

Residents 69,11,20

Non-residents 83,5,12

Owned property in the Residential zone 68,6,10

Owned property in the Agricultural Preservation zone 60,9,25

Owned property in the Rural Preservation zone 69,7,17

4. Do you approve of the Rural Preservation zone requirement which is a sliding scale which for example, allows one split for a lot of ten (10) to twenty (20) acres, two splits for a lot of twenty (20) to Forty (40) acres and so on, with a minimum split size of five (5) acres?

Yes (75%) No (9% more restrictive) & (15% less restrictive)

Residents 73,6,21

Non-residents 78,12,10

Owned property in the Residential zone 71,6,9

Owned property in the Agricultural zone 60,13,17

Owned property in the Rural Preservation zone 63,4,26

5. If you own a residence what zone is it in?

Residential (52%)

Rural Preservation (24%)

Ag. Preservation (24%)

6. For how many years have you owned property in Claybanks Township?

0-10 (17%) 11-20 (21%) >20 (63%) --- *Residents 18,20,63, Non-residents 15,20,64*

7. Should agricultural lands in the township be protected from non-farm use?

Yes (72%) No (28%) --- *Residents 73, 27, Non-residents 70, 30*

8. Is preserving areas of open space and woodlands important?

Yes (94%) No (6%) --- *Residents 95, 5, Non-residents 93,7*

(97% responded yes in the 2006 survey)

9. Are you in favor of the development of a small commercial center with businesses such as restaurants, service stations, convenience stores and other retail stores?

Yes (55%) No (45%) --- *Residents 51, 49, Non-residents 55, 45*

(58% responded yes in the 2006 survey)

10. Do you support additional Industrial development in the township?

Yes (39%) No (61%) --- *Residents 36, 64, Non-residents 41, 59*

(32% responded yes in the 2006 survey)

11. Should recreational campers/trailers be allowed for more than 90 days per calendar year on property that is not a primary residence?

Yes (35%) No (65%) ---Residents 37, 63, Non-residents 35, 65
(32 % answered yes in the 2006 survey)

12. In your opinion can you attend a township meeting or contact a township official and get action?

Yes (71%) No (30%) ---Residents 78, 22, Non-residents 65, 35
(79 % answered yes in the 2006 survey)

13. The 2006 survey showed 64 % of the respondents said Yes when they were asked if they thought the township roads were in good condition. What is your current opinion?

Yes (18%) No (82%) ---Residents 12, 88, Non-residents 22, 78

Grant and Golden townships have 2 mills dedicated to road improvement. They both have larger tax bases than Claybanks Township. Two mills would generate about \$ 120,000 per year. This income would allow significant road improvements every year. One mill generates \$1 for every \$1,000 of taxable value.

14. Would you support a road millage to improve the roads in the township?

Yes (66%) No (34%) ---Residents 63, 37, Non-residents 69, 31
(48 % answered yes in the 2006 survey, however only 140 of 325 answered the question.)

15. Is outdoor storage of junk and debris a problem in the Twp.?

Yes (52%) No (48%) ---Residents 51, 49, Non-residents 53, 47
(67 % answered yes in the 2006 survey, however only 217 of 325 answered the question.)

16. Is a Township Zoning Ordinance an effective management tool?

Yes (77%) No (23%) ---Residents 71, 29, Non-residents 83, 17
(89 % answered yes in the 2006 survey)

17. Should the Twp. zoning ordinance protect the natural and environmental features of the township?

Yes (92%) No (8%) ---Residents 89, 11, Non-residents 96, 4
(95 % answered yes in the 2006 survey)

As of December 2017 anyone desiring to be a grower or processor of medical marihuana must be licensed by the state and the municipality (township) must have a regulatory ordinance in place.

18. Should the township allow marihuana facilities?

Yes (33%) No (67%) ---Residents 32, 68, Non-residents 35, 65

19. Should the township regulate large scale solar energy installations?

Yes (74%) No (26%) ---Residents 73, 27, Non-residents 75, 25

20. What are the most important problems facing the township? (List up to 3 in order of decreasing importance)

161 responses – 1. Bad Roads 115 (71% of responses), 2. Junk 27 (17% of responses), 3. & on: Taxes, Poor Cell/Internet service, Visibility at corners, Commercial/Retail.

See attached transcript.

21. Please use the space below for any comments you may have. Attach additional sheets if needed.

72 responses – 16 regarding roads or visibility, 12 thanks, keep up the good work & positive statements.

See attached transcript.

Claybanks Township 2017 Survey Results

Question 20, most Important Problems

161 of 255 survey responses, Final compilation, 17 November 2017

1. Roads, Junk around residences, Boat ramp.
3. For Roads, Junk, Old vehicles
4. Road, Agricultural runoff into Stony Lake, Junk in yards
5. Roads! Roads! Roads!
6. Preserving existing zoning restrictions. Prohibiting agricultural lands from being developed or used for non-ag
7. Roads, Electric Forest noise
8. Township officials that make restrictive rules limiting and stopping private property rights.
9. Stony Lake Road rebuilt.
12. Too much junk/trash, unusable cars, trailers, farm implements, in front yards. Road falling apart, Webster and Scenic Drive.
13. Stony Lake Road from 31 to camp should be redone.
14. Roads, Roads, Roads, Roads, oops that was four.
15. Choice of owner to use land or split. If they want to camp or spend time on their land so be it. Taxes too high.
16. Poor roads. Internet for all residents.
17. Stony Lake Road poor quality if Township responsibility. Junk and debris in yards on Stony Lake Road on Clay Banks Township side. Fracking Wells. Gas plants.
21. Get the county to maintain roads in our Township with the money from County operating expenses. We have specific examples of foolish roadwork our money was wasted.
23. Roads. Roads. Roads.
24. Manure on the roads.
26. Bad roads.
28. Roads, paved are in very poor condition dirt roads have too much Clay/Sand need more gravel. Would like a Township cleanup day twice a year to drop off junk.
30. Roads. Lack of industrial base.
31. Road conditions mainly.
32. Roads. Roads. Roads.

35. Trespassing, hunters. Excessive junk in some areas. Living in campers.
37. Roads. Roads. Roads.
38. Roads, Stony Lake Rd., South 36th Ave. Repave by the county or the state. Stop filling potholes.
39. Roads. Roads. Roads.
40. Taxes are too high.
42. Our Township Hall needs help. Benona & Ferry have newer buildings.
43. Road conditions.
44. Roads. Junk. Tax base.
45. I really do not know. Keeping places up.
46. Roads.
47. Need more business development.
48. Roads. Roads. Roads.
52. Terrible roads. Terrible cell service along the lake shore.
53. Roads need repair. Junk in yards.
54. Roads. Roads. Roads.
56. Roads. Roads. Roads.
58. Roads.
59. Roads. Junk cars filling up the yards.
60. Taxes on agricultural land too high.
68. Taxes are too high. My property taxes exceed the original price of the property with increases every year. Ridiculous.
72. Internet. Blight. Taxes.
73. Safety for bikes on bad roads.
75. Clear vision at intersections.
77. Roads. Roads. Junk in yards for years and years.
78. Control of growth.
79. Roads are in very poor shape. Enforcement of ordinances. Blind corners such as on Webster and scenic Drive. There have been numerous accidents and several deaths. The poplar trees and bushes etc. should be chopped down.
81. Unpaved roads.

83. Roads. Roads. Roads.
85. Undesirable plant species. Poor roads.
86. Horrible condition of roads. Nonresident property owners should have voting rights regarding property issues. Inadequate fire protection in residential area.
89. Wildlife preservation. Farmland preservation.
92. Rigorous enforcement of ordinances. Potholes. Junk vehicles.
93. Preserving the rural/agricultural environment. Roads.
95. Roads. Junk.
96. Roads. Roads. Roads.
97. Lack of knowledge of farm zoning splits. Lack of ability to contact Township officials. Allowing trailers with no guidelines.
98. Roads.
99. The condition of scenic drive from Webster Road just past Cleveland is potholes alley.
101. Broaden our tax base.
103. Poor cell service.
105. Bad roads. Zoning that allows building to close to border. Not keeping horses off the lake Michigan beach.
106. The seasonal residential property owners are paying a disproportionate share of the property taxes.
107. Roads. Roads. Roads.
108. World conditions. Grandfather clause should be eliminated for junk on property.
110. Roads need improving. Try to stay away from frivolous lawsuits.
111. Roads. Brush along sides of roads. Less care taken of gravel roads.
113. Go by the Township ordinance and enforce it.
115. Marijuana growing, crime always follows it. Electric Forest, one big take, take our roads, quiet, our kids, for what? They give back? What a joke! \$.14 per person. Our roads, fix them, pay them.
116. Scenic Drive road repair. Retain rural feel.
118. Roads. Roads. Junk and debris.
119. Fixed stony Lake Road and add bike lane for safety. Please sign at boat launch by Wade's.
120. Road conditions. Bike and walking path for safety. Lake weed management. Junk in yards.

122. 64th Ave. between stony Lake Road and Arthur Road, since this is a Township line, can we work with Grant Township to get it fixed similar to what was done on 56th Ave., North of Winston? We have called Grant and then told that Claybanks Township won't work with them. Why?
123. Use of trailers as storage buildings. Junk and trash. Roads.
125. Junk ordinance. Roads.
127. Roads are in terrible shape.
128. Roads.
129. Marijuana grows. Grading dirt roads. Landowners should mow their own ditches.
130. Young families moving in with children tearing up roads.
131. Road conditions. Water well and Lake contamination. Internet access. Cell phone coverage.
132. Illegible.
134. Industrial and commercial development.
135. Poor quality of roads. Marginal cellular and Internet service.
138. Roads. Roads. Roads.
140. Roads.
142. Holding residents accountable to zoning ordinance. Defeat population density increase.
143. Nice from Rothbury Festival. Bad roads. Junk and debris in yards.
146. Road conditions – current state is embarrassing.
147. The limit of 1-2 or 40 acre splits in the adding preservation area. No junk ordinance – are you kidding me?
149. Have not been a resident long enough to know.
152. Jobs. Cost of housing.
153. Jobs. Cost of housing.
155. Bad roads. Taking care of outdoor junk.
156. Roads are in terrible shape, especially S. Scenic Dr.
157. Certain roads need help, Roosevelt Road needs gravel.
158. Repair roads. Maintain roads.
159. Better roads, current roadway scenic Drive is dangerous to walker's, motorcyclist, bicycle and automobiles. No sides and all in terrible condition. We pay our 24 mils toward the roads. We don't use any of the Township's other services. For
162. Appropriate property tax values. Roads.

163. Roads.

166. The Township has ignored the deplorable conditions of scenic Drive along the lake shore for far too long. It is now a safety hazard and a disgrace.

167. To uptight.

168. Roads. Our dirt road was only brined once this summer.

169. Roads are awful. Too many homes with multiple junk vehicles, cars, trucks, trailers. Farm equipment tears up roads.

171. Roads. Responsiveness to voters.

172. Roads. Not enough residential. Not enough commercial and retail.

173. Roads. Economic growth.

175. Economic decline resulting in loss services. Poorly maintained roads.

177. Township government communication. Roads.

178. Roads. Furniture left along the roads. Junk in yards, if someone is poor for they don't have to live like slobs.

179. Roads. Junk and debris.

182. Road conditions.

183. Poor roads.

184. Preservation of open spaces. Roads.

185. Condition of roads. Keeping trees and brush trim back at road intersections so drivers can see when pulling into the intersection.

186. Roads.

187. Roads. Roads. Roads. Stop patching scenic and repave. This road serves the people that pay the bulk of the taxes.

188. Roads. Lack of tax revenue. Roads.

189. Roads.

190. Poor road repair.

191. Roads and over restrictive ordinances.

192. High property taxes.

194. Protecting lakeshore from overdevelopment. Don't allow large marijuana facilities. Junk and old cars in yards.

198. Roads. Junk. Medical marijuana.

199. Roads. Trespassing.

201. Need to update system for keeping records of current residence for all departments. Also hard to find contact info for officials on website. It would be nice to list email, phone numbers, address, fax, etc. of each employee.
205. Get rid of the junk on properties.
207. Road conditions and roadway visibilities, particularly at intersections.
208. Road repairs badly needed. Need for satellite towers along lakeshore.
209. Much of property tax base is lakeshore. Zoning should protect this environment and its features as this long-term will also protect the tax base, as well as natural beauty. Some zoning limits on high occupancy of single-family homes for vacation rental which puts an additional burden on roads and natural resources. Regulate use of ATV/ORV's other than by owners of property to prevent environmental destruction. Should not be allowed as part of rental business - noise pollution, environmental damage.
210. Roads. Scenic Drive bike shoulder. Roads.
212. Pristine groundwater.
213. Scenic Drive condition. Taxes for out-of-town owners out of control.
214. Roads. Zoning control.
215. Roads.
216. Lack of income producing activities. Lack of understanding/cooperation between Lake residents and permanent residents. Lack of timely and reasonable action in Township matters.
218. Keep further development out. Fix roads. Watch medical marijuana production.
223. Paying high taxes as a non-Michigan resident. High taxes for seasonal residents. Roads.
224. Proper utilization of resources.
225. Some of the road's need to be paved, some repaired, and some of the road signs need to be fixed.
228. Roads.
229. Potential loss of rural/agricultural character. Light pollution.
230. Bad roads.
231. Roads need maintenance.
232. Roads.
234. High taxes.
235. Road improvements and maintenance.
236. Zoning.

238. Roads. Roads. Roads.

239. Maintenance and repair of roads, which means more than just throwing a shovel of material in a hole. Shoulders of roads trimmed more often for safety reasons. Dead trees/branches next to roadway removed that pose a safety hazard.

240. Threats to quality of life, crowding, overdevelopment, etc. Invasive species. Diseases that are killing our trees.

243. Roads. Roads. Roads!

244. Cleaning up farms from old junk and debris. The need to inject animal waste. The animal waste is a huge problem, especially for residents with asthma, it needs to be injected to diminish the smell for days.

246. Roads. Large-scale farming that damages roads. Pollution from farm runoff into the water systems.

248. Too restrictive zoning regulations in the rural preservation district. Poor roads. Communication.

249. Drainage, erosion. Building along Lake Michigan on questionable land. Nonfarm use.

250. Bad roads. Bad roads. Bad roads.

251. Roads.

255. 64th Rd. between stony Lake road and Arthur road needs to be resurfaced.

Claybanks Township 2017 Survey Results

Question 21, Comments

72 of 255 survey responses, Final compilation, 17 November 2017

1. When asked why state equalized value increased substantially, I was unable to get an answer at the border review meeting.
2. Township and board does a great job and I am truly blessed to be part of clay banks. Thank you! Zeke
5. Our road is so terrible nothing gets done. Patches don't last.
6. Let's preserve what we have of our open space!
8. Township officials were sold a bill of goods and fell for it hook line and sinker regarding the risk of wind generation in the township. The public hearing held in Claybanks was overwhelmingly opposed to the proposed zoning, yet the board did not listen to the majority of residents and voted with the few that oppose the windfarms.
12. Thank you for asking for our input.
14. We love the area we live in. Also keep up the great work guys.
15. Rules for the past are not the best for today's lifeways. Taxes are too high for new owners and too low for people who lived here for a long amount of time.
17. Fracking wells. Gas wells need to be regulated preferably not allowed in our Township I heard nothing of the well placed a couple years ago on 48th Ave. Should not be allowed.
18. I trust the free market more than any ordinance or bureaucrat. That government is best which governs least.
21. Don't really have much in the way of comments. Just want to be left in peace.
26. For continue to have its rural farmland character. Above all, no commercial or industrial development. If a solar energy installation is built it should be in an unobtrusive area. But it would be good to have more solar energy.
28. We would like to regulate use of Lake Michigan access at Whiskey Creek to residents only. Electric force patrons should not be allowed to come by the hundreds, park on both sides of the road and bathe in the lake. Along with the trash they leave behind is disgusting. Also, the noise, trash and additional traffic during electric forest. Residents should be compensated for putting up with it.
35. Thank you for asking our opinion.
37. Please focus on getting funding from the state and county to pave dirt roads. I live on Indian Hills Road and there are 70 houses that have to use the Roosevelt and Indian Hills to get to their homes it is a muddy bumpy mess most of the time.

39. Please keep medical marijuana out. It is the biggest farce and I believe it is becoming acceptable, because those in power are tired of fighting. And see a huge source of income. Fry more brains – bad idea.

40. Highest taxes we pay by far.

42. My road is horrible. There are no ditches and an oil tanker uses the road. Mucky spring and fall 44th Ave. Property taxes seem high when you 4x4 to home.

43. I have lived in Claybanks Township for eight years. Absolutely love it as it is except the road conditions are getting worse and worse.

56. How can the existing ordinances be better enforced?

59. Scenic drive is terrible, needs to be repaved.

62. Please push County to fix Stony Lake Road. Semi's and trailers tear it up.

65. Please improve grass shoulders of roads.

75. All roads should be clear to the right of way line. Most of the unpaved roads brush growing into the roads. Too many old trees are hanging over the roads and dead limbs are falling into the roads every time we get high winds, like when the Montague school bus crashed into one a few years ago north of Webster on scenic Drive.

86. We would support a road millage if nonresident property owners had the right to vote on these issues. It is important to have broadband and or wireless Internet service for the entire Township.

89. I feel medical marijuana should be available to anyone who needs it and the state revenues would be good for the Township. I suppose it would be better than a new parking lot where shopping mall. I think alternative energy sources are important and would be a great opportunity for the Township and County but things can be overregulated.

91. We own a cottage so many questions not pertinent.

94. I was raised in the Township. I went to green school before it burned. After high school I moved to Calhoun County. So I have had only now and then contact. I know that most of the neighbors have passed on and my comments have no bearing on the township affairs. I have great respect for those taking care of things. Thank you.

97. Inconsistency of enforcement of the Township laws. Junk enforcement.

101. Claybanks Township residents must try and keep an open mind when issues face us. New ways can be good. I think we live here because we like a rural residence. There are industries that can fit in yet produced tax income that would help with our much-needed infrastructure maintenance and improvements.

102. We love the new Township and people in the area.

106. We appreciate the hard work that you have put into our beautiful Township. Thank you!

107. Why does road expense only fall on the homeowner? Is there any other way to get federal money? Poor County, we need help!

108. Night shooting of guns should not be allowed.

111. State of Michigan raised gas taxes to cover road repairs. So don't see any need to have a two mill tax for it. County should be responsible for road repairs, not the Township.

115. For so many years of electric forest, 40 to 50,000 people per year, come in and take our roads, clean air, beaches, wireless, sanity. For what? That's 300,000 to 500,000 people in the past seven years coming at \$1000 a person to the organizers who take the money and leave town adding nothing to it when they leave! That's 200 \$400 million taken with nothing left except the newspaper writes them up for giving \$.14 back to the committee! What a joke.

116. Could the Township Park/campground be a revenue source if restrooms were added? Board is doing a good job. Thank you.

118. Just fix the roads!

119. Thanks to you folks for the hours you put in and make our community a better place. Loved last year's picnic!

125. House on 4900 S. 52nd Ave. should be condemned.

126. The roads affect all of us. Stop spending money on projects that benefit a few and put that money to fix the roads.

140. New Township Hall located at Park to be used and rented out for activities.

144. I am a working taxpayer and the festival held each year in Rothbury is a horrible disturbance to our peace, the music plays so loud we can't sleep and have to go to work the next day. Can't something be done! The first weekend they kept the noise at a more reasonable volume but the second weekend was unbearable. And the riffraff wandered into our yard after the festival and tried to use our hose as their shower. Really!

147. I think the Township needs to realize that the ag preservation rules need to be looked at closer. Some property owners have had to move or passed away leaving an old farmhouse that the family is forced to try to sell with a one or 2 acre parcel. This will force families to tear down houses they can't sell, or they can sell it with 40 acres but this forces the family to sell property they are trying to keep in the family.

155. Allow wind turbines to be built in solar panels to be installed.

157. Roads can be improved by special assessment. There are very many upscale residences who utilize Roosevelt Road.

161. I did not address all problems due to not being a resident.

163. We don't approve of the Township's revision allowing an unlimited number of trailers and or storage units on wheels to remain on a property, residential, for an unlimited time. We feel this creates an unsightly appearance and would affect the overall value of property.

166. There are many of us who pay our taxes to help the Township, but who only spend some of the summer months in residence. All we ask of you is to find a way to get some attention paid to the scenic Drive. Years of shovels full of hot blacktop have made a total disaster of what should be a smooth cruise down a beautiful winding Lakeshore Road. Please help us, Mr. Grumm.

167. I moved to Texas to help care for my father until he passed away. I am now staying with mom to help her until she passes. I plan on moving back. I'm selling on a land contract because I'm not there to take care of the property.

178. I do want to express that our roads are well cared for by the Road commission. Snow plowing is exceptional for our dirt road.

169. I would like good high-speed Internet available to all Township residents, other than dish or DSL. Township positives: timely snowplowing; Great Lakes energy.

172. Fix the roads.

173. All residential areas should be paved. Farm/agricultural should be dirt roads. We have the opposite in many areas, makes no sense.

186. We don't approve of the Township's revision allowing an unlimited number of trailers and/or storage units on wheels to remain on a property, residential, for an unlimited time. We feel this creates an unsightly appearance and would affect the overall value of property.

198. Perhaps regulate cottage rentals, too much noise, litter, lawbreaking, traffic.

223. When a home cannot be used year-round – there should be some tax exemptions – what about senior discount? The demands of a seasonal resident is only half the year!

225. Clay banks is a wonderful place to live. We appreciate the board taking into consideration the opinions and views of the residents here.

240. Please keep up the good work at preserving our Township's beauty and offering quality of life for the residents. I am very grateful to you.

245. The zoning ordinance is a good tool if it is enforced. There are questions I didn't answer because I don't know the answer. I am a summer resident.

253. Please use email and website for communications like this, all other notices and communications and all tax/property information. Thanks, M