

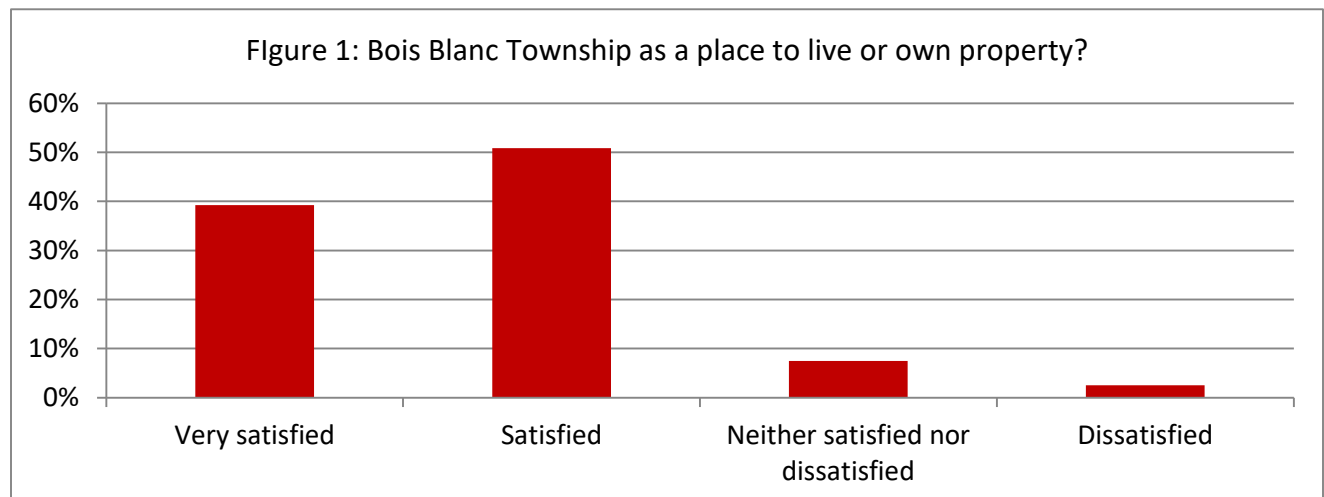
## Bois Blanc Township Community Survey

The Bois Blanc Township Planning Commission initiated an update of the Township Master Plan in 2020. Public input is a key element of developing a community master plan. Considering the seasonal nature of the Island community, the high percentage of seasonal residents and absentee landowners, and the COVID Pandemic, the Planning Commission chose to use a web based survey to obtain opinions and input into the future of our Island. The community highly values the opinions of those who choose to live here full-time or part-time. The input will be used to develop goals, objectives and a future land use plan for our Township.

The survey was developed by the Township Planning Commission in 2020. With the assistance of Richard Deuell, Planning Consultant, the survey instrument was completed. The survey was posted on the Survey Monkey website and printed copies were made available at the Township Hall. A notice was inserted in the 2021 winter tax bill with a total of XXXXXXXX landowners being contacted. There were 245 surveys completed.

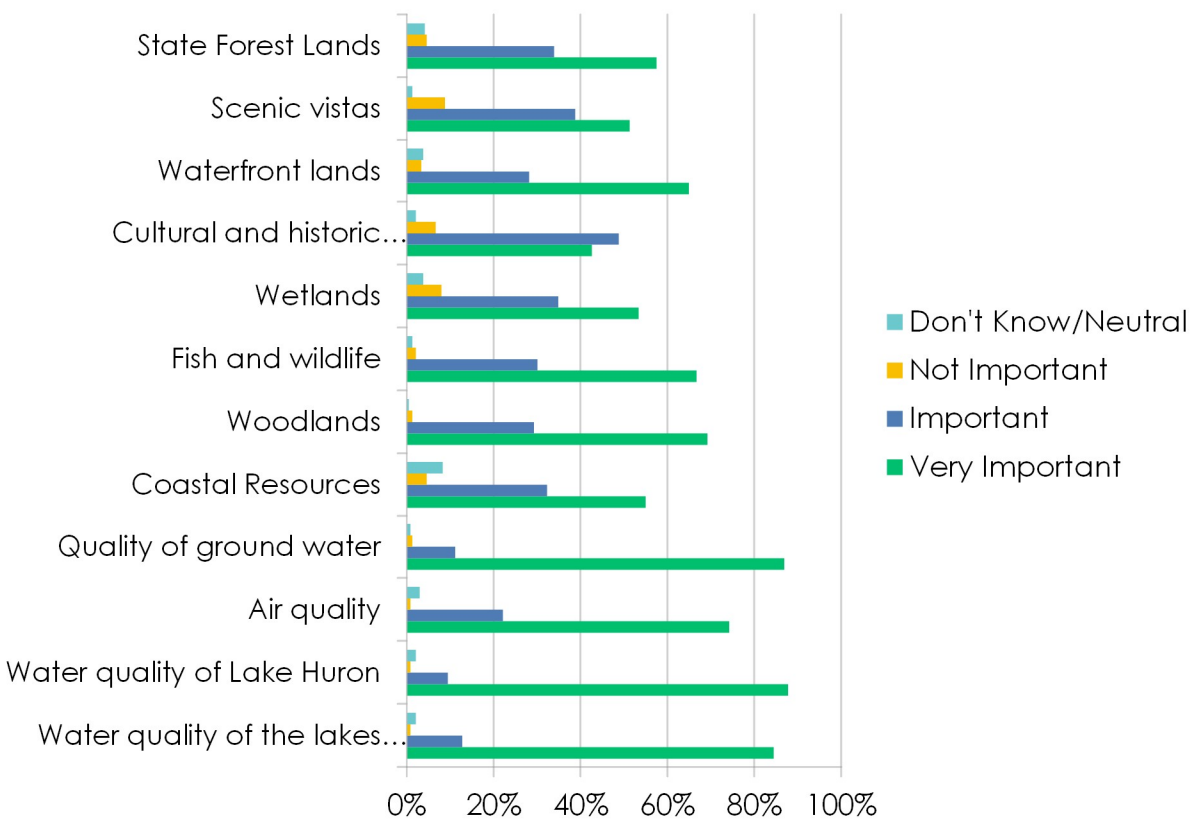
### Community Character and Preferences

When asked how satisfied citizens are with Bois Blanc Township as a place to live or own property, 39% selected very satisfied and 51% satisfied, see Figure 1.

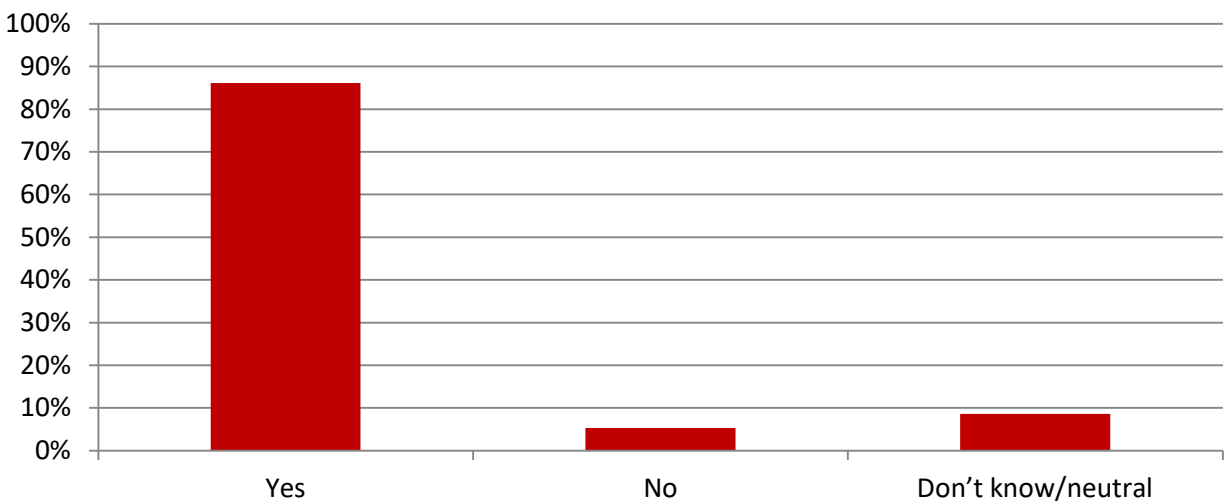


The survey inquired into the importance of protecting resources on the Bois Blanc Island. Over 80% of the respondents considered quality of groundwater and water quality of Lake Huron and island lakes very important. If the “very important” and “important” selections are combined for each resource type, all were 90% or more, see Figure 2. When asked if the Township should help protect the resources identified as very important a **majority (86%) answered yes**, 3% selected no and 11% don't know/neutral. A solid majority of respondents (86%) feel preserving large tracts of forests and wetlands is important, Figure 3.

**Figure 2: How important are the following resources to the future of Bois Blanc Township?**



**Figure 3: Do you think preserving large, undivided tracts of forests and wetlands is important?**

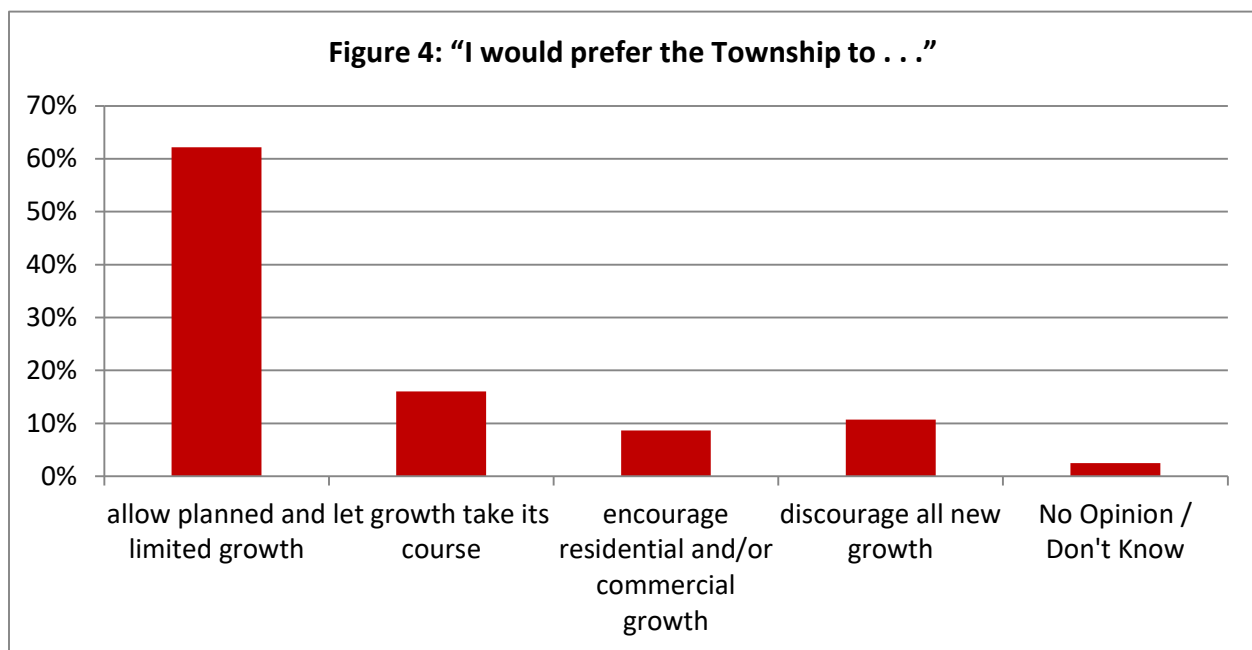


In order to identify important components of the Island community and what should be maintained and improved, a question was used to determine how important aspects of community character were to people deciding to live or own property in Bois Blanc Township. Living near water, living in the woods, clean air, rural/remote living, isolation and solitude and friendly neighbors all had combined percentages of “very important” and “important” above 80%.

In deciding to live or own property in Bois Blanc Township, how important was:				
	Very Important	Important	Not Important	Don't Know/Neutral
Living near water	64%	20%	13%	3%
Living near woods	47%	41%	8%	4%
Access to hunting and fishing	22%	29%	43%	5%
Clean air	59%	29%	6%	5%
Family “roots”	33%	25%	33%	10%
Rural/remote living	34%	46%	16%	3%
Change of seasons	23%	38%	29%	10%
Small community atmosphere	34%	45%	15%	7%
Isolation and solitude	38%	42%	16%	3%
Friendly neighbors	44%	43%	8%	5%

### Community Planning and Development

This question was designed to evaluate citizens’ preferences towards planning and future development. As shown in the table below, the survey found a clear majority (62%) support a policy of Planned and Limited Growth.



There was a spread of responses concerning the Township's efforts to guide and direct growth. Thirty-six percent considered the Township's efforts satisfactory, while 29% rated efforts good or excellent and 36% considered efforts as fair or poor. As far as the overall current development in Bois Blanc Township, 64% agreed it is "about right."

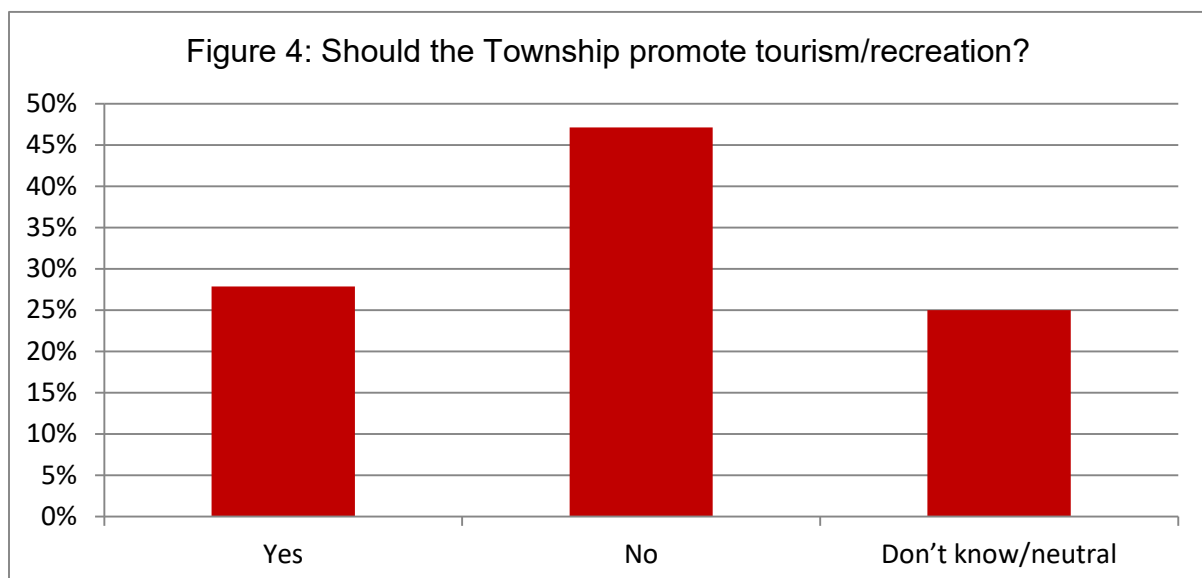
Guide & Direct Growth	Responses
Excellent	4%
Good	25%
Satisfactory	36%
Fair	23%
Poor	13%

Current Development	Responses
Too little	18%
Too much	19%
About Right	64%

Forty-nine percent felt the Township should promote community services such as food systems, grocery, fuels, & transportation. As new retail/services develop 61% of the respondents prefer stand-alone businesses at major intersections. Whether the Township should promote tourism/recreation, 47% selected "no" and 25% chose "don't know/neutral."

Promote Community Services	Responses
Yes	49%
No	30%
Don't know/neutral	21%

Answer Choices	Responses
Corner stores mixed in with residential areas	39%
Stand-alone businesses at major intersections	61%



The survey assessed how much of a problem several issues are in Bois Blanc Township. The table below shows the results of the question. Items with 50% or more combined “major issue” and “moderate issue” are *Changing Island culture/increase population, Access to medical and emergency services, and Ferry Service*. Other issues with higher percentages are *Substandard Septic Systems, Use of travel trailers for seasonal housing, and Lack of recreation management on DNR and Park Service lands*.

Please rate how much of a problem, if at all, each of the following are in the Township					
Concerns	Major Issue	Moderate Issue	Minor Issue	Not an Issue	Neutral/No Opinion
Water quality	11%	13%	19%	45%	12%
Air quality	8%	10%	19%	53%	11%
Groundwater quality	12%	12%	25%	38%	13%
Changing Island culture/increase population	20%	30%	21%	19%	10%
Lack of affordable housing	3%	11%	14%	51%	20%
Lack of community services	8%	24%	27%	29%	12%
Access to medical and emergency services	31%	35%	17%	12%	5%
Access to services for seniors	9%	22%	29%	25%	16%
Condition of roads	0%	0%	0%	0%	0%
Ferry Service	31%	22%	13%	28%	6%
Short term rental of residences	13%	15%	20%	40%	12%
Substandard Septic Systems	17%	26%	20%	20%	17%
Camping on State Lands	9%	25%	22%	31%	13%
Use of travel trailers for seasonal housing	19%	19%	24%	25%	13%
Lack of recreation management on DNR and Park Service lands	16%	22%	24%	24%	14%
Lack of information regarding recreation opportunities	6%	20%	28%	34%	12%
Lack of environmental and community educational opportunities	5%	18%	27%	31%	18%
Crime	8%	15%	33%	30%	14%

Blight is a very localized problem, if your neighbor ‘s property is cluttered with “junk” then it’s an issue. Less than one quarter of the responses were “yes” for blight being a problem, whereas, 34% chose “no” and 42% “don’t know/neutral.” With 24% expressing a concern, the Township should consider identifying problem spots and addressing blight clean-up.

Blight an Issue	Responses
Yes	24%
No	34%
Don’t know/neutral	42%

## Community Services and Facilities

Thirty-six percent of the respondents feel Bois Blanc Township is responsive to their needs, and 46% selected “don’t know/neutral.” A majority (64%) selected “yes” that Bois Blanc Township should upgrade its website to better inform citizens of township activities, disseminate information, and provide township forms.

Responsive to Needs	Responses
Yes	36%
No	18%
Don’t know/neutral	46%

Upgrade Website	Responses
Yes	64%
No	11%
Don’t know/neutral	25%

The survey found people are generally satisfied with road maintenance and road conditions in the Township, 63% are satisfied with 22% having concerns. Road segments that respondents would like to see improved and other road concerns are located in the appendix. Only, 21% find improper use of private roads a problem, 30% selected “no” and 48% chose “don’t know/neutral.”

Roads	Responses
Yes	63%
No	22%
Don’t know/neutral	15%

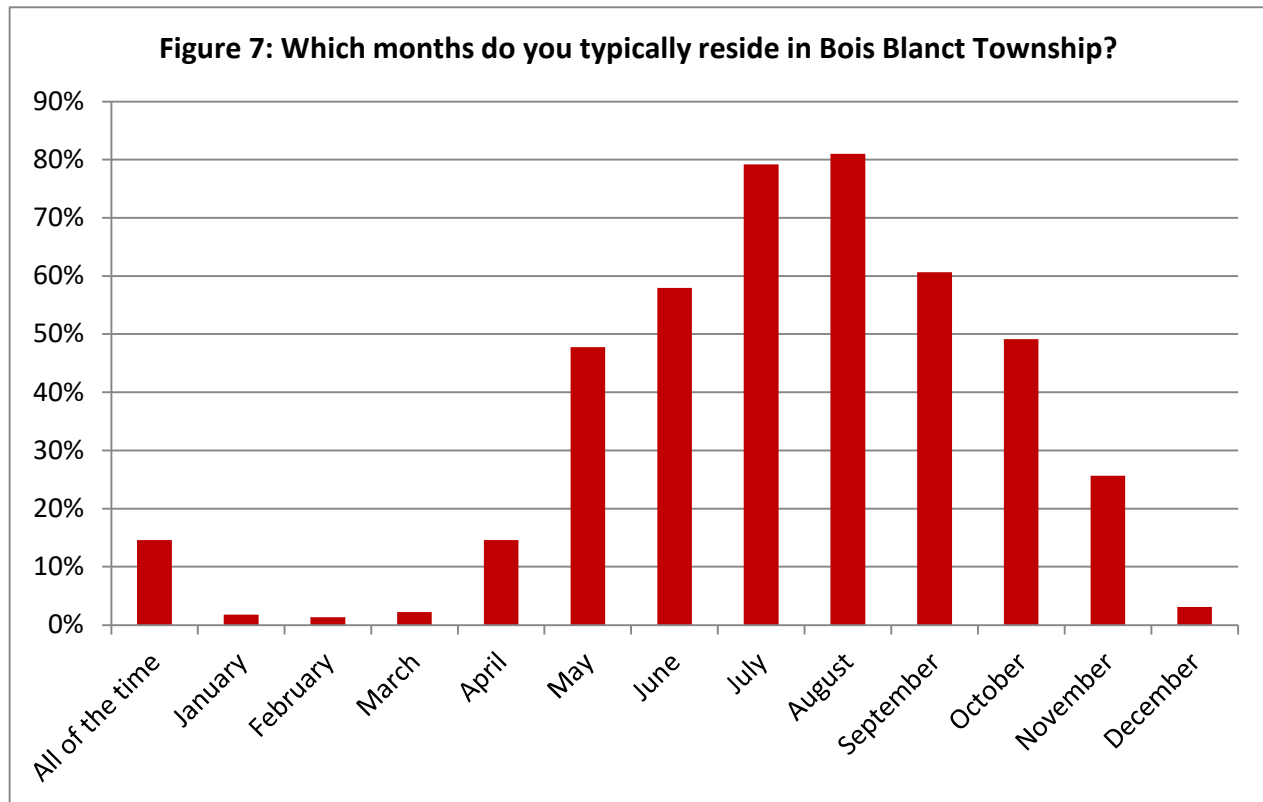
Services with satisfaction percentages 50% and higher are Fire Protection, Road Maintenance, Bois Blanc Airport and Ferry Service.

How would you rate your satisfaction with the following public services?				
Services	Satisfied	Neutral	Dissatisfied	Don’t Know
Emergency Medical Services	46%	24%	9%	22%
Fire Protection	61%	19%	2%	18%
Law Enforcement	47%	32%	8%	14%
911 Emergency Services	42%	25%	5%	29%
Zoning Enforcement	17%	32%	21%	30%
Health Department	20%	30%	11%	38%
Building Department	18%	35%	10%	37%
Bois Blanc Township Marina	40%	36%	10%	14%
Parks	34%	37%	10%	20%
Road Maintenance	56%	19%	17%	9%
Bois Blanc Island Airport	50%	23%	2%	25%
Ferry Service	62%	21%	12%	5%
Michigan DNR land and recreation management	24%	38%	16%	22%
High Speed Internet	31%	30%	19%	20%
Cell Phone Service	33%	24%	36%	7%
Transfer Station	49%	27%	10%	14%

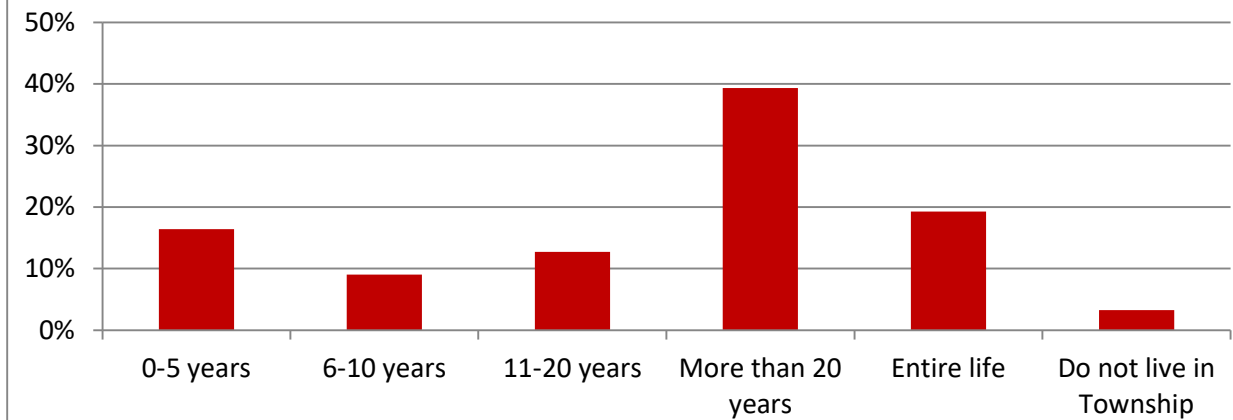
## Profile of Survey Respondents

Year-round resident homeowners accounted for 14% and seasonal residents 53% of the survey responses while 24% selected “vacation or visit less than one month” and 9% “non-resident.” Peak months for seasonal residency are June, July and August and September with May and October also have higher usage. Over one third of the survey respondents have owned property in the Township for more than 20 years and 19% having owned property their entire life. Three percent of the respondents do not live in the township.

Residency	Responses
Year-round Resident	14%
Seasonal Resident	53%
Vacation or visit less than one month	24%
Non-Resident	9%



**Figure 8: How long have you lived or owned property in Bois Blanc Township**

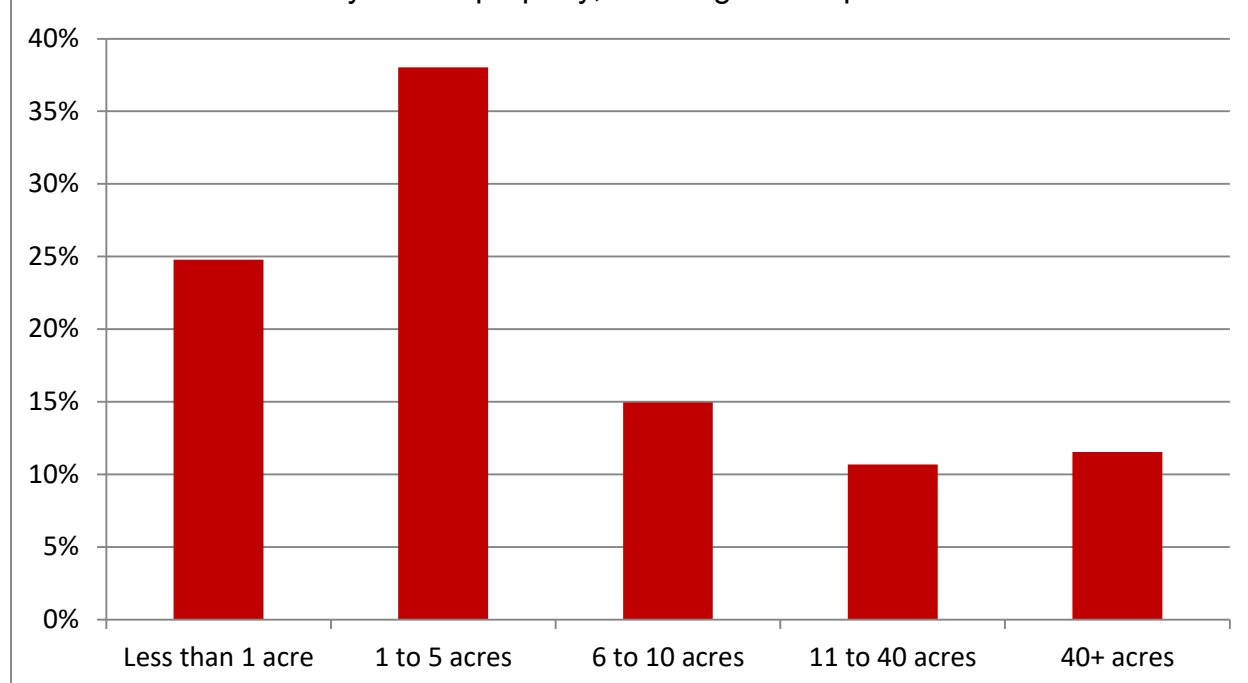


### Property Information

Over 50% of those who responded own waterfront property in the Township. The next highest category is “cabin in the woods” at 21%. When asked if the property is leased or rented, eight percent rent on a weekly or by the day basis. Most of the respondents own five acres or less with 38% owning 1 to 5 acres and 25% owning less than one acre.

Ownership Type	Responses
Waterfront	52%
Cabin in the woods	21%
Hunting Land	0%
Undeveloped parcel	16%
Pointe aux Pins	10%

**If you own property, how large is the parcel?**





### Age and Household Information

The largest group at 51% was the 40 to 64 years age group. Forty percent of the survey respondents were 65 years and older. A majority of the respondents (51%) live in two person households. Only 23% of the households have children 18 years and younger. Forty-four percent are retired. A mix of employment groups found 7% work on the Island and 43% work off the Bois Blanc Island, while 5% live on the Island and work remotely.

Employment	Responses
Work on the Island	7%
Work off the Island	43%
Live on the Island & work remotely	5%
Retired	44%
Not working	2%

Age	Responses
0-19 years	0%
20-39 years	10%
40-64 years	51%
65+ years	40%

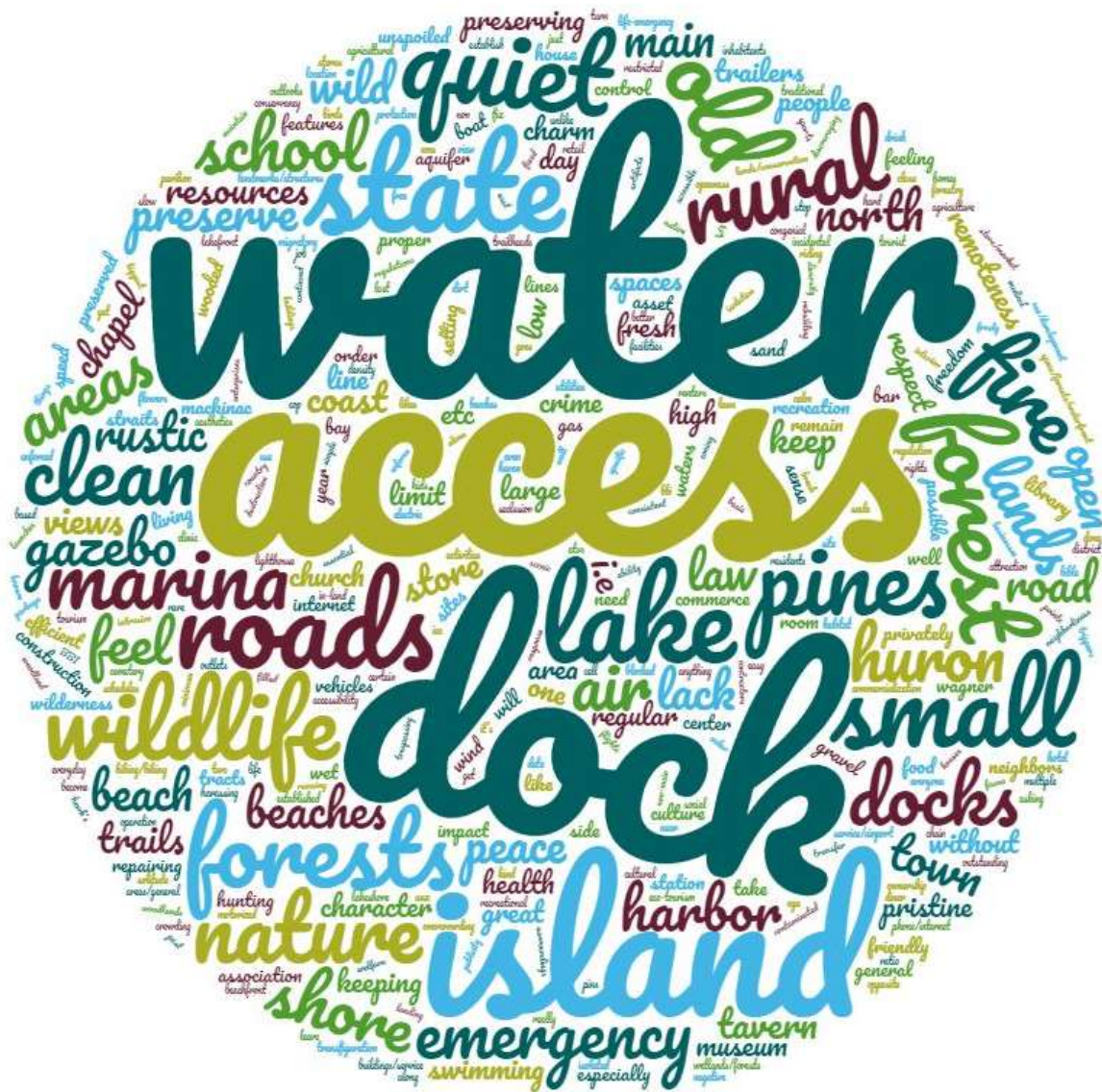
Household Size	Responses
1	11%
2	51%
3-4	26%
More than 4	13%

Children	Responses
0	76%
1	10%
2	7%
3 +	6%

### Comments

The survey provided several opportunities to comment. As stated previously, 36% of the respondents feel Bois Blanc Township is responsive to their needs, and 46% selected “don’t know/neutral.” This question provided an opportunity to comment about the Township, and 61 comments were received and can be found in the Appendix. A list of roads or road segments that should be improved is provided in the appendix. For the question about listing the three most important assets that should be preserved in Bois Blanc Township, there were 518 items listed. When asked to list three issues or concerns that should be addressed in Bois Blanc Township, there were 446 items. The following two pages word clouds for the assets and concerns questions. These are graphic representations, whereby the size of a word represents the number of times the word is mentioned in the combined responses. Finally, the survey provided an opportunity submit any concerns or suggestions that were not addressed in the survey. There are a total of 67 comments.

**What are the three most important assets that should be preserved in Bois Blanc Township?**





**What are the three issues or concerns you would like addressed in Bois Blanc Township?**

