

# Council Meeting May 12

**Commenter # Representing**

**Urban Comments**

- 566 Oakland County Business Council revitalize towns where the infrastructure provides a high quality of life.
- 570 Director of Sales, City of Kalamazoo Chamber of Commerce Kalamazoo has done significant revitalization activities-both private and municipal-won 2 Phoenix awards; Kalamazoo also invests in culture and the arts
- 571 President, Transportation Riders United (Detroit) The city is the center of untapped resources: fiscal, social and environmental
- 573 Muskegon Heights the community is a catalyst for improvement; transcend issues of race, class, poverty; inner cities must find a connection between smart growth and urban revitalization
- 574 Kalamazoo Historic Preservation Commission historic preservation is a shared responsibility; we have a squandered heritage from the last 1/2 century of sprawl; damage to sense of community; abandonment of cities
- 564 Kalamazoo Coalition for Redevelopment Current mentality that what there is now can get in the way of what could be there

**Urban Recommendations**

- 571 President, Transportation Riders United (Detroit) Must look at policies to make cities more attractive
- 574 Kalamazoo Historic Preservation Commission protect and use all historic places
- 570 Director of Sales, City of Kalamazoo Chamber of Commerce 1) Continue support for urban revitalization. Invited LUC members to tour K-zoo as a case study: \$130mm downtown revitalization, \$25mm Radisson Ctr. renovation + renovation of historic bldgs., Smart Zone, \$33mm to expand K-zoo Gazette, \$7.5mm BRA project
- 566 Oakland County Business Council MDOT should consider how local historical areas are affected by their roads. Protect these area with better planning and slower speeds. HAL should encourage the use of National Registry districts and staff positions to increase grants.
- 565 Apline Township Invest in Green infrastructure
- 564 Kalamazoo Coalition for Redevelopment Brown fields need to be a priority to create more livable cities.
- 577 provide for sense of place

**Land Based Recommendations**

- 573 Muskegon Heights provide training and education for officials and developers

**Strategic Planning Comments**

- 563 self Let local government decide how to use revenues. Leadership should be in local government
- 567 West Michigan Strategic Alliance (Spring Lake Village Manager) Purpose of presentation was to introduce council to the W. MI Strategic Alliance. Started in 2000, has 250 members, includes Counties of Muskegon, Kent, and Ottawa. It serves as a catalyst for regional cooperation
- 571 President, Transportation Riders United (Detroit) Auburn Hills is the poster child for urban sprawl-there's a direct connection between federal funding and loss of nearby community revenues.

**Strategic Planning Recommendations**

- 568 West Michigan Strategic Alliance (VP of the Right Place, Inc.) Townships need protection from litigation

**Economic Policy Comments**

- 569 Self (Holly in Oakland County) Schools in urban areas of Europe where she's from are very good, schools in Detroit are not.
- 573 Muskegon Heights abandonment of the inner city by industry

**Economic Policy Recommendations**

- 571 President, Transportation Riders United (Detroit) 1) Supports Fix-it-First policies 2) Put a moratorium on road capacity advances. 3) For new housing, include the transportation cost to get to work & shopping
- 577 All public investments need to have a triple bottom line: economy, environment, and social impacts
- 573 Muskegon Heights examine investments for fairness
- 563 self Provide money: through local options revenues, sales, real estate/excise tax, impact fees: 1)revenue restricted to fund capital improvements, 2) use consistent with comprehensive plan, 3) revenues used for plans that are nor more than 5 years old.
- 572 Self-MSU, State Director of Community & Economic Development Program/Center for Urban Affairs (PhD) 1) Increase the local "multiplier" (ie # of times \$ circulates in a community) as a community revival. strategy to help retain wealth. 2) ID where \$ leaks out of local econ. so that local gov't can employ intervention strategies to build the "multiplier"

#### **Policies Comments**

- 568 West Michigan Strategic Alliance (VP of the Right Place, Inc.) There is disparity between the zoning power of townships and the zoning power of cities.
- 575 Michigan Land Use Institute, Transportation Michigan has a road repair crisis, we have the nation's 5th worst roads; it costs 5 times more to allow a road to deteriorate than it does to repair it; we patch more than repair; also costs in car repairs
- 576 Property Management Association of Michigan regulatory barriers to reuse promote developers to purchase green space; HUD section 8 voucher participation is a problem; local inspection reform - locals may inspect and cities ignore state's limits and fees; benefits to high densities

#### **Policies Recommendations**

- 573 Muskegon Heights examine policies for fairness
- 575 Michigan Land Use Institute, Transportation create a fix- it-first policy for roads; set a high lasting standard for sustaining roads
- 571 President, Transportation Riders United (Detroit) Facilitate access to clear title to rejuvenate abandoned properties.
- 568 West Michigan Strategic Alliance (VP of the Right Place, Inc.) 1) Sunset the Land Division Act-it's too costly to administer. 2) Include citizen diversity to enhance creativity
- 565 Apline Township Train staff and the public, Employ triple bottom line concepts.
- 564 Kalamazoo Coalition for Redevelopment maps of resources, vistas and pictures of forests and ag. land help show that Michigan is a place to cherish and should use these in our planning.
- 576 Property Management Association of Michigan promote multi-family housing by easing regulations

#### **General Issues Comments**

- 567 West Michigan Strategic Alliance (Spring Lake Village Manager) W. MI Strategic Alliance credits diverse stakeholder group for creativity and dedication
- 568 West Michigan Strategic Alliance (VP of the Right Place, Inc.) 1) LUC needs to be bold in deliberations & debates, consider the example of the W. MI Strategic Alliance. 2) Issue of public info-how to get complex info to time-limited people. 3) Problem with wise land use-citizens don't want sprawl or hi density either
- 569 Self (Holly in Oakland County) 1) Europe has excellent public transportation. Detroit does not-plus buses are unreliable. 2) She has been in the Detroit area for 40 years and nothing has changed-same poor public transportation and school problems
- 570 Director of Sales, City of Kalamazoo Chamber of Commerce Kalamazoo wants to be a resource to the council as it develops its land use recommendations.
- 571 President, Transportation Riders United (Detroit) 1) Wants public transportation improved in SE MI. 2) The avg. cost to own a car per house is \$6300/yr. 3) SE MI travels 4.3 billion vehicle miles/yr, costing \$22 billion/yr or \$14/day/person-bus only costs 25 cents/day.4) 39% of Detroit children have asth
- 572 Self-MSU, State Director of Community & Economic Development Program/Center for Urban Affairs (PhD) 1) As a researcher, tries to ID innovative ways to provide jobs & services in inner city communities because they have limited resources. Found that financially distressed communities have low multipliers. 2) Need to find out what the optimum multiplier i

**General Issues Recommendations**

- 571 President, Transportation Riders United (Detroit) 1) Wants funding for transit improvements 2) Make transit rider information more available + encourage more public transit rider ship
- 562 Governors Council on Physical Fitness and Health Should plan for walk able, bikable, livable cities. Consider walking or riding bikes vs. driving that is caused by land use patterns. We spend more time in our cars than on our feet. Neighborhoods with grid pattern streets see 3 times more pedestrian tr
- 565 Apline Township Adopt a TIPS for Green Development, Have incentives for local government water management,
- 568 West Michigan Strategic Alliance (VP of the Right Place, Inc.) There is a need for public education regarding land use

**Natural Environment Comments**

- 564 Kalamazoo Coalition for Redevelopment The way we use the land affects the quality of the water and air quality

**Natural Environment Recommendations**

- 565 Apline Township Update Land Use data bases, do on ground assessments
- 564 Kalamazoo Coalition for Redevelopment we need to find a way to ensure that our air quality standards will continue to be met

**Unclassified Recommendations**

- 566 Oakland County Business Council Mich. Dept of Ed. Currently has a policy to construct new buildings rather than reuse existing. These result in destruction of open space and need for roads and infrastructure. They should change this policy.

# Council Meeting June 9

**Commenter # Representing**

652 Charter Twp. of Delta  
 656 Michigan Historic Preservation Network

**Urban Comments**  
 Support redevelopment of core communities  
 A preservation fund can help jumpstart numerous projects.

652 Charter Twp. of Delta  
 653 FACTER-Housing Action Team (Flint)  
 656 Michigan Historic Preservation Network

**Urban Recommendations**  
 Status of property w/in municipalities should be criteria for state aid-- NOT the municipalities themselves. Redirect attention to specific sites prior to extreme decay. Create incentives for preventative measures.  
 Tax reversion implementation statewide. State should take responsibility for state-owned abandoned properties. Adopt Maryland's example for affordable housing in new developments.  
 Urge LUC to expand recommendation to incorporate a historic preservation fund in addition to tax incentives.

656 Michigan Historic Preservation Network

**Strategic Planning Comments**  
 Historic preservation is Smart Growth

657 Director of Michigan Catholic Rural Life Coalitions  
 655 Disability Advocates of Kent County

**Strategic Planning Recommendations**  
 Wants the LUC to change recommendation #19 regarding revenue sharing to allow it to address rural communities and social equity issues as well.  
 Include people with disabilities in regional planning - they are often over-looked in the process.

659 Executive Director-Coalition to Improve Public Safety  
 656 Michigan Historic Preservation Network  
 657 Director of Michigan Catholic Rural Life Coalitions

**Economic Policy Comments**  
 Wants Act 312 changed to encourage movement to center by both parties rather than compulsory arbitration. Re: Act 312, the issue of cost avoidance is paramount. It's as important as new revenue.  
 1) Federal & state tax credits are not enough-they reimburse after the project is done. Need \$ to undertake the projects. 2) Historic preservation helps citizens at all levels, provides a sense of place. 3) Contributes to econ. development-over 20,000 job  
 Poor communities can't afford infrastructure improvements, that's why sharing is needed.

655 Disability Advocates of Kent County  
 659 Executive Director-Coalition to Improve Public Safety

**Economic Policy Recommendations**  
 1) Policy needs to include the language of disability communication-urban and suburban walk ability and roll ability recommendations and transportation issues.  
 1) Act 312 needs to be more balanced-it requires compulsory arbitration when safety contracts (fire/police) aren't resolved. Law is weighted to favor outcomes for safety unions. 2) Wants Act 312 changed to a) require consideration of the last best offer

654 Greenwood Twp.

**Policies Comments**  
 Wants accountability from Land Use Council

654 Greenwood Twp.

**Policies Recommendations**  
 Planning policy should answer to electorate.

650 UCP SAIL, Delta Rice  
 651 Manager of Volunteer Services  
 658 Delta County-RICE (Escañana)

**General Issues Comments**  
 Need better rural transportation  
 Accessibility /mobility concerns  
 1) wants the local cab company to keep operating 7 days a week. 2) Problem is that cab companies can't afford to put on "lifts" for wheelchairs, or afford the insurance to transport people with disabilities.

**General Issues Recommendations**

650	UCP SAIL, Delta Rice	Consider transportation issues for all MI residents-- able and disabled-- and trans issues will be addressed.
658	Delta County-RICE (Escanaba)	Does not want to lose the public transportation that helps support people with disabilities to live on their own in Delta County.
655	Disability Advocates of Kent County	Urge the investment in public transportation to the maximum allowed by the constitution, esp. investing in public transit that can accommodate disabilities. Public Act 51-need to get full 10% of transportation \$ back to the state, not just the 8.5% we get
651	Manager of Volunteer Services	Make state accessible to ALL residents

# Mailed to Public Sector Consultants

Commenter # Representing

## Urban Comments

649	private/citizen	Sprawl needs to be addressed-contained with use of present older cities and there buildings
628	citizen	A major factor affecting urban areas is the quality of housing and the percentage of home ownership.
629	citizen	Take a proactive role with blighted properties
630	citizen	The top reason why people move away from a city is due to a desire for more space and a quiet environment
633	citizen	We have to make our cities vibrant and attractive places to live with walk able neighborhoods, nearby neighborhood service businesses, parks, open spaces, and schools.
636	Citizen	I am concerned about protecting historic background in Michigan.
639	Christ Church - Detroit	Need to increase residency in urban areas.
610		Historic Preservation is smart growth. Preservation is an effective means to accomplish downtown revitalization and neighborhood stabilization, provide affordable housing and increase cultural tourism.
640	State Representative - 12th District, Detroit	Michigan needs an urban revitalization agenda if we are going to continue to enjoy our quality of life in areas and neighborhoods throughout this state
642		I do not want to live in a city with more abandoned buildings than businesses. Detroit needs to be livable, safe, good for businesses, and most of all, a place people can go to for fun.
660	self	Need to preserve the "separateness" of urban and rural places to preserve MI heritage. Loss of our stat's historical resources has damaged our sense of community.
661	Downtown Kalamazoo Revitalization	Recommend LUC visit Kalamazoo to see; \$25mm renovation & expansion of Radisson Plaza Hotel, renovation of historic Dewing Bldg., view 1 of State's 11 "Smart Zones," \$33mm expansion of Kalamazoo Gazette newspaper + various other business investments.
662	PMAM-Property Management Association of Michigan	More people are renting by choice than by necessity. Multi-family housing is a key component of any Smart Growth policy. HUDs Section 8 program is too complex-should remain voluntary. Some cities are treating as a mandatory program for property owners.
664	self	Historic preservation is Smart Growth. Investment & re-use of under-utilized historic resources enhances tax base, creates jobs & income, stimulates local & state economies, keeps bldg. materials out of landfills, reduces greenfield dvlpmt
665	Michigan Barn Preservation Network	Historic preservation is Smart Growth. Investment & re-use of under-utilized historic resources enhances tax base, creates jobs & income, stimulates local & state economies, keeps bldg. materials out of landfills, reduces greenfield dvlpmt
666	self	Historic preservation is Smart Growth. Investment & re-use of under-utilized historic resources enhances tax base, creates jobs & income, stimulates local & state economies, keeps bldg. materials out of landfills, reduces greenfield dvlpmt
670	Honigman Miller Schwartz and Cohn, LLP	Exclusionary zoning should be declared to be against the public policy of the State.
673		Redevelopment of our older cities and neighborhoods are an important pursuit but it is not the answer for everyone.
626	FIREFIGHTER/CITIZEN	AS THE GRAND TRAVERSE AREA GROWS TO LOOK MORE AND MORE LIKE A LARGE CITY, THE BEST WAY I HAVE TO KEEP MY SANITY IS HEADING OUT TO THE FORREST. THROUGH BIKING, HIKING, RUNNING AND SKIING I, AND MANY OTHERS, FIND PEACE.
641	State Representative	Why aren't the Community Economic Development Association of Michigan (CEDAM) or Community Development Advocates of Detroit (CDAD) were not listed as resource organizations under affordable housing.
561	Citizen	Because of the way electric rates are averaged for customer classes, everyone pays for the extra costs of serving customers in non-urban areas.
623	citizen of Traverse City; bicyclist	I have seen nature bulldozed to make room for asphalt parking lots, big box stores, and housing. My family moved into existing housing and as close to the center of our universe here in Traverse City as possible so we would not contribute to the sprawl.

612 Historic Preservation is smart growth. Preservation is an effective means to accomplish downtown revitalization and neighborhood stabilization, provide affordable housing and increase cultural tourism.

559 Self Seeing industrial parks and corporate sites sitting abandoned and vacant is bad. The axiom "build it and they will come" doesn't always hold true. Discouraged at the lack of care given to older housing stock and office buildings within the inner city.

592 water and sewer lines' established boundaries could mark areas of more intense development

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596 Builders Association of Metro Flint because the housing industry could quickly adjust to a changing market to accommodate commuting, the only sector or local employment that experienced dramatic growth since the 1970s in the Flint area.

603 West Michigan Regional Planning Commission Promote non-auto community design. Improve urban schools.

605 As long as the population keeps growing, there will always be a need for housing. Where these homes will be built is the burning question.

607 Historic Preservation is smart growth. Preservation is an effective means to accomplish downtown revitalization and neighborhood stabilization, provide affordable housing and increase cultural tourism.

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619 Citizen Many colleagues moved away to cities that are not vast suburban malls and highways, but designed at a human scale so that people explore their neighborhoods by foot rather than cars and preserve the environment around them rather than bulldoze over it.

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**Urban Recommendations**

665 Michigan Barn Preservation Network Successful Land Use policy in Michigan should include historic preservation programs.

639 Christ Church - Detroit Consider Employer Assisted Housing (EAH) programs. Under such, employers offer some form of assistance (down payment grants, interest-free loans, etc.) to their employees for purchasing homes in the area near the employer.

629 citizen Pass anti-blight laws that empower cities with the authority to levy fines, and to clean, repair, demolish, purchase, and/or foreclose on properties with violations

630 citizen Create state-owned pocket parks in urban neighborhoods

628 citizen I recommend that the state initiate measures that will encourage home ownership, while preserving an array of affordable living choices, and supporting measures that foster a high quality of life.

633 citizen Revise codes to reduce rehabilitation costs and regulatory delays, thereby providing incentives for in-fill developers.

634	citizen	Encourage the best designs, not the lowest bids, in public improvement projects. When writing RFPs for public projects, include the use of best design practices, public spaces, landscaping, and include good design as part of the selection criteria.
636	Citizen	Use infrastructure that is already established, and create housing for those in need
640	State Representative - 12th District, Detroit	The urban revitalization agenda must focus on rebuilding our urban neighborhoods, block-by-block, with a variety of strategies including utilizing community-based and faith-based development organizations
641	State Representative	The websites are www.cedam.info and www.cdadonline.org, respectively
660	self	1) preserve historic resources as a key element for future land-use planning & for MI's economy.2) protect neighborhoods, public places, bldgs., schools, commercial & industrial places-represents wealth of infrastructure already in place.
669		make sure that any new building requires adequate PUBLIC water and sewer systems.
664	self	Successful Land Use policy in Michigan should include historic preservation programs.
666	self	Successful Land Use policy in Michigan should include historic preservation programs.
667	Executive Director of the Otsego County Economic Alliance	Urban vs. Rural. Any state-wide land use policy should not bias growth in rural areas of MI.
616		We strongly encourage the LULC to include historic preservation as a tool for smart growth.
673		accelerate the time period by which the municipality can obtain control over vacant property due to delinquent taxes. enable cities to perform Land Banking to assist developers.
662	PMAM-Property Management Association of Michigan	1) State should enforce its anti-rent control statute & keep HUDs Section 8 a voluntary program. 2) Make MI more attractive for multi-fam. Housing industry to do business, esp. local inspection reform-tie fees to actual cost recovery basis.
598	Washtenaw Farmland Conservation Group and Washtenaw Farm Bureau	Pass legislation that expands tax incentives that encourage redevelopment in areas already redeveloped.
618		We strongly encourage the LULC to include historic preservation as a tool for smart growth.
627	public	Remove existing incentives, and create disincentives, to using green space. Remove disincentives, and create incentives, to reusing urban properties. Create a positive economic draw that favors urban reuse.
561	Citizen	State government has many policies and programs that can encourage urban rather than green fields development and these could have a significant impact on our energy use and environment.
588		We strongly encourage the MLULC to include historic preservation a tool for smart growth
559	Self	Corporations looking for new digs should look first at the availability of existing office space. People looking for new living quarters should be encouraged to look to older homes and already established neighborhoods.
599		Concentrate growth within our urban areas and plan for parks and recreation in those areas.
607		We strongly encourage the LULC to include historic preservation as a tool for smart growth.
608		We strongly encourage the LULC to include historic preservation as a tool for smart growth.
615		We strongly encourage the LULC to include historic preservation as a tool for smart growth.
586		The annexation law needs to be amended to not allow townships, without sewer and water services, to force cities to look elsewhere for annexation if they are growing.
617		We strongly encourage the LULC to include historic preservation as a tool for smart growth.
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<b>Land Based Comments</b>		
593		need to have a TDR program to help stop sprawl and reliable funding for both TDR and PDR programs
648	Citizen	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
647	Gentleman Farmer Ghse--I am a small business owner	When a CAFO goes into a rural area, it drastically affects neighbors within a mile radius or more. Property values plummet and lifestyles of the neighbors are drastically changed. These may be as damaging to a neighborhood as a steel mill.
626	FIREFIGHTER/CITIZEN	THE GOVERNEMENT HAS DOLLAR SIGNS IN THEIR EYES WHEN THEY SEE TREES. THEY DONT SEE THE NATURAL LAND SCAPE AS NON RENEWABLE.EACH YEAR WE LOSE ANOTHER ACCESS INTO THE FOREST, AND EACH YEAR THE "STATE LAND" SEEMS TO SHRINK.
624	farm land owner, realtor for many many years. tax payer in michigan	If farmers MAKE MONEY they don't sell their land. There are many acres of land that used to be cultivated that have been replaced by programs for people to collect the money for leaving them unfarmed.
621		We are very concerned about the very extensive "clear-cutting" happening in this county and surrounding counties. When Ms. Granholm took office, I was anticipating a more responsible management of the forests of Michigan.
603	West Michigan Regional Planning Commission	Preserve farmland through incentives and fair taxation;
649	private/citizen	I would very much like to see farmland preserved.
592		need to have a TDR program to help stop sprawl and reliable funding for both TDR and PDR programs
588		We must preserve some open space as well.
580	Alpine Township	Policy recommendations in other categories also promote farmland preservation, sprawl reduction, natural features identification, access management, and urban village models.
579	Self	Support purchase of development rights programs.
578	Self	Support purchase of development rights programs.
559	Self	My husband and I travel throughout Michigan and are disheartened by the amount of farm land and orchards we see for sale as industrial parks, corporate sites or housing communities.
555	Grattan Township farmland preservation committee, MUCC, pres. Grattan Historical Society	Land in Michigan is not an exhaustible resource item. It can be all used up. I believe that for every acre of farmland we convert to other uses we lose that much food it could produce each year.
675		it is important for the council to work towards preserving open space in Michigan
553	Citizen	Many people own vacant land and would like to keep it that way, but eventually taxes get to the point where it costs too much to keep.
671		Habitat fragmentation and modification are destroying the fabric of our natural world.
678	MSU Extension	concerns were: 1. Loss of open space, 2. Loss of family farms.
668	Wilcox Farms	Some farmers need help to preserve farmland in the face of high costs and low commodity prices. And some, whose farms border urban areas, or who are aging and have no line of succession, need help to convert that farmland into a retirement.
<b>Land Based Recommendations</b>		
621		Select cutting is a more responsible method of managing our resources, and maintains the environmental benefit of the trees ability to screen pollution. If we need to clear cut the forests, the residents should receive some financial benefits.
674		Provide tax incentive for property owners who maintain large tracts of land/woodlands that serve an environmental purpose.
671		Provide the DNR the resources to perform a statewide wetland inventory.
625	Realtor/Citizen	I would think a tax credit for the portion of a parcel that is left un-developed would encourage parcel owners/developers to reconsider splitting and developing.

606	Democratic Agriculture Committee of Michigan	Provide incentives to local governments to support municipal farm markets. Tax farmlands on their productive value and distance from urban settlements
604		state funding for PDR programs and I urge you to support a flat tax policy for farmland
600		save harness racing
599		Preserve the "out" counties for farming.
598	Washtenaw Farmland Conservation Group and Washtenaw Farm Bureau	Develop a dedicated, long-term source of revenue to fund farmland PDR. Provide authorization for assessment of farmland at its current use.
578	Self	Provide guidance, training, good sample ordinances to help twps protect farm land and woodlots.
647	Gentleman Farmer Ghse--I am a small business owner	Attention must be paid to the excessive amounts of manure generated.Immediate tilling under these fields after manure spreading is currently a requirement in European countries and helps control odors and water contamination.
593		Some state monies to help buy development rights
555	Grattan Township farmland preservation committee, MUCC, pres. Grattan Historical Society	It seems that wetland protection is given more precedence than farmland protection.
559	Self	I also think farmers should be given reasonable alternatives to selling-out. And, the public needs to be educated as to just what happens when farmland and orchards disappear.
553	Citizen	Allow people to sign up to leave land undeveloped or limited development for specific time periods and give them a break on their property tax.
579	Self	Provide guidance, training, good sample ordinances to help twps protect farm land and woodlots.
583	Planning Commissioner of China Charter Twp.	Tax farmers according to the ag value of their land-- not its development value.
585	Citizen in northern MI.	Protect it.
590		Increase housing density, relax city code height limits. Eliminate exactions on landowners, builders, and developers.
592		Some state monies to help buy development rights

**Strategic Planning Comments**

602		We need regional cooperation, and local governments empowered with good, innovative options for protecting land and guiding growth.
667	Executive Director of the Otsego County Economic Alliance	Intergovernmental Cooperation is hindered by home rule-smallest units of gov't with the least amount of administrative ability have more legislative power than the largest unit-County. Strong tendency of lack of multi-jurisdictional cooperation & vision.
674		Cooperative efforts between municipalities for planning, zoning, development rights, and or density designations.
672		Finding ways to increase regional cooperation between the municipalities of cities, suburbs, and rural areas. Creating statewide leadership goals to control growth in order to protect Michigan's quality of life.
678	MSU Extension	Lack of adequate planning and coordination with neighboring communities was a problem noted as well. 85% favored coordinated planning.
640	State Representative - 12th District, Detroit	Michigan must review its infrastructure investment decisions to stop subsidizing growth at the edges of our metropolitan areas, while channeling negative uses to our urban core
623	citizen of Traverse City; bicyclist	It is getting increasingly difficult to commute by bicycle due to policies which promote road-building to address traffic concerns but which really contribute to sprawl and promote motorized transportation.
603	West Michigan Regional Planning Commission	Encourage joint planning efforts.
556	Cler/Windsor Charter Township, Eaton County	In our tri county I certainly do not feel that someone in the City of Lansing can best judge the land use for our township.
622	citizen	Please practice smart growth to avoid urban sprawl.

### Strategic Planning Recommendations

623	citizen of Traverse City; bicyclist	I encourage you to establish a plan for land use at the state level that will effectively manage growth so as to reverse these alarming trends.
622	citizen	I ask you for regional cooperation between cities, suburbs, and countrysides.
671		Declare penalties for failure to adhere to statutory requirements of the enabling acts.
670	Honigman Miller Schwartz and Cohn, LLP	Oppose Urban Growth Boundaries.
667	Executive Director of the Otsego County Economic Alliance	state should focus on managing sprawl better where it occurs along the major transportation corridors. State should discontinue bldg. gov't facilities in green fields (Grayling MDOT & DNR) State needs to include local EDCs in planning-through MEDA.
648	Citizen	I support the Preserve First program, which sets the goal of having 90 percent of existing roads and bridges in good condition and sustaining that level before starting new projects.
554	Citizen, Farmer and State Employee	I think the Michigan Department of Transformation's Access Management Guidebook should be used as a tool to shape land use decisions.
601	Great Lakes Commission	the state should review all taxing and spending policies and programs and eliminate or modify those that favor sprawl and institute or modify those that will encourage redevelopment and smart growth.
593		More coordination among villages, towns, and counties on a regional level.
592		More coordination among villages, towns, and counties on a regional level.
556	Cler/Windsor Charter Township, Eaton County	I feel that zoning should be kept at the local level as local officials know their residents and land better than someone in another area. We should not all look alike but be able to promote our own special features.
640	State Representative - 12th District, Detroit	Create a Michigan Affordable Housing Fund; a dedicated revenue source that will be used as an additional subsidy for affordable housing development and rehabilitation, especially targeting special needs housing and extremely low-income units

### Economic Policy Comments

660	self	The last 50 years of senseless public & private policy resulted in incentives to middle and affluent classes, and abandonment of traditional urban communities.
678	MSU Extension	Concerns of the survey were: 1. Traffic congestion, 2. Rapid residential growth, 3. Rapid business and or commercial growth.
666	self	Historical preservation enables communities to put funding into existing infrastructures rather than new.
664	self	Historical preservation enables communities to put funding into existing infrastructures rather than new.
646	Realtor	It concerns me that more regulation would mean even fewer choices for future new home purchases. I am really concerned that state intervention will only add to the cost of building a new home.
635	Citizen-Upper Peninsula	Some form of regional planning and regional revenue sharing must take place.
631	teacher	Substantially improve inner city schools, both the physical structures, and in the classroom. Families often select an area to live by the availability of good schools
619	Citizen	There are perfectly good freeways, sewers, roads, and utilities in place that are being neglected while new infrastructure is being built. This is irresponsible and causing us enormous costs as tax payers.
583	Planning Commissioner of China Charter Twp.	Developers do not have to pay for cost of their development.
559	Self	I realize that renovation and restoration of existing facilities isn't always practical nor financially feasible but I think it needs to be encouraged and promoted far more than it seems to have been.
665	Michigan Barn Preservation Network	Historical preservation enables communities to put funding into existing infrastructures rather than new.

### Economic Policy Recommendations

625	Realtor/Citizen	A tax credit for very small (under 5 acres) undeveloped residential parcels, similar to what a farmer is offered for a certain amount of time, may be beneficial.
664	self	Recommends creation of historic preservation programs including a historic preservation fund

678	MSU Extension	existing roads should be improved or widened before building new roads.
673		Maintain existing infrastructure rather than adding new.
671		Prohibit new school construction whenever any adjacent municipality has shuttered a functional school in the previous 24 months.
670	Honigman Miller Schwartz and Cohn, LLP	Oppose Impact Fees.
667	Executive Director of the Otsego County Economic Alliance	Need to encourage GIS as a tool for managing growth & development. Currently only 1 state program available & its only for shoreline communities.
666	self	Recommends creation of historic preservation programs including a historic preservation fund
665	Michigan Barn Preservation Network	Recommends creation of historic preservation programs including a historic preservation fund
663	MSU Community & Economic Development Program	pursue programs that enhance the multiplier effect in local communities so they have sufficient wealth to make wise land-use decisions. Support local lending practices. Increase quality and quantity of retail & restaurants, encourage hiring of local folks
662	PMAM-Property Management Association of Michigan	Gov't should provide new economic incentives via low-cost financing & tax breaks in high demand, high need areas.
646	Realtor	New laws, rules and ordinances should at least have a Housing Impact Statement that would show how the new regulation would affect the availability and cost of housing
644	Lifelong Residents of Michigan	We feel that the tax laws on buildings and land should be rewritten so that developers are given incentives to rebuild the inner cities and the older suburbs
631	teacher	Provide state funding for this. Poorer inner city families don't vote for increased mileages.
627	public	Change the tax abatement law so that abatements can only be provided for rehab or reuse. Change the LDFA so that TIF is only for improvements IN districts, not outside of districts.
619	Citizen	I strongly encourage the Michigan Land Use Leadership Council to focus land use on existing infrastructure. To utilize what we have already developed.
583	Planning Commissioner of China Charter Twp.	Require developers to pay the community cost of their developments.
629	citizen	Use financial and institutional incentives to encourage the restoration of vacant lots to productive reuse
<b>Policies Comments</b>		
640	State Representative - 12th District, Detroit	The greatest barrier to urban development projects remains to be the difficulty of clearing title and obtaining appropriately-sized development parcels of urban property
669		larger footprints for our homes is creating isolated bedrooms with no connection to shopping, schools, restaurants, banks and Secretary of State offices except by car. You have to drive to get to anything.
638	citizen	Developers and investors are buying land and expanding housing for profit only and without any long-term consideration or planning
645	citizen	Too often when individuals purchase tax reverted properties from the state there are no improvements or removal of abandoned residential and commercial structures.
673		balance of residential, office, commercial, and industrial development.
624	farm land owner, realtor for many many years. tax payer in michigan	THIS KIND OF GOVERNMENT INTERFERENCE IS A NIGHTMARE TO PROPERTY OWNERS IN MICHIGAN. My opinion is THAT ALL ZONING IS ILLEGAL.
594	Burton-Katzman Development Company	more legislative work needs to be done regarding clear title issues.
591	Clinton River Watershed Council	An Office of Smart Growth or "Smart Development" could coordinate and secure more federal funding for comprehensive planning and preservation.
587		Michigan governments (local, county, and state) engage in practices and behavior that may be abetting negative urban sprawl.
584	Fenton Twp. Residents Association	Avg. household consumption of H2O is 150 gallons per day! Creates major problems for the aquifer-- can lead to higher Arsenic concentrations in aquifer.

661	Downtown Kalamazoo Revitalization	The City of Kalamazoo's River Reuse Plan will utilize mixed use development & return to traditional neighborhood design. Its "work-live-play" theme will provide for a mix of uses including public space along the river, housing & retail.
637	SmartChoices at Empire	Those involved in planning and zoning should refer to MSUs Citizen Planner Program of certification and consider their Conservation Development techniques.
<b>Policies Recommendations</b>		
674		Uphold our Master Plan and Land Use Ordinances. Recognize that cluster or large lot development are different techniques of development and lifestyles.
640	State Representative - 12th District, Detroit	Create Redevelopment Fast Track Authority; legislation that would enable local and state authorities to dedicate resources to the assembling and readying property for redevelopment.
645	citizen	The State should sell only to responsible new owners. One way to do that is to require a new owner to escrow funds for improvements or demolition.
663	MSU Community & Economic Development Program	Empower communities to gather, analyze & utilize local income/expenditure data for economic & land-use decision-making.
664	self	Historic preservation should be part of local planning, and used as a tool for Smart Growth-the LUC should include this in its recommendations to the Governor and Legislature.
665	Michigan Barn Preservation Network	Historic preservation should be part of local planning, and used as a tool for Smart Growth-the LUC should include this in its recommendations to the Governor and Legislature.
666	self	Historic preservation should be part of local planning, and used as a tool for Smart Growth-the LUC should include this in its recommendations to the Governor and Legislature.
667	Executive Director of the Otsego County Economic Alliance	DEQ needs to support, rather than over-rule local health depts. Who reject large scale dvlpmnt. Plans using on-site septic when close to a municipal sewer, but requires a 425 Agreement-unwanted.
638	citizen	Need laws to stop urban sprawl.
671		Create an office of the Ombudsman responsible for evaluating local planning, zoning, and land use affairs, funded by conversion fees. Kill the ten-year redivision concept for land divisions.
624	farm land owner, realtor for many many years. tax payer in michigan	Go back home and stop interfering with people's lives.
670	Honigman Miller Schwartz and Cohn, LLP	Eliminate Referenda on Zoning Ordinances. Amend the Zoning Acts to Encourage Mixed Use Districts. The Township Zoning Act should make it explicit that Townships may grant use variances.
592		More incentives for land use planning at the county level.
580	Alpine Township	1. An enabling law allowing transfer of development rights. 2. Enabling legislation to allow formal urban growth boundaries 3. Enabling law allowing local govt. access to natural features inventory information (via MDNR).
583	Planning Commissioner of China Charter Twp.	Overhaul regulations pertaining to manufactured home parks.
637	SmartChoices at Empire	Those involved in planning and zoning who have taken this course and become certified have been most impressed with this form of development vs. "cluster development"
591	Clinton River Watershed Council	Coordinated planning between neighboring jurisdictions. Access to state of the art, innovative land-use tools and sprawl-fighting techniques.
593		More incentives for land use planning at the county level.
594	Burton-Katzman Development Company	hold the development process to defined standards which process would be overseen and approved by competent professionals who are held accountable to follow the standards.
597	Charter Township of Chocolate	Leave decision making in the hands of the local units of government. Do not recommend legislation like the Land Division Act that ends up cumbersome to administer at the local level.
598	Washtenaw Farmland Conservation Group and Washtenaw Farm Bureau	Pass legislation authorizing local units of government to levy impact fees.

- 601 Great Lakes Commission Eliminate home rule and establish county/regional land use authority. Establish a state planning framework that includes: state planning goals and objectives that require consistency among local, regional and state plans.
- 635 Citizen-Upper Peninsula As a first step, the Commission should compile and publicize the true costs of sprawl. New Jersey estimates the cost of sprawl as opposed to infill and denser development at \$1.8 billion over 15 years
- 584 Fenton Twp. Residents Association Address water consumption and pollution issues with new (sprawl) developments-- especially consumption problems associated with manufactured home developments.

**General Issues Comments**

- 624 farm land owner, realtor for many many years. tax payer in michigan In stead of saying save Michigan land why don't you address Michigan Land Owners needs. What business of anyone is it but the person who owns the property as to what is done with it.
- 644 Lifelong Residents of Michigan Michigan is beautiful state, but it is disappearing under concrete and asphalt. Please work to stop this destruction now.
- 646 Realtor Public services should be available to all communities, not just a few privileged ones
- 640 State Representative - 12th District, Detroit Mass transit strategies must be developed to capitalize on existing federal resources for this purpose
- 635 Citizen-Upper Peninsula Smaller local governments do not have the economic resources to provide services to outlying areas particularly given our long winters and heavy snows.
- 632 citizen Michigan, like other states, has an aging population.
- 674 Provide Judicial and State support for municipalities that are in compliance with the current State Planning Act and support for Townships Master Plan.
- 603 West Michigan Regional Planning Commission Determining the effects of transportation improvements that push growth further into rural areas
- 581 Pulte Land Development Corp. Should balance needs of State, local govns. and property rights. Home construction provides jobs. Managed growth is a complex issue.
- 579 Self Provide transportation alternatives in growing/high tourism areas.
- 578 Self Provide transportation alternatives in growing/high tourism areas.
- 561 Citizen The most obvious impact of sprawl is more vehicle miles traveled, more gasoline burned, and more air pollution. A less obvious impact comes from distribution of electricity into the countryside. Most electricity in Michigan comes from coal fired power p
- 557 citizen We moved to Belmont for the rural country atmosphere to raise a family. Now, the developers in Plainfield Township have had a heyday- where once were rolling meadows and fresh air and open space is concrete, condos and SPRAWL in the worst way. This whil
- 619 Citizen While many of our cities deteriorate and crumble, we are allowing farmland and wilderness to be consumed by freeways and cul-de-sacs. The growth in population for metro Detroit does not support the growth in land consumption.

**General Issues Recommendations**

- 597 Charter Township of Chocolate Utilize the Michigan Dept. of Transportation's efforts in Corridor and Access Management as a guide.
- 619 Citizen While such growth might be justified if the areas population supported it, the population does not support such growth. especially when so much developed land is being left to rot.
- 622 citizen Improve public transportation.
- 632 citizen Provide the means to meet the needs of our elder population, in terms of transportation, safety, health care, senior centers, and available services.
- 634 citizen Create transportation choices that provide flexibility, safety, affordability, and convenience, to reduce dependence on cars and parking lots (which drives design)
- 593 Promote transportation alternatives to reduce dependence on cars.
- 672 Creating improved public transportation choices.
- 640 State Representative - 12th District, Detroit If urban and metropolitan areas are going to attract the creative class, we need to make our public transit system work. Michigan loses nearly 60 cents of every dollar we send to Washington for mass transit because we lack regional transit plans that mak

644	Lifelong Residents of Michigan	Promote mass transit in cities like Detroit used would cut the need for so much parking and thus cut the pollution
584	Fenton Twp. Residents Association	Focus on water quality issues: consumption, aquifer distortion, long term effects, etc.
583	Planning Commissioner of China Charter Twp.	Create urban-use-friendly transportation policies for urban areas. Implement a complete schools of choice program in MI for public schools.
580	Alpine Township	Transportation recommendations: Enabling legislation specifically requiring local units w/ hwy or heavily used road to adopt a comprehensive access management plan. Also recommends creation of high-density, public transit- centered town centers within
579	Self	Want to have light rail system in Traverse City area.
578	Self	Want to have light rail system in Traverse City area.
560	Citizen	Comprehensive public transportation in our city's and connected throughout our state is an indispensable part of this future! Its time to invest in transit!
559	Self	It's important to find a way to manage growth without infringing upon the rights of property owners. It's just as important to educate the citizenry on its responsibility to preserve the land and the city for future generations.
557	citizen	Please read the GR Press on Sunday(4-27-03) regarding the development in Plainfield Township when u have a chance.
669	adjacent	If any part of funds used for public infrastructure, come from public dollars, the granting agency should require a regional sign off from governmental or public organizations. In areas such as the U.P. unmanaged growth is happening with increasi
592		Promote transportation alternatives to reduce dependence on cars.
<b>Natural Environment Comments</b>		
649	private/citizen	I would very much like to see wetlands preserved.
666	self	Historic preservation preserves green space
665	Michigan Barn Preservation Network	Historic preservation preserves green space
662	PMAM-Property Management Association of Michigan	Urban Land Institute study found that multi-family development is often more environmentally friendly than low density development. It minimizes area-wide traffic congestion.
635	Citizen-Upper Peninsula	Because the Upper Peninsula has low population density, the impact of uncontrolled growth has unexpected impacts
621		Michigan's reputation is of a State that values her natural resources, and the forests are one of the most valuable.
591	Clinton River Watershed Council	Better enforcement of our environmental laws
585	Citizen in northern MI.	HB 4071 and SB 2-- should also consider folks who have kept their property in large blocks to be allowed the chance to save and enhance the quality of wildlife habitat.
645	citizen	In some cases, contaminated land is purchased and the owner has no means to clean it up, and also becomes a liable party from ignorance of the law
664	self	Historic preservation preserves green space
<b>Natural Environment Recommendations</b>		
582	Natural Beauty Road law	Expand Natural Beauty Road program. Change policy so that County Rd. Commissioners are not the only ones who can designate.
585	Citizen in northern MI.	Protect natural environment. Equally important or more so than farmland preservation. Michigan has a right to clean air, water, and healthy natural resources.
<b>Unclassified Comments</b>		
589		The Council can influence the federal government with the backing of the State Government to enact a more reasonable population policy.
677		Perhaps we need a Sprawl Control Act of 2003.
676		Urban sprawl is a growing problem in Michigan and it needs to be dealt with in the right manner.

- 623 citizen of Traverse City; bicyclist People are becoming increasingly more sedate. . .especially children who ought to have easy access by foot or by bike to the activities that kids like to do.
- 619 Citizen People who are seeking jobs do not actively seek out Michigan. They just end up here. And after a few years, many leave. It is unfortunate considering the great potential this area holds.
- 595 What does the Growth Machine require?: Sewer, water, roads, schools. These public goods require government.
- 603 West Michigan Regional Planning Commission make it easier for rural areas to address blight; Use economic development a tool to build growth; Do not subsidize growth in areas without the capacity to accept it

**Unclassified Recommendations**

- 673 Plan for town centers with parks and stores in easy walking distance.
- 670 Honigman Miller Schwartz and Cohn, LLP Eliminate the Ripeness Requirement for someone who has been denied a change of zoning by the legislative body.
- 671 Make it a crime to lie to a Planning Commission. Explicitly prohibit participation in any capacity of an official body when a conflict of interest exists.