



A5 SURVEY RESULTS

Residents of White Lake Township were given three opportunities to provide input during the planning process: an internet survey; a survey provided during a visioning session; and a survey provided during an “issues and solutions” workshop. The comments were used to formulate the goals, objectives and recommendations of the Master Plan. This section presents the results of each survey.

WHITE LAKE INTERNET FAIR QUESTIONNAIR RESULTS

26 Total Responses

The following type(s) of residential development are needed to provide for the current and future White Lake population (*check all that apply*):

Single-family homes on smaller lots (less than 1 acre)	12
Single-family homes on larger lots (1 acre or larger)	17
Attached condominium homes (owner-occupied)	8
Rental Apartments	2
Assisted living and/or retirement homes	10
Mobile home parks	
Other (<i>please specify</i>)	5

Please Specify:

- I'd like to see less building in general. We are losing our rural quality of life.
- Neighborhoods w/nature preserves or green space for use by its residents.
- I would like to see larger more upscale homes on larger lots instead of the smaller, cookie cutter homes I have been seeing being built recently on very small lots. I do feel however that certain exceptions should be made on the smaller lake lots to provide the home owner with the opportunity to build to the lot potential.
- Sidewalks/Bikepaths.
- Please keep the population down. There are already too many new subdivisions.
- NO MORE MOBILE HOME PARKS.

Incentives should be offered to preserve valuable open spaces in their natural state (*such as allowing smaller lots*).

Yes	15
No	8

Comments:

- Unfair way to ask question. No more development large lots or small lots.

Do you have municipal water service?

Yes	2
No	24

If no, would you prefer municipal water to a private well?

Yes	4
No	21

The Township should promote higher-density residential development only in areas where water and sewer is available.

Yes	17
No	8

- Trick question. I refuse to answer.

The Township should encourage the following types of retail development to provide for community needs and/or to expand the tax base (check all that apply):

Large discount stores	4
Smaller national or regional chain stores	12
Specialty retail shops	12
Family-oriented or theme restaurants	16
Fast food restaurants	3
Fine dining restaurants	13
None of the above	4
Other (Please specify)	6

Please Specify:

- Please...No more big box retail. 3 in 3 miles is quite enough.
- With only 30,000 residents how many stores can we support? I think we are at our limit. Are the revenue requirements of the stores compared to the disposable income of the residents? If new stores cause old stores to close, is there an appreciable tax increase.
- I feel if the larger chain stores are going to invade our space and continue to want to build large retail buildings, they should be held responsible for improving the infrastructure. Things like paying for increased police and fire, building and or improving roads and sewer and water expansion are things that they should be held accountable for. These are things that should be negotiated for before these companies are allowed to build anything. The taxpayers should not be burdened for tax increases or special assessment after the fact.
- Ice Skating Rink.
- Bike Paths/Sidewalks family oriented recreation.
- Being careful of the corridor.
- Office space for high-tech & financial business.

6. Future retail and office development should be encouraged in the following areas (check all that apply)

M-59 / Highland Road Corridor	11
Union Lake area	4
White Lake / Ormond area	4
No new retail / office needed	11
Other (Please specify)	4

Please Specify:

- Better/safer access to business must be planned with the development not after.
- Use existing brown space only.
- Until all vacant buildings are either torn down or occupied, no new development should be allowed.
- This corridor is soon to become the new "Waterford" which as become the new "Pontiac" if we keep going the way we are!!
- M-59 Corridor provided that access onto M-59 is clustered at traffic lights.

The Township should encourage additional office uses for (check all that apply):

Local doctors / dentists	15
Company headquarters	12
Professionals such as engineers, architects	15
Services such as real estate, insurance	9
Banks, savings & loans, credit unions	8
Other (Please specify)	3

Please Specify:

- None of the above.
- Not too many.
- No more offices. No more congestion please.
- High-Tech

The Township should encourage the preservation of the following natural resources (check all that apply):

Woodlands	20
Wetlands	21
Agricultural land	19
River / stream corridors	22
Lakes	23
Wildlife corridors	20
Other (Please specify)	4

Please Specify:

- Development is inevitable but wildlife corridors are essential.
- #1 Priority.
- Roadway vegetation such as in the Natural Beauty Road Corridor.

The Township should consider expansion or development of the following community identity and gathering facilities (check all that apply):

Township Hall / Civic Center	9
Town Center with civic, cultural, shopping, and entertainment functions	12
Community Recreation Center	10
Park Land	10
Other (Please specify)	2

Please Specify:

- We don't have a community identity. We are know as the community with the traffic light..[could not read the rest of this comment]
- None of the above.
- We have enough park land.

The Township should make the following a priority when planning road improvements.

Safety	18
Capacity	17
Paving	10
Maintenance	12
Other (<i>Please specify</i>)	5

Please Specify:

- Flow of traffic optimized for travel, not shopping centers.
- Paving heavily traveled gravel roads is something that should be negotiated for prior to allowing any new building of retail space. These retail companies are the cause of the increase in traffic; I don't feel the taxpayer should be burdened after the fact.
- Bike Paths/Sidewalks.
- Aesthetics of the surrounding area.
- Lights, left turn arrows, enough time to cross on foot or bike, a way to get from one parking lot to another without having to go back out on the road.
- Include pathways along all roads for walking, riding and bike riding.

The Township should encourage additional low-intensity, light industrial uses to provide jobs and expand the tax base.

Yes	9
No	17

The Township should make the following parks and recreation issues a priority (*check all that apply*):

Expansion of the parkland for active recreation (playgrounds, ball fields)	15
Expansion of parkland for passive recreation (trails, wildlife viewing)	15
Pathway along major roads	19
Sidewalks in new residential developments	14
Pedestrian connections between neighborhoods	12
Safe pathway connections to schools and parks	19
Canoe or kayak "trails"	13
Other (<i>Please specify</i>)	4

Please Specify:

- A bike network to connect Highland Rec. w/ Pontiac Lake Rec. & possibly other areas such as the township offices and library.
- Again, some if not all of these things are attainable through negotiations with new developments.
- Paved Bike/Walk pathway along all main roads.
- Bike Paths/Sidewalks.
- Bike paths along all roads with speed limit above 25 mph.

The Township should focus efforts on preserving the character of White Lake, including (check all that apply):

Maintaining lake views	21
Maintaining natural beauty roads	17
Encourage open space preservation	21
Preserving agricultural lands	15
Establishing wildlife corridors between open spaces	18
Paving heavily-traveled gravel roads	16
Keeping some roads scenic, including gravel surface	14
Including non-motorized pathways along heavily-traveled roads	18
Other (<i>Please specify</i>)	2

Please Specify:

- Preserve our sanctity for the open land and wildlife. We don't need another city or another town or another shopping area. Small town America is what we like! Thanks!
- Consideration should also be given to the traffic in and out of Oakland Airport considering the lakes and population it affects. Certain planes even now hinder phone conversations and ability to hear radio and TV.

WHITE LAKE VISION SURVEY RESULTS

Design has a tremendous impact on how we perceive a place. Which one of these do you prefer, and why?

The ubiquitous parking lot	1
Transformation: the civic plaza	25

Why?

- Sense of “Downtown” feeling more character less “boxy” aesthetics.
- Softening the taller structures with landscaping and unique building media is important to people who not only shop or work here but also to those who just drive by each day.
- Landscape Islands enhanced appearance.
- Visually attractive.
- This is a much better type of land use.
- Civic plaza has more character and interest.
- Not enough parking.
- No Contest!! Prefer this design (arrow pointed at second design)
- Great
- Second, more attractive.
- Much nicer.
- The bottom one because of the layout i.e. sight line, trees, views.
- Both – 1 has clean lines, 2 – Green space and classic architecture.
- 1 is too plain, 2 is more attractive.
- Design #2 – Civic is much more pleasing, looks like a place people would like to go to.
- Community character, higher building quality.
- Depicts detail ie: landscape/trees, elevations, parking somewhat. Overall view/design vs. blank block bldg.
- More visually pleasing; showing a sense of community.
- Best one (arrow pointed at second design).

1. Which development has a higher density?

Development A	6
Development B	0
Both Developments A & B have the same density	18

2. Which development has the larger average lot size?

Development A	2
Development B	18
Both Developments A & B have the same average lot size.	4

3. Which development would best preserve rural character?

Development A	21
Development B	2

Why?

- Development A, preserves open space. (3 respondents answered the same)
- Development B, no circle roadway around.
- Development A, Farm / pond / open space / park
- Development A, Landscaped.
- Development A, Green space.
- Development A, leaves more open land.
- Development A, seems more open
- Development B, with large lots.
- Development A, planned areas

4. What development do you prefer?

Development A	22
Development B	2

Why?

- Development A – Green space.
- Development A – Landscaped.
- Development A – Nicer Views.
- Development A – Visually Attractive.
- Development A – it has design.
- Development A – Neighbor’s will not want to see cars on cinder blocks and other junk collecting.
- Development A – Save \$ on infrastructure, preserve community character, bio diversity, recreational, wildlife corridors opportunity, connectivity.
- Development A – potential for more park area.
- Development A – preserves open spaces.
- Development A – open space and natural preservation.
- Development A – Save natural features.
- Development A – Character.
- Development A – Synergy of wetland, farmland, residential.
- Development B – More privacy
- Development A – Larger open space.

What drew you to White Lake Township as a place to live and / or work?

Geographic Location Within Metro Area	10
Housing Price	9
Feeling of Safety and/or Security	8
Housing Quality	8
Public Schools	7
Neighborhoods	6
Friends	6
Environmental Features	6

Employer Location	3
Private Schools	2
Property Tax Rates	1
Business Opportunity	1
Quantity/Quality of Public Lands	1
Religious Institutions	1
Shopping Facilities	0

Since you first came to White Lake Township, would you say the following have improved, stayed about the same, or deteriorated in quality?

	Improved	Stayed about the same	Deteriorated
Neighborhood Character	12	3	0
Shopping Facilities	13	3	1
Recreation Facilities	6	10	0
Feeling of Security	3	10	2
Employment Opportunities	10	3	1
Feeling of Community	8	7	1
Overall Physical Appearance	9	3	4

How would you describe the following?

	Improved	Stayed about the same	Deteriorated
Police & Fire Protection	6	5	1
Street Maintenance & Traffic Flow	1	3	7
Schools	6	4	1
Library Services	6	4	1
Recreation Facilities & Programs	4	4	2
Drinking Water Quality	4	4	4
Overall Township Services	4	5	3

What are the two biggest assets of White Lake Township?

- Open Space (9)
- Lakes (9)
- Natural Features / Resources (4)
- Parks (4)
- Recreation (4)
- Rural Atmosphere (3)
- Library (2)
- Growing newer community
- Undeveloped Agricultural Areas
- Atmosphere
- Wetlands
- Land
- Recreation area state and private
- Quality of Life/choice of life style is diverse
- Opportunities
- Physical Terrain
- Friendly people
- M-59 not overdeveloped
- Water Features
- Waterways/State Land
- Quiet Settings
- Location.

What are the two biggest challenges facing White Lake?

- Growth Management (10)
- Roads (8)
- Traffic (5)
- Police (2)
- M-59 (2)
- Preservation (2)
- Expansion of services without raising taxes.
- Police Department
- H2O Control
- Planned Business Areas
- Protection
- Meijer's Apathy
- Walking paths between communities
- Adequate civic space – government and recreation
- Infrastructure not supporting growth and increased population
- Poorly designed residential development.
- Development Planning
- Loss of natural features
- Big Box development – loss of “family business”
- Improving unsightly properties
- Positioning for sensible growth
- Have an open mind on change
- Proper growth
- Lack of roads.
- Private Roads
- Mobile Home parks – overdevelopment
- M-59 Development
- Too much building
- Deterioration of lakes because of lack of sewers.
- Losing rural atmosphere with big box stores.
- Small town mentality

What are two unrealized potentials of White Lake?

- Open Space (3)
- Lakes (2)
- Could possible build a mini downtown
- M-59 Corridor (2)
- Town Center (2)
- Park Open Space connectivity
- Township / Civic Center “Downtown” area.
- Existing public rec areas are under appreciated and under utilized no need to duplicate.
- Walkable areas, commercial / Town like
- Public planned areas w/restaurants; entertainment.

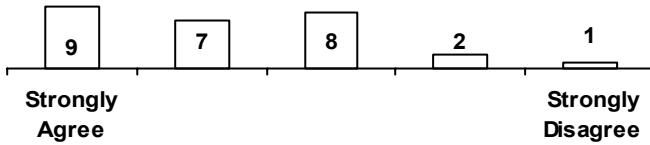
Additional Comments:

- Lakes without sewers – septic emptying into lakes – very serious.
- It is important to note I moved here 1 year ago and I lived near 59 in Sterling Heights.

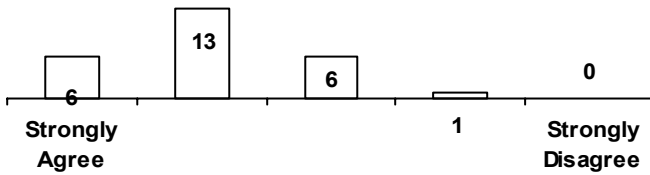
**WHITE LAKE
SURVEY FROM ISSUES AND SOLUTIONS WORKSHOP, 10.7.04**

A. LAND USE PREFERENCES

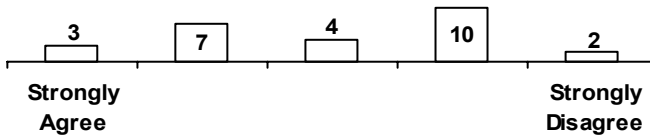
1. A reasonable mix of housing types (single-family homes, apartments, condominiums, mobile homes) in appropriate locations should be encouraged.



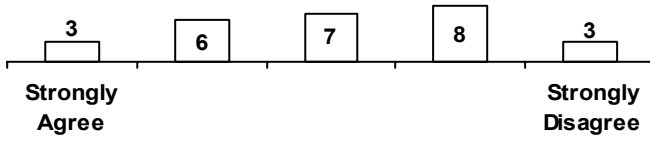
2. Subdivision development should include more space preservation, in return for somewhat smaller lot sizes.



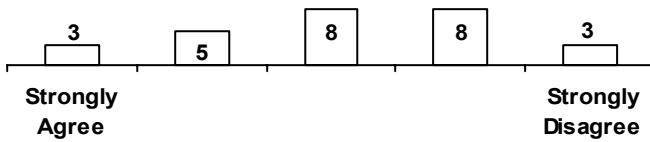
3. Large minimum lot sizes guarantee preservation of open space.



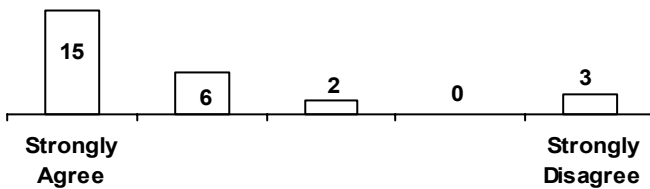
4. Existing shopping facilities in White Lake are adequately serving my needs



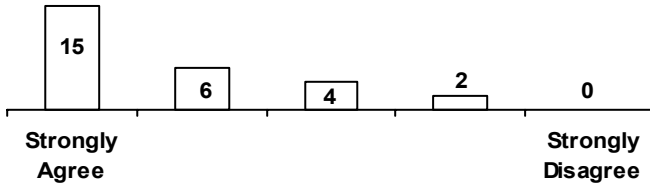
5. Existing recreational areas and facilities are adequate to serve community needs.



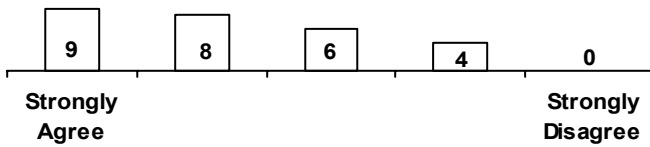
6. The construction of bike paths and sidewalks in new residential areas should be encouraged.



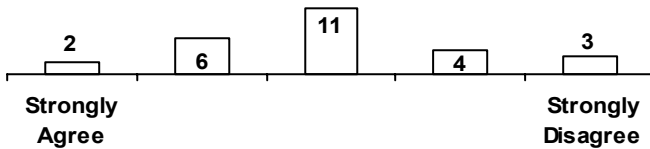
7. The construction of bike paths or sidewalks in commercial areas should be encouraged.



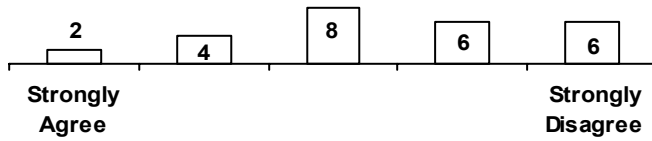
8. Additional parks with a variety of recreational improvements should be provided.



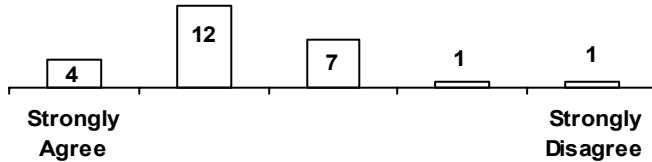
9. Agricultural remains an important land use in the Township and Township land use policies should make protection of agricultural lands a top priority.



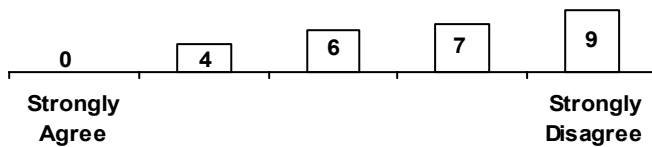
10. Agriculture is no longer viable in the Township.



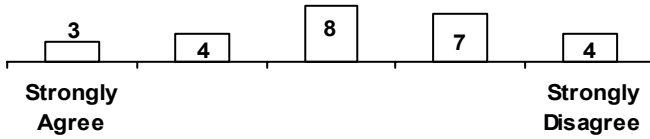
11. The Township should adopt ordinances that allow limited single-family residential development while providing incentives to preserve open space and agricultural land.



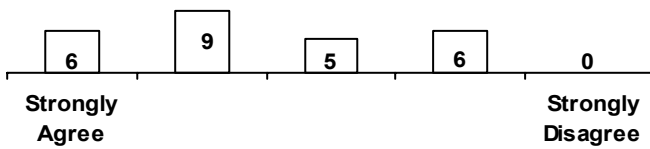
12. Farming and residential land uses are incompatible.



13. I would be willing to allow higher density housing as a trade-off for preserving agricultural land.

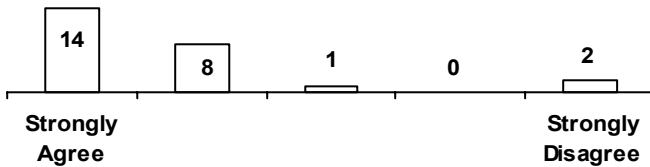


14. The Township should restrict development of new private roads for new houses.

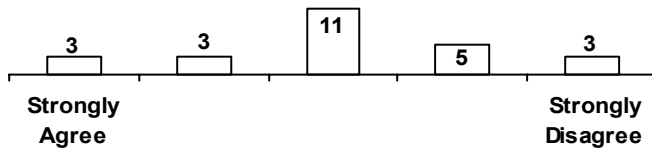


B. ENVIRONMENTALLY-SENSITIVE AREAS

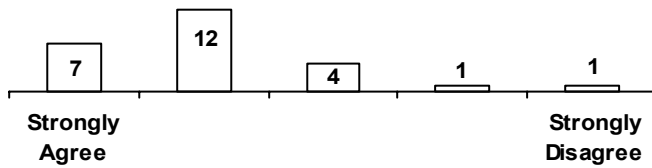
15. The Township should identify important wetlands, flood plains, woodlands, and other natural areas worthy of preservation in their natural state



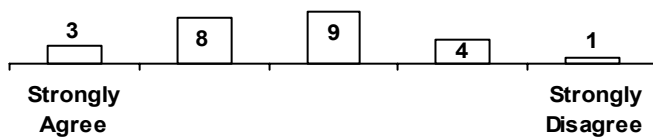
16. The Township should establish a program to purchase important environmental resources using an increased tax millage.



17. The Township should work to create a local land conservancy to purchase important environmental resources through donations.

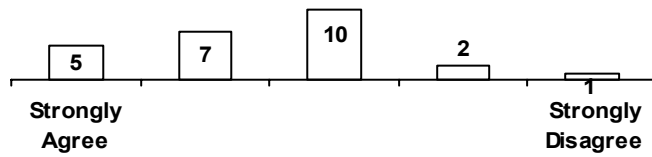


18. Property owners/developers should be given approval for higher development densities than currently permitted if they agree to preserve important environmental resources through donations.

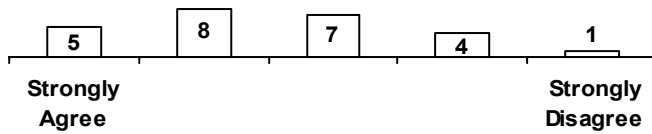


C. PUBLIC SERVICES ARE ADEQUATE

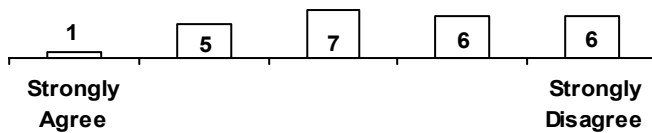
19. Police Protection



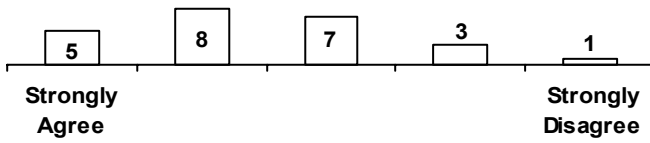
20. Fire protection



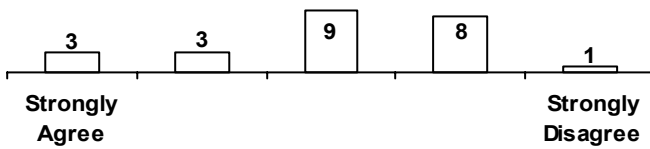
21. Roadway maintenance



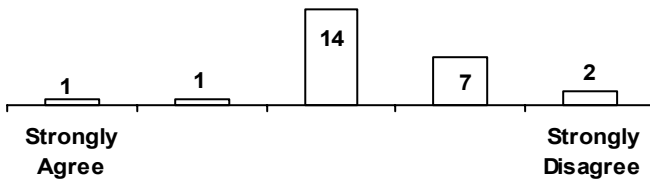
22. Schools



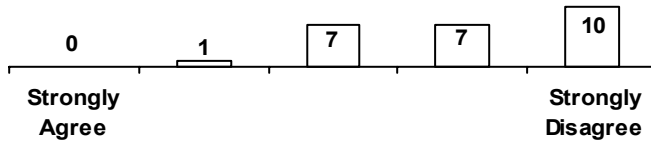
23. Recreation facilities and programs



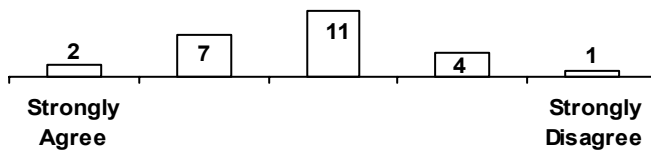
24. Surface Drainage



25. Traffic flow within the Township



26. Drinking water quality



27. Overall Township Services

