

Michigan Land Use Leadership Council Meeting - - July 7, 2003

Commenter # Representing

Urban Revitalization Comments

- 723 Michigan Historic Preservation Network Historical structure design and existence increase property values and rehab impacts local economics. Preservation plays an important role in preventing sprawl.
- 717 community organization Larger polluting companies will be forced into poorer areas.
- 730 London Township London Township is a rural community forced to deal with these issues. Uncontrolled growth is threatening the area and they are losing their tax base. Maryland has some successful city renewal programs.
- 739 self (PIRGIM) Why should developers suck the lives out of city centers when a fraction of that money would make the city a place where people want to live?
- 731 Juergensen and Associates MEDC has spent too much money that encourages sprawl such as the Community Action Team's work.
- 732 self (PIRGIM) Dismayed at the sprawl taking over Detroit due to development and lack of planning. Does not like to raise a family in an area with tiny parks, endless traffic, and no nature.
- 739 self (PIRGIM) Progressive places have enlightened people. Portland is a good example where new development is permitted in defined growth area and other areas are protected. The voted not to fund expansion projects, so developers found it was too expensive to develop.

Urban Revitalization Recommendations

- 711 self (PIRGIM) We have moved to the city to interact with other people and protect our rural environment. Energy should be reinvested not abandoned.
- 714 Regional Economic Development Team, including Ingham, Eaton, and Clinton Counties Encourage the redevelopment of the urban areas, specifically targeting housing to make it more attractive to new and existing residents.
- 723 Michigan Historic Preservation Network Include historic preservation funding in the recommendations. Should establish an upfront preservation fund to reinvest in cities.
- 735 self Council should place more focus on financial incentives and invest in drawing people into the urban area. The costs of sprawl are greater than the costs for urban revitalization. The costs of sprawl then should go to those causing it.
- 731 Juergensen and Associates MEDC should spend money (\$40 million) on luring creative people to cities with high quality of life vs. spending on car assembly plants. Revise MEDC's structure and mission.

Land Based Industry Comments

- 716 self There is enough farmland in Michigan. Tens of thousands of acres are fallow. Michigan has plenty of land for all land uses.
- 750 self (PIRGIM) We must plan for the future and favor the people over developers, and preservation over destruction.
- 750 self (PIRGIM) Disheartened at the loss of open space and sense of community with nature in Michigan. Sprawl affects his local community, areas where he vacations and home town in northern Michigan.
- 729 Environmentally Concerned Citizens of South Central Michigan A problem with illegal discharge due to liquid manure that is spread on land making its way into the subsurface drainage tiles that lead directly to streams and lakes. Have found e-coli counts 240 times the water standard. These have CNMPS not NPDES.
- 717 community organization Concerned that CAFOs will be included in the Right to Farm act or in Agricultural security zones.
- 724 Portage Land development shouldn't result in having to sell of the entire lot, resulting in a 250 acre front lawn because the area was rezoned to residential.
- 726 Lake Township Stressed that Agriculture and tourism is important to the Saginaw Bay economy and community and go hand in hand. The need more agriculture stability to protect the resources and environment.
- 735 self PDR and TDRs cause problems for farmers who can't afford them.
- 726 Lake Township The lack of agriculture profitability and its affects on urban sprawl should be addressed.
- 725 Lake Township Urged state legislature to allow local government control over farms. Specified that Senate Bill 205 of 1999 has resulted in numerous safety issues. Wants large CAFOs to be classified as industrial agriculture.
- 726 Lake Township CAFOs have created environmental problems and are as big as industrial sources. Senate Bill 205 took away local control and need it back.
- 737 PRIGIM Uncontrolled growth threatens our farmlands, spoils our water and increases traffic.
- 709 self (PIRGIM) Live in Michigan and with much disdain observed loss of woods and farmlands to uncontrolled development.
- 707 self (PIRGIM) Saddened that the packets of woodlands, prairie, wetlands are almost gone.

Land Based Industry Recommendations

733	ECCSCM Director and family farm	MEDC has supported CAFOs through PA116 and should be rethought because it's not protecting the local family farm but imported CAFOS.AFOS should be disqualified from Act 262, 200 that allows them to purchase land easements, as well as right to farm.
733	ECCSCM Director and family farm	CAFOs are industrial animal factories & should not be included in agriculture security areas. They contaminate our fresh water and aquifers
724	Portage	Land use if being converted to housing development due to tax laws. Wood, logging, wildlife and conservation needs to be reassessed similar to agriculture.
714	Regional Economic Development Team, including Ingham, Eaton, and Clinton Counties	Increase the value of rural land to make it more useful for agricultural uses.
729	Environmentally Concerned Citizens of South Central Michigan	Exclude CAFOS from definition of Agriculture Security Areas. Do not give them special privileges.
717	community organization	CAFOs should be explicitly excluded due to their industrial processes which have had negative health effects on children and the elderly as well as aesthetic effects of odor on all neighboring landowners.

Planning & Zoning Regulation Comments

706	Ezekiel Project	We must find ways to encourage nearby communities to share costs.
712	self (PIRGIM)	Master Plan always have loopholes to allow for developers with deep pockets. Experience traffic first hand and the infrastructure cannot handle it. Planners are sleeping at their jobs and the developers don't care what they leave behind.
727	Michigan Land Use Institute	Schools compete and are outside the local decision making process yet are often the largest local investment.

Planning & Zoning Regulation Recommendations

706	Ezekiel Project	Offer incentives such as using economic development funds to encourage cooperation.
714	Regional Economic Development Team, including Ingham, Eaton, and Clinton Counties	Encourage intergovernmental cooperation.
712	self (PIRGIM)	Communities should have the power to maintain zoning, especially after developers have purchased property and then ask to rezone.
714	Regional Economic Development Team, including Ingham, Eaton, and Clinton Counties	Land use regulations should be evenly applied to all developments.
737	PIRGIM	Get statewide goals, provide locals with tools, permanently protect MI's special places, through incentives or direct purchase, establish joint planning commissions, allow locals to assess impact fees.
727	Michigan Land Use Institute	Help development by opening up decision making process, provide support for matching grants and maintenance, require schools to submit capital improvement programs to state for review.

Infrastructure Comments

738	self (PIRGIM)	Economy reinforces the arguments against sprawl. We can no longer sustain our current infrastructure and expand it too. Sprawl causes havoc on our environment and hurts our state's competitiveness with other states.
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Infrastructure Recommendations

714	Regional Economic Development Team, including Ingham, Eaton, and Clinton Counties	Improve and replace existing infrastructure.
722	United Cerebral Palsy Advocacy Group	The disability community needs public transit accessibility.
737	PRIGIM	Increase transportation choices including public and privately-run transit; redirect money from highways to public transit.
740	Public Interest Research Group in Michigan (PIRGIM)	Council recommendations result in 1) better statewide leadership and include local community leaders, and 2) better public transportation and better overall transportation.
722	United Cerebral Palsy Advocacy Group	Coordinate transit funding across state and local agencies to make sure that systems will be compatible and complementary. Remove the barriers of the built environment. Make sure that it is easy to get to bus stops, including wheelchair accessible.

General Issues Comments

- 715 self (PIRGIM) Property rights do not preempt other rights and responsibilities. Property owners have responsibilities and can affect neighbors, and all Michiganders. We sometimes have to work out what freedoms to give up for each other's good.
- 710 self (PIRGIM) Land is both a private commodity and a public good and what our neighbors do with their land affects everyone's quality of life. Long commutes threaten our environment.
- 714 Regional Economic Development Team, including Ingham, Eaton, and Clinton Counties Public school equality, realizing that schools affect land use and affect home sales.
- 711 self (PIRGIM) Do not respond to comments made by corporations and businesses as they are not valid opinions. No person wants sprawl, people want healthy communities and businesses want money.

General Issues Recommendations

- 731 Juergensen and Associates Treasury should be involved on council because they give grants and money such as Certificates of Need and Hospital Authorities that create quality cities.

Electronic and US Mail to the Michigan Land Use Leadership Council

Commenter # Representing

Urban Revitalization Comments

728	self	I believe strongly that in order to curb sprawl and manage growth more investment must be made in cities. Currently there are too many incentives for people to move away from urban centers.
767	Michigan Railroad Museum, President, Board of Directors	Preservation and restoration is the answer to urban sprawl. It brings a sense of community and revitalizes downtowns, increases affordable housing and cultural tourism.
744	self	While preserving older structures such as schools, the number 1 priority should be children's safety.
704	self	Historic Preservation is smart growth. Preservation is an effective means to accomplish downtown revitalization and neighborhood stabilization, provide affordable housing and increase cultural tourism.
742	self	Includes brownfields remediation and redevelopment, infrastructure refurbishment and reconstruction, heritage restoration, and disaster/war restoration and rebuilding.
705	self	Historic Preservation is smart growth. Preservation is an effective means to accomplish downtown revitalization and neighborhood stabilization, provide affordable housing and increase cultural tourism.
744	self	Expresses concern for children passing older boarded up houses and buildings. It would be deal to preserve these properties. The Bryant area in Genesee County is an example of these areas being revitalized.
759	self	If measures aren't taken to insure Smart Growth principles and better protect Boards from referendum and recalls, you can bet that the NIMBYs (Not in my backyard) will continue to prevail.
748	self	It provides affordable housing and increases cultural tourism. Historic preservation returns buildings to the tax base, maintains existing infrastructure, keeps building materials out of landfills, reduces greenfield development.
743	Buckeye Institute and Reason Public Policy Institute	Decontaminating lands, restoring ecosystems and refurbishing old buildings are just the start of a new booming economic sector that policy makers and business leaders and environmentalists can all support.
849	Parent of Public School Children	The Waterford School District plan could easily be a model for your recommendations regarding public schools. If you would like to obtain a copy of the Strategic Plan (common sense plan to update existing schools versus building a new school sprawl campus as is the frequent approach in Oakland County) then contact Dr. Thomas Tattan, 248-666-4000.
857	Michigan Local Government Management Association	Partnerships: By working cooperatively, cities, villages and townships can realize economy of scale savings, provide more advanced solutions, provide more cost effective solutions, serve their customers more fully, perform better land use planning, and accomplish better economic development.
857	Michigan Local Government Management Association	Schools: The "Michigan Metro patterns" report reinforces that school quality is a predictor of sprawl and central city distress.
857	Michigan Local Government Management Association	Commerce Centers: The Public Policy Committee of the MLGMA supports the innovative idea of designating Commerce Centers as proposed in the Council's draft report.
866	home building contractor	Sprawl cannot be stopped through building caps and impact fees. That only pushes developers farther out into the countryside. By allowing development in city and village centers, housing demand can be met in a way that does not promote sprawl.
867	student/staunch republican	State must take part in curbing sprawl. Downtowns empty out at 5 due to crime. If we don't get to work soon on revitalizing our urban cores and preserving our open space this state will have little beauty to offer future generations.
869	selves	The Council needs to recognize and encourage the relationship between historic preservation and smart growth. Sprawl can be discouraged and inner cities brought back to life.

Urban Revitalization Recommendations

749	Olson, Bzdok & Howard	Brownfield redevelopment and tax incremental financing, Legislation to authorize municipalities to impose impact fees, legislation authorizing TDRs, and provide education and funding to local units of government to study the true cost of growth.
783	Regional Economic Development Team	Create incentives for redevelopment of urban property.
770	Community Economic Development Association of Michigan	Locate state govt. buildings within central cities.
769	Partnership for Redevelopment in Michigan	Locate state govt. buildings within central cities.

Urban Revitalization Recommendations (cont.)

774	City Manager of City of Gaylord	Develop new state buildings only in urban areas.
773	Coralan Communications	Require obsolete structures and paced areas to be restored to green space within 3 years.
770	Community Economic Development Association of Michigan	Streamline brownfield redevelopment process, provide promotion, tools and financings to enhance downtowns and neighborhoods, accelerate tax-reverting property to productive use, create model ordinances for locals for affordable housing.
769	Partnership for Redevelopment in Michigan	Streamline brownfield redevelopment process, provide promotion, tools and financings to enhance downtowns and neighborhoods, accelerate tax-reverting property to productive use, create model ordinances for locals for affordable housing.
767	Michigan Railroad Museum, President, Board of Directors	Preservation and restoration is the answer to urban sprawl. Support the Michigan Main Street Program through a Historic Preservation Fund and require review of state funded projects.
760	self	Encourage historic preservation; it promotes affordable housing, increases tourism, increases the tax bases, creates jobs and keeps building materials out of our landfills.
753	Finance	When developing commercial or residential areas it is imperative that green space be preserved.
701	self	Use redeveloped land in cities for some mobile home parks so existing city infrastructure can be used instead of installing new.
693	self	Tax incentives to promote redevelopment of urban areas for commercial and residential purposes
749	Olson, Bzdok & Howard	Eliminate sprawl inducing subsidies and state policies that encourage schools to move from the center of the community to rural area.
698	Washtenaw County Board of Commissioners	Allow local government to transfer development rights across jurisdictional boundaries where the receiving zone represents infill development in an already urbanized area or redevelopment of an existing downtown.
703	self	Encourage builders to cluster thus increasing density. Higher intensity development in urban areas.
704	self	We strongly encourage the LULC to include historic preservation as a tool for smart growth.
705	self	We strongly encourage the LULC to include historic preservation as a tool for smart growth.
728	self	Consider growth boundaries outside of which state funding will be withheld. Tax incentives for businesses to redevelop brownfield sites should be increased.
741	Government Liaison for the Michigan Onsite Wastewater Recycling Association	Cluster onsite sewer systems can be used to promote open space, reduce sprawl and cause less pollution.
782	Delta Township	Michigan law should be amended to define when a property is benefited by a special assessment. Currently, special assessments are limited to properties where an increase in market value as a result of an improvement can be demonstrated.
817	self	Please fight to reverse the trends of urban sprawl, energize the redevelopment and preservation efforts of our cities and protect our green spaces. We need more wild and rural environs, not subdivisions and highways.

Land Based Industry Comments

694	self	In the Grand Haven, Spring Lake area too much building is going on, natural habitat is being lost. Near my home a large population of owls has recently lost its nesting area due to construction of new homes near a waterfront area.
764	selves	Shopping malls, loss of animal habitat, open space converted to theme parks, golf courses and factory farms are becoming predominant
786	self	Concerned about concentrated animal feeding operations; that there are a growing number of them, and citizens are helpless to protect the environment.
720	self	PDR program is economically unwise. The state has passed this program down to the local level and locals are being barraged by grant funded groups touting the need to preserve farmland by having government buy the rights in perpetuity.
719	self	CAFO problem is out of control in Michigan. Any regulation that exists is reactive not proactive. The only way anything gets done is if citizens do their own research and convince authorities to take action. MDA is a mock CAFO result in loss of land value.
703	self	Intense economic and political pressure to develop open space. State land use legislation (Land Division Act) that encourages the urbanization of rural areas.
761	self	Moved away from living to near a gravel pit and now in the new location a CAFO has located down the street. It has provided sickening air, identifiable coliform in their water supply, has caused flies and truck traffic is breaking up their roads.
718	Sierra Club, Michigan Chapter	A growing opposition among rural residents against tax abatements, PDR and TDRs to protect agricultural lands. Studies show that CAFOS can drastically affect property values. CAFOS can diminish nearby land values as much as 50%.
720	self	No one has the right to decide one land use over another for ever. Also, we have many programs already in existence to preserve farmland. Who makes up for the incentives and loss of value?
719	self	No organization can have two masters: one cannot promote and regulate at the same time with any kind of effectiveness.
700	self	Agreements have been used in order to by-pass sound environmental protections one town wants to impose, but the town will not.

Land Based Industry Comments (cont.)

713	self and PIRGRM	Michigan loses a large amount of land every day. Our wild lands are disappearing. Urban sprawl is degrading our quality of life. Sprawl also increases the rate of land loss.
763	North Oakland Headwaters Land Conservancy	MI has 50 conservancies working to preserve open space or ecologically sensitive lands. They are natural partners in establishing private-public partnerships.
777	Citizen/ Big 3 supplier	We need to help ensure that Michigan's natural treasures and assets are preserved for future generations. It's being done in several communities and in other states with positive results.
791	attorney	Michigan businesses need billboards as a low cost method of reaching the public. Billboards, which are highly regulated, do not pollute, do not consume trees and do not contribute to sprawl.
794	self	I am firmly opposed to billboard regulation. They are important to many businesses and consumers in Michigan. They are unfairly picked on by people who have misinformation about the industry.
795	self	Billboards are good for business and tourism and we don't need more government regulation.
796	self	I feel that billboards are necessary for the economy to grow in the State of Michigan. Any restrictions on billboards would cause great harm to the businesses of Michigan.
797	self	Billboards are good for businesses and good for our economy and we don't need more regulations on them.
798	Advertiser	Billboards help Michigan businesses and job providers. Billboards help Michigan schools through client revenue.
799	Student	Billboards are a wonderful business too. They help promote products, services and businesses throughout the State.
802	Viacom	There is no advantage to eliminating billboards. Billboards in fact support our local business and public service communities. They are heavily regulated.
805	Communications & Research	Billboards are in many cases one of the most effective communication channels a small, local business can use to reach its customers. Over regulating billboards would have a very negative effect on local businesses in regions that limit the use of billboards.
808	self	Opposed to any further regulation respecting outdoor advertising in general and billboards specifically.
811	Outdoor Advertising	Billboards are controlled and regulated by the state and local municipalities. Further regulation just hinders the private sector of making a profit.
814	self	I believe the outdoor advertising industry is beneficial to Michigan. Further restrictions would make it difficult for new development in accordance with the growth of Michigan Tourism and business.
818	Farmer, retired attorney	Any type of legislation which states as its purpose to preserve agricultural land and ignores the destructive nature of the factory farms is not, in fact, serving the stated purpose and thus, is morally reprehensible. Where the factory farm is financially rewarded, subsidized or otherwise remunerated under these types of statutes.
819	self	Our second largest industry in Michigan, tourism, uses our product. Billboards can only be built on commercial or industrial properties, and we provide our commercial community with the least expensive form of advertising.
822	self	I hope to see a multi-jurisdictional land use plan that considers resources and the integrity of ecosystems, which helps us create a sustainable, well-functioning society within a healthy biosphere.
825	self	I hope that the upcoming discussions on land use do not include the billboard industry. These billboards provide tourist directions to many of the great attractions our state has to offer.
827	self	Billboards help Michigan businesses and job providers along with the Outdoor Advertising Industry.
828	self/worker	Billboards are good for business in Michigan and not just the billboard sellers.
833	self	Billboards help Michigan businesses and job providers.
835	citizen, energy efficiency consultant	Energy bills directly influence the long term affordability of housing; I encourage the council to take energy efficiency into account. It makes sense financially and environmentally.
841	self	We very much need open beaches and places that non-motorized boats can launch and land (small sailboat, kayaks and swimmers need more).
842	self	The values of country life must be preserved. The value of the land is intrinsic to rural communities.
842	self	Farm preservation is less concerned with large agribusiness or immigrant farmers. Large agribusiness needs result in paved roads and other services at taxpayer expense. Foreign agribusiness has ramifications.
842	self	Factory farms locate wherever they want in rural environments.
842	self	Some areas are better suited for agribusiness than others, based on proximity to urban areas, topography, water availability, infrastructure needs. Other areas may be negatively impacted. Need for basic land use planning.
842	self	It is imprudent to act without knowledge of the impact of agribusiness on land use, environment, rural lifestyle, security issues.
842	self	Enforcement of environmental concerns at farms and agribusiness is an illusion. There is substantial tolerance of agricultural pollution. Preventative compliance is also illusory.
842	self	Farm "preservation" which allows agribusiness at a scale which facilitates massive pollution incidences is in essence supporting through statute the destruction of the environment.
843	Watershed Alliance Group	Consider the following: CAFO's contribute to industrial sprawl and impact the environment. Factory-size farms create sizable infrastructure demands on rural communities, and produce significant waste.
843	Watershed Alliance Group	The economic impact of intensive animal operations are: property tax reductions, decreased real estate values, increased costs for roads, potential loss of tourism and recreational revenues.

Land Based Industry Comments (cont.)

844	Michigan Agricultural Preservation Fund Board	Funding limitations have hampered past efforts at a State purchase of development rights program.
851	Business Owner	Requests that Council consider what is true and factual related to draft billboard language. Any action you take that moves this state in the direction of regulating billboards to death--which is clearly the objective of the supporters of your draft language--will harm many of the state's most important employers and industries, and many of its most successful and important charities.
859	Citizens Committee for Drain Code Reform	The Michigan Drain Code grants our county drain commissioners the authority to determine land use in drainage districts regardless of state or local land use mandates. They are by law a one person taxing authority. They are without oversight, and their decisions are protected from judicial review.
867	student/staunch republican	We must preserve open space and limit where large scale development may occur.

Land Based Industry Recommendations

690	self, Associate Broker	I strongly urge that Saugatuck Dunes be preserved as a wilderness habitat
699	Benzie County NORML	Decriminalize and legalize the Cannabis Sativa plant (marijuana), or at least the hemp part of it. Hemp is a billion dollar crop and used to be grown here before the 1930s by our farmers.
768	selves	Recommends abolish trailer tax and tax manufactured homes, pass SB 0137, 0138, and 0139, Abolish the MH Commission and return jurisdiction to the locals.
751	Alpine Township Supervisor; Farm wife	TDRs should be looked at as a possible means of compromise for protecting farmland and getting your density.
728	self	PDRs should be increased to protect farmland that is close to urban boundaries.
721	self	Appeal to vote against any future CAFOs in the state of MI.
718	Sierra Club, Michigan Chapter	Draw a bright line between the protection of true agricultural lands with the intent of securing productive farm lands into the future and the exemption of even the most industrialized agricultural activities from appropriate land use regulation and controls.
703	self	Amendments to the Land Division Act needed to slow the fractionalizing of farmland and open space. Protection of farmland, forests and open space.
701	self	Do not permit the placement of mobile home parks on agricultural land.
698	Washtenaw County Board of Commissioners	Give serious consideration in promoting agricultural operations through a dedicated, long term source of revenue to fund farmland PDR and value added agricultural development.
693	Citizen	Revise tax system to tax property at its current use, not best and highest value, to help farms not get taxed out of existence.
773	Coralan Communications	Create a green space preservation credit to those who preserve land, implement an open space exchange program.
702	Mackinaw Power, LLC	Direct the Departments of Consumer and Industry Services and Agriculture to reduce the daily loss of prime, unique and valuable farmland by facilitating development of renewable energy facilities.
764	selves	Recommend the Maryland approach and Michigan should form an alliance with other Midwestern states to tackle misuse of land.
765	Pittsfield Charter Township	Promote agriculture operations through dedicated long-term source of revenue to fund farmland PDR and value added agricultural development based on current usage and allow locals to TDRs across boundaries.
775	Lodi Township Board of Trustees	Promote agriculture operations through dedicated long-term have a dedicated source of revenue to fund farmland PDR and value added agricultural development based on current usage and allow locals to pass TDRs across jurisdictional boundaries.
770	Community Economic Development Association of Michigan	Expand PDR rights programs to include open space. Provide locals with tools to assess the true costs of development, preserve farmland by tax prop on current use.
766	Charter Township of Superior	Promote agriculture operations through dedicated long-term source of revenue to fund farmland PDR and value added agricultural development based on current usage and allow locals to TDRs across boundaries.
769	Partnership for Redevelopment in Michigan	Expand PDR rights programs to include open space. Provide locals with tools to assess the true costs of development, preserve farmland by tax prop on current use.
785	Scenic Michigan	Zone out billboards or at least restrict them to commercial areas.
702	Mackinaw Power, LLC	Initiate development of the Michigan Renewable Energy Map or Atlas as a decision making tool to set State and local policies to develop new renewable energy resources.
763	North Oakland Headwaters Land Conservancy	Consider setting up a Land Trust Advisory Board-from different geographic and ecological regions that could explore state and local action that would enhance land protection by private groups.
782	Delta Township	Michigan's drain code should be amended to allow greater local control of water resources and provide funding mechanisms for drain improvements.
779	self	Please do not put a moratorium on new billboards outside of urban areas. A moratorium on new billboards would impede public service messages in the future as billboard company's sales would be restricted by limited exposure through population shifts.
782	Delta Township	Taxes levied on farmland should reflect current use of the land rather than development potential.

Land Based Industry Recommendations (cont.)

773	Coralan Communications	Tax farmland on its current use, amend import/export policies for farmers, save productive land for future needs, support niche farming, support urban redevelopment.
768	selves	Reform must take place regarding manufactured housing in land lease communities. Townships are susceptible to lawsuits and don't have the resources to fight them.
783	Regional Economic Development Team	Eliminate incentives for development of rural property.
721	self	The water pollution track record of CAFOs is argument enough to stop their development in this great state. This is factory production and should fall under the guidelines and regulations of factories and hazardous waste with potential to seep in to the water.
787	Oakland Housing Inc	Require urban and suburban communities, including fringe townships to provide a full range of housing needs to solve low-moderate housing needs. Require zoning for mixed lot, inclusionary housing.
792	Business	Billboards should not be a high priority issue for the Council. Focus on stemming sprawl, preserving open spaces and reviving cities. Outdoor advertising is good.
793	self	Billboards help small business and are already regulated. Please spend time working on environmental issues relating to water quality.
800	Business	Regardless of your individual opinion of the aesthetics of billboards, they don't contribute to the concerns of this group. Please don't let individuals on this council use this forum to advance their self interests.
801	self/Businessman	Billboards are an effective and affordable means of advertising for a small business. The agenda should not further regulate an over-regulated industry and hurt small businesses throughout Michigan that depend on this form of advertising.
804	self	Billboards are a vital, and in many cases, the most effective means for businesses to get their message to the community and general public. Take some time to put limits to the destruction of perfect land for mass construction of suburban homes that eliminate trees and wildlife, leaving birds and squirrels homeless! Spend the citizen's tax dollars on real issues.
806	self	Billboards are good for Michigan business and they should not be an issue that this Council even addresses.
810	self	Billboards are already heavily regulated by local government. Please do not try to remove this vital form of advertising.
812	self	Why muddy the waters by dragging in a debate on billboards? Billboards are the least of our state's concerns and should not be part of the report. Spend your resources wisely. Focus on what Michigan citizens/voters need: A plan to control sprawl.
813	Viacom Outdoor	Billboards provide travel information, give directions, and promote local Michigan business, many tourist related. Please read Public Act 106 then decide if more restrictions should be considered a critical issue by the Council.
815	self	Outdoor advertising is a major contributor to tourism in our state. Please do not restrict it!
821	self	I rely on Billboards during my travels throughout the state and elsewhere to assist me in finding close or inexpensive places to stay, eat and visit. Please do not place anymore regulations on billboards.
823	self	Billboards provide helpful information when traveling to different parts of the state. Please don't restrict billboards!
826	self	Please focus Michigan on rejecting sprawl, safeguarding agricultural land and green space.
831	Lessee	Billboards are a helpful resource to tourists and tourism businesses alike. Please consider no new laws that will further hinder the outdoor advertising industry.
832	self	I believe the council needs to include in their recommendations ways to conserve more land for recreation and wildlife which I believe is needed in this state.
838	Michigan Outdoor Advertising	Keep the billboards; they're a part of our highways history.
839	self	Opposed to water treatment plant proposal by Holland and Laketon in Saugatuck Dunes State Park. Please work to find a better solution and save this priceless and rare dunes area.
842	self	Consider the size of a farm (not just if family owned) in decisions concerning rural life, land use, natural resources and land preservation.
842	self	Do not support huge farming facilities under the guise of protecting the countryside.
842	self	Council should recommend land use based on clearly articulated values and goals, and reserve for further study the incorporation of agribusiness in statutes aimed at farmland preservation.
842	Watershed Alliance Group	Michigan's land, water, and ecosystems need to be protected from inadequately regulated industrial agriculture.
844	Michigan Agricultural Preservation Fund Board	Recommend policy to establish stable, adequate, and consistent funding for the Michigan Agricultural Preservation Fund.
848	self	Conserve water, identify and protect high quality natural areas, conserve endangered and threatened species, conserve Great Lakes shorelines, assess environmental impacts of projects, build effective communication and trust between state gov't and the public. Attached articles and periodical.
858	Ann Arbor Area Chamber of Commerce	Promote agricultural operations by assessing farmland at its current use.
858	Ann Arbor Area Chamber of Commerce	Allow local government units to TDR across and within jurisdictional boundaries where the receiving zone represents infill development in an already urbanized area.
864	Luna Pier Harbour Club Marina	Review the Wisconsin Legislature's Model Ordinance for a Traditional Neighborhood development pursuant to sections 62.23 and 66.1027 of the Wisconsin Statutes. This model ordinance will work well as an overlay district in many of Michigan's pre world war II traditional waterfront communities.
865	self	Distressed to read of possible new regulations on billboards in our state. Let us use outdoor advertising to sell our products.

Planning & Zoning Regulation Comments

751 703	Alpine Township Supervisor; Farm wife self	For nearly a year, we have been defending a position that the Board was wrong in their decision to uphold the Master Plan. State legislation failed to recognize countywide zoning as practiced in Otsego County. In many cases the townships have the authority to enact ordinances, but do not have the enforcement structure.
700 689	self Clinton river pathway project	Act 425 agreements allow one town to control area in another simply by providing public services to that area. The Clinton River Pathway project is joining smarter economic development with conservation, and land preservation while encouraging long term growth in jobs and local economy's.
783 702 742	Regional Economic Development Team Mackinaw Power, LLC self	Supports regional planning and intergovernmental cooperation. New renewable energy, wind, solar and biomass pose real, affordable alternatives and should be a part of the state's land use plans and strategy. Decontaminating lands, restoring ecosystems and refurbishing old buildings are just the starts of a new booming economic sector that policy makers and business leaders and environmentalists can all support.
762 703	self self	Submitted a proposal for establishing a regional body where leaders and citizens could address regional issues. Transfer of Development Rights mandate multi-governmental cooperation. Local governmental cooperation along common boundaries on land use issues.
778	Hawes Township Chair Planning and Zoning, Secretary Tri-Township Planning and Master Plan Committee	Fines may seem to be adequate but this is not true. Note that almost no judge is going to make a homeowner remove five feet from his building.
789 782 777 752	selves Delta Township self/Big 3 supplier self	Townships are susceptible to lawsuits by developers. (x4 - form letter) Development agreements are not recognized in planning and zoning acts; these agreements can be problematic for local governments. Giving communities the tools they need to ensure the development and revitalization of quality communities across our state is essential! I watch our township being gobbled up by empty "For Lease" buildings and wonder who allowed developers more power than local planning boards. They seem afraid of being sued and rezone ad lib.
780 755	self self	Zoning laws are becoming meaningless. If a zone change is not approved by the township, the developer sues the township. As a citizen I feel that zoning laws only apply to the little person and if you have deep pockets the rules don't apply to you. If the state and federal government don't want to help support local zoning laws, it seems silly to even have them.
782	Delta Township	Regional issues such as solid waste disposal, urban sprawl, transportation impact are difficult for municipalities address due to large amount of local governments exercising zoning authority.
701 780	self self	A number of townships were sued after submitting their Manufactured Housing Ordinances to the Mobile Home Commission for approval. If a zone change is not approved by the township, the developer sues the township. The Government is broke if the laws are determined by legal costs and not the rulings of the court.
829	self	Local planning commission and rezoning board feel they do not control this sprawl because of splits or land divisions. My only fear is that we will end up with total state control of our zoning with no local input. Every township has its own identity and should not lose that through more state control. Guidance and cooperation is the answer.
834	self	I oppose the unrestricted development of mobile home parks due to the negative impact on the tax base over and above the impact of the density of development as well as the over population of the local schools with no additional funding.
845 852	self self/architect	Interested and excited about a plan for Smart Growth. Offers a poem about urban sprawl. The valuable results of the public process being carried out by the MLULC must be followed by implementation strategies. Inventory existing agencies and vehicles for affinities and potential efficiencies that would contribute to coherent yet flexible land use management.
852	self/architect	Coordinating the independent activities of departments, bureaus, and offices such as Transportation, Environmental Quality, and Historic Preservation can make them complementary to each other and strengthen land use policies. Cooperation between state and local jurisdictions can create responsible public-private partnerships. We need land use management that not only restricts unsustainable development, but also allows for progressive development, and especially encourages redevelopment.
863 867	Michigan Local Government Management Assn environmentalist	By working cooperatively, cities, villages and townships can realize economy of scale savings, provide more advanced solutions, provide more cost effective solutions, serve their customers more fully, perform better land use planning, and accomplish better economic development. I feel that the state should be allowed to step in and take local control away from the planning bodies of municipalities, more or less as a means of saving these municipalities from themselves. The governing bodies of all too many rural municipalities are comprised primarily of developers and real estate agents.
868	self/real estate agent	To make housing affordable, you should have a place where someone could build or place a manufactured home on property that they own. This way no one sitting behind a desk can determine how much they are going to raise your lot rent. Michigan does not need anymore mobile home parks; they are traps for lower income or elderly.

Planning & Zoning Regulation Recommendations

781	Delta Township	Additional options or incentives may be necessary for core communities, but tools should exist for non-core communities to provide incentives for the redevelopment of their blighted and past use properties.
784	Charter Twp of Filer	Land use decisions should be made at the local level; especially concerned about state law related to placement of oil and gas wellheads, flowlines and facility operations as related to local response work for pollution releases (hydrogen sulfide).
782	Delta Township	Strict enforcement measures need to be employed to ensure all municipalities are complying with current provisions before new planning act provisions are adopted.
778	Hawes Township Chair Planning and Zoning, Secretary Tri-Township Planning and Master Plan Committee	Local control must be maintained, despite the so called NIMBY, local government is and always has been a more democratic process.
774	City Manager of City of Gaylord	Establish growth boundaries around all urban centers with final decision by the state.
773	Coralan Communications	Join with other Midwestern states to form a land use plan based on land best suited for different purposes.
784	Charter Twp of Filer	Consider cooperative efforts that would mandate state agencies to work with local planners regarding placement of gas wells, facilities and flowlines, also schools and government buildings.
782	Delta Township	Condition state grants and revenue sharing upon mandatory planning programs and training.
781	Delta Township	Consider that emphasis be placed on a municipality's qualifying properties, rather than a municipality's economic condition, in formulation of their future land use recommendations.
778	Hawes Township Chair Planning and Zoning, Secretary Tri-Township Planning and Master Plan Committee	What is needed is a way to quickly stop and resolve actions taken by builders, homeowners etc. when such actions are largely irreversible. Such as violations of building setbacks, height restriction, and certain violations of land use.
774	City Manager of City of Gaylord	Make DEQ work with local Public Health agencies, provide greater public assistance to fund roads, sewers, make townships work with cities when infrastructures are involved.
769	Partnership for Redevelopment in Michigan	Make sure state policies (including grants, loans, reg. programs, infrastructure) are consistent and balanced. Ensure capital expenditures are consistent with local plans.
766	Charter Township of Superior	Consider creating a statewide plan including goals that reflect a consensus vision for MI's future to serve as a framework for making state related public investments.
701	self	Require developer compliance with local zoning ordinances and Master Plans.
700	self	Please review the instances of abuse of Act 425 agreements.
765	Pittsfield Charter Township	Consider creating a statewide plan including goals that reflect a consensus vision for MI's future to serve as a framework for making state related public investments.
743	The Buckeye Institute and Reason Public Policy Institute	Incentives not mandates, preserve choice, get prices right, minimize micromanagement, focus planning on spillover impacts and true public goods, long-range infrastructure planning, ground recommendations on data.
692	self	I strongly urge you to use sharp politics on behalf of the majority and require easements and sharing of rights with any such tax agreement. After all we are paying for it.
778	Hawes Township Chair Planning and Zoning, Secretary Tri-Township Planning and Master Plan Committee	What we need in this area is not so much the state or county to step in and take over, but help from professionals in the form of guidance, legal enforcement costs or state attorney general office support, and training close to home.
778	Hawes Township Chair Planning and Zoning, Secretary Tri-Township Planning and Master Plan Committee	The notification requirements for new master plans should be greatly simplified, also a problem with the public meeting notices for special use and zoning changes. With websites etc. I could envision a site for each zoning authority to place its up-to-date.
778	Hawes Township Chair Planning and Zoning, Secretary Tri-Township Planning and Master Plan Committee	Stricter laws and more local control over the pollution producing industries are needed. A near by zoning district spent large sums of money trying to enforce their ordinance only to have it struck down because it relied on state standards.
693	self	Implement uniform zoning standards statewide, with a uniform process for requesting a change in zoning, and uniform criteria to have zoning changed.
692	self	For reduced taxes the large tract owner can share with the 90% who will never own such land. If we cluster the majority of citizens into high density housing, which leaves large open spaces, then those citizens should have access to the open spaces.

Planning & Zoning Regulation Recommendations (cont.)

698	Washtenaw County Board of Commissioners	Give serious consideration into consolidating the numerous planning, zoning, subdivision and land development acts into one unified Act
741	Government Liaison for the Michigan Onsite Wastewater Recycling Association	Zoning rules should dictate if a particular parcel can be developed, and how. The local unit should not rely on the county health dept. to dictate a parcels use.
749	Olson, Bzdok & Howard	Amend Section 10 of the Township Planning Act to allow local government to overrule the local township if not consistent.
789	selves	Pass Senate Bills 137, 138 and 139 but place a 10% instead of 20% limit in bills for percent of mobile home parks in community; should have other low income housing than just manufactured housing. (x 4 - form letter)
782	Delta Township	Amend Michigan's Planning Zoning Enabling Acts to keep pace with modern trends and case law. Public Act 177 of 2001, limits local control and is not appropriate in some areas of the state.
789	selves	Reform manufactured housing land lease community regulations; trailer tax needs to be abolished; mfg homes need to be placed on property tax roles. (x 4 - form letter)
782	Delta Township	Eliminate conflicting provisions of land use laws. Michigan zoning acts should require municipalities to justify why permits are required and specific operational criteria for special land use permits.
783	Regional Economic Development Team	Provide training and certification for decision makers in land use issues at the state and local level.
820	Milliken Inn, Kid's Creek Market Place	Council needs to focus on controlling the overzealous, widely variant, municipal zoning ordinances, to bring more conformity from community to community. Resulting in one community adopting liberal ordinances, encouraging urban sprawl, and drawing away commercial activity from adjacent communities over-regulated in the name of "antigrowth."
824	self	We need reform as to the current Mobile Home Park laws. These laws are outdated and unfair. They do not equally share in the taxes/costs for municipal services which are paid by the other residents within the communities. Legislature must enact new laws to protect the townships' master plans.
830	Former municipal employee of WA	All housing in the state including apartments condos, mobile home parks, and other forms of housing should be controlled by the same rules local standards and ordinances that exist for single family housing in the community for which they are located.
837	self	It is a proven fact that these mobile home parks depreciate in value -- and depreciate the value of homes surrounding the mobile home development. Please help us keep our community rural and free from these depreciable homes. Please help us to maintain and appreciate our homes and property around them.
850	self	Oakland County is undergoing a great deal of development and/or pressure. Threats of costly lawsuits by developers and their lawyers, when the community declines their zoning change proposals (mostly mobile home developments) is problematic. Encourages the council and elected officials to please protect our most valuable and un-replaceable resource by helping communities contain urban sprawl and managing growth by educating and encouraging appropriate land use.
853	City of Ann Arbor	The State should provide legislative and fiscal tools to enable local gov'ts to better protect the natural environment; to house all residents, (rich and poor), to enable that the impact of new development be paid for by the developers and future residents, not by existing residents.
855	Macomb County	Urbanization has tremendous implications for water quality. Zoning methods such as cluster development and open space provisions serve to protect water quality by reducing the percentage of increase in impervious surfaces in the community; however, existing planning and zoning enabling laws "contain little guidance on what local plans should contain and poor language linking local zoning decisions to local plans."
855	Macomb County	There is no explicit statutory language requiring local officials to deal with inter-jurisdictional environmental concerns proactively as a routine part of the planning and zoning process. Zoning and planning laws should be amended to include specific requirements to assess water quality impacts and to prevent, or minimize negative impacts to downstream water quality.
855	Macomb County	Planning and zoning enabling acts should be amended to provide that all planning and zoning approvals granted by local governments are expressly contingent upon obtaining any and all environmental permits or approvals required by county, state or federal governments.
858	Ann Arbor Area Chamber of Commerce	Supports the creation of a statewide plan including goals that reflect a consensus vision for Michigan's future to serve as a framework for making state related public investments.
858	Ann Arbor Area Chamber of Commerce	Consolidate planning, zoning subdivision and land development acts into one unified Act and add provisions that require development to be consistent with local master plans, ordinances and land development regulations.
860	Citizens Committed to Preserving Cherry Run	Change the Land Division Act as soon as possible; it allows developers to operate above the law and to do whatever they want. The Land Division Act is the main reason why development is out of control.
860	Citizens Committed to Preserving Cherry Run	Create a new state platting law to better protect natural resources, along with rights of home and property owners. Developers and builders must be held accountable and must be forced to work with environmental groups and concerned citizens for the benefit of natural character.
861	self	Is there any way we can rectify the law or educate judges so that they consider the community as a wronged entity, and one that has the right to determine a master plan? Constantly developers sue when they don't get the rezoning they want. And the Michigan judges go along, essentially undoing all the hard work the community has done.

Infrastructure Comments

771	self	People who live in small cities are being overtaxed through property mills to provide for services that township people come into the city to use and not pay their fair share.
699	Benzie County NORML	If started here again today, Michigan would become the transportation leader with plenty of wealth and jobs for everyone who lives here.
778	Hawes Township Chair Planning and Zoning, Secretary Tri-Township Planning and Master Plan Committee	The inspection and upgrade of waste disposal systems on the sale of the building is what our township passed some time ago.
756	Citizen/Farmer/Horse Owner	Mobile home communities do not provide an appreciation in value to the owner of a manufactured home or the surrounding property owners or to the community because of the lack of property taxation.
741	Government Liaison for the Michigan Onsite Wastewater Recycling Association	In 2001, the Legislature passed PA 177 mandating that local units of government adopt "cluster development" ordinances to preserve open space. However, the legislators did not address in that legislation onsite cluster sewage systems.
741	Government Liaison for the Michigan Onsite Wastewater Recycling Association	If regional planning is a concern, onsite cluster systems work great without having to extend the "big pipe" municipal systems with their large infrastructure costs.
700	self	Why should developers be allowed to intimidate our elected officials and to drain our public funds by filing lawsuits?
703	self	Lack of infrastructure to support growth.
758	self	I am concerned that when planning boards keep adding restrictions and rules that the only development for residential homes will be through large contractors. It will be come too expensive for the small specialized contractor.
758	self	I believe that the free market can best decide what the land usage should be not a group of people appointed by any government official.
816	self	The current trend of build now, plan for the consequences later is rather alarming one. There seems to be a severe lack of planning and concern on the part of builders. The water system that is proposed is completely unacceptable. Septic systems are to be meant for very small numbers of people, not entire communities. The same goes for well systems.
836	self	Huge housing developments should go in existing urban areas with infrastructure. My other major concern is public transportation throughout the state. Definitely needed in SE Michigan but also bus and rail north and west. Will gambling buses be the only link north?
846	self, Dentist	Supports Calhoun County residents' concerns to correct DEQ wastewater enforcement practices that encourage sprawl. Wants the DEQ to include the public in wastewater planning. One project will encourage extensive unplanned development sprawl. The DEQ has ignored good local alternatives, refused to revoke a flawed permit, or conduct a contested case hearing. The DEQ's actions are inconsistent with local and state-wide concerns about sprawl.
856	Realtor & Farmer	Supports a natural trail system.
857	Michigan Local Government Management Association	Septage: The current and future impacts of septic tank proliferation are consistently underestimated.

Infrastructure Recommendations

776	Saugatuck Resident	Outside, professional environmental naturalists/engineers need to give their input on the effects of the proposed water plant. Please also consider the many other concerned organizations that are involved.
783	Regional Economic Development Team	Improve infrastructure instead of building new; recognize the connection between building new road construction and future land use patterns.
782	Delta Township	Public facilities and services should be provided at the same time development occurs.
749	Olson, Bzdok & Howard	Provide incentives to rehab and update historic schools, subject schools to local zoning, provide funding and tax incentives to encourage use of smart growth tools and policies such as a statewide millage.
783	Regional Economic Development Team	Promote quality of public schools related to land use patterns; preschool and higher education are economic investments for Michigan communities.
782	Delta Township	Provide a basis for municipalities to charge impact fees to make developers pay a fair share for use of services and facilities. Municipalities should be required to inventory their natural resources, infrastructure needs and financial resources.
778	Hawes Township Chair Planning and Zoning, Secretary Tri-Township Planning and Master Plan Committee	We could use state law requiring an inspection certificate when the deed is registered showing inspection of the systems and that they're brought up to standards.
775	Lodi Township Board of Trustees	Creating a statewide plan including goals that reflect a consensus vision for MI's future to serve as a framework for making state related public investments.
771	self	Centers of small towns need to be revitalized since so much infrastructure already exists and is underutilized.
756	Citizen/Farmer/Horse Owner	Rezoning that increases the value of property to the community and the residences should be allowed but forced rezoning that results in the devaluation of property and community services for the benefit of the developer should be addressed.
741	Government Liaison for the Michigan Onsite Wastewater Recycling Association	Please consider endorsing HB 4009 or equivalent ideas in your upcoming recommendations. The Bill promotes proper onsite sewage technologies, while being able to preserve open space, it helps lower pollution discharges, and recharges local aquifers.

Infrastructure Recommendations (cont.)

702	Mackinaw Power, LLC	Direct the DEQ to create a nationally applicable emissions trading program. All new generating capacity has come from gas-fired plants, and gas prices are volatile and rising.
701	self	Require the developer to pay all additional infrastructure costs and the difference in taxes between the \$36/year paid by each mobile home park resident and what they would have to pay if their unit were located outside of a park.
700	self	A state fund to be divided among all townships that need to defend their planning decisions. Stronger sanctions for frivolous lawsuits or slap suits.
693	self	Eliminate tax abatements for businesses not willing to locate in urban areas/utilize brownfield development.
753	Finance	Green spaces should be connected to one another, creating corridors, to allow for travel by wildlife and or citizens. Does not make much sense to have each development with its own tiny little green space, and expect wildlife to remain in just one area.
701	self	Limit growth of mobile home parks to 50 units per year so that the local units can plan for and accommodate the growth.
783	Regional Economic Development Team	Promote transportation equity in all regions.
767	Michigan Railroad Museum, President, Board of Directors	Support transportation alternatives and an effective rail system.
728	self	Subsidize mass transit within and between cities with state dollars, so that people in the cities have a reason to stay.
840	self	How can Michigan do better than being the 47th state to get TE-21 money for trails? Michigan needs to adopt a safe bike lane and road crossings like can be found on the city of Portland's website. www.portlandonline.com . Ask the Governor to be an ambassador for citizen trail groups.
846	self, Dentist	Recommend strong new requirements to include the public and avoid development-creating solutions in wastewater planning.
853	City of Ann Arbor	The State should make its investment decisions in support of existing, compact areas of development with existing sewers, water, schools and roads before encouraging new growth and new expenditures that no local government can afford.

General Comments

752	self	Is there a planner on your committee or involved as an ad hoc member?
779	self	Billboards are offered at a discount to public service and non profit organizations. This is a unique and effective way to convey their important messages.
754	Student	I would like to be a part of any dialogue, to determine how UDM fits into the growing problem of Urban Sprawl.
728	self	Michigan will continue to lose young college educated workers unless more investments are made in the cities.
757	University of Detroit, student	Does your organization have any email alerts, also, is there anyone we could speak with in your organization that could suggest appropriate people to invite to our forum.
789	selves	Members of the Mobile Home Commission stand to profit from development of mobile home projects - that's a conflict of interest. (x 4 - form letter)
751	Alpine Township Supervisor; Farm wife	We approved the rezoning for 170 single family homes on property less than 1/2 mile from Alpine Ave. at Six Mile, which had been Master Planned for R-1 since the mid-1970. This property owner applied for a Purchase of Development Rights program (State)
713	self and PIRGRM	Sprawl is a self-feeding endless cycle unless we stop it.
790	farmer, retired attorney	I had previously submitted comments which should be received today. I am sending by fax an additional article because it supports many of my positions.
803	self	I hear that your council is attempting to negatively effect the outdoor advertising industry. I don't agree with this direction.
809	self	What does any one plan to do about Canada dumping trash in our beautiful state? This is outrageous!!
847	Citizens Committed to Preserving Cherry Run	Specific issue regarding lots sizes reduced from original plat. Related to State Land Division Act. Petition from neighbors and concerns of those who reserved larger lots. Extensive attachments.
848	self	Pleased that Gov. created the Land Use Council. Provides vision for Michigan and meaning of Quality of Life.
849	Parent of Public School Children	Thank you for the quality work presented in the recommendations draft.
854	West Michigan Regional Planning Commission	Invites the Council to use the West Michigan Regional Planning Commission in implementation of Council's goals. Also invite Council members to their next Board meeting on September 19, 2003 to discuss the Council's final recommendations and to look for appropriate roles for the region.
862	Green Party	When is government going to accept the fact that overpopulating the planet is not a constitutional right. Eventually the concept of population control must be addressed.

General Recommendations

701	self	Eliminate the current Mobile Home Commission, which is controlled by the industry.
741	Government Liaison for the Michigan Onsite Wastewater Recycling Association	Please consider endorsing HB 4009 or equivalent ideas in your upcoming recommendations. The Bill promotes proper onsite sewage technologies, while being able to preserve open space, it helps lower pollution discharges, and recharges local aquifers.
780	self	Something needs to be done immediately.
741	Government Liaison for the Michigan Onsite Wastewater Recycling Association	The county health department should be under the umbrella of the MDEQ in terms of following DEQ's recommendations.
691	Isabella County	Currently the local health dept. can override the DEQ recommendations. Michigan is the only State in the Country where this applies. Ways to promote smart growth: continue the outreach into local communities, continue to have sufficient funding in state grant programs for open space acquisitions, provide incentives and tax breaks to those donating properties and to those maintaining land.
807	environmentalist	Please halt the for profit molestation of the only land we have. Michigan will only continue to decline into a place where we really don't want to go.
853	City of Ann Arbor	It is time for the State to provide a more supportive structure for all local governments to work together on common goals that would improve the quality of life for all people in our State for future generations.
870	Michigan Environmental Council et al.	Approximately 11,000 postcards (each signed by different individuals) were submitted with the following message (counting provided by MEC et al):

"Over the last two decades urban sprawl has undermined Michigan's communities, threatened the Great Lakes and caused the loss of more than a million acres of farmland. These trends must be reversed. I am joining the call for cooperative solutions across all levels of government. I urge you to support them, too.

Without a clear vision for the future we cannot succeed. **Statewide Leadership** can guide long-range change and make sure that everyone is moving in the same direction. Give us statewide goals that protect Michigan's quality of life and an Office of Smart Growth to coordinate and secure more federal funding for planning and preservation.

Regional Cooperation brings together cities, suburbs and countryside to address the problems that we cannot solve alone. We need planning tools that cross jurisdictional lines and new incentives to encourage multiple units of government to cooperate.

Finally, our communities all face unique challenges in protecting our natural and cultural resources. Expand access to **Tools for Local Governments** to reinforce the front line against urban sprawl."