



Welcome to the Covert Township Master Plan and Coastal Management Plan public input survey!

In short, a Master Plan is a policy guiding document used by the Township to assist with decision making for topics related to zoning, land uses, agricultural preservation, protection of natural areas, residential density, and more. The Master Plan sets a vision for the Township for years to come!

Further, Covert Township is in the process of updating the Coastal Management Plan as a component of the Master Plan update. A Coastal Management Plan is intended to serve as a guide for the protection and preservation of the Township's unique and scenic shoreline and critical dune areas.

We thank you for your participation in this important process!

RESPONDENT CHARACTERISTICS

1. Please indicate your age range.

- | | |
|---|--|
| <input type="checkbox"/> Under 18 years old | <input type="checkbox"/> 48-58 years old |
| <input type="checkbox"/> 19-25 years old | <input type="checkbox"/> 59-70 years old |
| <input type="checkbox"/> 26-36 years old | <input type="checkbox"/> 70+ years old |
| <input type="checkbox"/> 37-47 years old | |

2. What is your relationship with Covert Township? (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> I am a resident of Covert Township | <input type="checkbox"/> I attend an institution in Covert Township (e.g., church, library, school etc.) |
| <input type="checkbox"/> I am a property owner in Covert Township | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> I am a business owner in Covert Township | |
| <input type="checkbox"/> I work in Covert Township | |

3. If you are a resident or property owner of Covert Township, please indicate the immediate surrounding character of your home/property.

- I live/own property on Lake Michigan.
- I live/own property with direct access to Lake Michigan.
- I live/own property near Lake Michigan, west of I-196 (but not directly on the Lake).
- I live/own property on a large lot in a rural residential setting.
- I live/own property in (or nearby) the Covert Hamlet (around 34th Avenue and M-140).
- I live/own property on an active farm.
- Other (please specify).

4. Please indicate how long you have lived or owned property in Covert Township.

- 0-5 years
- 6-10 years
- 11-20 years
- 20+ years
- I do not live or own property in Covert Township.

5. Please indicate your residential status in Covert Township.

- I live in Covert Township all year round.
- I own property, but I do not live in Covert Township.
- I have a second home/cottage (not principal residence) in Covert Township.
- Other (please specify).

OVERARCHING VISION AND GOALS

6. In general, what do you like the most about Covert Township?

7. In general, what do you like the least about Covert Township?

8. The Township's last Master Plan vision statement reads

"...to ensure the community grows deliberately and in a well-planned manner. The Township will expand appropriate infrastructure and focus on residential growth that maintains Covert's strong rural residential character. Industrial and commercial growth should be encouraged in logical locations and where ample utility service is provided. The Township will continue to respect its strong environmental qualities and expand its recreational opportunities, especially where possible along the Lake Michigan shoreline. A stronger identity and feeling of community will make a great place to live even better."

Do you agree with this vision statement and want to keep it in the next Master Plan? Would you like to see the vision statement changed? If so, please specify below:

9. Please arrange the following goals in order of what you think is most important to least important (#1 being the most important, #7 being the least important).

- **Quality of Life:** The rural quality of life must be maintained as the community grows and develops.
- **Natural Features:** Sensitive natural features of the Township require recognition and protection.
- **Residential Environment:** Maintain a strong rural residential environment through zoning and other regulatory measures, including the use of development incentives.
- **Economic Development:** Limit economic development to less intensive commercial and smaller industrial uses that maintain the character of the community.
- **Parks and Recreation:** Parks and other active recreation areas should be located to take advantage of location, terrain, land features, and population centers.
- **Public Services:** Public services should preserve current investments in infrastructure and expand the infrastructure where appropriate.
- **Community Identity and Pride:** Township identity and pride need to be enhanced through an improved community image.

TARGETING GROWTH

10. When it comes to industrial and commercial growth, which of the following statements do you agree with? (check all that apply)

- Allow industrial and commercial growth anywhere throughout the Township.
- Allow industrial and commercial growth around the Covert Hamlet (around 34th Avenue and M-140).
- Allow industrial and commercial growth near the power plant.
- Allow industrial and commercial growth surrounding the I-196 ramp.
- Allow industrial and commercial growth elsewhere in the Township (please specify).
- Don't allow industrial or commercial growth.

11. When it comes to residential growth, which of the following statements do you agree with? (check all that apply)

- Allow residential growth anywhere throughout the Township.
- Allow residential growth around the Covert Hamlet (around 34th Avenue and M-140).
- Allow residential growth near I-196.
- Restrict residential growth to include areas currently zoned for it.
- Allow residential growth elsewhere in the Township (please specify).

12. Which of the following features would you like to see in the Covert Hamlet (around 34th Avenue and M-140) Please choose your top three (3) choices.

- Sidewalks and crosswalks to create walkability.
- Bicycle infrastructure (bike repair stations, bike parking).
- Public green spaces and parks.
- "Street Furniture" (ex. benches, picnic tables, shaded seating).
- Outdoor commercial activities (ex. outdoor dining, sales booths and stalls, food trucks).
- Beautification strategies (ex. murals, street sculptures, landscaping).
- Other (Please specify)

13. Choose which of the following land uses/businesses you would most like to see in the Covert Hamlet area. Please choose your top three (3) choices.

- Restaurants, cafes, or bars.
- Personal service (ex. barber shops, salons and spa services).
- Small-scale retail (ex. like specialty shops, storefronts, boutiques).
- Large-scale retail (ex. grocery and hardware stores).
- Farmer's market with pop-up food and retail stands.
- Community events like festivals and street fairs.
- Entertainment/Recreation (theaters, putt-putt golf, indoor activities).
- Civic buildings (ex. community center, library, post office, bank)
- Other (please specify)

14. Which of the following housing types would you support in the Township? (check all that apply)

- Duplexes



- Townhomes



- Triplexes



- Cottage Courts/Bungalow Courts



- None of the above
- Other (please specify).

15. Which of the following housing development types would you support in the Township? (check all that apply)

- Large lot single family homes (more than 2.5 acres)



- Small lot two or three-family neighborhoods (less than 1 acre)



- Medium lot single family neighborhoods (more than 1 acre)



- Mixed housing types in one development (e.g., townhomes, single family etc.)



- Small lot single family neighborhoods (less than 1 acre)



- None of the above.
- Other (please specify)

16. When it comes to short term rentals (e.g., Airbnb, vacation rentals, VRBO, etc.), should the Township: (check all that you agree with)

- Allow all residential homeowners to offer their property as a short-term rental as they see fit.
- Allow short term rentals only when specific design criteria are met (such as size or distance from neighbors).
- Be as restrictive as possible under State law and place restrictions on operating a short-term rental.
- Other (please specify)

PUBLIC SERVICES AND INFRASTRUCTURE

17. Would you be supportive of the Township exploring options to extend municipal sewer to strategically selected areas?

- Yes
- No
- Maybe, depends on where connections would go.
- Maybe, depends on the financial implications for property owners.
- Unsure/no opinion
- Other (please specify)

18. When it comes to broadband internet, should the Township:

- Take a proactive role in encouraging the build-out of high-speed broadband infrastructure.
- Let the market dictate when and where broadband infrastructure is constructed.
- Chart a middle course between the above 2 options.
- Other (please specify)

19. When it comes to utility-scale wind energy (e.g., large wind turbine farms) should the Township:

- Allow landowners broad freedom to construct utility-scale wind energy facilities on their property.
- Target natural features, such as the coastline, for protection from utility-scale wind energy facilities, but generally allow them in other areas.
- Heavily restrict and control the potential construction of utility-scale wind energy facilities.
- Other (please specify).

20. When it comes to utility-scale solar energy (e.g., large solar panel farms) should the Township:

- Allow landowners broad freedom to construct utility-scale solar energy facilities on their property.
- Heavily restrict and control the potential construction of utility-scale solar energy facilities.
- Target natural features, such as the coastline, for protection from utility-scale solar energy facilities, but generally allow them in other areas.
- Other (please specify).

PRESERVATION

21. Do you think the Township should actively pursue prime farmland preservation policies and programs?

- Yes.
- No.
- Maybe, depends on the program type.
- Unsure/no opinion.
- Other (please specify).

22. Which programs or policies would you support for farmland preservation? (check all that apply)

- Restrict all new development on prime farmland areas (except development necessary for agricultural businesses).
- Prohibit the development of new neighborhood developments in agricultural and rural residential districts.
- Increase minimum lot sizes in the agricultural zoning district to reduce lot splits.
- Implement a State program to permanently preserve active farmland in Covert Township.
- Prohibit the development of private roads in agricultural areas.
- Other (please specify).

23. Do you think the Township should actively pursue lakeshore/critical dune preservation policies and programs?

- Yes.
- No.
- Maybe, depends on the program type.
- Unsure/no opinion
- Other (please specify).

24. Which programs or policies would you support for lakeshore/critical dune preservation? (check all that apply)

- Restrict all new development along the lakeshore.
- Increased setback requirements on lakeshore properties.
- Prohibit the development (or extension) of new private roads on lakefront or lake access properties.
- Seek to acquire lakefront properties for preservation of open space or for parks and recreation facilities.
- Strengthen regulations and requirements in the Zoning Ordinance to ensure protection of critical dunes and shoreline protection efforts.
- None of these.
- Other (please specify).

25. Which programs or policies would you support as erosion control methods for Lakeshore Development? (check all that apply)

- Require vegetation buffers to separate development from the lakeshore.
- Require significant setbacks from the lakeshore.
- Grading controls to minimize disturbance of topography.
- Require soil erosion permits to minimize disturbance by new development.
- Increase maximum lot coverage to reduce disturbance of natural areas.
- Reduce minimum building size requirements along the lakeshore to allow smaller building footprints.
- Increase standards and restrictions for clear-cutting trees and vegetation.
- None of these.
- Other (please specify).

26. Please arrange the following goals of restricted lakeshore development in the order of what you think is most important to least important (1 being most important, 5 being least important).

- To protect critical dunes.
- To preserve Township rural character.
- To maintain scenic views.
- To provide more lakeshore access.
- To protect wildlife habitats.

PARKS AND RECREATION

27. Do the current parks and recreation facilities in Covert Township meet your needs? (check all that apply)

- Yes, parks and recreation facilities are fine the way they are.
- Yes, but the current facilities need some upgrades/maintenance.
- No, there are not enough playgrounds.
- No, there are not enough bike trails or paths.
- No, I would like to see more parkland along the lakeshore.
- No, I would like to see the Ross Coastal Plain Marsh Preserve expanded.
- No, I would like to see more campgrounds in the Township.
- No, I think the Covert Hamlet area (around 34th Avenue and M-140) needs more public spaces or amenities.
- Unsure/no opinion.
- Other (please specify)

SUMMARY AND GENERAL COMMENTS

28. Please share any additional thoughts you may have on the Covert Township Coastal Management Plan and/or Master Plan.