

# Benona Township Master Plan Review Opinion Survey

**September 2014**

This public opinion survey was created by the Benona Township Planning Commission to review public opinion of property owner's within Benona. This survey is requesting property owners opinions on what direction Benona Township is planning for the future regarding parks, roads, and zoning requirements.

The purpose of this survey is to request comments from non-residents and residents within the township. The questions are directed to residential, resort residential, commercial, and Agricultural property owners to get a broad spectrum of comments about what is taking place within the Township and what direction property owners think the township should consider in future planning.

The survey will be placed on the Township's web site and also be available at the Township Hall on the information table in the entry area.

Demographic questions:

1. To what age group do you belong? 18-25, 26-35, 36-45, 46-55, 56-65, 65+ \_\_\_\_\_
2. How many years have you owned property within the Township? \_\_\_\_\_
3. Do you reside within the Township or own resort or seasonal homes? \_\_\_\_\_
4. How many individuals reside within your household? \_\_\_\_\_
5. If you have residence within the Township, what type of housing is it? Single family, Apartment, Duplex, Manufactured Housing.
6. Are you a year round resident? \_\_\_\_ Y/N
7. What Zoning district do you reside within, Agricultural, Residential, Commercial.  
\_\_\_\_\_
8. Are you retired, still working outside the Township, working within the Township, currently un-employed. \_\_\_\_\_

Land Use

1. Should Agricultural lands within the Township be protected from non-farm use? Y/N/ No Opinion \_\_\_\_\_
2. Is preserving open space and woodlands important? Y/N/ No Opinion \_\_\_\_\_
3. Benona Townships current minimum parcel size in Agricultural Zone is 2.5 acres. Should this be changed in the future? Smaller/Larger/No Opinion \_\_\_\_\_
4. Current Residential parcel size is 1 acre. Should this be changed? Yes/No/No Opinion
5. Should lands within the Township abutting inland lakes and streams be protected from small lot development? Y/N/No Opinion
6. Benona Township has distinct Commercial areas. Should these areas be expanded to aid development? Y/N/No opinion.

7. Are you in favor of the development of a small commercial center with businesses such as restaurants, service stations, and other retail uses? Y/N/No opinion \_\_\_\_\_
  
8. Should a township resident/property owner be permitted to run a home business from his residence? \_\_\_\_\_
9. What type of business that is now absent from Benona Township be encouraged to benefit the Township? \_\_\_\_\_
10. Industrial development is missing within Benona Township, would you support or encourage such a development for the Township? Y/N/No opinion \_\_\_\_\_
11. Should the Township encourage light industrial development such as small machine shops, fabrication shops, etc? Y/N/No Opinion \_\_\_\_\_
12. What is your opinion of conversion of large single family structures into multiple family homes? Pro/Con/No Opinion

Personal Opinion Survey: Within Benona Township?

1. Overall quality of life is good. Y/N/No opinion
2. Development has replaced natural beauty. Y/N/No opinion \_\_\_\_\_
3. Current shopping facilities in outlying cities are adequate and convenient. Y/N/No opinion \_\_\_\_\_
4. Employment opportunities are available within reasonable driving distance. Y/N/No opinion \_\_\_\_\_
5. Shelby Benona school district is providing a good education.. Y/N/No opinion
6. Are there public services or recreational opportunities that the Township or Oceana County failed to provide? What do you feel is missing? \_\_\_\_\_
7. In your opinion can you attend a Township Board Meeting or contact a Township Official and get action? Y/N/No opinion \_\_\_\_\_
8. Public roads within the Township are in good condition.. Y/N/No opinion \_\_\_\_\_
9. If your answer is No; would you support a road millage to cover road improvements? Y/N/No opinion. \_\_\_\_\_
10. 10. Is outdoor storage or junk and debris a problem in the Township? Y/N/No opinion
11. Should high density livestock operations (factory farms) be allowed in the Township's Agricultural zones? Y/N/No opinion \_\_\_\_\_
12. Do you feel that the Benona Township Zoning Ordinance is an effective management tool? Y/N/No opinion \_\_\_\_\_
13. Are safety services (fire, police, emergency medical) adequate? If not what are your concerns? \_\_\_\_\_
14. Should the Township Zoning ordinance protect the natural and environmental features of the Township? Y/N/No opinion \_\_\_\_\_
15. Would you be in favor of the township forcing the removal the removal of damaged or unsafe structures? Y/N/No opinion \_\_\_\_\_
16. Should historical features and records of the Township? Y/N/No opinion \_\_\_\_\_

17. Would you like to see a public transportation system servicing the Township? Y/N/No opinion \_\_\_\_\_

18. What do you feel are the top three issues that the Township should address that may arise in the next ten years?

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19. Please note any issues that you feel this survey did not address and that you feel should be reviewed by the Township Planning Commission for future consideration. (Please use an attachment page if necessary.)

Benona Township Planning Commission 2014

Barb Fox, Chair

Kurt Burmeister

Daryl Shaw

Judy Lankfer, Secretary

Dave Zoller

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Please download survey, fill out survey, mail back to Benona Township Hall, 7169 W. Baker Road, Shelby, MI 49455 Attention Survey Review

The deadline to return the above survey is January 31, 2015