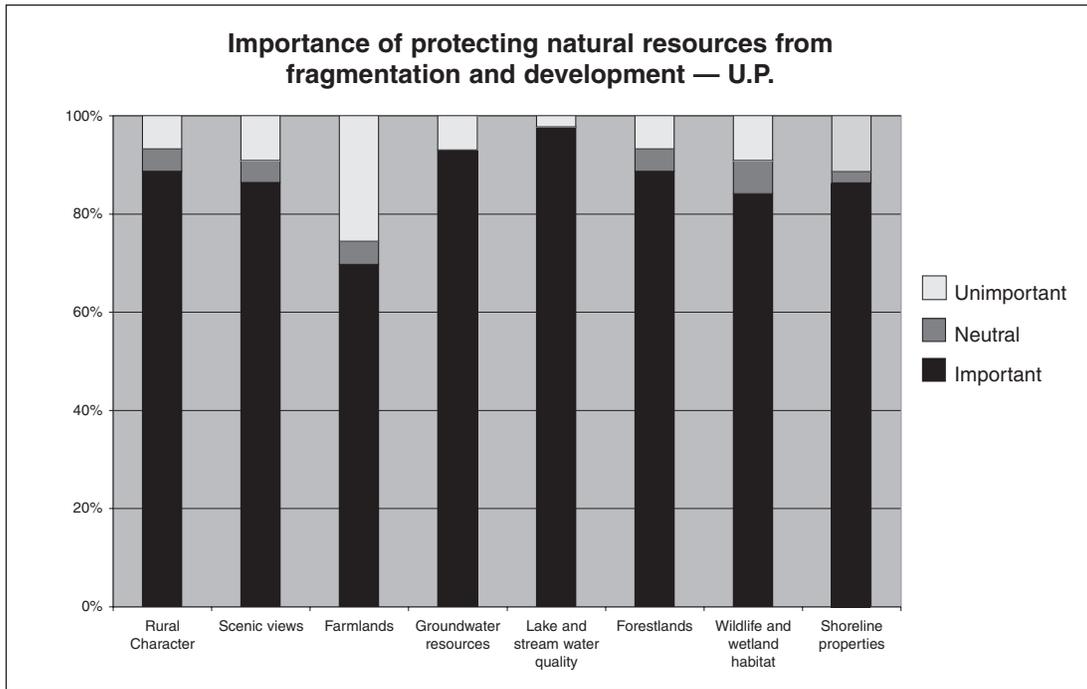
Future problems – U.P.

Future problems – U.P.		Percent of responses
Economic	Lack of job opportunities	79.1
Economic	Economy too seasonal	66.7
Image	Junk and nuisances	57.1
Economic	Lack of industrial parks	46.5
Image	Deteriorating roadside image	31.8
Housing	Lack of affordable low- and moderate-income housing	29.5
Transportation	Summer traffic congestion	29.5
Water resources	Overdevelopment of lakeshores	27.9
Water resources	Shoreline erosion	27.3
Water resources	Groundwater quality	25.0

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region

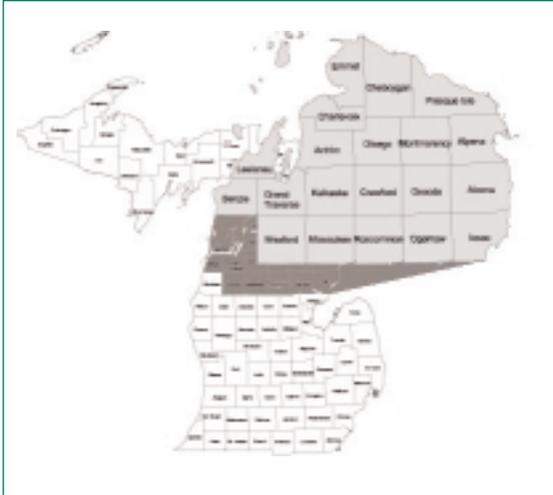


Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan



Develop new policies and regulations	Percent in favor
Public access sites for lakes and rivers	94.2
Concentrate development to preserve open space and rural character	92.1
Require new development to “blend in” with surrounding landscape	89.8
Protect scenic views	89.8
Strengthen junk and blight ordinances	88.5
Adopt groundwater protection measures	87.3
Protect farmland and forestland from development	86.6
Preserve scenic rural roads	85.5
Storm water drainage control measures	82.4

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region



North Region

Number of respondents: 71
 Total population (2000): 472,593
 Total land acres (1989): 6,814,576
 Total water acres (1989): 301,504
 Acres of public or privately owned forestland: 4,931,100
 Miles of Great Lakes shoreline: 664
 Miles of rivers and streams: 4,809
 Acres of farmland (1997): 874,003

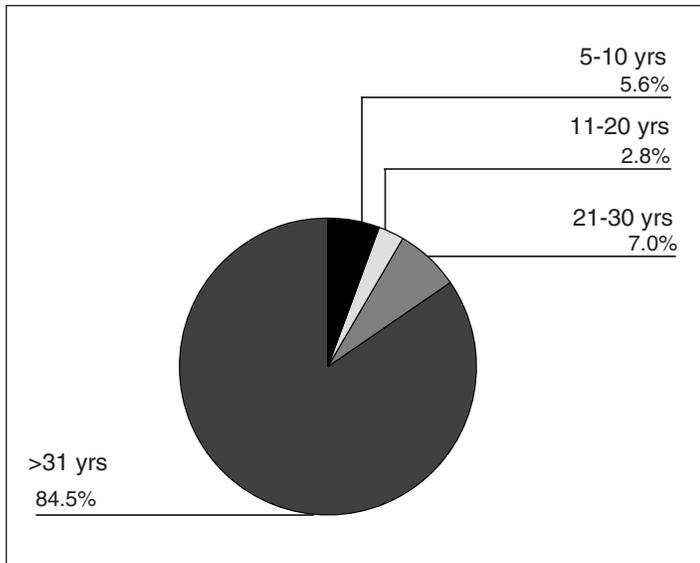
Land use decision maker stakeholder input

50.7% farm or own farmland or open space
 23.9% own property that abuts a body of water
 9.0% have a financial interest in development or construction industries

Land use programming requests

43.7% Land division/parceling
 42.3% Shoreline protection
 40.8% Growth management
 35.2% Open space protection
 35.2% Rural clustering

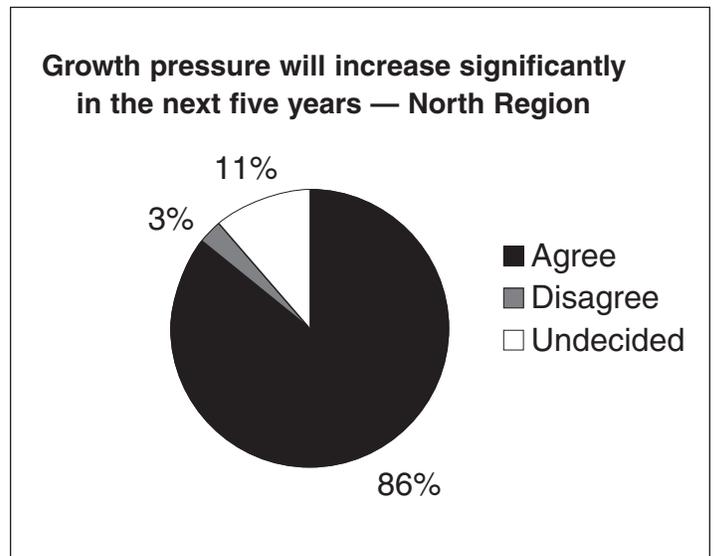
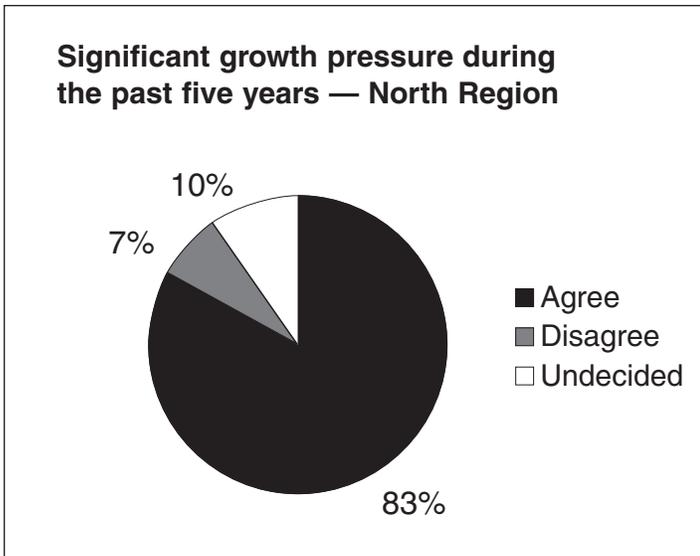
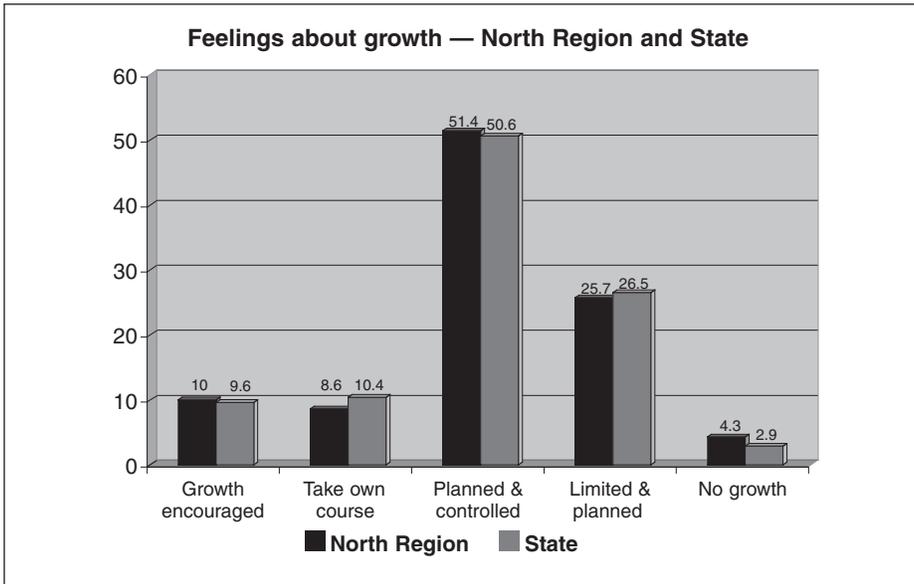
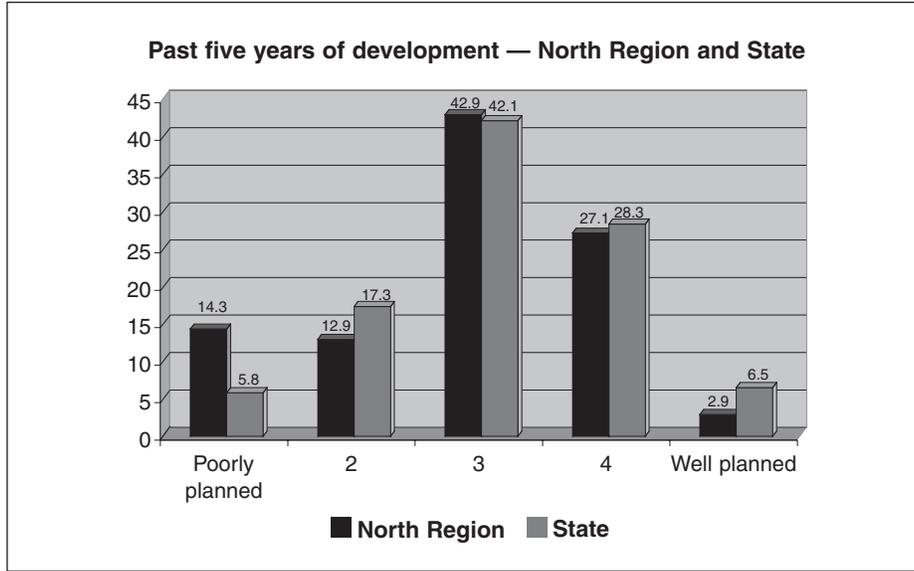
Length of residence in Michigan – North Region



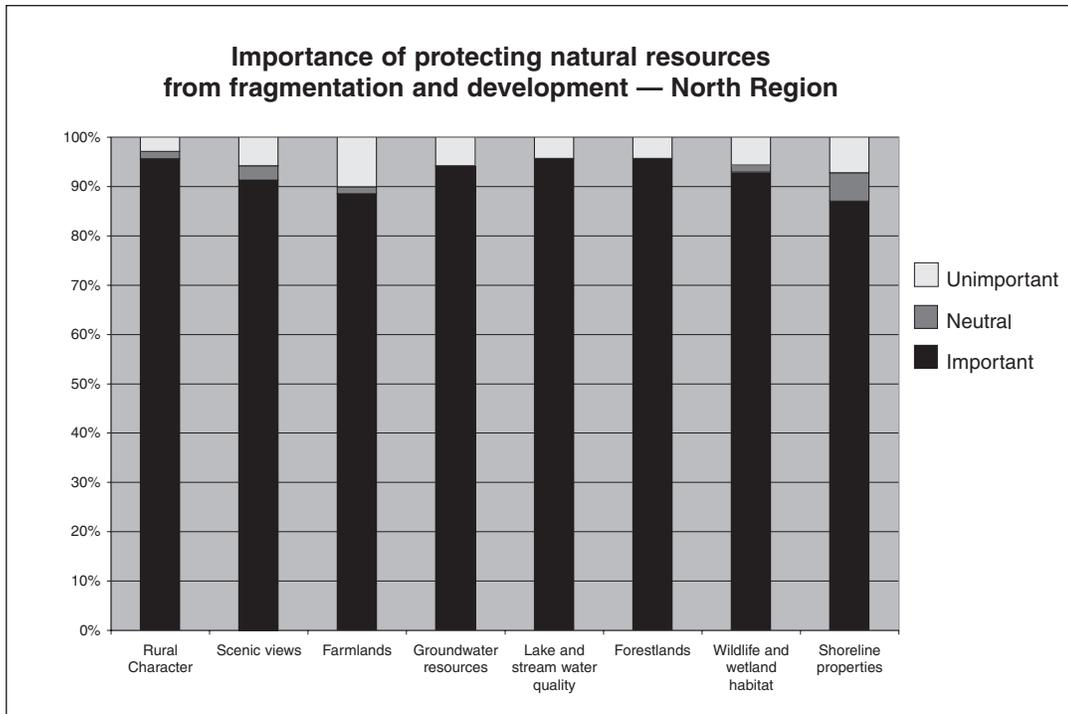
Future problems – North Region **Percent of responses**

Economic	Lack of job opportunities	75.4
Image	Junk and nuisances	62.3
Water resources	Overdevelopment of lakeshores	59.7
Transportation	Summer traffic congestion	58.8
Economic	Economy too seasonal	56.9
Growth	Loss of farmland	52.2
Housing	Lack of affordable low- and moderate-income housing	49.3
Growth	Loss of forestland	45.6
Water resources	Lack of access to shoreline on inland lakes	43.9
Growth	Loss of open spaces for other users	43.3

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region



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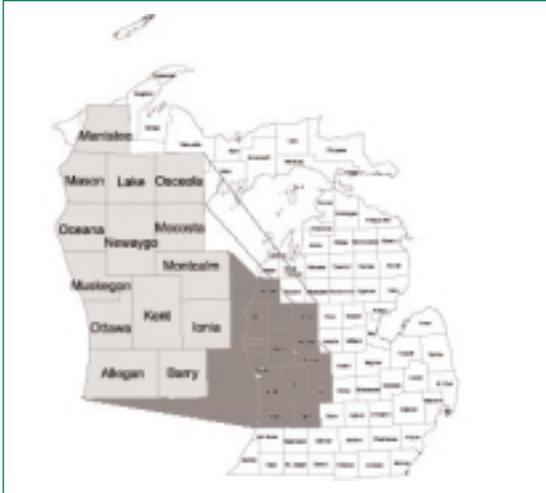


Develop new policies and regulations	Percent in favor
Public access sites for lakes and rivers	94.2
Concentrate development to preserve open space and rural character	92.1
Require new development to “blend in” with surrounding landscape	89.8
Protect scenic views	89.8
Strengthen junk and blight ordinances	88.5
Adopt groundwater protection measures	87.3
Protect farmland and forestland from development	86.6
Preserve scenic rural roads	85.5
Storm water drainage control measures	82.4

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region

West Central Region

Number of respondents: 79
 Total population (2000): 1,470,684
 Total land acres (1989): 5,593,280
 Total water acres (1989): 96,128
 Acres of public or privately owned forestland (1994): 2,504,100
 Miles of Great Lakes shoreline: 156
 Miles of rivers and streams: 7,298
 Acres of farmland (1997): 1,924,474



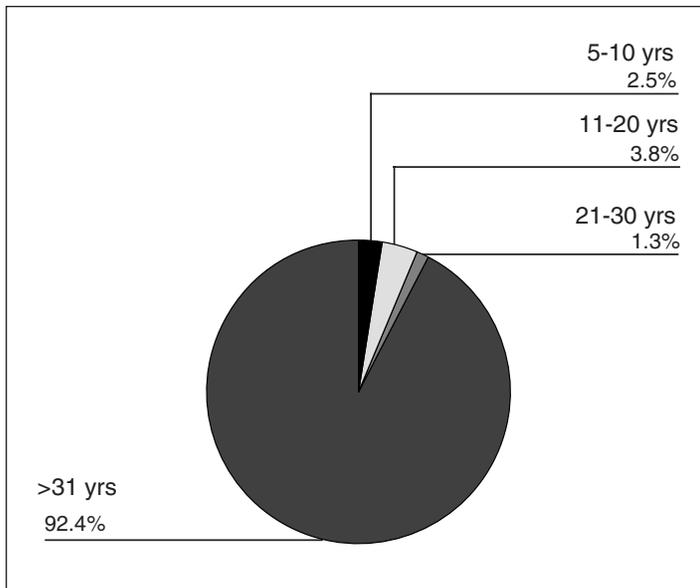
Land use decision maker stakeholder input

- 60.3% farm or own farmland or open space
- 32.1% own property that abuts a body of water
- 5.1% have a financial interest in development or construction industries

Land use programming requests

- 54.4% Land division/parceling
- 50.6% Land Division Act
- 48.1% Rural clustering
- 45.6% Growth management
- 40.5% Communicating with citizens

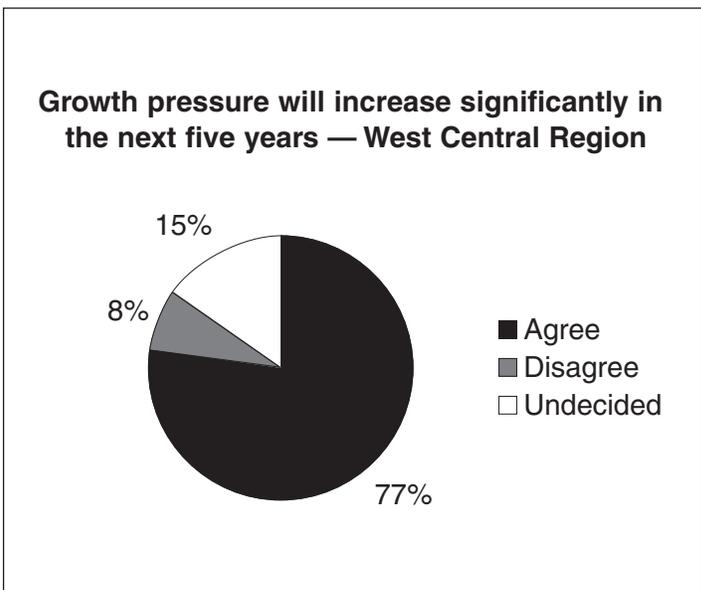
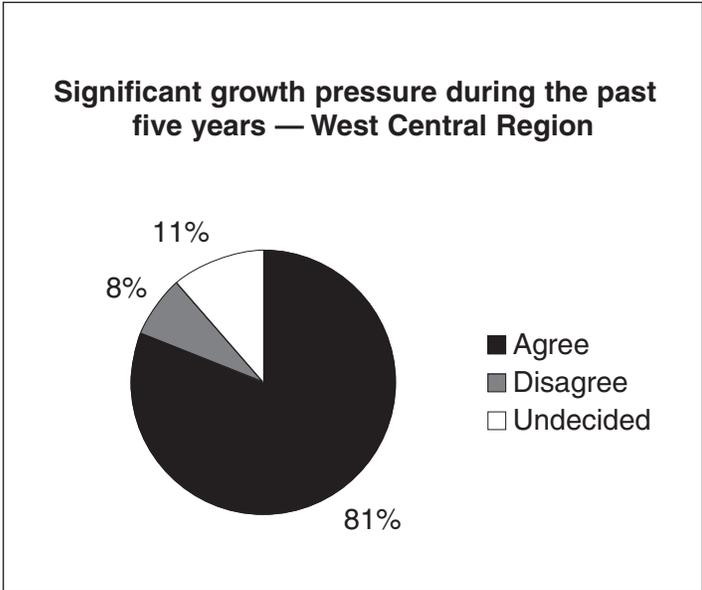
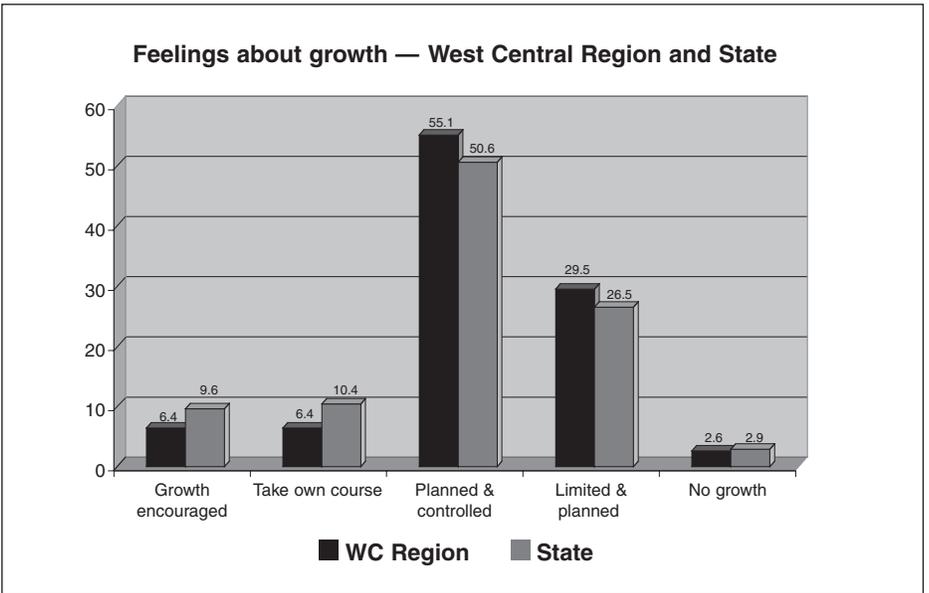
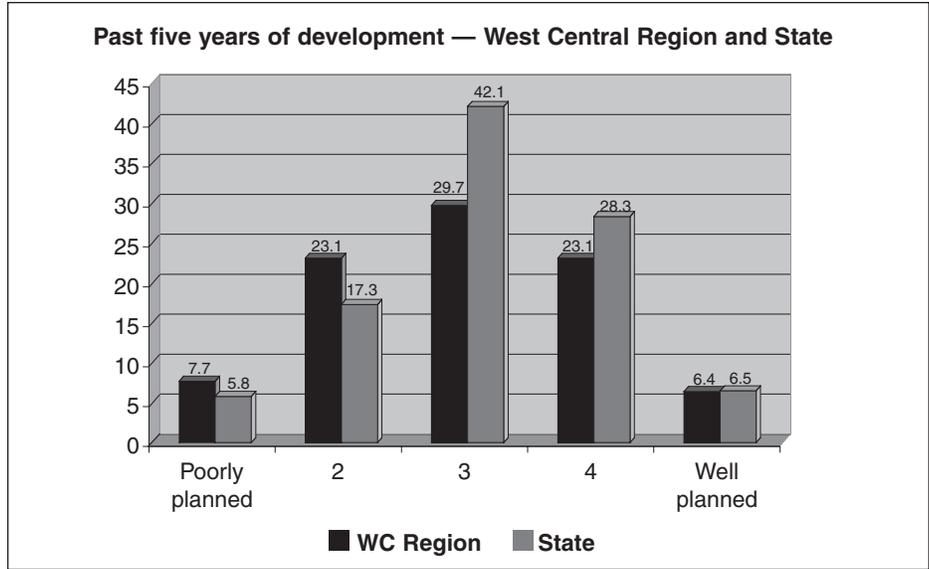
Length of residence in Michigan – West Central Region



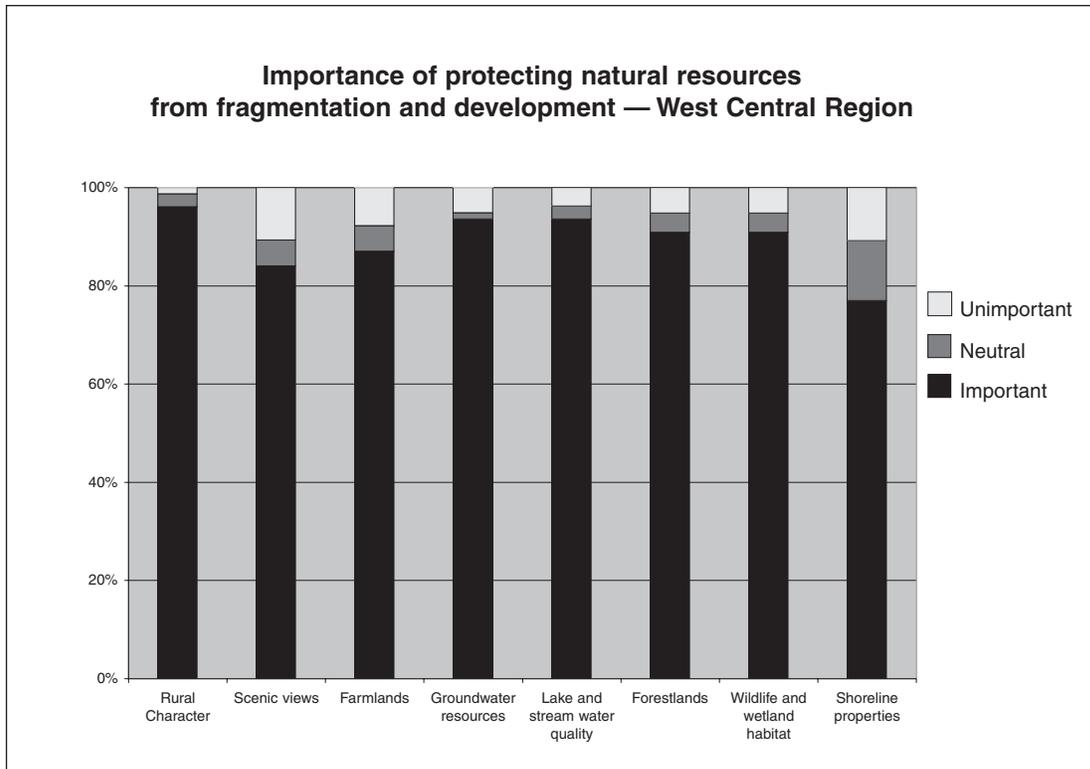
Future problems – West Central Region

Future problems – West Central Region		Percent of responses
Image	Junk and nuisances	80.3
Economic	Lack of job opportunities	62
Water resources	Groundwater quality	53.2
Water resources	Surface water quality	51.3
Image	Deteriorating roadside image	50.7
Water resources	Overdevelopment of lakeshores	48.6
Growth	Loss of forestland	46.2
Growth	Beginning of urban sprawl	43.6
Water resources	Wetlands preservation	42.1
Growth	Loss of open space for other users	41.3

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region

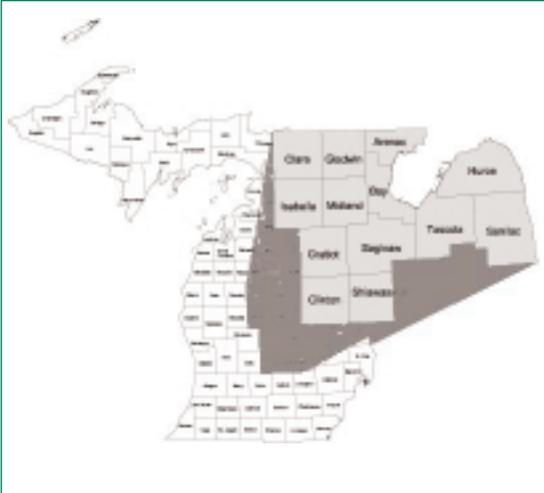


Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan



Develop new policies and regulations	Percent in favor
Public access sites for lakes and rivers	96.8
Strengthen junk and blight ordinances	92.3
Adopt groundwater protection measures	91.3
Protect scenic views	89.2
Require new development to “blend in” with surrounding landscape	88.2
Storm water drainage control measures	86.8
Concentrate development to preserve open space and rural character	83.2
Protect farmland and forestland from development	82.3
Preserve scenic rural roads	78.9

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region



East Central Region

Number of respondents: 69
 Total population (2000): 858,582
 Total land acres (1989): 5,182,144
 Total water acres (1989): 40,022
 Acres of public or privately owned forestland (1994): 1,340,340
 Miles of Great Lakes shoreline: 237
 Miles of rivers and streams: 5,242
 Acres of farmland (1997): 2,908,961

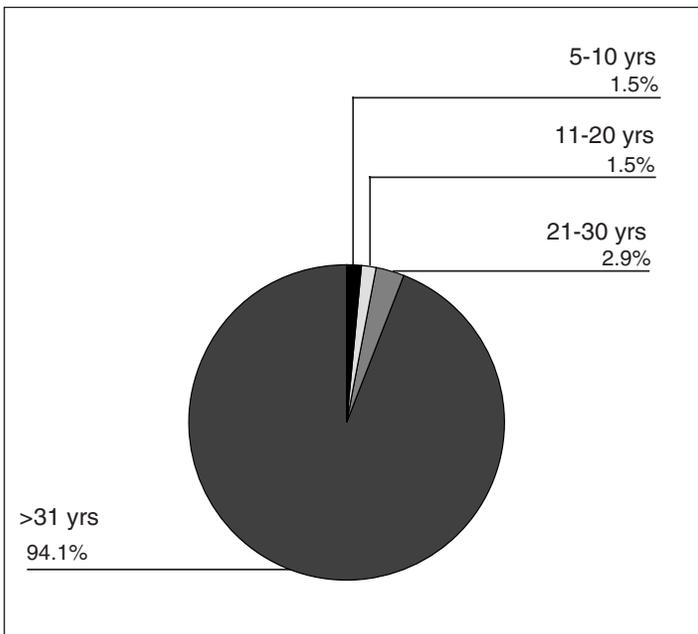
Land use decision maker stakeholder input

- 54.5% farm or own farmland or open space
- 15.9% own property that abuts a body of water
- 6.1% have a financial interest in development or construction industries

Land use programming requests

- 49.3% Land division/parceling
- 49.3% Rural clustering
- 40.6% County master plan
- 40.6% Open space protection
- 40.6% Land Division Act

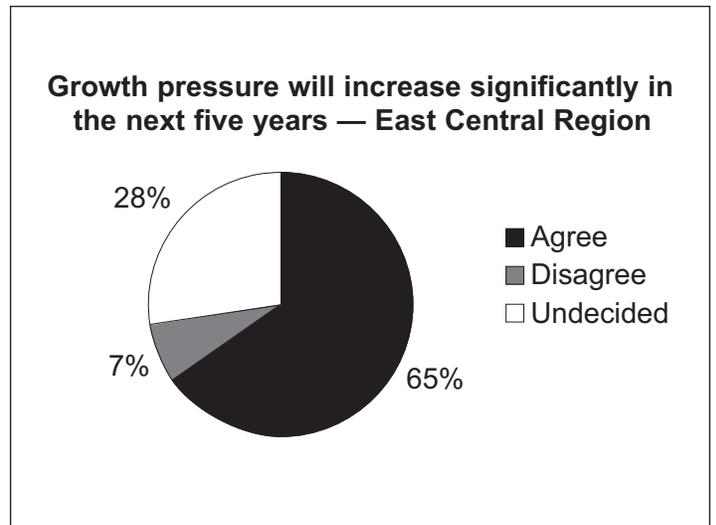
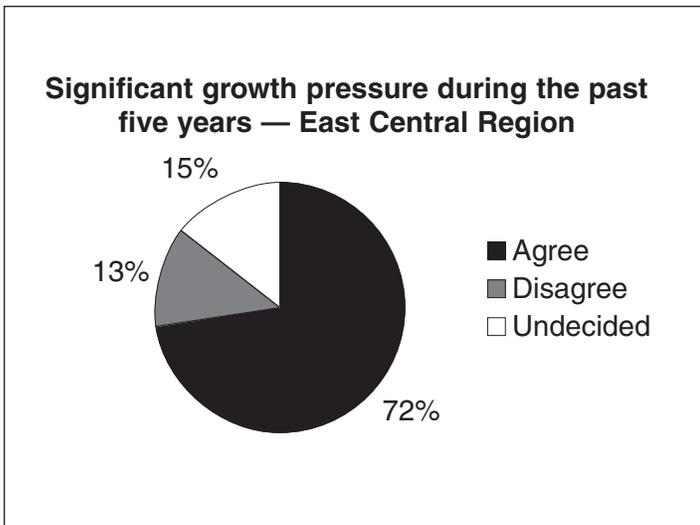
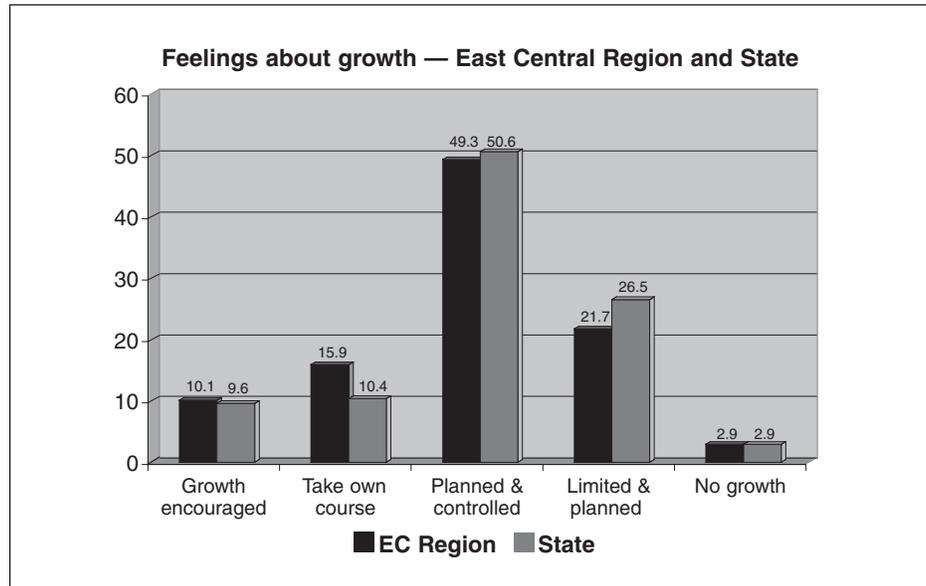
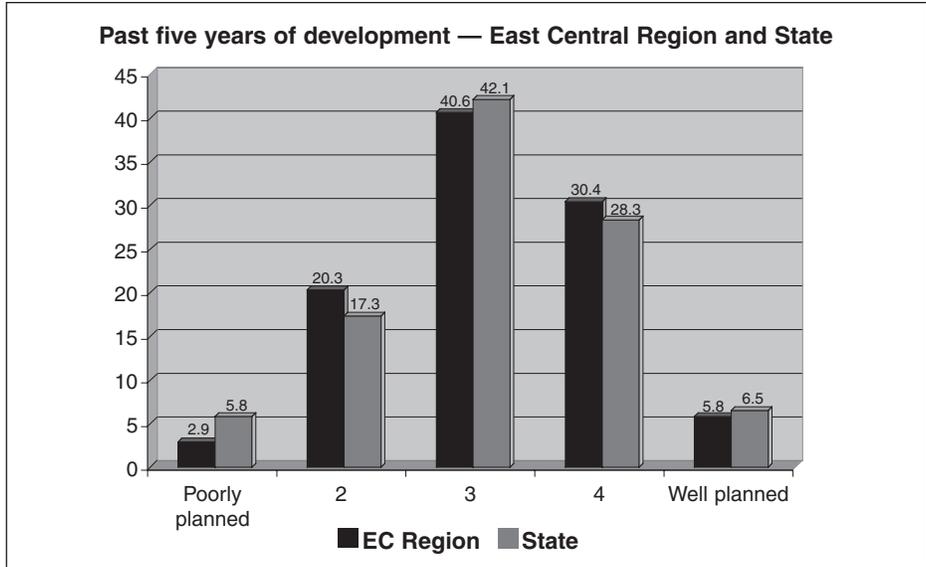
Length of residence in Michigan – East Central Region



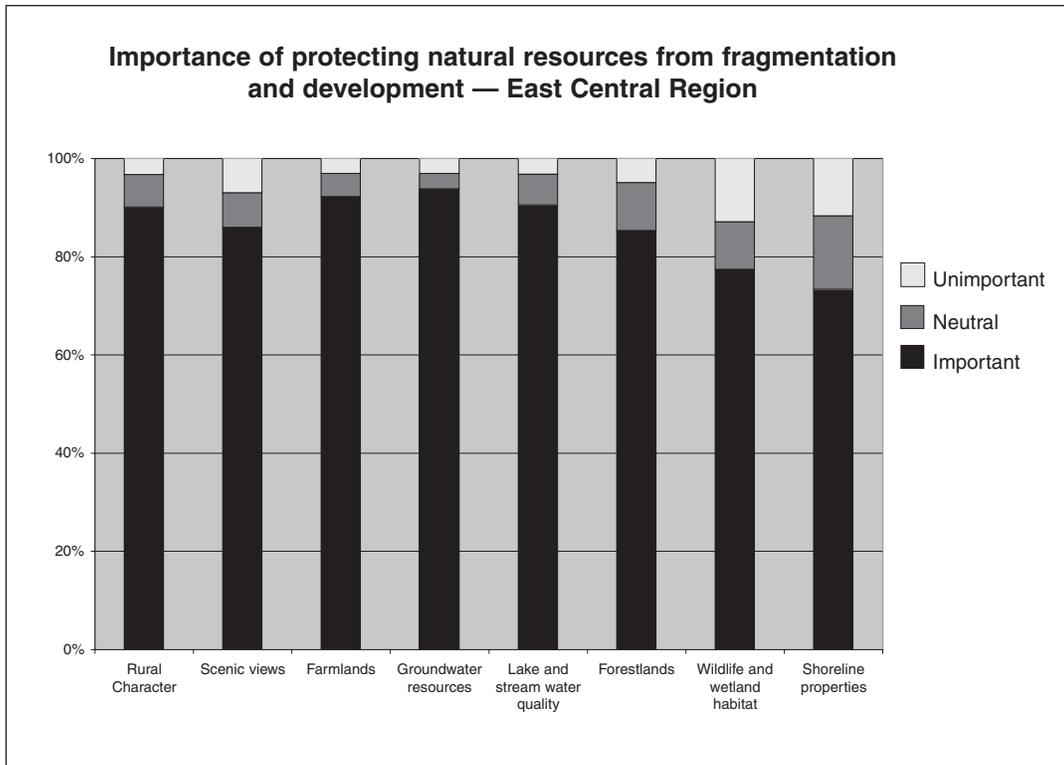
Future problems – East Central Region

Future problems – East Central Region		Percent of responses
Image	Junk and nuisances	71.6
Economic	Lack of job opportunities	64.6
Water resources	Surface water quality	59.1
Water resources	Groundwater quality	56.3
Growth	Loss of farmland	48.4
Image	Deteriorating roadside image	40.6
Growth	Loss of open space for other uses	39.1
Water resources	Wetlands preservation	34.4
Growth	Beginning of suburban sprawl	33.3
Growth	Loss of forestland	32.3

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region



Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region

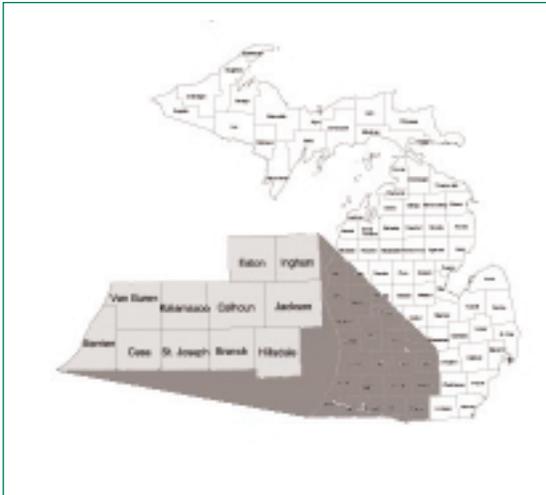


Develop new policies and regulations	Percent in favor
Strengthen junk and blight ordinances	94.0
Protect scenic views	88.9
Adopt groundwater protection measures	85.3
Require new development to “blend in” with surrounding landscape	83.1
Protect farmland and forestland from development	82.6
Preserve scenic rural roads	81.2
Concentrate development to preserve open space and rural character	80.3
Storm water drainage control measures	75.8
Public access sites for lakes and rivers	74.2

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region

Southwest Region

Number of respondents: 60
 Total population (2000): 1,362,541
 Total land acres (1989): 4,105,152
 Total water acres (1989): 68,736
 Acres of public or privately owned forestland (1994): 878,000
 Miles of Great Lakes shoreline: 27
 Miles of rivers and streams: 3,638
 Acres of farmland (1997): 2,230,679



Land use decision maker stakeholder input

57.6% farm or own farmland or open space

22.4% own property that abuts a body of water

10.2% have a financial interest in development or construction industries

Land use programming requests

58.3% Land division/parceling

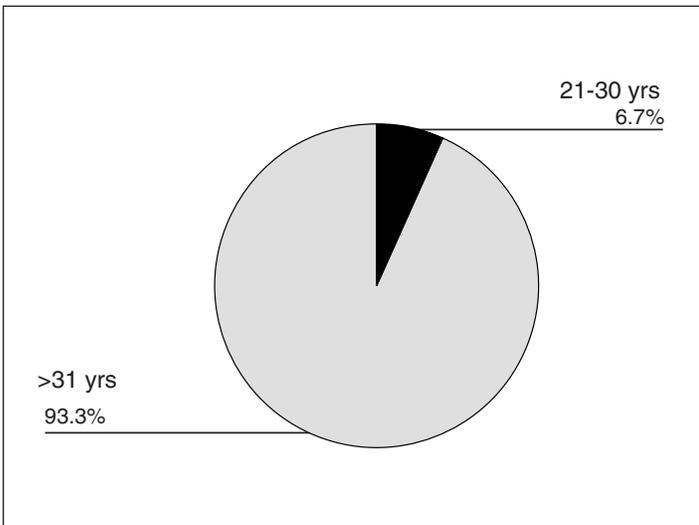
51.7% Rural clustering

50% Growth management

45.0% Open space protection

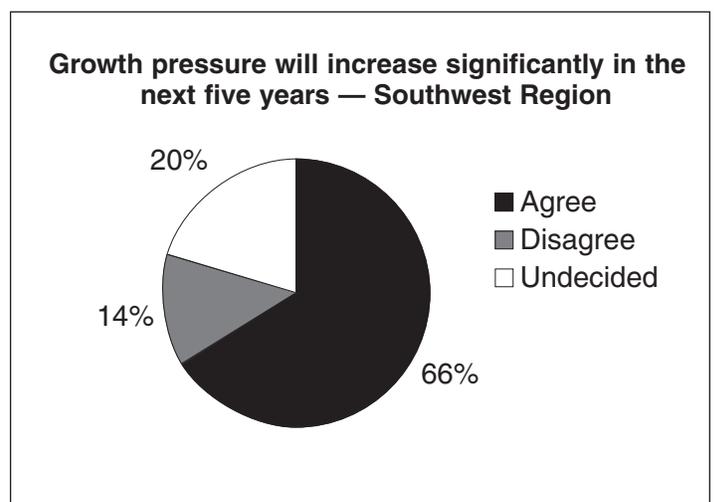
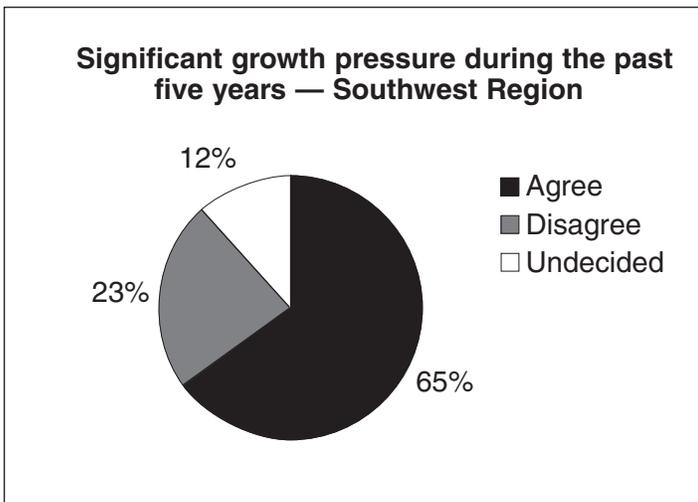
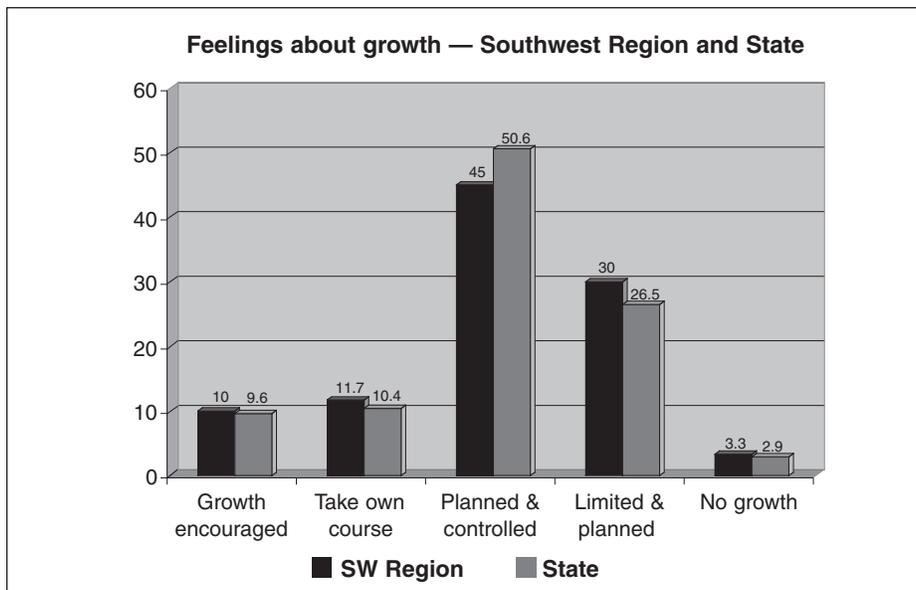
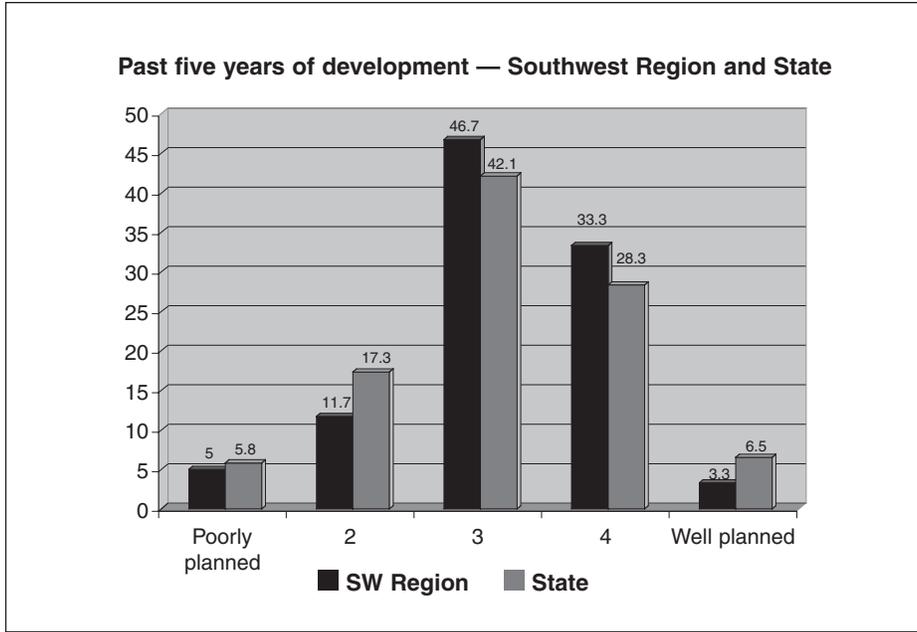
45.0% Open space zoning

Length of residence in Michigan – Southwest Region

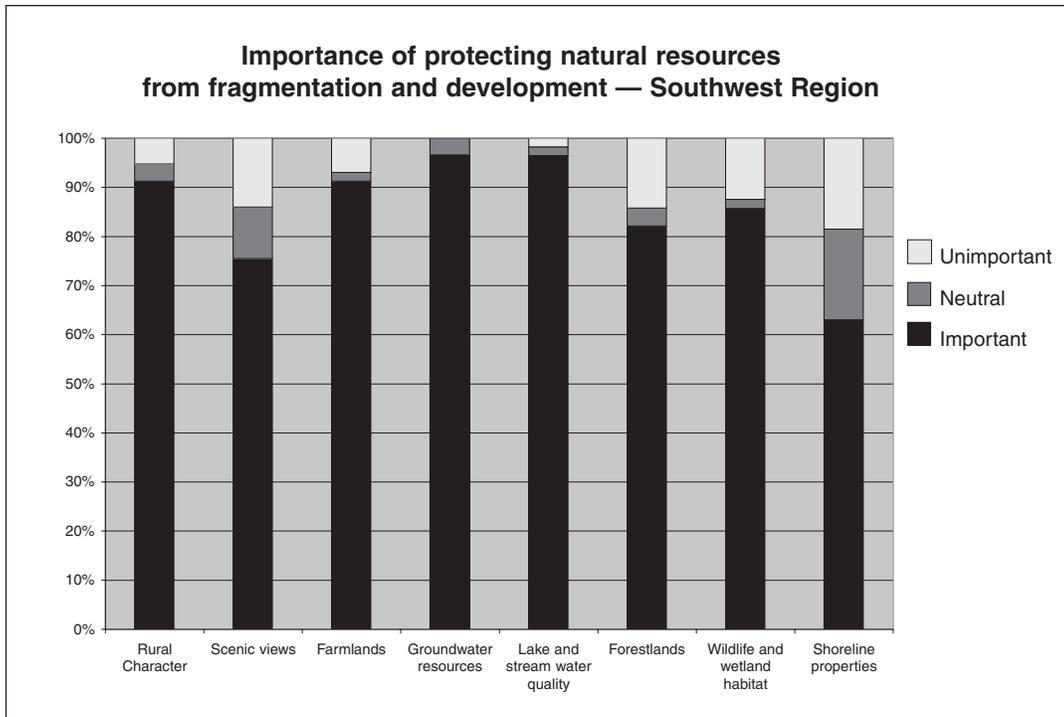


Future problems – Southwest Region		Percent of responses
Image	Junk and nuisances	70.7
Growth	Loss of farmland	68.4
Water resources	Groundwater quality	60.3
Water resources	Surface water quality	50.0
Economic	Lack of job opportunities	48.3
Growth	Loss of open spaces for other uses	43.9
Growth	Loss of forestland	43.1
Growth	Beginning of suburban sprawl	39.3
Image	Deteriorating roadside image	39.0
Water resources	Overdevelopment of lakeshores	38.6

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region



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Appendix A. Summarized Land Use Profiles by MSUE Region



Develop new policies and regulations	Percent in favor
Strengthen junk and blight ordinances	93.1
Adopt groundwater protection measures	91.4
Require new development to “blend in” with surrounding landscape	89.5
Concentrate development to preserve open space and rural character	82.7
Storm water drainage control measures	81
Protect farmland and forestland from development	80.7
Require open space for new development	80.3
Protect scenic views	79
Preserve scenic rural roads	76.8

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region



Southeast Region

Number of respondents: 65
 Total population (2000): 5,456,428
 Total land acres (1989): 4,224,064
 Total water acres (1989): 78,016
 Acres of public or privately owned forestland (1994): 764,900
 Miles of Great Lakes shoreline: 323
 Miles of rivers and streams: 4,986
 Acres of farmland (1997): 1,437,104

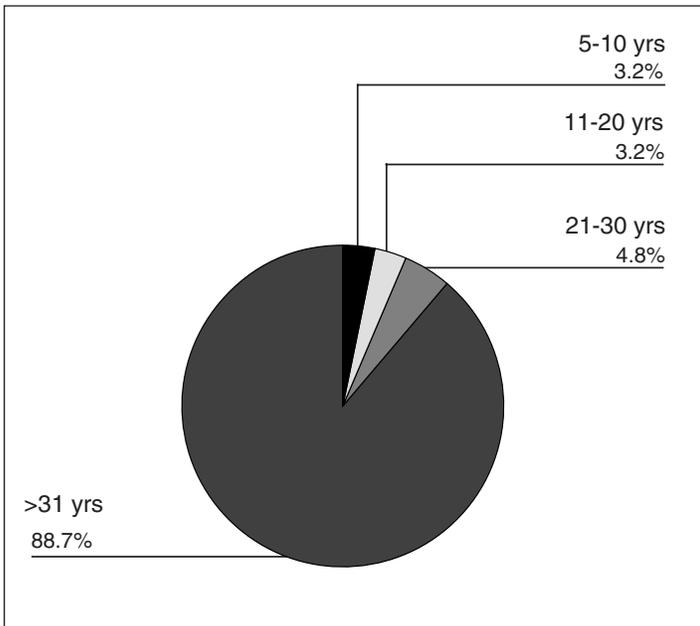
Local land use decision maker stakeholder input

47.7% farm or own farmland or open space
 16.9% own property that abuts a body of water
 9.2% have a financial interest in development or construction industries

Land use programming requests

53.8% Growth management
 49.2% Open space protection
 46.2% Rural clustering
 46.2% Open space zoning
 43.1% Transfer of development plan

Length of residence in Michigan – Southeast Region

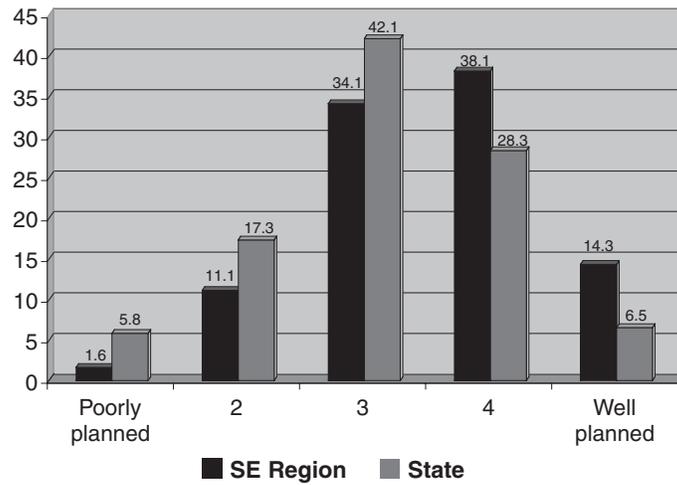


Future problems – Southeast Region

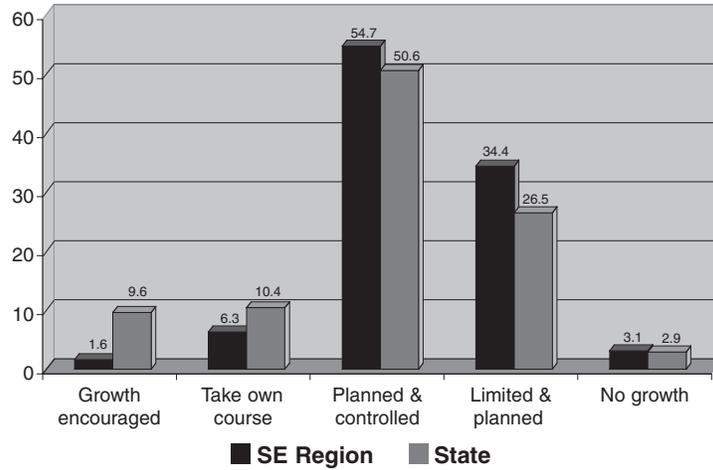
Future problems – Southeast Region		Percent of responses
Growth	Loss of farmland	58.7
Image	Junk and nuisances	58.1
Water resources	Groundwater quality	55.7
Growth	Beginning of suburban sprawl	55.7
Growth	Loss of open space for other uses	51.6
Water resources	Surface water quality	44.3
Water resources	Wetlands preservation	44.3
Image	Deteriorating roadside image	42.6
Transportation	Year-round traffic congestion	42.2
Growth	Loss of forestland	41.0

Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region

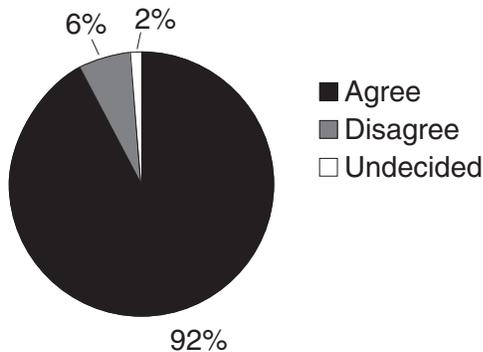
Past five years of development — Southeast Region and State



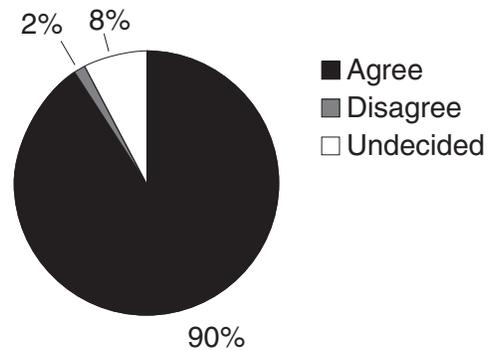
Feelings about growth — Southeast Region and State



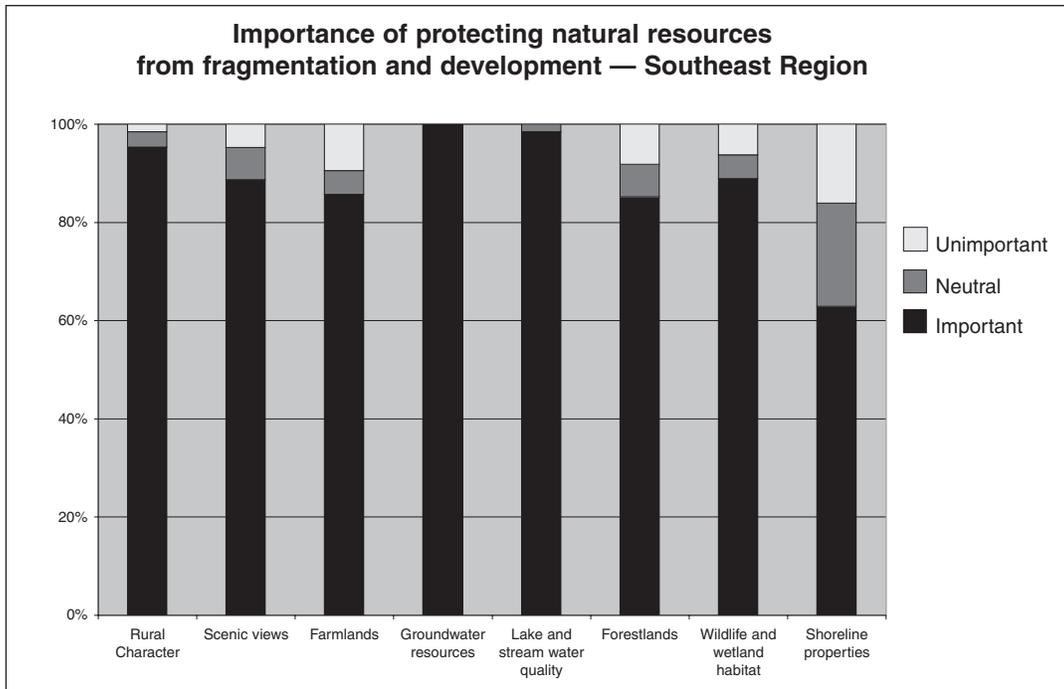
Significant growth pressure during the past five years — Southeast Region



Growth pressure will increase significantly in the next five years — Southeast Region



Perspectives on Land Use: A Survey of Township Land Use Decision Makers in Michigan
Appendix A. Summarized Land Use Profiles by MSUE Region



Develop new policies and regulations	Percent in favor
Adopt groundwater protection measures	96.9
Protect scenic views	95.1
Storm water drainage control measures	93.7
Require new development to “blend in” with surrounding landscape	92.4
Strengthen junk and blight ordinances	92.2
Concentrate development to preserve open space and rural character	89
Protect farmland and forestland from development	80.9
Protect scenic rural roads	80.6
Require open space for new development	80.6

Appendix B. Survey Instrument

1. Please identify the township and county in which you live _____, _____.

2. How long have you lived in Michigan?

- a. 0-4 years
- b. 5-10 years
- c. 11-20 years
- d. 21-30 years
- e. Longer than 31 years

3. Please indicate your position with the county or township and write in your number of years served:

- a. County Planning/Zoning Commission _____ years
- b. County Board of Commissioners _____ years
- c. Township Supervisor _____ years

4. Please select the one following statement that best describes your feelings about growth in your area of Michigan. (Select only one)

- a. I would like to see growth encouraged.
- b. I would prefer to let growth take its own course in this area.
- c. I would prefer planned and controlled growth in this area.
- d. I would prefer limited, planned growth in this area.
- e. I would like to see a goal of no growth in this area.

5. For the past five years development in your community has been:

(Circle only one)

5	4	3	2	1
Extremely well planned and managed				Poorly planned and managed

6. There has been significant growth pressure in my county during the past five years.

- strongly agree agree undecided disagree strongly disagree

7. Growth pressure in my county will increase significantly in the next five years.

- strongly agree agree undecided disagree strongly disagree

8. The character of my county has changed for the worse due to unmanaged development.

- strongly agree agree undecided disagree strongly disagree

Appendix B. Survey Instrument

9. Of the following list, which do you feel will be problems facing your community in the future:

Problem	Not a Undecided	Don't Problem	Know	
A. Water Resources				
1. Lack of access to shorelines on inland lakes	P	UD	NP	DK
2. Overdevelopment of lake shores	P	UD	NP	DK
3. Erosion of shoreline	P	UD	NP	DK
4. Overdevelopment along rivers	P	UD	NP	DK
5. Groundwater quality	P	UD	NP	DK
6. Surface water quality	P	UD	NP	DK
7. Wetlands preservation	P	UD	NP	DK
B. Image				
1. Deteriorating roadside image	P	UD	NP	DK
2. New development not in character with the area	P	UD	NP	DK
3. Junk and nuisances	P	UD	NP	DK
C. Transportation				
1. Summer traffic congestion	P	UD	NP	DK
2. Year-round traffic congestion	P	UD	NP	DK
3. Convenience store entrances and exits	P	UD	NP	DK
D. Economic				
1. Lack of job opportunities	P	UD	NP	DK
2. Lack of industrial parks	P	UD	NP	DK
3. Economy too seasonal	P	UD	NP	DK
E. Housing				
1. Residential zoning is too restrictive	P	UD	NP	DK
2. Residential zoning is not restrictive enough	P	UD	NP	DK
3. Lack of affordable low/mod. income housing	P	UD	NP	DK
F. Growth				
1. Land use regulations not restrictive enough	P	UD	NP	DK
2. Land use regulations too restrictive	P	UD	NP	DK
3. Loss of farmland	P	UD	NP	DK
4. Loss of forestland	P	UD	NP	DK
5. Loss of open spaces for other uses	P	UD	NP	DK
6. Beginning of suburban sprawl	P	UD	NP	DK
7. Beginning of commercial strip development	P	UD	NP	DK
8. Residential growth occurring too rapidly	P	UD	NP	DK
9. Commercial growth occurring too rapidly	P	UD	NP	DK
G. Other _____	P	UD	NP	DK

Appendix B. Survey Instrument

10. What do you believe are the barriers, if any, to meeting land use challenges in your county/township?

(check all that apply)

- _____ a. too much state and federal regulation
- _____ b. lack of adequate planning
- _____ c. lack of adequate land use regulations
- _____ d. lack of adequate enforcement of regulations
- _____ e. poor public understanding of land use issues
- _____ f. poor public support for difficult land use decisions
- _____ g. pressure from developers
- _____ h. lack of planning and zoning coordination with adjoining counties, villages and townships
- Other _____

11. How important is it for the community to be involved in protecting the following resources from fragmentation and development:

	Very Important	Important	Unimportant	Very Unimportant	No Opinion/Neutral
a. Rural character (open space)	VI	I	U	VU	N
b. Scenic views	VI	I	U	VU	N
c. Farmlands	VI	I	U	VU	N
d. Groundwater resources	VI	I	U	VU	N
e. Lake and stream water quality	VI	I	U	VU	N
f. Forestlands	VI	I	U	VU	N
g. Wildlife and wetland habitat	VI	I	U	VU	N
h. Shoreline properties	VI	I	U	VU	N

12. In order to address the many concerns discussed in this survey, local officials may have to consider developing new policies, regulations and incentives. Please indicate the extent to which you agree or disagree with each of the following statements.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Undecided
A. Community Image					
1. Require new development to "blend in" with surrounding landscape	SA	A	D	SD	U
2. Protect scenic views	SA	A	D	SD	U
3. Preserve scenic rural roads	SA	A	D	SD	U
4. Strengthen junk/blight ordinances	SA	A	D	SD	U
B. Environmental Protection					
1. Require open space for new development	SA	A	D	SD	U
2. Stricter shoreline zoning (setbacks, greenbelts)	SA	A	D	SD	U
3. Storm water drainage control measures	SA	A	D	SD	U

Appendix B. Survey Instrument

	Strongly Agree	Agree	Disagree	Strongly Disagree	Undecided
4. Protection of farm and forestland from development	SA	A	D	SD	U
5. Public access sites for lakes and rivers	SA	A	D	SD	U
6. Adopt groundwater protection measures	SA	A	D	SD	U

C. Growth Management

1. Concentrate development to preserve open space and rural character	SA	A	D	SD	U
2. Limit extension of utilities	SA	A	D	SD	U
3. Limit low density residential and commercial development	SA	A	D	SD	U

13. How familiar are you with the following land use planning resources?

	Very		Somewhat		Not at all
a. Geological and groundwater information	5	4	3	2	1
b. Water quality data for lakes and streams	5	4	3	2	1
c. Use of private planning consultants	5	4	3	2	1
d. Land and water resource agencies	5	4	3	2	1
e. GIS — Geographic Information Systems	5	4	3	2	1
f. Soil surveys	5	4	3	2	1
g. Aerial photographs	5	4	3	2	1
h. Wetland inventory maps	5	4	3	2	1
i. MIRIS — MI Resource Inventory System	5	4	3	2	1
j. Topographic maps	5	4	3	2	1
k. Census information	5	4	3	2	1
l. Road traffic data	5	4	3	2	1
m. Road condition evaluation	5	4	3	2	1
n. Cost of infrastructure analysis	5	4	3	2	1

14. Please indicate how you currently receive information and training related to land use planning and zoning, and if you would like to receive that information and training in the future.

a. Newspapers	receive now ___	would like in future ___
b. Planning and zoning magazines/newsletters	receive now ___	would like in future ___
c. County planning department staff	receive now ___	would like in future ___
d. MSU Extension	receive now ___	would like in future ___
e. Workshops and seminars	receive now ___	would like in future ___
f. Private consultants	receive now ___	would like in future ___
g. Books or bulletins	receive now ___	would like in future ___
h. Correspondence courses	receive now ___	would like in future ___
i. Michigan Townships Association	receive now ___	would like in future ___
j. Michigan Society of Planning	receive now ___	would like in future ___
k. Michigan Municipal League	receive now ___	would like in future ___
l. Michigan Counties Association	receive now ___	would like in future ___
m. Internet (web sites)	receive now ___	would like in future ___
n. Other _____	receive now ___	would like in future ___

Appendix B. Survey Instrument

15. With respect to land use planning, what would you like to know more about?

Check as many as you like.

- a. County master plans
- b. Buffering/greenbelts
- c. Shoreline protection
- d. Open space protection
- e. Land division/parceling
- f. Access to lakes/streams
- g. Utilities
- h. Landscape design elements
- i. Building aesthetics
- j. Planning tools
- k. Lobbying state legislators
- l. Communicating with citizens
- m. Growth management
- n. Soil erosion and sediment
- o. Shoreline setback
- p. Storm water management
- q. Site plan review
- r. Land Division Act
- s. Open space zoning
- t. Rural clustering
- u. Transfer of development rights
- v. Minimum lot size
- w. Writing an ordinance
- x. Water resource protection
- y. Other _____

16. Approximately how many land use training sessions have you attended in the past five years? _____

17. Would you be willing to participate in land and/or water resource training if it becomes available to you?

- yes no undecided

18. Please describe your present status. (Check one for each answer)

- ___ Yes ___ No a. Do you farm or own farmland or open space?
___ Yes ___ No b. Do you have a financial interest in development or construction industries?
___ Yes ___ No c. Does your property abut a body of water?

19. Are you:

- a. Employed outside the home
- b. Self-employed
- c. Homemaker
- d. Unemployed
- e. Retired

20. What is your age? _____

Appendix C. Bibliography

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