

**CHARLEVOIX COUNTY VISIONING SESSION**  
**August 14, 2002**  
**Charlevoix Knights of Columbus Hall**

Recorder: Kiersten Nobach

**PROUDS (# votes)**

- Friendly place
- Greenspace in East Park
- Great Lakes views and access (2)
- Bike Trail from Charlevoix to Bay Shore
- Woodlands/State Land (2)
- Community Events/Community Involvement (2)
- Wildlife (2)
- Beautiful beaches (2)
- Pedestrian friendly, downtown Charlevoix
- Very vibrant downtown – Charlevoix
- Ironton Ferry
- Outdoor sports/activities (1)
- # of environmental grassroots organizations (1)
- Natural rivers.

**SORRIES (# votes)**

- Large shoreline condo development/Loss of inland lake views (2)
- Disappearance of wetlands (1)
- Large # of gas & oil drilling sites
- Increasing corporate franchise influence (Geography of Nowhere) (2)
- Nonconformity to small town character of the architecture (2)
- Small number of parks in Charlevoix County (2)
- High prices at local merchants (1)
- Economic development geared toward seasonal residents more than permanent residents (1)
- Lack of affordable housing (1)
- Fewer front porches.

Recorder: Larry Sullivan

**PROUDS (# votes)**

- Harbor Industries improvement (1)
- Waste Management not owning landfill
- Working farms in Marion Township (3)
- Creation of new wetlands (runoff from high school)
- New high school
- Bergman Center (1)
- Renovation of older homes
- Strong downtown area (1)
- Public beaches (city) (4)

- Northwest Academy (2)
- Beaver Island Transport System (airports, shipping) (1)
- Bandshell (1)
- Diversity of wildlife
- Increased involvement in environmental issues by public (1)
- Closure of Big Rock.

**SORRIES** (# votes)

- Loss of agricultural land (4)
- Runoff from new high school (2)
- K-Mart coming to Charlevoix (1)
- Expansion of Charlevoix marina into Round Lake (1)
- Attraction of fast food and big boxes (4)
- Ringed Round Lake/condo's (2)
- Traffic problem
- Lack of retail for year round needs and residents (1)
- Potential noise from lake use
- Township zoning (10 acre lots)
- Junk
- Roads (inability to carry traffic volumes)
- Decline in fishing catch
- Voter turnout
- Trespass problem
- Lack of respect for private property

Recorder: Rod Cortright

**PROUDS** (# votes)

- County recycling (3)
- Good schools and leadership (1)
- Recreation availability (2)
- Awareness of natural resources preservation (2)
- Cooperation between chambers
- Abundance of environmental groups (2)
- Views (1)
- Stormwater ordinance (2)
- Lake Charlevoix water quality (1)
- Working rural landscape (3)
- Charlevoix/Petoskey trail system (1)

## **SORRIES (#votes)**

- Traffic (1)
  - Too many school districts
  - Fragmentation of farm land (3)
  - Decentralization of community services (2)
  - View of obstructions (2)
  - Lack of affordable housing
  - Loss of downtowns (3)
  - Lack of coordinated planning (2)
  - Lack of interest in planning by citizens (3)
  - Creeping sprawl (1)
  - Poor roads (2)
- 

Recorder: Kiersten Nobach

## **VISIONING/IMAGING SESSION 2025 (# votes)**

- Park land rather than Bay Harbor west at Big Rock (1)
- Park land at Advance Wolverine Power Plant
- City/County fingers (clear delineation between urban & rural ) (1)
- 23<sup>rd</sup> year anniversary of the end of wetland development
- More consolidated mixed uses (1)
- No windmills or cellular towers (2)
- Increase in alternative energy sources (2)
- Mosaic of small businesses (no more chain stores) (2)
- Increase in local agricultural products (farmers markets, farm co-ops) (2)
- Purchase of development rights/land conservancy (3)
- Technology friendly environment (infrastructure improvements) (1)
- Increase in public environmental awareness (1)
- De-centralized power
- Artisans, craftsman, glassblowers, boat builders, artists, musicians much more prevalent (1)
- Pubs, cafes more prevalent
- Non-motorized trail from Traverse City to Mackinaw City (1)
- Protected shoreline – increased or maintain access to lakes
- Nuclear waste neutralized
- Increase in vegetarians (↓ stress on land and water resources)
- Maintain rural viewsapes/blended development (1)
- Stopping of clear-cutting wood lands
- No Perrier plants for bottled Great lakes/rivers/stream water
- Walkable neighborhood communities and residential developments (1)
- Neighborhood parks or village green
- Narrow residential streets and alleyways
- Strong county GIS program

- Public knowledge and involvement in the planning process

Recorder: Larry Sullivan

**VISIONING/IMAGING SESSION 2025 (# votes)**

- Less area developed, condense future development (1)
- Integrity on part of developers
- Concentrate development in “towns”
- New high school and post office downtown (3)
- New farm products and markets which result in farmland having greater value for farming than development (3)
- Larger family size
- Increased job opportunities for families in child bearing years
- Small family size
- Forested and open lands visible from roads (1)
- View of our waters
- Less landfills, more recycling
- Consumers Energy Property (Big Rock) restored and park (public) developed (1)
- Victorian type gardens on residential lots
- Efficient public transportation (reduction in auto traffic) (4)
- Good paying year-round jobs (1)
- Abundance of wildlife (3)
- Farmers markets
- Walkable communities (3)
- Public owned lake frontage (2)
- Abundant fishery
- Affordable cable TV system
- Intergovernmental cooperation on areawide planning and zoning. Joint review of all development (1)
- Lots of green areas (1)
- MSU undefeated v. U of M over 23 year time period (1).

Recorder: Rod Cortright

**VISIONING/IMAGING SESSION 2025 (# votes)**

- Big Rock now public park (2)
- CEMEX Lake south of Charlevoix (1)
- All utilities underground (4)
- Vital agriculture/small farms (3)
- No further development on U.S. 31 corridor (2)
- People living and working in same community
- All storefront in downtown Charlevoix filled with appropriate mix of stores
- Planners and developers work in harmony (2)
- WQ better than 2000.

- Fisheries revitalized (1)
  - All storm water controlled (1)
  - No billboards
  - Dark skies (2)
  - Natural resources conserved (3)
  - Transit system
  - Communities are more walkable
  - Reduction in school districts and units of government (1)
  - Ability to get through Charlevoix in summer (1)
  - Large number of citizens involved in planning (1)
  - More compact development that respects natural resources, scenic views (6)
  - Transit line from southern Michigan to Charlevoix (2)
  - 75% electricity for Charlevoix County comes from wind power (1)
  - Vibrant communities.
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## **RESULTS FROM PROUDS AND SORRIES SESSION**

Recorder: Kiersten Nobach (4 people in group)

### **Three “Proudest Prouds”**

1. Great Lakes views and access
  2. Woodlands/state land
  3. Community events/involvement
  4. Wildlife
  5. Beautiful beaches
- (all tied with 2 votes each)

### **Three “Sorriest Sorries”**

1. Large shoreline condo development
  2. Increasing corporate franchise influence (Geography of Nowhere)
  3. Non-conformity of the architecture to the small town character
  4. Small number of parks
- (all tied with 2 votes each)

Recorder: Larry Sullivan (5 people in group)

### **Three “Proudest Prouds”**

1. City of Charlevoix public beaches
2. Working farms in Marion Township
3. Northwest Academy

### **Three “Sorriest Sorries”**

1. Loss of agricultural land
2. Attraction of fast food restaurants and big box stores
3. Ringing of Round Lake with condo’s
4. Runoff from new high school

(1-2 tied at 4 votes each, 3-4 tied at 2 votes each)

Recorder: Rod Cortright (6 people in group)

**Three “Proudest Prouds”**

1. County recycling program
  2. Working rural landscape
  3. Recreation availability
  4. Awareness of natural resources preservation
  5. Abundance of environmental groups
  6. Stormwater ordinance
- (1-2 tied with 3 votes each, 3-6 tied with 2 votes each)

**Three “Sorriest Sorries”**

1. Fragmentation of farmland
  2. Loss of downtowns
  3. Lack of interest in planning issues by citizens
- (all tied with 3 votes each)

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**RESULTS FROM VISIONING/IMAGING SESSION**

Recorder: Kiersten Nobach (4 people in group)

**Top Five Vote Getters**

1. Purchase of development rights/land conservancy (most votes)
  2. No windmills or cellular towers
  3. Increase in alternative energy sources
  4. Mosaic of small businesses (no more chain stores)
  5. Increase in local agricultural products (farmer’s markets, farm co-ops)
- (1 with 3 votes, 2-5 tied at 2 votes each)

Recorder: Larry Sullivan (5 people in group)

**Top Five Vote Getters**

1. Efficient public transportation (redirection in auto traffic)
  2. New high school and post office downtown
  3. Walkable communities
  4. New farm products and markets which result in farmland having a greater value for farming than for development
  5. Abundance of wildlife
- (1 with 4 votes, 2-5 tied with 3 votes each)

Recorder: Rod Cortright (6 people in group)

**Top Five Vote Getters**

1. Development is more compact and designed to respect important natural and scenic resources
  2. All utilities are underground
  3. Many small active farms scattered throughout the County
  4. A majority of the county's important natural resources are conserved
  5. No further development on U.S. 31 corridor
  6. Planners and developers respect each other and work in harmony
  7. Rapid mass transit line from southern Michigan to Charlevoix
  8. Skies are dark at night
  9. Big Rock site now a public park.
- (1 with 6 votes, 2 with 4 votes, 3-4 with 3 votes, 5-9 with 2 votes)

**CHARLEVOIX COUNTY VISIONING SESSION**  
**September 9, 2002**  
**Chandler Township Hall**

Recorder: Tom Wieland

**PROUDS** (# votes)

- Chandler Twp Post Office (1)
- Chandler Twp Library (1)
- Chandler Twp Zoning Board of Appeals (1)
- Chandler Twp Zoning Ordinance (3)
- Chandler Twp Master Plan
- Fire Protection – EMTs (2)
- Sense of Community (2)
- Rural atmosphere / preservation of farmland / natural environment (5)
- Recycling Program
- Schools

**SORRIES** (# votes)

- Thumb Lake Beach (1)
- Chandler Twp too far from County Seat (1)
- Development pressure before zoning has occurred (2)
- Roads changing (8)
- Thumb Lake Park – County not spending money on it / regulations not being enforced (3)

Recorder: Bob Draves

**PROUDS** (# votes)

- Saving Thumb Lake Beach (3)
- Maintaining State Land
- Recycling Program (2)
- Chandler Twp Zoning – Front, Side & Backyard setback requirements (1)
- Diversity of the County – people & government organizations
- Small town feel (3)
- Sheriff Dept's willingness to meet with local groups (1)
- Volunteer fire & police – 911 (2)
- Street signs
- Good Chandler Twp Supervisor
- Chandler community pride (1)

- Beaches
- No light pollution
- Public schools (3)
- Good retired teachers
- Convenience of access to local services

**SORRIES (# votes)**

- County Seat – bad location (2)
  - Over-regulation at County level – building permits (1)
  - Condition of roads (5)
  - Noise by ATV's & snowmobiles (2)
  - Trespassing problems (2)
  - Litter
  - More money leaving townships than what's coming in (3)
  - Street signs
  - State logging practices
  - Public access (have's & have-not's)
  - Short growing season
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Recorder: Tom Wieland

**VISIONING/IMAGING SESSION 2025 (# votes)**

- Preservation of family farms with retention of wood lots (5)
- State Land to remain in timber & recreation (2)
- Roads and services improved before development occurs (3)
- Cluster development (2)
- Better roads (1)
- Small scale park (1)
- Rural K-8 school (1)
- Maintaining clean water (5)
- Low density population (2)
- More people involved in Twp government (3)

Recorder: Bob Draves

**VISIONING/IMAGING SESSION 2025 (# votes)**

- Designated quiet areas and designated motorized areas on approx. 120 acres of State Land (6)

- Large open acres with clustered housing (1)
  - Protected Ag land (3)
  - Clean water w/ good air quality (3)
  - Wind turbine farms
  - Unlit roads
  - Better bus system (public transportation) (3)
  - Buried power lines
  - Maintain land use as it is today (2)
  - Leave building district as it is today
  - No four-lane highways
  - Improved road conditions (using current road system) (3)
  - Conversion of old railways to trails (1)
  - Thumb Lake Park: road moved, improved hours of operation
  - Enforcement on all lakes
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## **RESULTS FROM PROUDS AND SORRIES SESSION**

Recorder: Tom Wieland (5 people in group)

### ***Three “Proudest Prouds”***

1. Rural atmosphere / preservation of farmland / natural environment
  2. Chandler Twp Zoning Ordinance
  3. Fire protection – EMTs
  4. Sense of community
- (1 had 5 votes, 2 had 3 votes, 3 & 4 tied with 2 votes each)

### ***Three “Sorriest Sorries”***

1. Roads will be changing
  2. Thumb Lake Park – County not spending money on it / regulations not being enforced
  3. Development pressure before zoning has occurred
  4. Thumb Lake Beach
  5. Chandler Twp too far from County Seat
- (1-8 votes, 2-3 votes, 3-2 votes, 4 & 5-tied with 1 vote each)

Recorder: Bob Draves (5 people in group)

### **Three “Proudest Prouds”**

1. Saving Thumb Lake Beach
  2. Small town feel
  3. Public schools
  4. Recycling Program
  5. Volunteer fire & police – 911
  6. Chandler Twp Zoning – front, side & backyard setback requirements
  7. Sheriff Dept’s willingness to meet with local groups
  8. Chandler community pride
- (1,2 & 3-tied with 3 votes each; 4 & 5-tied with 2 votes each; 6,7 & 8-tied with 1 vote each)

### **Three “Sorriest Sorries”**

1. Condition of roads
  2. More money leaving townships than money and services coming back in
  3. Noise by ATV’s & snowmobiles
  4. Trespassing problems
  5. County Seat – bad location
  6. Over-regulation at County level – building permits
- (1 had 5 votes; 2 had 3 votes; 3,4 &5-tied with 2 votes each; 6 had 1 vote)

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## **RESULTS FROM VISIONING/IMAGING SESSION**

Recorder: Tom Wieland (5 people in group)

### **Top Five Vote Getters**

1. Preservation of family farms with retention of wood lots
  2. Maintaining clean water
  3. Roads and services improved before development occurs
  4. More people involved in Twp government
  5. State Land to remain in timber & recreation
  6. Cluster development
  7. Low density population
  8. Better roads
  9. Small scale park
  10. Rural K-8 school
- (1 & 2 – tied w/ 5 votes each; 3 & 4 – tied w/ 3 votes each; 5,6 & 7 – tied w/ 2 votes each; 8,9 & 10 – tied w/ 1 vote each)

Recorder: Bob Draves (4 people in group – 1 person left mtg early)

**Top Five Vote Getters**

1. Designated quiet areas and designated motorized areas on approx. 120 acres of State Land
  2. Protected Ag land
  3. Clean water w/ good air quality
  4. Better bus system (public transportation)
  5. Improved road conditions (using current road system)
  6. Maintain land use as it is today
  7. Large open acres with clustered housing
  8. Conversion of old railways to trails
- (1 had 6 votes; 2,3,4 & 5 – tied with 3 votes each; 6 had 2 votes; 7 & 8 – tied w/ 1 vote each)

**CHARLEVOIX COUNTY VISIONING SESSION**  
**September 16, 2002**  
**Hayes Township Hall**

Recorder: Larry Sullivan

**PROUDS** (# votes)

- Creative zoning to keep open space (5)
- Water quality (4)
- Fresh water (2)
- Non-motorized trail (trail between Charlevoix and Bay Shore) (2)
- Lands in public trust, especially by conservancies (1)
- Beaver Island's promotion and preservation of the island (1)
- Hayes Twp protection of water
- Good shoreline development currently as opposed to past development
- Open space in cities
- Proud to live in Charlevoix County as opposed to Emmet County
- Elected officials follow the will of the people
- Cities are doing well creating jobs
- County efforts to create jobs through Link Michigan
- Type of development on U.S. 31 north of Charlevoix

**SORRIES** (# votes)

- Lack of allowances for clustered housing (3)
- Not enough open space (3)
- Lack of consistent county-wide setback requirements around bodies of water (2)
- Lack of a farmer's market in downtown City of Charlevoix (1)
- Lack of a public sewer for developed areas around Lake Charlevoix (1)
- Lack of deep knowledge of cultural and natural history (heritage) (1)
- Lack of technical training and education offered by schools in Charlevoix County (1)
- Lack of profitable farms (1)
- Property owners cannot provide input in the development of property tax policies (1)
- Inefficient public transit system (1)
- Noise specifically from recreational vehicles, off-road vehicles, jet skis, boats, snowmobiles, etc.
- Closing of Big Rock Nuclear Plant
- Not enough effort being made in the County to create jobs
- Development on M66 and maybe that on U.S. 31 south of Charlevoix
- Taxation of farmland

Recorder: Larry Levensgood

**PROUDS** (# votes)

- Efforts by Hayes Twp to keep population density down (2)
- Spirit of community (2)
- Non-motorized trail between Charlevoix and Bay Shore (bicycle path) (1)
- Good family atmosphere (1)
- Environmentalists (1)
- Natural beauty (4)
- Charlevoix school system
- Charlevoix County Planner
- Preservationist attitude (2)
- Petunias planted annually along U.S. 31 in City of Charlevoix
- Environmental groups (WATCH = Water and Air Team for Charlevoix)
- Lack of crime
- Environmentally responsible elected officials
- Rural environment and small town atmosphere (1)
- Beautiful homes
- Community pool
- Bridge in City of Charlevoix
- Land conservancies (1)

**SORRIES** (# votes)

- Sprawl (4)
- Charlevoix High School Sewer issue got so personal
- Some zoning is not strong enough to temper growth (1)
- Charlevoix Twp Zoning Ordinance is not up to the level of Hayes Twp Zoning Ordinance
- Environmentally deficient County Commissioners
- The courts overruled 10-acre minimum zoning in the Agricultural District in Hayes Twp (2)
- Charlevoix Twp's sign requirements in their Zoning Ordinance are not as restrictive as that in the City of Charlevoix Zoning Ordinance
- Lack of restrictions on development
- Lack of uniform plan for Lake Charlevoix
- Greenbelts on the lakeshore have been violated
- Too many events in the peak period of the year (1)
- Ignorance on Zoning Boards of Appeals
- County gutted (eliminated setback requirements in) the Stormwater Ordinance
- Potential for wind-generated energy
- Condominiums

- Lack of open space zoning (1)
- Loss of farmland (5)
- Truck traffic through City of Charlevoix (1)

Recorder: Kiersten Nobach

**PROUDS (# votes)**

- Snow removal
- Annual trash pickup (1)
- Recycling
- Parks and Recreation facilities
- Employment opportunities
- Beautiful farmland and views (4)
- New airport
- Improvement of Beaver Island dock / new facilities for Ferry
- Clean water and air (1)
- “The Arts” – music, cultural events, festivals, Venetian Festival in Charlevoix (1)
- Amenities – new community pool, new bike trail (non-motorized trail between Charlevoix and Bay Shore), Senior Center in Charlevoix, Library (3)
- Charlevoix Area Hospital, Boulder Park Rehabilitation Center, Grandvue Medical Care Facility and Boulder Terrace (1)

**SORRIES (# votes)**

- Charlevoix County did not pursue Greenbelt Zoning or enforcement by the County (3)
- Loss of trees along U.S. 31 (1)
- High cost of housing
- Lack of coordination of sign control
- Fractionalization of farmland (2)
- Abundance of old junk cars, old trailers, etc. (blight) (2)
- Too much sky illumination/need lighting control (2)
- Need noise control (1)
- Dirty water / polluted air
- Traffic congestion (1)
- Drugs / teenage and adult drinking (2)
- New buildings (i.e., gas station on U.S. 31) need to be more aesthetically pleasing (need Color Ordinance) (1)
- Vandalism

Recorder: Tom Wieland (took over for Larry Sullivan)

**VISIONING/IMAGING SESSION 2025 (# votes)**

- Lake quality as good as now (2)
- Lakeshore lots downsized with cluster housing in back lots (2)
- Dark at night (2)
- Profitable farms and forests (1)
- More public recreation area (1)
- Cluster housing with farm and pasture land (3)
- Walkable downtown (1)
- Decrease in our addiction to the automobile (2)
- Hope for no bypass (southern Charlevoix County)
- An ecologically-friendly industrial park (1)
- Availability of decent pay jobs (1)
- Develop best educational facility in the State
- Develop South Point into residential and recreation (1)
- A strong local food system (1)
- Preserve the wetlands we now have (2)
- Control wildlife population (2)
- Good air quality (2)
- Home-scale power generation (1)

Recorder: Larry Levensgood

**VISIONING/IMAGING SESSION 2025 (# votes)**

- Complete network of county bicycle trails linking Mackinaw City to Traverse City and beyond (2)
- Smart preservation of farmland, open space and forested areas (4)
- Greenbelts to hide lakefront commercial and residential development (1)
- Two-lane roads (no highways) (1)
- Cluster development as opposed to grid development (1)
- Sophisticated public transportation systems and restrictions on driving (1)
- Crystal clear water in lakes and streams
- Wetlands and watersheds protected (1)
- No visible night lights (2)
- Continuation of community spirit
- Strong downtown business areas with no large strip malls (4)
- Limited noise (quiet) (1)
- Varied abundant wildlife habitat
- Alternate energy sources that appeal to the eyesite (1)
- Size limits on homes

- Environmentally-friendly politicians
- Improved sign controls (no billboards) (1)
- Controlled density of golf courses
- Rural community atmosphere maintained (3)
- Controlled boat density
- Continued public access to lakes (2)
- One drawbridge in City of Charlevoix (same as current location)

Recorder: Kiersten Nobach

### **VISIONING/IMAGING SESSION 2025 (# votes)**

- State Park at Big Rock (2)
- Cemex conversion into green field (1)
- More bike trails and foot trails
- Lots of wooded areas (1)
- In City of Charlevoix downtown, no national chain stores (1)
- Lots of farmland (1)
- Clustered housing
- Complete greenbelt around all bodies of water (2)
- Hayes Twp park on Lake Charlevoix (1)
- Broadband Internet access for everyone (buried cable)
- Preservation of wetlands (2)
- Preservation of existing State Land and expansion of State Land (2)
- No more strip commercial development (2)
- Reduction of light pollution (1)
- No billboards on highways (1)
- U.S. 31 to remain a two-lane highway north of Charlevoix to Bay Shore (northern boundary of Charlevoix County) (1)
- Re-establish the commercial fisheries on the Great Lakes
- No gambling/casinos in the County (3)

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### **RESULTS FROM PROUDS AND SORRIES SESSION**

Recorder: Larry Sullivan (5 people in group)

#### **Three “Proudest Prouds”**

1. Creative zoning to keep open space
2. Water quality
3. Fresh water
4. Non-motorized trail from Charlevoix to Bay Shore

(1 had 5 votes; 2 had 4 votes; 3 & 4 – tied w/ 2 votes each)

**Three “Sorriest Sorries”**

1. Lack of allowances for cluster housing
  2. Not more open space
  3. Lack of consistent county-wide setback requirements along bodies of water
- (1 & 2 – tied w/ 3 votes each; 3 had 2 votes)

Recorder: Larry Levensgood (5 people in group)

**Three “Proudest Prouds”**

1. Natural beauty
  2. Hayes Twp trying to keep population density down
  3. Spirit of community
  4. Preservationist attitude
- (1 had 4 votes; 2, 3 & 4 – tied w/ 2 votes each)

**Three “Sorriest Sorries”**

1. Loss of farmland
  2. Sprawl
  3. The courts overruled 10-acre minimum zoning in the Agricultural District in Hayes Twp
- (1 had 5 votes; 2 had 4 votes; 3 had 2 votes)

Recorder: Kiersten Nobach (5 people in group)

**Three “Proudest Prouds”**

1. Beautiful farmland and views
  2. Amenities – Community Pool, Non-motorized trail from Charlevoix to Bay Shore, Charlevoix Senior Center, and Library
  3. Recycling
- (1 had 4 votes; 2 had 3 votes; 3 had 2 votes)

**Three “Sorriest Sorries”**

1. County didn’t pursue Greenbelt Zoning / Enforcement of Greenbelt Zoning by the County
  2. Fractionalization of farmland
  3. Abundance of old junk cars and old trailers (blight)
  4. Too much sky illumination / need lighting control
  5. Drugs / teenage and adult drinking
- (1 had 3 votes; 2,3,4 & 5 – tied w/ 2 votes each)

## RESULTS OF VISIONING/IMAGING SESSION

Recorder: Tom Wieland (5 people in group)

### Top Five Vote Getters

1. Cluster housing with farm and pasture land
  2. Lake quality as good as now
  3. Lakeshore lots downsized with cluster housing in back lots
  4. Decrease in our addiction to the automobile
  5. Preserve the wetlands we now have
  6. Control wildlife population
  7. Good air quality
  8. Dark at night
- (1 had 3 votes; 2,3,4,5,6,7 & 8 – tied w/ 2 votes each)

Recorder: Larry Levensgood (5 people in group)

### Top Five Vote Getters

1. Smart preservation of farmland and open space, trees, and forested areas
  2. Strong downtown business areas with no large strip malls
  3. Rural community atmosphere maintained
  4. Continued public access to lakes
  5. Complete network of bicycle trails linked to Mackinaw City, Traverse City, etc.
  6. No visible night lights
- (1 & 2 – tied w/ 4 votes each; 3 had 3 votes; 4,5 & 6 – tied w/ 2 votes each)

Recorder: Kiersten Nobach (4 people in group)

### Top Five Vote Getters

1. No gambling/casinos in the County
  2. State Park at Big Rock
  3. Complete Greenbelt around all bodies of water
  4. Preservation of wetlands
  5. Preservation of existing State Land and Expansion of State Land
  6. No more strip commercial development
- (1 had 3 votes; 2,3,4,5 & 6 – tied w/ 2 votes each)

**CHARLEVOIX COUNTY VISIONING SESSION**  
**September 17, 2002**  
**Boyne City Hall Auditorium**

Recorder: Chris Blough

**PROUDS** (# votes)

- General scenery (4)
- History / Ironton Ferry
- Whiting Park
- Avalanche Preserve
- Jordan River Valley and Boyne River Valley (3)
- Horton Bay Store
- Chandler Hill
- Great Lakes / inland lakes access (2)
- Recreational activities (1)
- Planned industrial parks (1)
- Amenities of local resort operations (Boyne)
- Development of non-motorized trail system (along Great Lakes waterfront)
- Charlevoix Area Hospital / health system (1)
- School systems
- Boyne City as host city for Camp Quality
- Challenge Mountain recreational opportunities
- Friendliness and hospitality in northern Michigan (3)
- American Legion and VFW programs (1)
- Civic group programming and their willingness to help (4)

**SORRIES** (# votes)

- Urban sprawl along U.S. 31 from Bells Bay Rd. north to Charlevoix Airport (1)
- Loss of waterfront
- Loss of green space
- Lack of preservation of lands along waterfront and watersheds (4)
- Accelerated weed growth in Lake Charlevoix and Boyne River
- Quarry spoils mechanical operations around Cemex (1)
- Reduction of fish stocking in local waterways
- Native American rights set double-standard with citizens
- Lack of cultural events locally in County / ethnic backgrounds (4)
- Lack of development of non-motorized trails and connector routes and lack of / little access for bike paths on road systems (4)
- Lack of minor league baseball team
- Lack of County government's interest in protecting sensitive lands (6)
- Lack of County government involved in Recreation (1)

Recorder: Kiersten Nobach

**PROUDS** (# votes)

- Clean air and water (3)
- Boyne City District Library
- The amount of public access to all lakes in County
- Viewscapes
- Ironton Ferry
- 911 system (1)
- Industrial jobs available
- The bridge in Charlevoix (decreased traffic congestion & it adds character)
- Recreational opportunities in the County (1)
- Restoration of Castle Farms in Charlevoix (3)
- Current agriculture in the County
- Non-motorized trail (bike path) between Charlevoix and Bay Shore (2)
- Public school systems in the County (2)
- Medical services/facilities available

**SORRIES** (# votes)

- Strip development
  - Traffic congestion (1)
  - Lack of public access to all lakes in County (1)
  - Loss of farmland and forests, open space (3)
  - Cement Plant (Cemex) in the County (1)
  - Inconvenience of the bridge in Charlevoix (1)
  - Not enough public participation in Planning activities / meetings (2)
  - High cost of recreational boats
  - Development on M66 and U.S. 31 south of Charlevoix (1)
  - Shower room at Whiting Park was built on wrong side of road (1)
  - Not enough non-motorized trails (1)
- 

Recorder: Kiersten Nobach (Groups 1 & 2 combined to form one group)

**VISIONING/IMAGING SESSION 2025** (# votes)

- Family farms (3)
- Healthy downtown businesses / no large box stores or strip malls (4)
- Non-motorized trails interconnected throughout the County (3)
- Sensitive lands protected along rivers and lakes and other wetlands (4)
- Large tracts of forest land (1)
- Walkable communities (1)

- More public parks and campgrounds (1)
- Consumers Power property converted to a Park (1)
- Sensible, environmentally-sensitive development on the Wolverine property (3)
- Reclamation of Cemex property and conversion to a public recreation area (1)
- Availability of jobs for youth/young adults (4)
- Several high-tech industrial parks (1)
- Publicly-owned waterfront (1)
- Clustered residential and industrial development, leaving 75% of land in the County in a natural state (1)
- Abundant fishing made possible through more active management (3)
- Abundant green space, including farmland and forest (4)
- Affordable housing for working class families (4)
- Abundant, diverse wildlife throughout the County (2)
- Clean, clear water in lakes and existence of sewer lines around the lakes (2)
- 50+ feet of natural vegetation bordering lakes, streams, rivers, and other wetlands (1)
- Restoration of Verteruba Porter building in East Jordan (1)
- Restoration of 1910 Water Works building in Boyne City
- Skiing at Avalanche (1)

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## **RESULTS FROM PROUDS AND SORRIES SESSION**

Recorder: Chris Blough (7 people in group)

### **Three “Proudest Prouds”**

1. General Scenery
  2. Civic Group programming and their willingness to help
  3. Jordan River Valley / Boyne River Valley
  4. Friendliness and hospitality in northern Michigan
- (1 & 2 – tied w/ 4 votes each; 3 & 4 – tied w/ 3 votes each)

### **Three “Sorriest Sorries”**

1. Lack of County Government's interest in protecting sensitive lands
  2. Lack of development of non-motorized trails and connector routes; lack of / little access for bike paths on road systems
  3. Lack of preservation of lands along waterfronts and watersheds
- (1 had 6 votes; 2 & 3 – tied w/ 4 votes each)

Recorder: Kiersten Nobach (4 people in group)

**Three “Proudest Prouds”**

1. Clean air and water
  2. Restoration of Castle Farms in Charlevoix
  3. Bike path between Charlevoix and Bay Shore
  4. Public school systems in the County
- (1 & 2 – tied w/ 3 votes each; 3 & 4 – tied w/ 2 votes each)

**Three “Sorriest Sorries”**

1. Loss of farmland and forests, open space
  2. Not enough public participation in Planning activities/meetings
  3. Traffic congestion
  4. Lack of public access to all lakes in County
  5. Cement Plant (“Cemex”) (the existence of it in the County)
  6. Inconvenience of the bridge in Charlevoix
  7. The development on M-66 and U.S. 31 south of Charlevoix
  8. Shower room at Whiting Park was built on wrong side of the road
  9. Not enough non-motorized trails
- (1 had 3 votes; 2 had 2 votes; 3 thru 9 – tied w/ 1 vote each)\*\*

\*\* A tie-breaker was done to break the tie between items 3 thru 9. Each member of the group got 1 additional vote between items 3 thru 9. The winner of the tie-breaker was # 7. Following the tie-breaker, the results were as follows:

**Three “Sorriest Sorries”**

1. Loss of farmland and forests, open space
  2. The development on M-66 and U.S. 31 south of Charlevoix
  3. Not enough public participation in planning activities/meetings
- (1 had 3 votes; 2 had 3 votes **after tie-breaker**; 3 had 2 votes)

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**RESULTS FROM VISIONING/IMAGING SESSION**

Recorder: Kiersten Nobach (11 people in group)

**Top Five Vote Getters**

1. Healthy downtown businesses; no large box stores or strip malls
  2. Sensitive lands protected along rivers, lakes and other wetlands
  3. Availability of jobs for youth / young adults
  4. Abundant green space, including farmland and forest
  5. Affordable housing for working class families
- (All of above – tied w/ 4 votes each)

**CHARLEVOIX COUNTY VISIONING SESSION**  
**September 23, 2002**  
**Jordan Valley District Library**  
**East Jordan**

Recorder: Tom Wieland

**PROUDS (# votes)**

- Greenbelts (2)
- School systems in the County (1)
- Water quality of Lake Charlevoix (1)
- Natural River Zoning on the Jordan River (“Wild River”) (3)
- Rebuilding of Verteruba Porter building (1)
- East Jordan Iron Works clean up (2)
- East Jordan Iron Works leadership in improvement
- East Jordan airport
- East Jordan industrial park
- A lot of people care (1)
- Castle Farms restoration and improvement (1)

**SORRIES (# votes)**

- Condo on M66 at Hemmingway Point
- Gas wells (1)
- Strip development (3)
- Vacant stores downtown (1)
- Lack of focus in downtown (1)
- Loss of family jobs (manufacturing) (1)
- Loss of family farms (1)
- Loss of open space (3)
- No boat launch on north side of Lake Charlevoix
- Big boats
- Loss of Greenbelt (1)
- High priced land
- Cell towers

Recorder: Larry Levensgood

**PROUDS**

- County Recycling Program (3)
- Concerns about improving water quality (3)
- Restoration of Castle Farms
- Marinas on Lake Charlevoix

- Non-motorized trail on US 31 between Charlevoix and Bay Shore (1)
- Possible purchase of Advance Power Plant property (1)
- Clear view corridor in Charlevoix (1)
- Charlevoix County schools have taken an interest in water quality
- East Jordan taking steps to improve downtown
- Supportive and environmental groups working together (1)
- Scenic views of hillside areas
- Air improvement from East Jordan Iron Works
- Personal safety felt at home (2)

**SORRIES (# votes)**

- Scenery on M-32 from Rogers Bridge to M-66
- City of East Jordan allowing “Yellow Ghetto” condominium development on M-66 (3)
- We cannot safely eat Lake Michigan and Lake Charlevoix fish (1)
- Traffic accident fatalities
- We don’t have more marine patrols (1)
- Electric weir on Jordan River and Salmon weir on M-32
- Charlevoix did not purchase view corridor on Lake Michigan on the north side (1)
- Cellular telephone towers (2)
- Lack of year-round employment for young people (2)
- Large second homes developed around the lakes (2)

Recorder: Kiersten Nobach

**PROUDS (# votes)**

- Beautiful scenery (2)
- What’s happening to downtown East Jordan (1)
- Major organizations helping with water quality and environment (Tip of the Mitt Watershed Council, Land Conservancies, etc.) (4)
- “Wild River” designation for the Jordan River (1)
- The County is finally realizing who is actually creating much of the water pollution (lakeside homeowners and golf courses)
- All the wildlife habitat (1)
- Motorized and non-motorized trails (1)
- Charlevoix County’s roads
- Public schools
- Emergency services (fire, EMT’s, police) (1)
- County’s law enforcement (1)
- Overall community involvement

**SORRIES (# votes)**

- The large yellow condo on Lake Charlevoix along M-66 in East Jordan (1)

- That we allow building too close to lakes and rivers (4)
  - Loss of crops
  - Loss of open space and large tracts (3)
  - Light pollution (1)
  - Blame put on farmers for water pollution in past years
  - Boat traffic (1)
  - Weeds in Lake Charlevoix (1)
  - So many “No Trespassing” signs
  - Charlevoix County’s roads (1)
  - Public schools’ excessive room
  - Food franchises
- 

Recorder: Tom Wieland

**VISIONING/IMAGING SESSION 2025 (# votes)**

- Centralized activity areas / forest land (3)
- Bike paths separated from road (4)
- Complete restoration of Castle Farms (1)
- Less light pollution (3)
- No big box stores (2)
- Railroad in northwest Michigan (1)
- Cluster housing (1)
- Schools and Post Office downtown (1)
- Profitable family farms (1)
- Efficient public transportation
- More jobs for young people (1)
- Less congested highways (1)
- Native vegetation along bodies of water (3)
- Fish boats and fish house in Round Lake
- Passenger cruise ships
- No planes in water and air
- Mixed use development (1)
- Area of public land around bodies of water (1)
- No strip development (1)

Recorder: Larry Levensgood

**VISIONING/IMAGING SESSION 2025 (# votes)**

- Intact wildlife corridors
- More community parks (like Boyne City Veterans Park) (2)

- No wind turbine generators (1)
- M-66 widened to 4 lanes (2)
- Stormwater retrofitting in the 3 major cities (2)
- Bike path on M-66 from Charlevoix to East Jordan (1)
- No cellular telephone towers (2)
- Sewer around Lake Charlevoix (1)
- At least a 30-foot-wide greenbelt on each lakefront property (3)
- Conservation-designed housing developments (1)
- Silt dredged from area around M-32 bridge (1)
- Being trendy to locate greenbelts, landscaping, and septic system maintenance around the lakes
- Rails to trails
- Planned regulated retirement communities
- Tunnel in Charlevoix
- Land conservation easements (1)
- Cruise ships in Ironton
- Regional airport within the County
- More open space and farmland (2)
- Fewer personal watercraft
- Shopping mall between Ironton and Charlevoix (1)
- Wetland Ordinance (1)
- Public involvement in land use decisionmaking (3)
- No prisons
- Fine Arts College and Vocational College (1)
- Strong employment base
- Affordable housing

Recorder: Kiersten Nobach

### **VISIONING/IMAGING SESSION 2025 (# votes)**

- Rural housing grouped together in 1 – 2 acre lots with open spaces surrounding them (3)
- No more weeds in Lake Charlevoix (1)
- More abundant small fish
- Tax credits for active farming (2)
- Fewer power boats
- Road system about the same as today
- Removal of obscene condos
- Strict enforcement of Zoning Acts (3)
- Elimination of cell towers (1)
- Alternative power sources (more environmentally-friendly) (2)
- Cleaner lakes and streams (2)

- Active forestation program / reforestation (2)
  - Retail businesses limited to the city limits
  - Statewide railroad system with accessibility in Charlevoix County on the eastern outskirts
  - All buried utilities and well-documented burial of utilities (3)
  - Mandatory recycling (households)
  - More public parks along the lakes (1)
- 

## **RESULTS FROM PROUDS AND SORRIES SESSION**

Recorder: Tom Wieland (4 people in group)

### **Three “Proudest Prouds”**

1. Natural River Zoning on the Jordan River
  2. Greenbelts
  3. Iron Works clean up
- (1 had 3 votes; 2 & 3 – tied w/ 2 votes each)

### **Three “Sorriest Sorries”**

1. Strip development
  2. Loss of open space
  3. Gas wells
  4. Vacant stores downtown East Jordan
  5. Lack of focus in downtown East Jordan
  6. Loss of family jobs (manufacturing)
  7. Loss of family farms
  8. Loss of greenbelt
- (1 & 2 – tied w/ 3 votes each; 3 thru 8 – tied w/ 1 vote each)

Recorder: Larry Levensgood (4 people in group)

### **Three “Proudest Prouds”**

1. County Recycling Program
  2. Concerns about improving water quality
  3. Personal safety felt at home
- (1 & 2 – tied w/ 3 votes each; 3 had 2 votes)

### **Three “Sorriest Sorries”**

1. City of East Jordan allowing the “Yellow Ghetto” condominium development on M-66
2. Cellular telephone towers
3. Lack of year-round employment for young people
4. Large second homes developed around the lakes

(1 had 3 votes; 2 thru 4 – tied w/ 2 votes each)

Recorder: Kiersten Nobach (4 people in group)

**Three “Proudest Prouds”**

1. Major organizations helping with water quality and environment (Tip of the Mitt Watershed Council, Land Conservancies, etc.)
2. Beautiful scenery
3. What’s happening to downtown East Jordan
4. “Wild River” designation for the Jordan River
5. All the wildlife habitat
6. Motorized and non-motorized trails
7. Emergency services (fire, EMTs, police)
8. County’s law enforcement

(1 had 4 votes; 2 had 2 votes; 3 thru 8 – tied w/ 1 vote each)

**Three “Sorriest Sorries”**

1. That we allow building too close to lakes and rivers
2. Loss of open space and large tracts
3. The large yellow condo on Lake Charlevoix along M-66 in East Jordan
4. Light pollution
5. Boat traffic
6. Weeds in Lake Charlevoix
7. Charlevoix County’s roads

(1 had 4 votes; 2 had 3 votes; 3 thru 7 – tied w/ 1 vote each)

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**RESULTS FROM VISIONING/IMAGING SESSION**

Recorder: Tom Wieland (4 people in group)

**Top Five Vote Getters**

1. Bike paths separated from the road
  2. Centralized activity areas / forest land
  3. Less light pollution
  4. Native vegetation along bodies of water
  5. No big box stores
- (1 had 4 votes; 2, 3 & 4 – tied w/ 3 votes each; 5 had 2 votes)

Recorder: Larry Levensgood (4 people in group)

**Top Five Vote Getters**

1. At least 30-foot-wide greenbelt on each lakefront property
  2. Public involvement in land use decision-making
  3. More community parks (like Boyne City Veterans Park)
  4. M-66 widened to 4 lanes
  5. Stormwater retrofitting in the 3 major cities
  6. No cellular telephone towers
  7. More open space and farmland
- (1 & 2 – tied w/ 3 votes each; 3 thru 7 – tied w/ 2 votes each)

Recorder: Kiersten Nobach (4 people in group)

**Top Five Vote Getters**

1. Rural housing grouped together in 1 – 2 acre lots with open spaces surrounding them
  2. Strict enforcement of Zoning Acts
  3. All buried utilities and well-documented burial of utilities
  4. Tax credits for active farming
  5. Alternative power sources (more environmentally-friendly)
  6. Cleaner lakes and streams
  7. Active forestation program / reforestation
- (1, 2 & 3 – tied w/ 3 votes each; 4 thru 7 – tied w/ 2 votes each)