



Memorandum

TO: Van Buren Township Planning Commission

FROM: Patrick Sloan, AICP, Senior Principal Planner
Michael Deem, AICP, Principal Planner
Wendy Caldwell, Associate Planner

SUBJECT: 2018 Master Plan Survey Summary

DATE: October 25, 2018

As part of the multi-part public engagement process for the Master Plan Update, a survey was conducted from July 5, 2018 to August 31, 2018 that generated 782 responses. The results are summarized below and the unedited results will be provided in this package.

KEY SURVEY RESULTS

CHARACTERISTICS OF RESPONDENTS

- **Age.** The majority of survey respondents, 82.87%, were between the ages of 25-64 years old. Individuals over the age of 65 made up 11.76% of respondents and those under the age of 24 comprised 3.59% of respondents. According to the 2010 U.S. Census, 8.8% of Van Buren Township residents are ages 65 years and older, and 33.5% of residents are ages 24 years and younger.
- **Gender.** There were almost twice as many female respondents than there were male respondents.
- **Income.** Over 25% of respondents reported having household incomes of \$60,000-\$99,999, and almost 38% reported household incomes over \$100,000.
- **Employment.** Almost 65% of survey respondents were employed full-time, and over 10% were employed part-time. Only 1.87% of respondents were not employed but looking for work. The rest of respondents were either retired, not employed and not looking for work, or disabled and not able to work. Most employed respondents (52.76%) travel between 5-25 miles for work. However, of the employed respondents, the average respondent worked 27% of their working time from home.

RESIDENCY AND HOUSING

- **Owner-Occupied and Renter-Occupied.** ,Almost 80% of respondents reported owning a home and residing in Van Buren Township. Less than 8% of respondents (7.29%) rent their residence in Van Buren Township. According to the 2010 U.S. Census, 30.5% of the residences in Van Buren are renter-occupied, so additional efforts will be made to encourage participation from renters during the Master Plan public participation process.
- **Residency.** Most respondents are either Van Buren Township residents (86.33%) or Belleville City residents (9.46%). Most of the respondents are long-time residents of Van Buren Township, with 32.61%

having lived in Van Buren Township for 21 years or longer, and almost 20% having lived in Van Buren Township for 5 years or less.

- **Housing Type.** More than 88% of respondents live in a single-family dwelling, and the other respondents live in an apartment, townhouse, or duplex. Almost 93% of respondents who are Van Buren Township residents do not intend on moving in the near future. When asked why they plan to stay in Van Buren Township, many responses included more businesses and shopping opportunities, increased housing values, and an overall favorable opinion of the community.

EXISTING CONDITIONS

When respondents were asked about the evolution of Van Buren Township within the past 5-10 years, most respondents feel that it has stayed about the same (40.29%) or improved (35.9%). Just under 24% of respondents feel that the quality of living has declined.

- **Positive Aspects.** The majority of respondents (56.24%) feel that the township's location in the Greater Detroit Area is the most positive aspects of living in the community. The accessibility to Belleville Lake is another popular choice, with 53.35% of respondents indicating it as one of the best aspects. Other top choices include quality of public safety (44.67%), housing affordability (43.76%), rural character (41.05%), and parks and recreation (38.52%).
- **Negative Aspects.** When asked about negative aspects of Van Buren Township, the most common answers included the following: road maintenance (69.26%), lack of non-motorized transportation (bike paths, sidewalks, etc.) (44.12%); vacant businesses and storefronts (44.48%), traffic volume (44.48%), lack of cultural events/entertainment options (33.63%), area schools (28.83%), and truck traffic (28.21%).

TRANSPORTATION

When respondents were asked to rate transportation goals for Van Buren Township, the following 3 responses were the most important (rated as either "Extremely Important" or "Important"): Better maintenance for existing roads and sidewalks (91.56%); establish bicycle/walking trails (62.53%); and wider or more attractive sidewalks along commercial corridors (52.89%).

RETAIL/DOWNTOWN

Respondents were asked what factors impacted their spending decisions on shopping, dining and entertainment. The most important factors (rated as either "Extremely Important" or "Important") were access to sit-down restaurants (85.98%), choice, price, and variety for everyday shopping purchases (82.28%), appearance of the commercial business strips (78.52%); and convenience (77.2%).

Most respondents regularly shop, eat, and go to the doctor outside of Van Buren Township. The most common places to shop for township residents include Canton Township (86.14%), Ann Arbor area (71.53%), Belleville (44.73%), and Ypsilanti Area (40.30%).

DEVELOPMENT PRIORITIES/FUTURE

Respondents were asked several questions at different points of the survey regarding their opinions on future development in Van Buren Township. The following are topics and popular response rates regarding the desired direction for Van Buren Township:

- **Importance of Aspects to be Improved.** When asked what the most important aspect to be improved in the Township, the most common response was better maintenance of County roads (72.51%). Other



important improvements include more entertainment, dining, and/or nightlife options (55.88%), greater transportation options (bikepaths, sidewalks, etc.) (44.67%), area schools (32.55%), more interesting public places (31.65%), and greater variety of commercial businesses (31.65%).

- **Addressing Priorities.** Respondents were presented several priorities to be addressed and asked to rate their importance. The following priorities rated over 70% as either “Extremely Important” or “Important”: Maintaining existing County roadways (93.0%); eliminating blighted structures (86.61%); assuring that new development/redevelopment is well-designed and attractive (84.04%); limit truck traffic and truck routes (72.64%); redeveloping vacant or underused commercial properties (74.40%); and helping keep Van Buren Township green by encouraging rigorous landscaping standards for development or redevelopment.
- **Housing.** When asked about future housing development needs, respondents leaned more towards lower density options. Respondents were asked to choose between “We Need More of This,” “We Have the Right Amount,” or “We Need Less of This.” The following were the most popular responses:

“We Need More of This”:

- Moderately-priced single-family housing (43.90%)
- Independent living senior facilities (40.69%)
- Assisted living senior facilities (38.94%)
- Luxury single-family housing (33.82%)

“We Need Less of This”:

- Quadplex (57.9%)
- Attached Townhouses (48.62%)
- Triplexes (45.69%)
- Apartments (43.14%)

As previously stated, almost 80% of survey respondents reported owning a home and residing in Van Buren Township, and more than 88% of respondents live in a single-family dwelling. Therefore, the survey responses may be skewed toward favoring single-family housing. However, according to the 2010 U.S. Census, 30.5% of the residences in Van Buren are renter-occupied, so we will review responses from renters to see if there are any differences in housing preference.

Finally, additional senior housing received favorable responses. As the population continues to age, we will look for opportunities in the Master Plan and Zoning Ordinance to allow for different types of senior housing. Developing additional senior housing will attract new seniors to the community as well as allow residents of the community the choice to eventually move to a senior housing facility without moving out of the community.

- **Economic Development Goals.** The top 3 economic development goals of respondents (which rated either “Extremely Important” or “Important”) were to encourage: food services businesses (72.73%), start-up businesses and entrepreneurship (68.49%), and additional retail businesses (67.58%). This level of support indicates that respondents might shop and dine less in other communities if they can get the same experience in Van Buren Township. In future public participation during the Master Plan process, we will ask more specific questions about *what* participants want to see and *where* they want to see it.

Conversely, the least popular economic development goals of respondents (which rated “Not Important at



All”) were to attract: additional distribution centers and warehousing uses (46.93%) and additional industrial and production uses (34.82%). Given Van Buren Township’s location in the metropolitan Detroit area and easy access to I-94 and I-275, the demand for industrial development remains high. Because there is a finite amount of land available for industrial development, the Master Plan process will include conducting an inventory of industrial-zoned and -planned land and determining whether any additional land is appropriate for future industrial use.

When respondents were asked the open-ended question of what the Township can do to improve business attraction, retention, and expansion, many stated more marketing, more encouragement of small businesses, and less regulation. From a zoning standpoint, the Township has amended the Zoning Ordinance several times to lower the barriers to entry for new businesses. While a zoning ordinance is never a finished product, the Township has been responsive to many of the business concerns regarding the review and approval process.

- **Desired and Discouraged Future Land Uses.** Respondents were presented with a list of over 20 land uses and asked to state whether the land use was “Desperately Needed,” “Just Enough,” or “Too Many Already.” The most desired land uses (based on respondents selecting “Desperately Needed”) were entertainment venues (77.28%), sit-down restaurants (64.84%), and clothing stores (59.66%). The least desired land uses (based on respondents selecting “Too Many Already”) were fast-food/drive-through restaurants (46.74%), gas stations (43.37%), and auto-related uses (38.33%). However, for gas stations and auto-related uses, a larger percentage of respondents selected “Just Enough.” For most land uses, the most popular selection was “Just Enough.” Although only 23.32% of respondents believe a grocery store is “Desperately Needed,” many replied under the “Other” option that they wanted smaller grocery stores that were more of a specialty nature (e.g., a meat market, bakery, Trader Joe’s, etc.).

PARKS AND RECREATION

Although Van Buren Township has a separate Parks and Recreation Master Plan that is not proposed to change during the Master Plan adoption process, respondents asked were about their experience with Van Buren Township parks and recreation facilities. The most popular park destinations this past year (based on respondents who visited the park in the last year) were Van Buren Park (54.03%), Quirk Park (49.46%), and Van Buren Community Center at Township Hall (43.06%).

In contrast, the least visited park and recreation facilities (based on respondents who have not visited the park in the last year) were the Senior Activity Garden at Township Hall (89.88%), Haggerty Neighborhood Park (83.29%), and Riggs Heritage Park (81.66%).

ADDITIONAL COMMENTS

In a number of questions, respondents were asked to provide any additional comments for the Van Buren Township Master Plan. Many of these comments will be summarized in the Master Plan. For specific comments, please refer to the full results of the survey, which includes over 100 pages of response data.

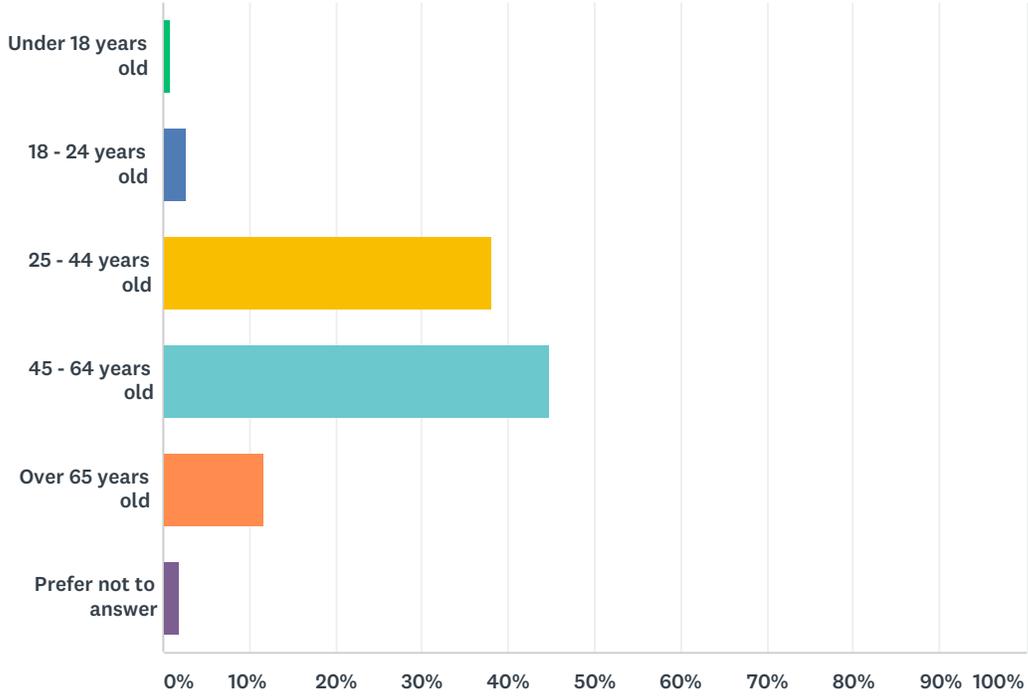
NEXT STEPS

The next step of the process will be to meet with the Master Plan committee, discuss the survey results, and plan the next phases of the public participation process.



Q1 How old are you?

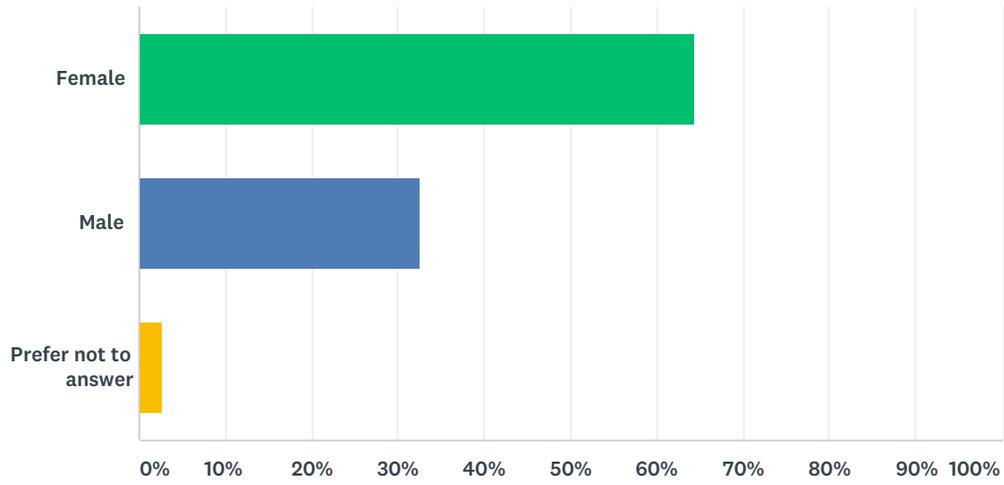
Answered: 782 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18 years old	0.90%	7
18 - 24 years old	2.69%	21
25 - 44 years old	38.11%	298
45 - 64 years old	44.76%	350
Over 65 years old	11.76%	92
Prefer not to answer	1.79%	14
TOTAL		782

Q2 Please select your gender.

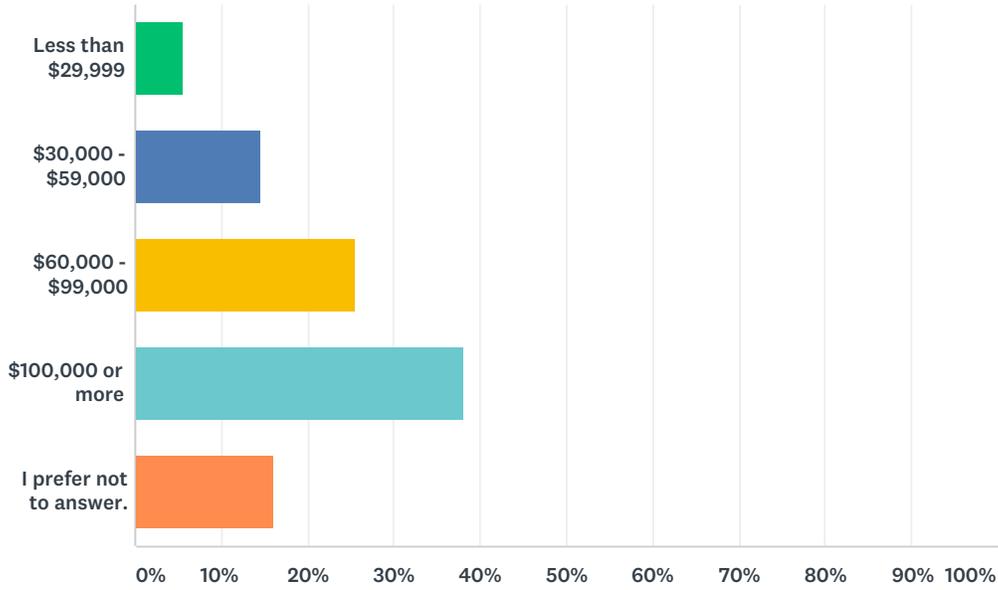
Answered: 781 Skipped: 1



ANSWER CHOICES	RESPONSES	
Female	64.53%	504
Male	32.65%	255
Prefer not to answer	2.82%	22
TOTAL		781

Q3 Please select your annual household income.

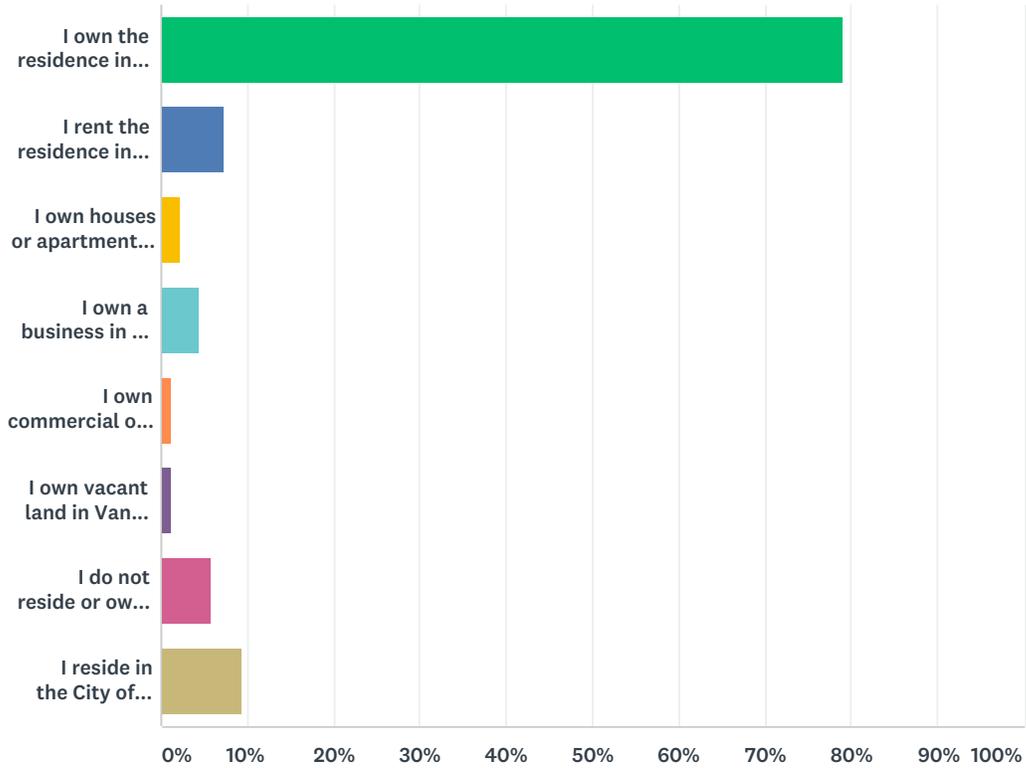
Answered: 782 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than \$29,999	5.63%	44
\$30,000 - \$59,000	14.71%	115
\$60,000 - \$99,000	25.58%	200
\$100,000 or more	37.98%	297
I prefer not to answer.	16.11%	126
TOTAL		782

Q4 Please choose all that apply:

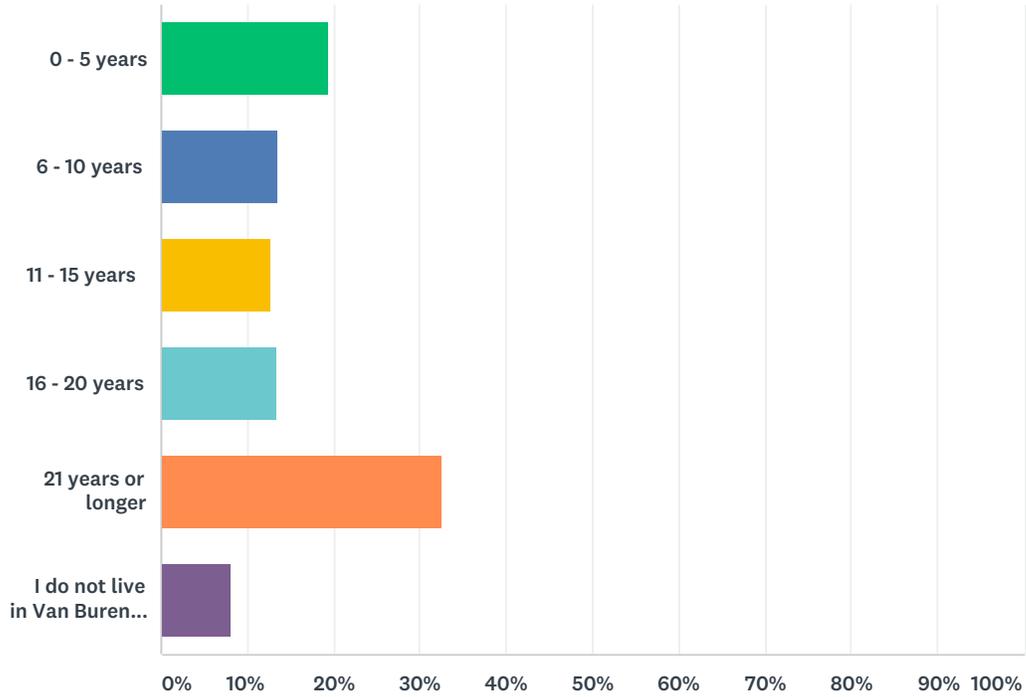
Answered: 782 Skipped: 0



ANSWER CHOICES	RESPONSES	
I own the residence in which I live in Van Buren Township	79.03%	618
I rent the residence in which I live in Van Buren Township	7.29%	57
I own houses or apartments that I rent to others in Van Buren Township	2.30%	18
I own a business in Van Buren Township	4.35%	34
I own commercial or industrial property in Van Buren Township	1.15%	9
I own vacant land in Van Buren Township	1.28%	10
I do not reside or own property in Van Buren Township	5.75%	45
I reside in the City of Belleville	9.46%	74
Total Respondents: 782		

Q5 How long have you lived in Van Buren Township?

Answered: 782 Skipped: 0



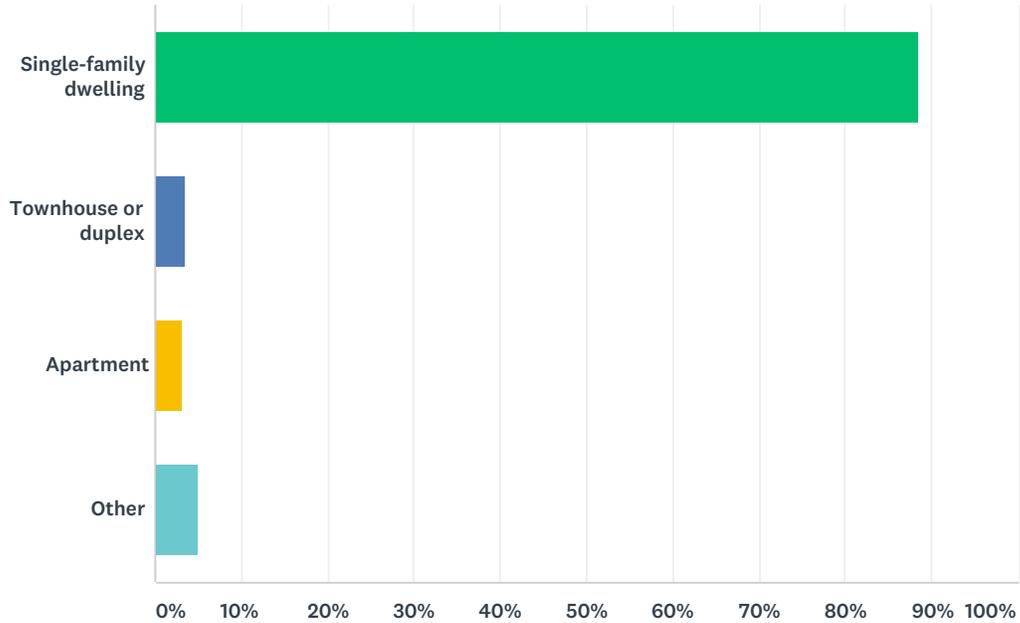
ANSWER CHOICES	RESPONSES	
0 - 5 years	19.44%	152
6 - 10 years	13.68%	107
11 - 15 years	12.66%	99
16 - 20 years	13.43%	105
21 years or longer	32.61%	255
I do not live in Van Buren Township	8.18%	64
TOTAL		782

Q6 If you do not live in Van Buren Township, please indicate where you live.

Answered: 87 Skipped: 695

Q7 Please select the term that best describes your residence.

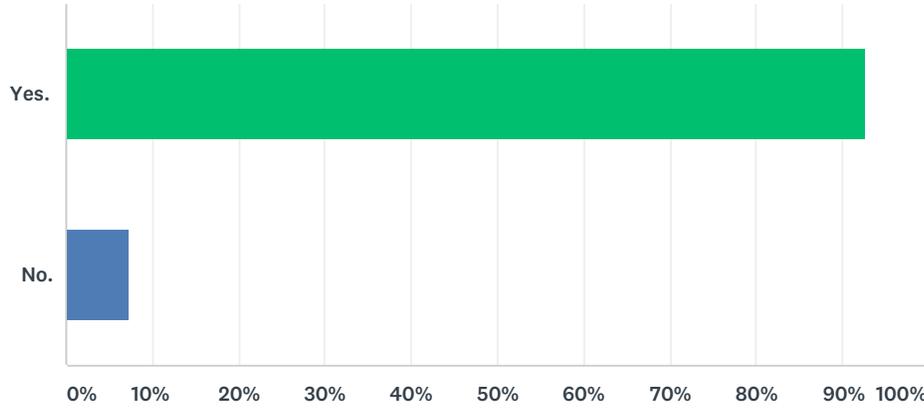
Answered: 782 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-family dwelling	88.49%	692
Townhouse or duplex	3.45%	27
Apartment	3.07%	24
Other	4.99%	39
TOTAL		782

Q8 If you live in Van Buren Township, do you expect to continue doing so in the future?

Answered: 719 Skipped: 63



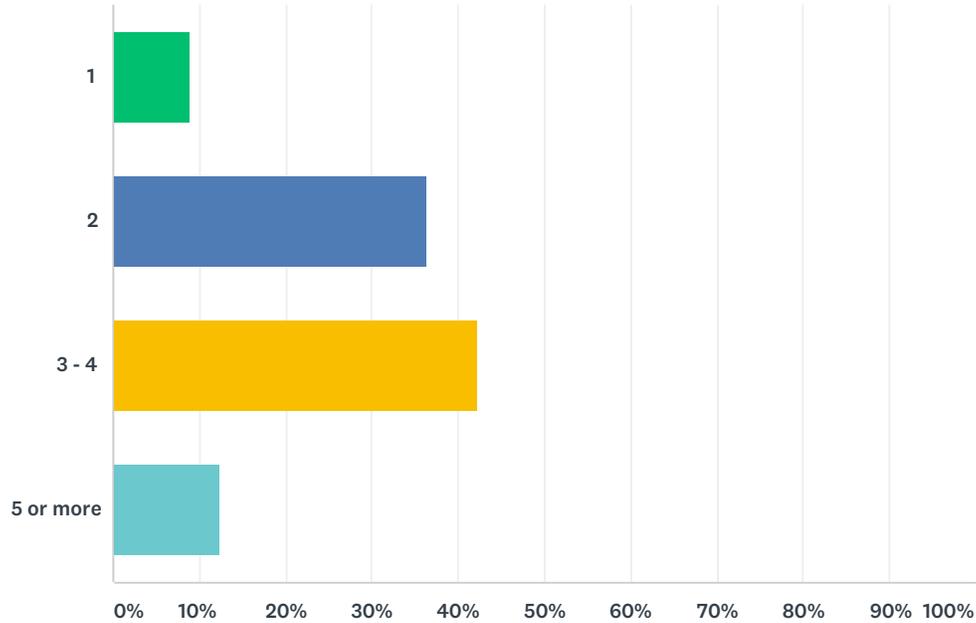
ANSWER CHOICES	RESPONSES	
Yes.	92.77%	667
No.	7.23%	52
TOTAL		719

Q9 If not, why?

Answered: 49 Skipped: 733

Q10 How many people live in your household?

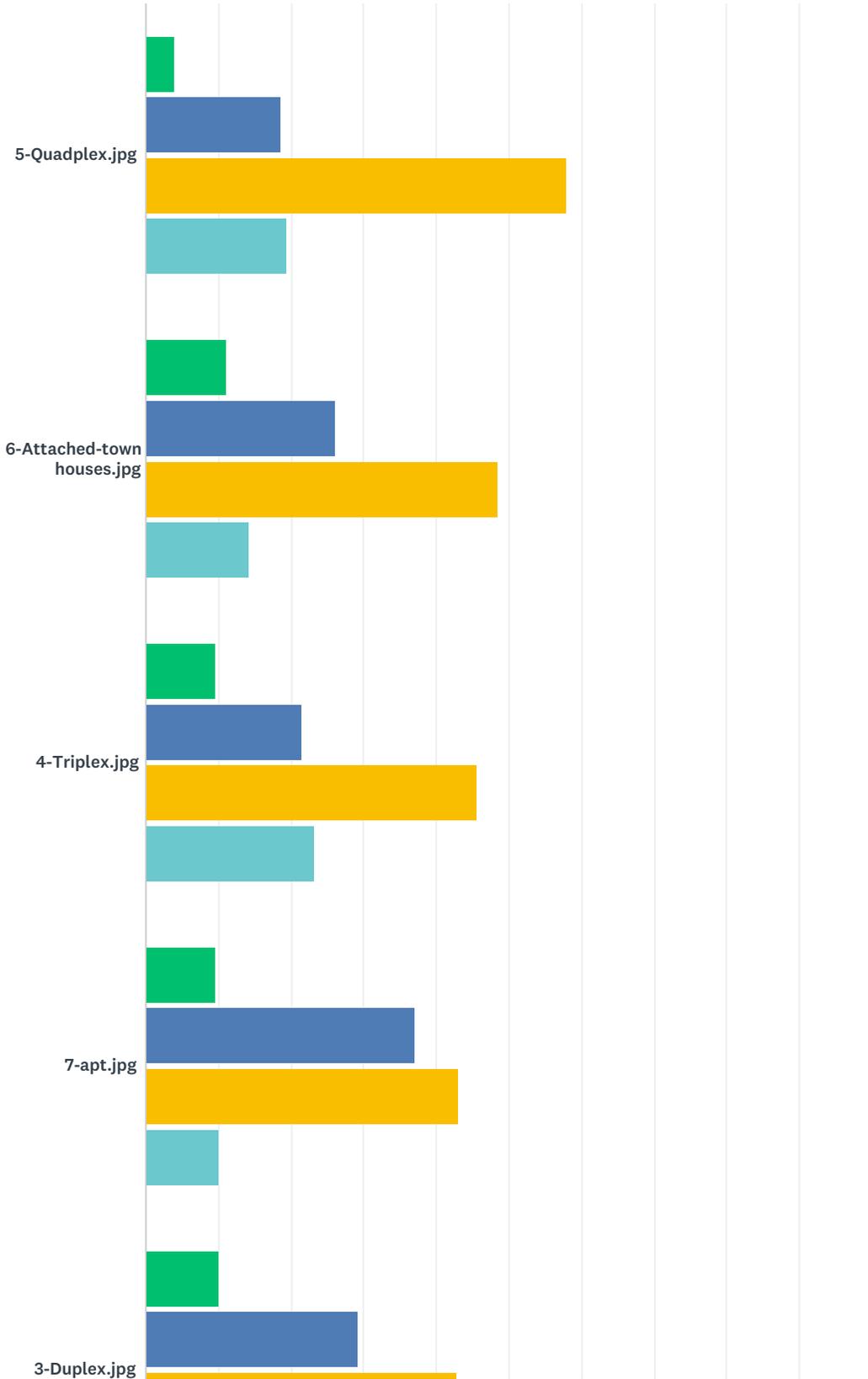
Answered: 782 Skipped: 0



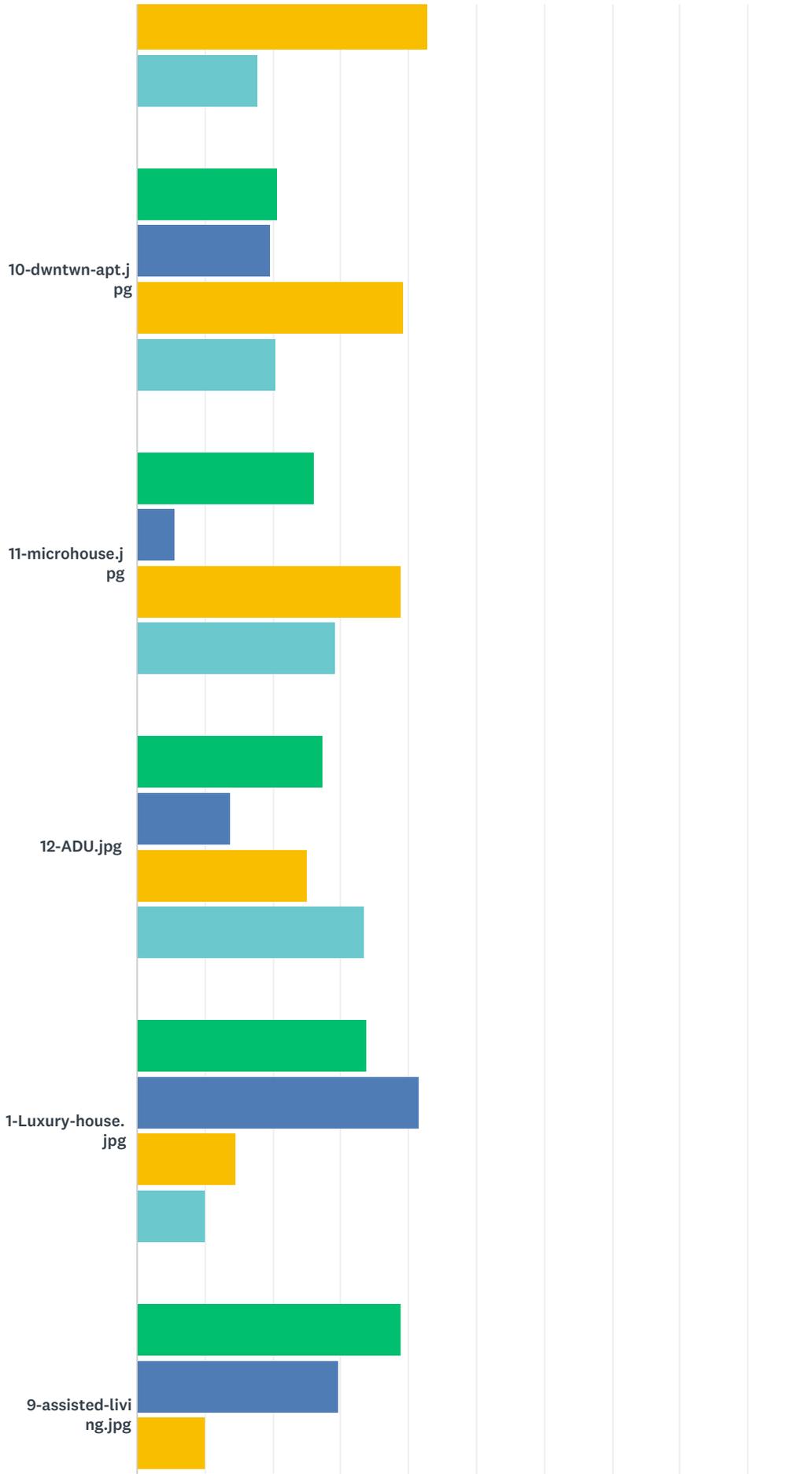
ANSWER CHOICES	RESPONSES
1	8.95% 70
2	36.45% 285
3 - 4	42.20% 330
5 or more	12.40% 97
TOTAL	782

Q11 For each type of housing listed below, please indicate whether you feel Van Buren Township needs more, less, or has the right amount of it.

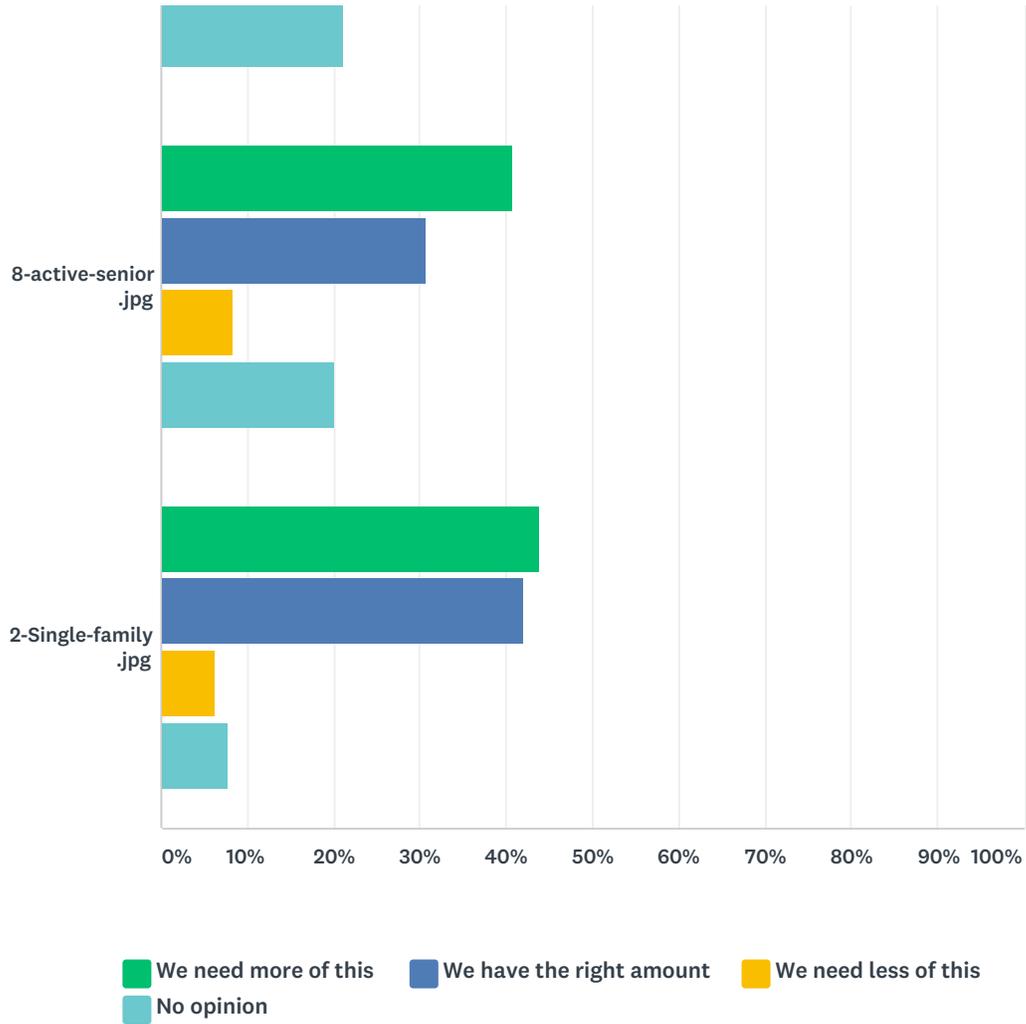
Answered: 553 Skipped: 229



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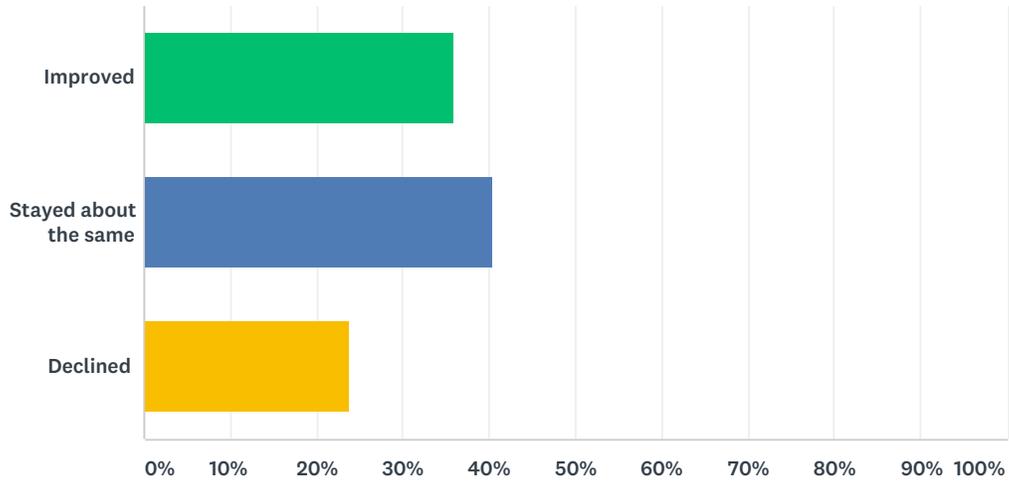
	WE NEED MORE OF THIS	WE HAVE THE RIGHT AMOUNT	WE NEED LESS OF THIS	NO OPINION	TOTAL
	4.04% 22	18.57% 101	57.90% 315	19.49% 106	544
	11.01% 60	26.06% 142	48.62% 265	14.31% 78	545
	9.54% 52	21.47% 117	45.69% 249	23.30% 127	545
	9.69% 53	37.11% 203	43.14% 236	10.05% 55	547
	10.05% 55	29.25% 160	42.96% 235	17.73% 97	547
	20.63% 112	19.71% 107	39.23% 213	20.44% 111	543

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	26.10% 142	5.70% 31	38.97% 212	29.23% 159	544
	27.50% 151	13.84% 76	25.14% 138	33.52% 184	549
	33.82% 186	41.64% 229	14.55% 80	10.00% 55	550
	38.94% 213	29.80% 163	10.05% 55	21.21% 116	547
	40.69% 223	30.84% 169	8.39% 46	20.07% 110	548
	43.90% 241	42.08% 231	6.19% 34	7.83% 43	549

Q12 Over the past five years, do you believe Van Buren Township quality of life has improved, stayed about the same, or declined? Why?

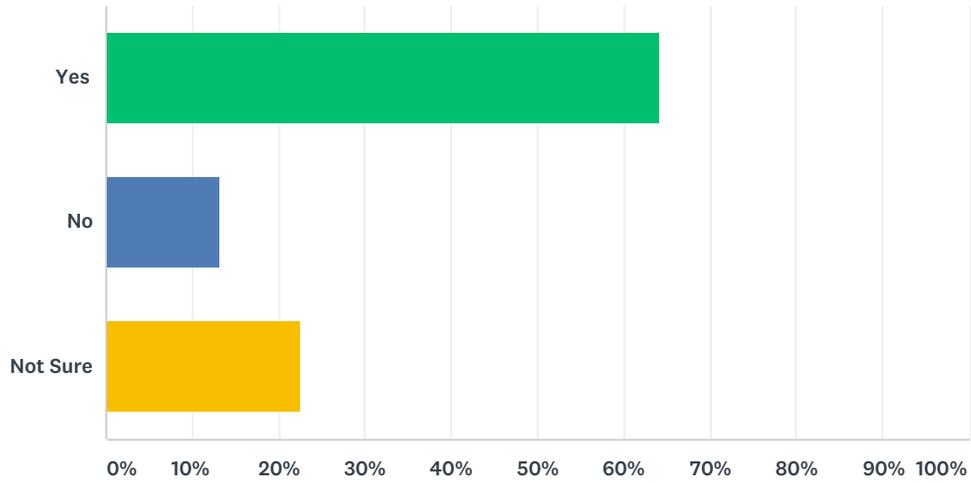
Answered: 546 Skipped: 236



ANSWER CHOICES	RESPONSES	
Improved	35.90%	196
Stayed about the same	40.29%	220
Declined	23.81%	130
TOTAL		546

Q13 Would you recommend Van Buren Township to family/friends as a good place to live? Why?

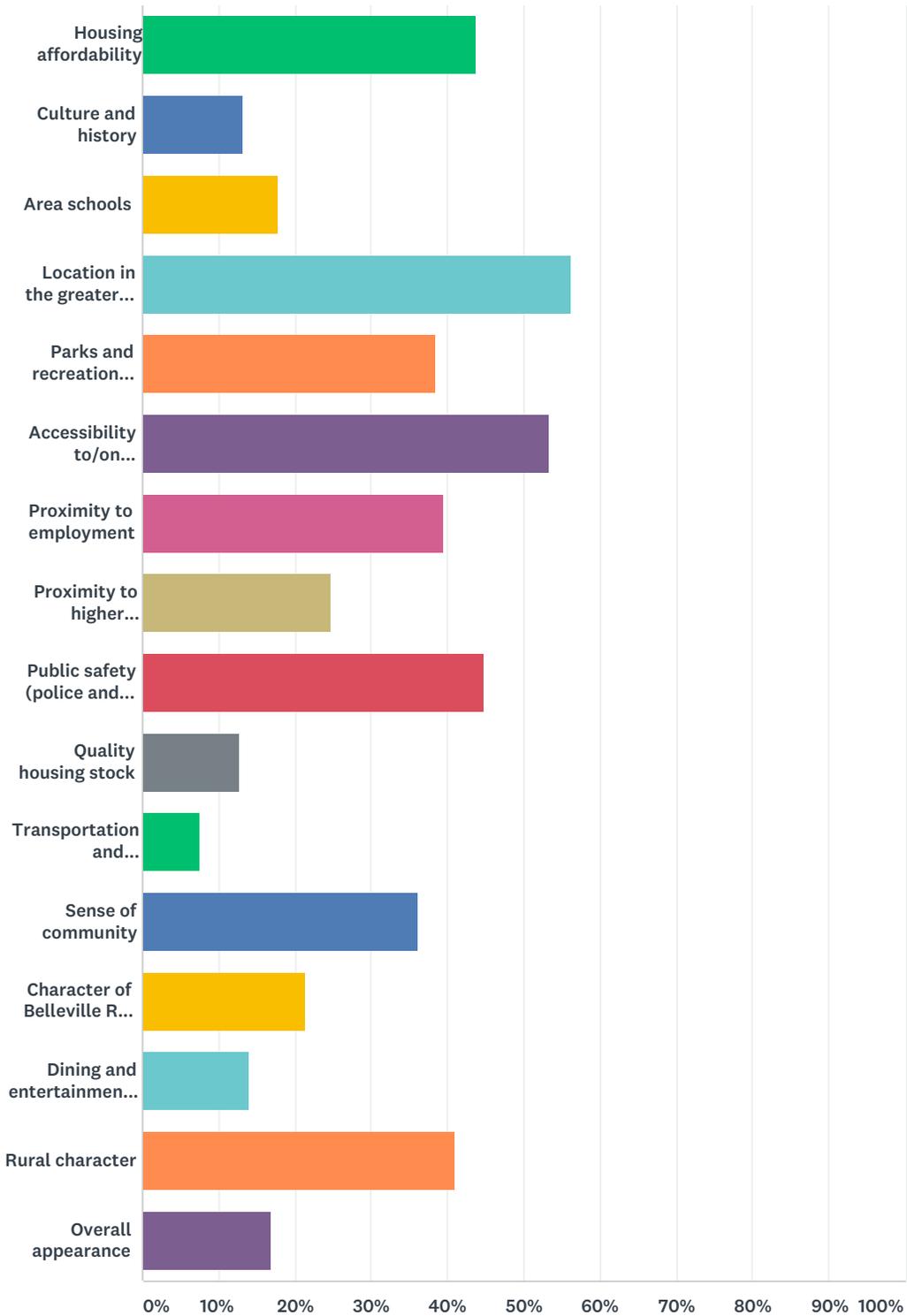
Answered: 549 Skipped: 233



ANSWER CHOICES	RESPONSES	
Yes	64.30%	353
No	13.11%	72
Not Sure	22.59%	124
TOTAL		549

Q14 What are the most positive aspects of living in Van Buren Township? (check all that apply)

Answered: 553 Skipped: 229



ANSWER CHOICES

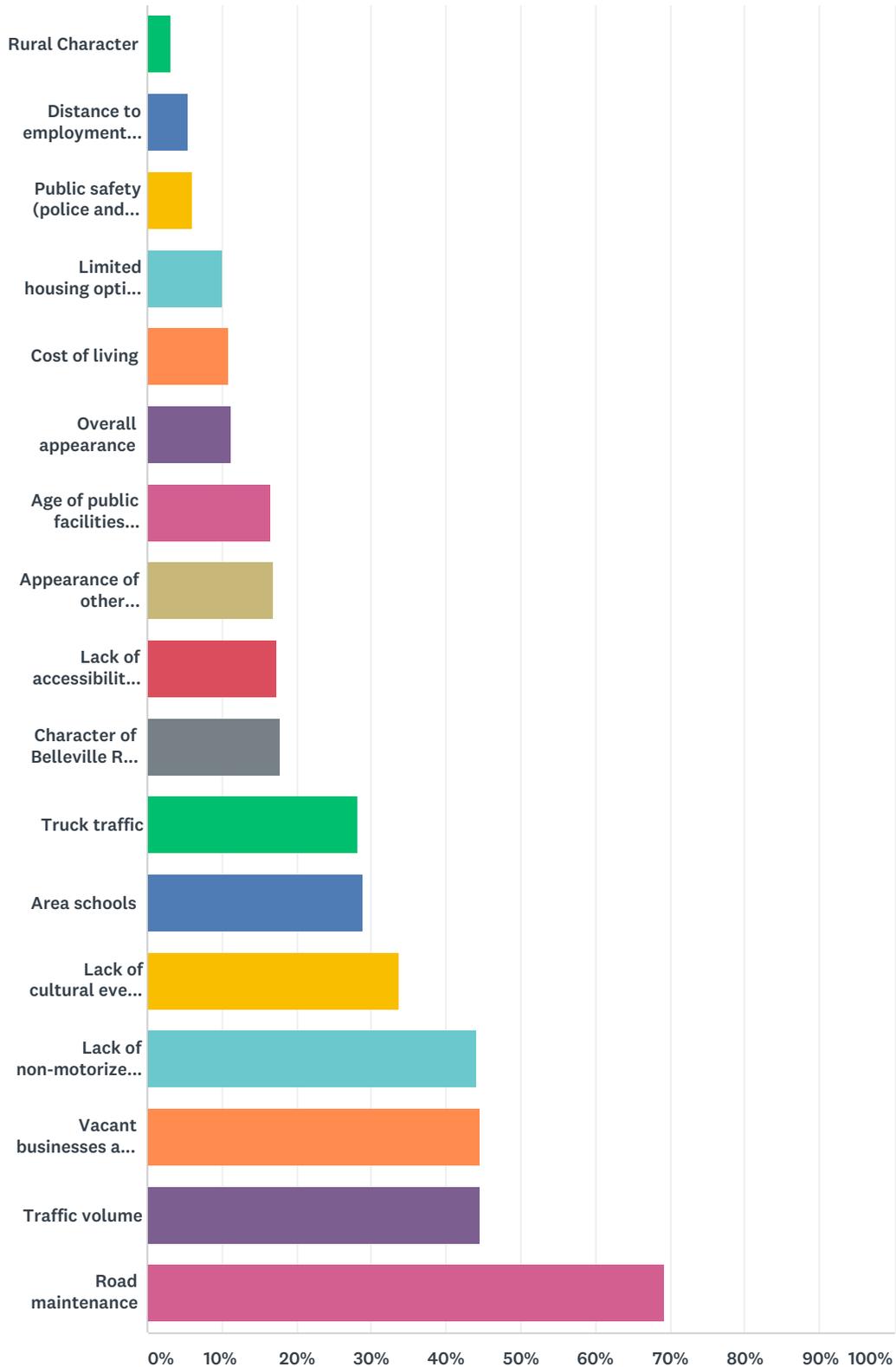
RESPONSES

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Housing affordability	43.76%	242
Culture and history	13.20%	73
Area schools	17.72%	98
Location in the greater Detroit region	56.24%	311
Parks and recreation options	38.52%	213
Accessibility to/on Belleville Lake	53.35%	295
Proximity to employment	39.60%	219
Proximity to higher education	24.59%	136
Public safety (police and fire)	44.67%	247
Quality housing stock	12.66%	70
Transportation and accessibility	7.59%	42
Sense of community	36.17%	200
Character of Belleville Road corridor located north of I-94 and south of Tyler Road	21.34%	118
Dining and entertainment options	13.92%	77
Rural character	41.05%	227
Overall appearance	17.00%	94
Total Respondents: 553		

Q15 Do you consider any of the following to be a negative aspect of living in Van Buren Township? (check all that apply)

Answered: 553 Skipped: 229

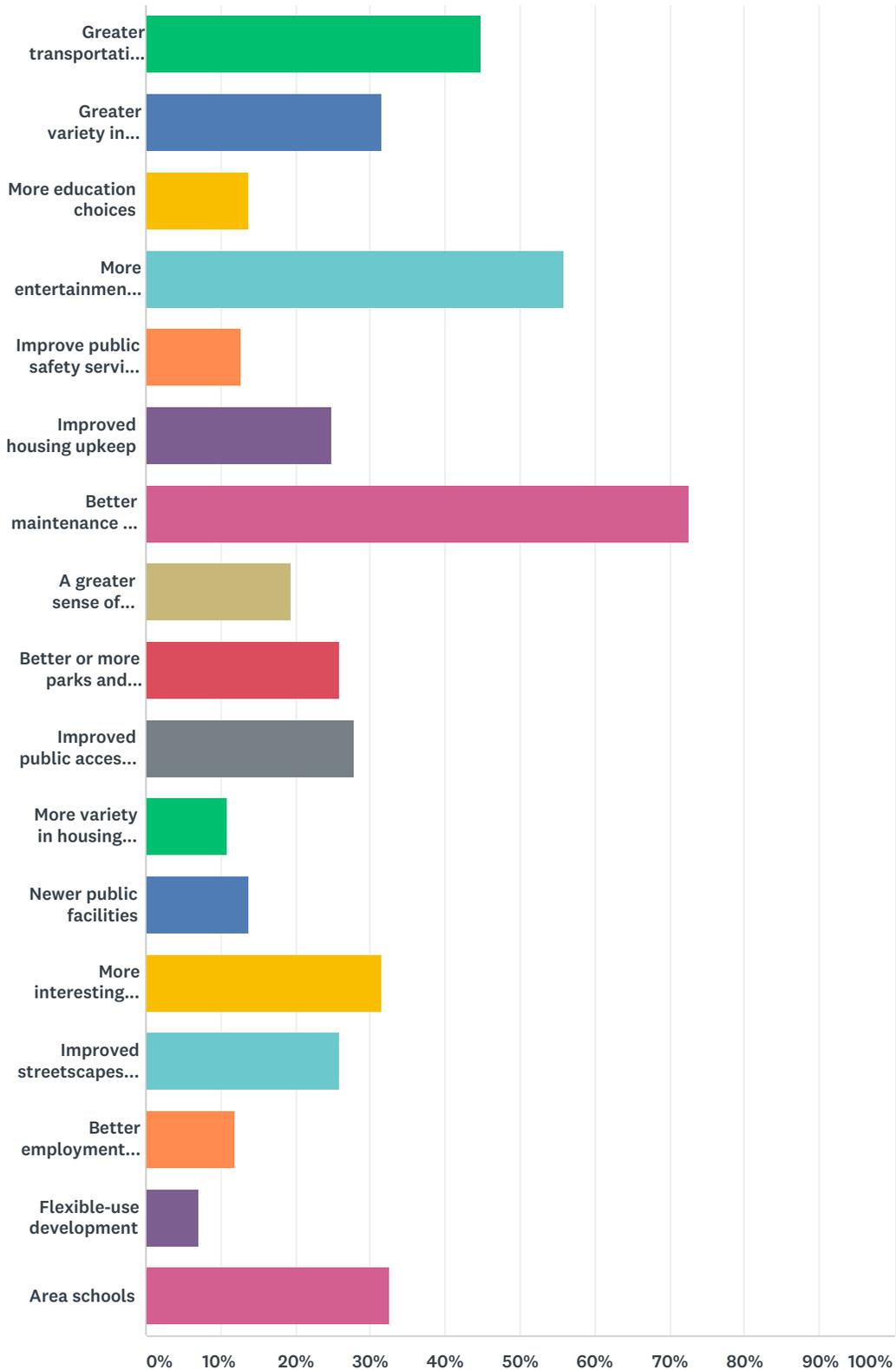


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ANSWER CHOICES	RESPONSES	
Rural Character	3.07%	17
Distance to employment opportunities	5.42%	30
Public safety (police and fire)	6.15%	34
Limited housing options (style, price-point, etc.)	9.95%	55
Cost of living	10.85%	60
Overall appearance	11.21%	62
Age of public facilities (parks, public buildings, etc.)	16.46%	91
Appearance of other commercial corridors	17.00%	94
Lack of accessibility to/on Belleville Lake	17.36%	96
Character of Belleville Road corridor located north of I-94 and south of Tyler Road	17.72%	98
Truck traffic	28.21%	156
Area schools	28.93%	160
Lack of cultural events / entertainment options	33.63%	186
Lack of non-motorized transportation (bike paths, sidewalks, etc.)	44.12%	244
Vacant businesses and storefronts	44.48%	246
Traffic volume	44.48%	246
Road maintenance	69.26%	383
Total Respondents: 553		

Q16 Based on your responses to questions 14 and 15, what could be improved about Van Buren Township? (check all that apply)

Answered: 553 Skipped: 229

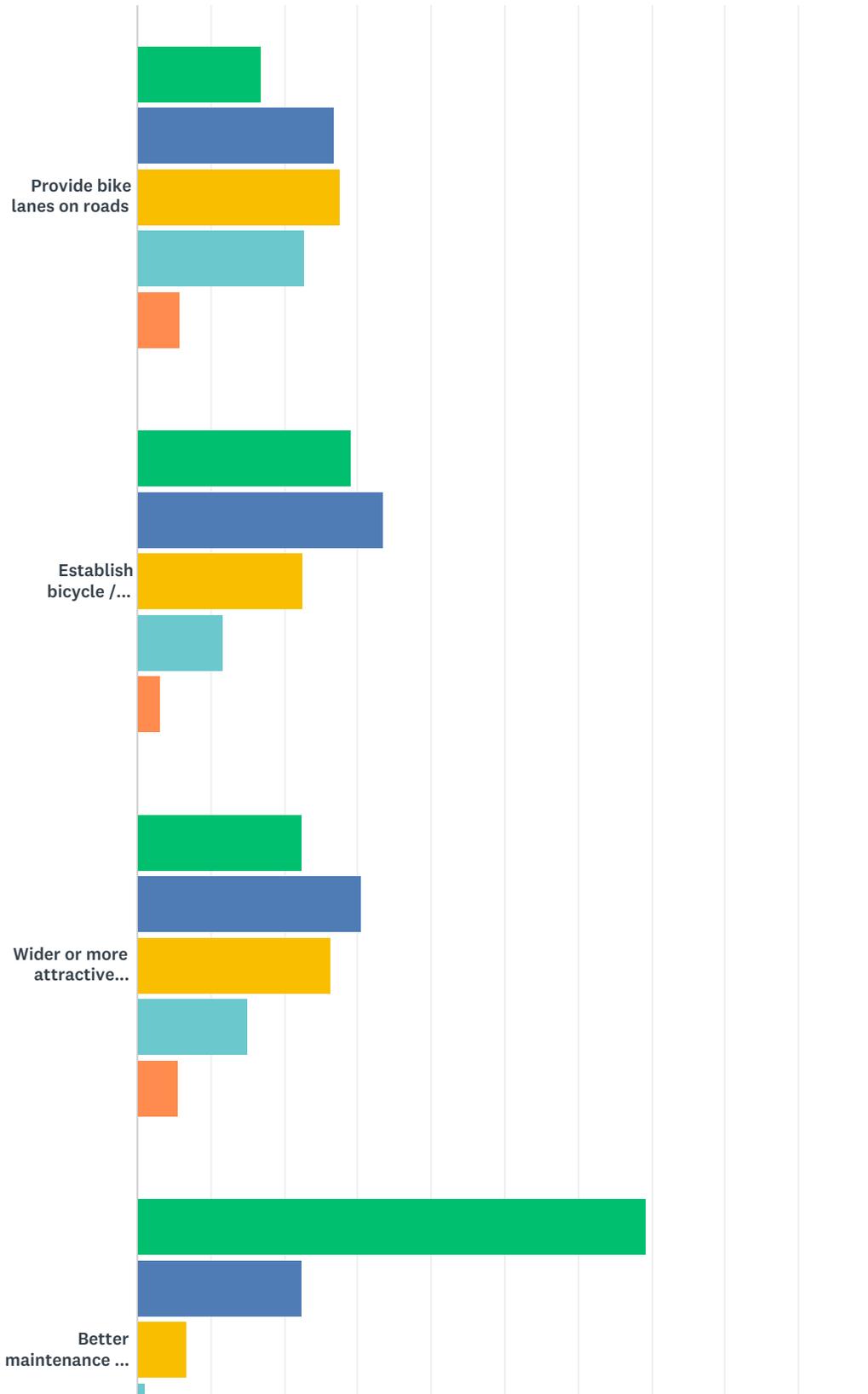


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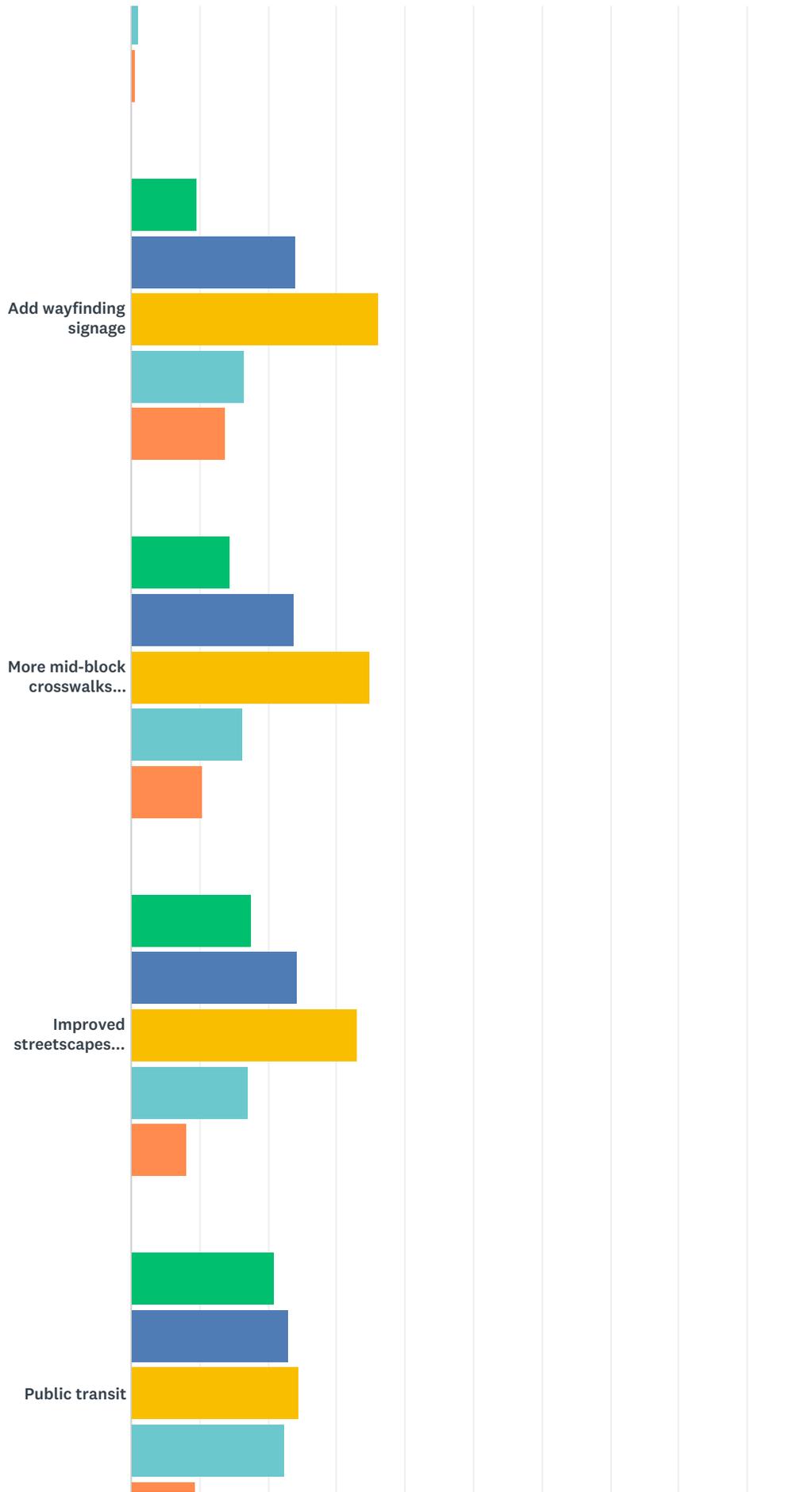
ANSWER CHOICES	RESPONSES	
Greater transportation options (bikepaths, sidewalks, etc.)	44.67%	247
Greater variety in commercial businesses	31.65%	175
More education choices	13.74%	76
More entertainment, dining, and/or nightlife options	55.88%	309
Improve public safety services (police and fire)	12.84%	71
Improved housing upkeep	24.95%	138
Better maintenance of County roads	72.51%	401
A greater sense of community	19.53%	108
Better or more parks and recreation facilities	26.04%	144
Improved public access and activities at Belleville Lake	27.85%	154
More variety in housing types	10.85%	60
Newer public facilities	13.74%	76
More interesting public places	31.65%	175
Improved streetscapes in commercial corridors (street trees, landscaping, street furnishings)	26.04%	144
Better employment opportunities	11.93%	66
Flexible-use development	7.05%	39
Area schools	32.55%	180
Total Respondents: 553		

Q17 Please rate the following transportation goals for Van Buren Township.

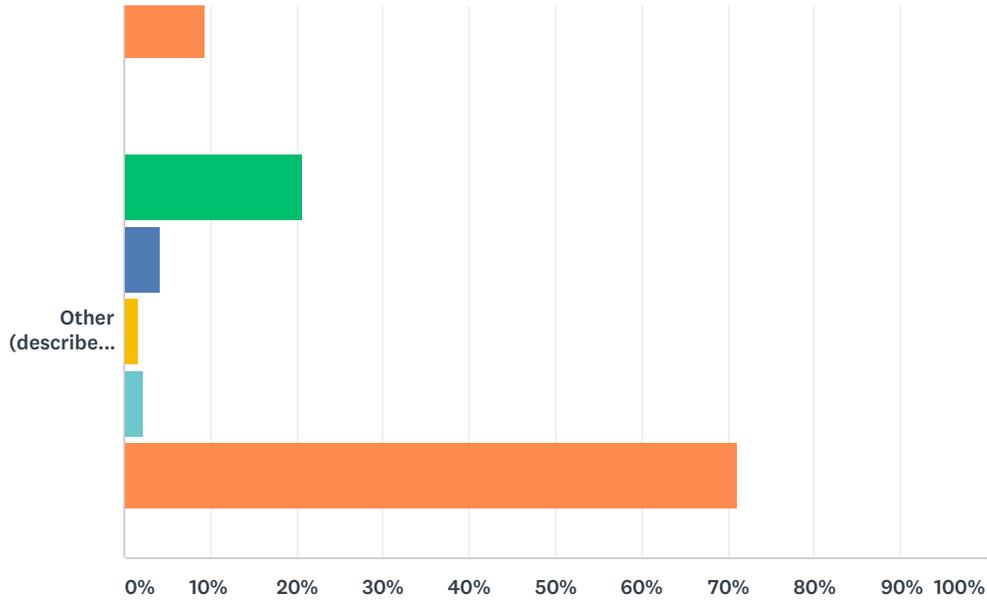
Answered: 553 Skipped: 229



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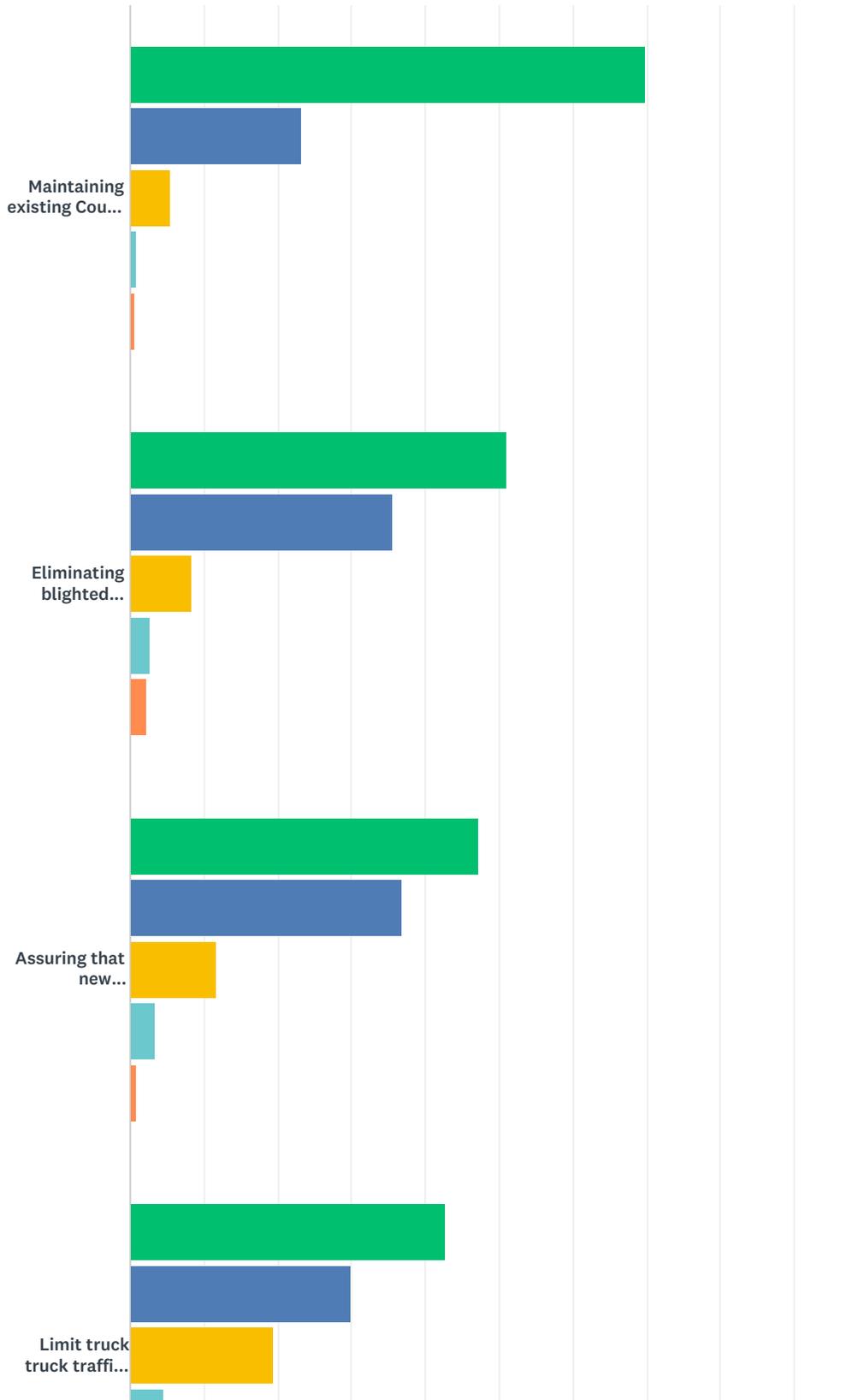


■ Extremely Important
 ■ Important
 ■ Somewhat Important
■ Not Important At All
 ■ No Opinion

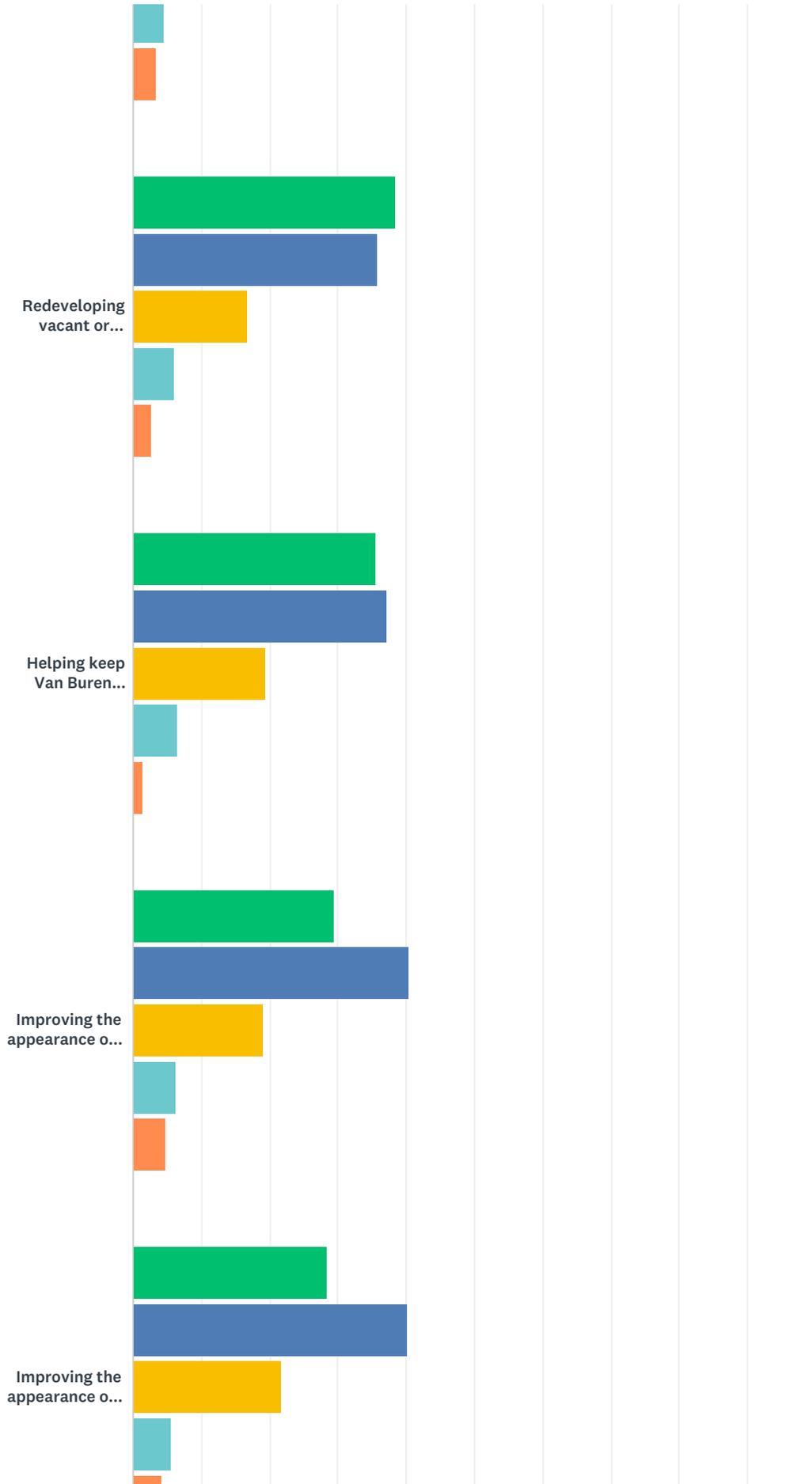
	EXTREMELY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT AT ALL	NO OPINION	TOTAL
Provide bike lanes on roads	17.01% 92	26.80% 145	27.54% 149	22.74% 123	5.91% 32	541
Establish bicycle / walking trails	29.13% 157	33.40% 180	22.63% 122	11.69% 63	3.15% 17	539
Wider or more attractive sidewalks along commercial corridors	22.35% 120	30.54% 164	26.44% 142	15.08% 81	5.59% 30	537
Better maintenance for existing roads and sidewalks	69.17% 377	22.39% 122	6.79% 37	1.10% 6	0.55% 3	545
Add wayfinding signage	9.59% 51	24.06% 128	36.09% 192	16.54% 88	13.72% 73	532
More mid-block crosswalks along major roads	14.50% 78	23.79% 128	34.94% 188	16.36% 88	10.41% 56	538
Improved streetscapes (street trees, landscaping, street furnishings) in commercial areas.	17.47% 94	24.16% 130	33.09% 178	17.10% 92	8.18% 44	538
Public transit	20.89% 113	22.92% 124	24.40% 132	22.37% 121	9.43% 51	541
Other (describe below)	20.72% 63	4.28% 13	1.64% 5	2.30% 7	71.05% 216	304

Q18 In your opinion, how important is addressing each of the following priorities for Van Buren Township?

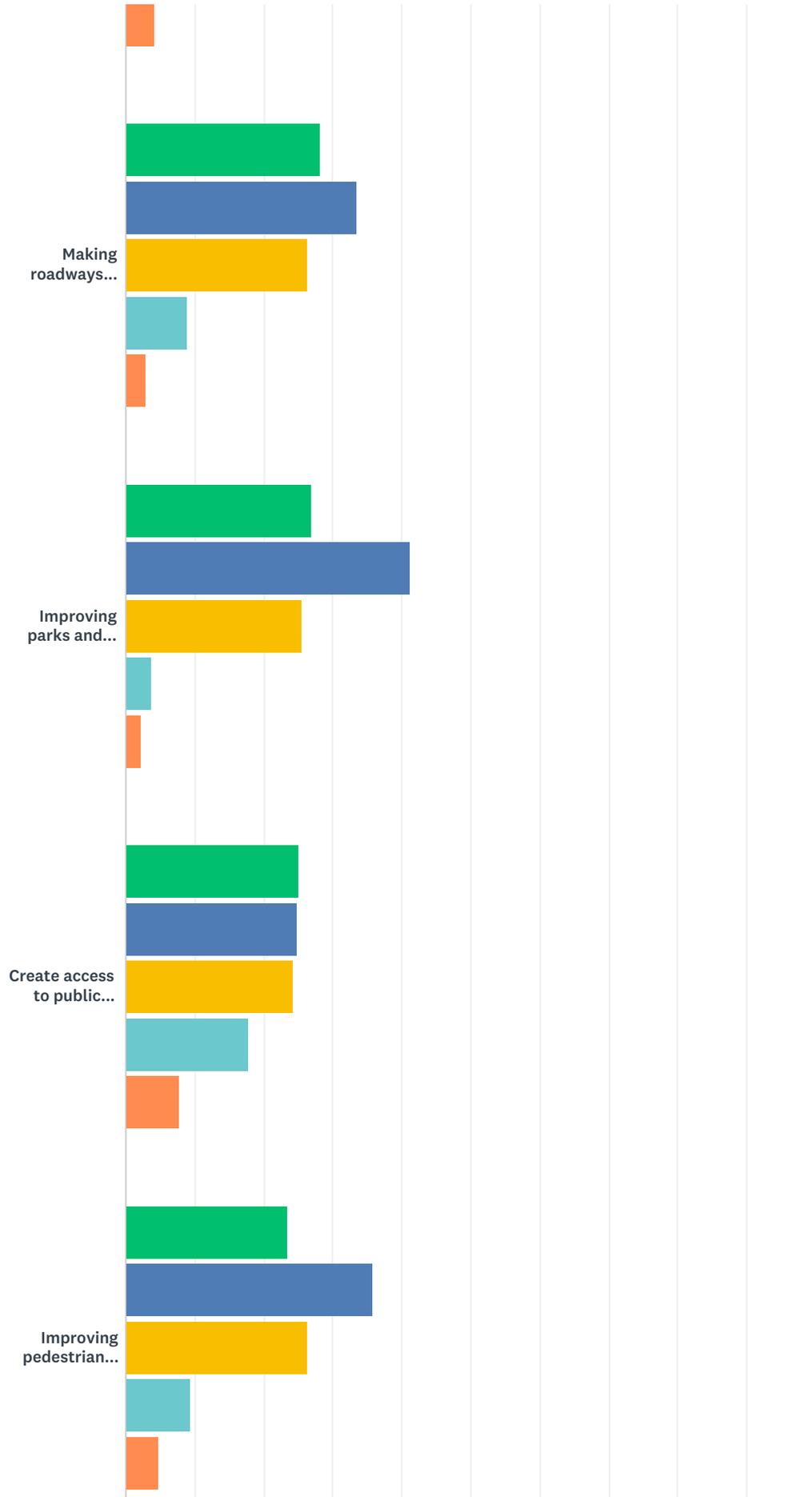
Answered: 553 Skipped: 229



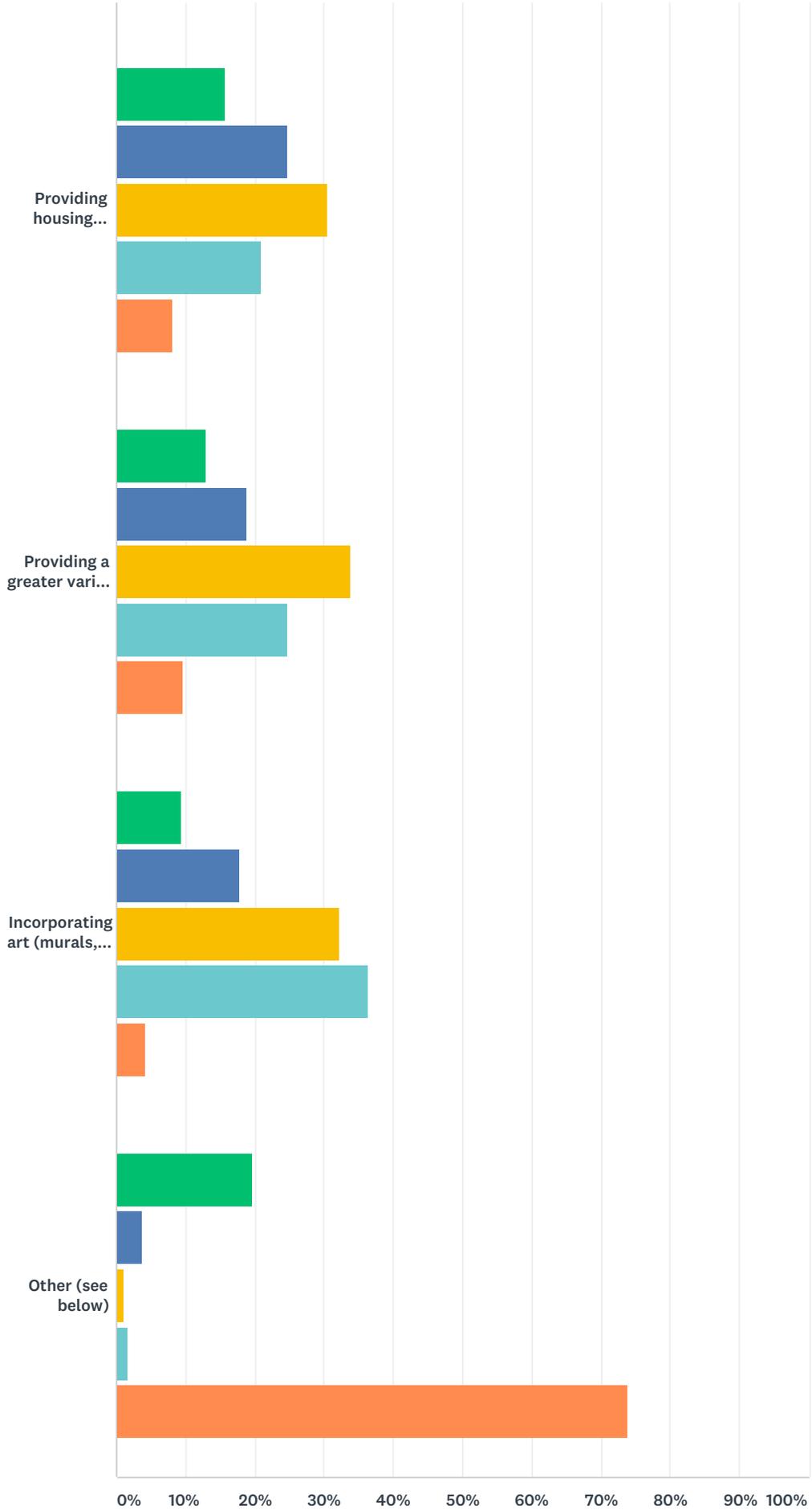
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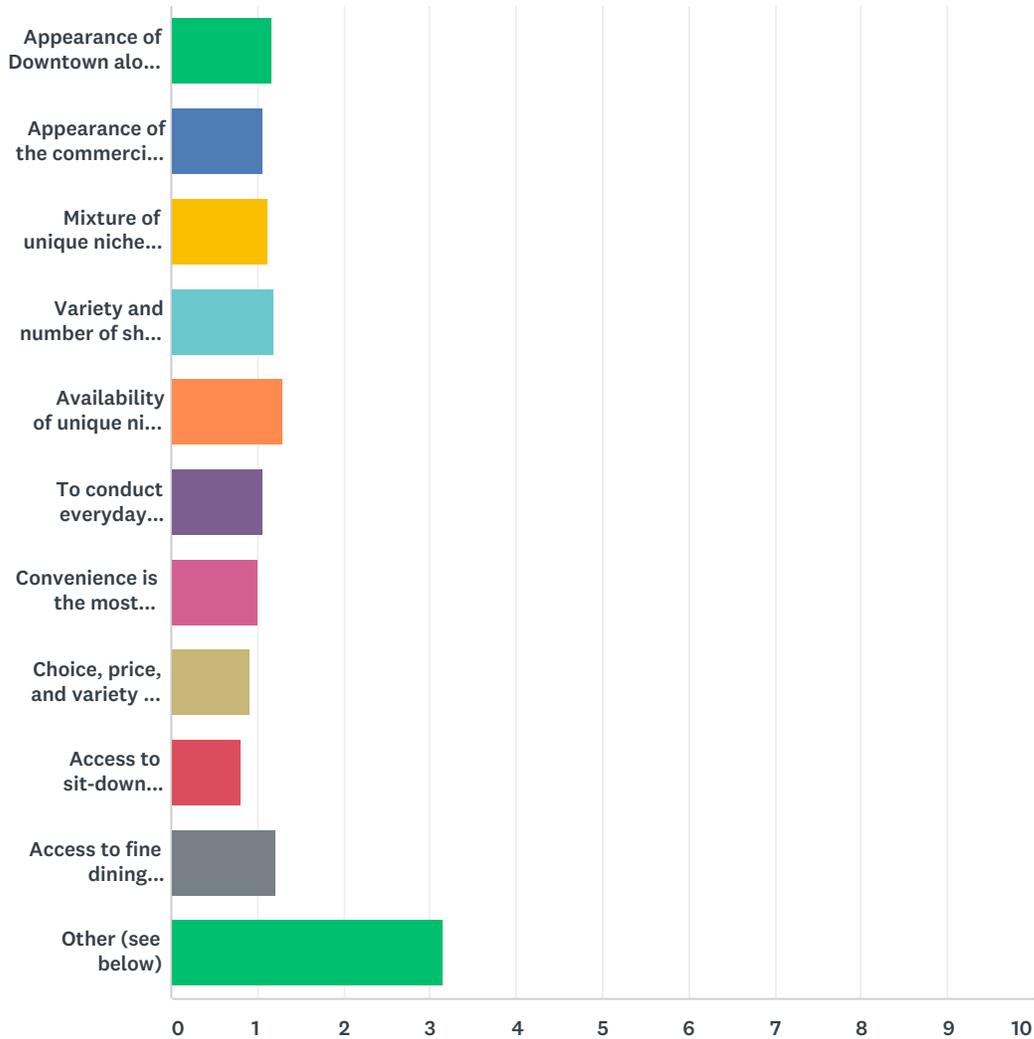
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■ Extremely Important
 ■ Important
 ■ Somewhat Important
■ Not Important At All
 ■ No Opinion

	EXTREMELY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT AT ALL	NO OPINION	TOTAL
Maintaining existing County roadways	69.80% 379	23.20% 126	5.52% 30	0.92% 5	0.55% 3	543
Eliminating blighted structures	51.01% 278	35.60% 194	8.44% 46	2.75% 15	2.20% 12	545
Assuring that new development/redevelopment is well-designed and attractive	47.31% 255	36.73% 198	11.69% 63	3.34% 18	0.93% 5	539
Limit truck traffic and truck routes	42.70% 231	29.94% 162	19.41% 105	4.62% 25	3.33% 18	541
Redeveloping vacant or underused commercial properties	38.59% 208	35.81% 193	16.70% 90	6.12% 33	2.78% 15	539
Helping keep Van Buren Township green by encouraging rigorous landscaping standards for development and redevelopment	35.49% 192	37.15% 201	19.41% 105	6.47% 35	1.48% 8	541
Improving the appearance of commercial corridors	29.57% 160	40.30% 218	19.04% 103	6.28% 34	4.81% 26	541
Improving the appearance of residential neighborhoods	28.39% 153	40.26% 217	21.71% 117	5.57% 30	4.08% 22	539
Making roadways accessible to all users (bikes, cars, pedestrians)	28.20% 152	33.40% 180	26.35% 142	9.09% 49	2.97% 16	539
Improving parks and recreation facilities	26.89% 146	41.25% 224	25.60% 139	3.87% 21	2.39% 13	543
Create access to public transportation	25.14% 135	24.95% 134	24.21% 130	17.88% 96	7.82% 42	537
Improving pedestrian circulation	23.45% 125	35.83% 191	26.45% 141	9.38% 50	4.88% 26	533
Providing housing opportunities for all segments of the population	15.70% 84	24.67% 132	30.47% 163	20.93% 112	8.22% 44	535
Providing a greater variety of housing types	12.92% 69	18.91% 101	33.90% 181	24.72% 132	9.55% 51	534
Incorporating art (murals, sculpture, etc.) into public places	9.31% 50	17.69% 95	32.22% 173	36.50% 196	4.28% 23	537
Other (see below)	19.67% 36	3.83% 7	1.09% 2	1.64% 3	73.77% 135	183

Q19 When shopping, dining, or entertainment, what factors impact your spending decisions?

Answered: 547 Skipped: 235



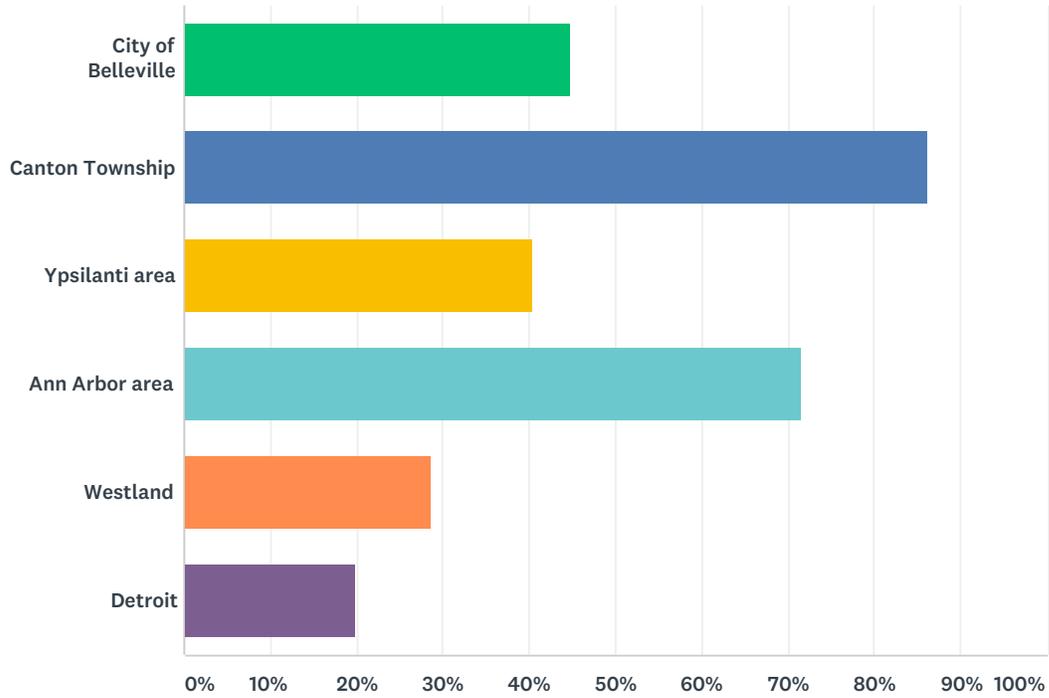
	EXTREMELY IMPORTANT / STRONGLY AGREE	IMPORTANT / AGREE	NOT VERY IMPORTANT / DISAGREE	NOT IMPORTANT AT ALL / STRONGLY DISAGREE	NO OPINION	TOTAL	WEIGHTED AVERAGE
Appearance of Downtown along Belleville Road corridor	26.85% 145	45.00% 243	16.30% 88	7.96% 43	3.89% 21	540	1.17
Appearance of the commercial business strips	25.56% 138	52.96% 286	13.70% 74	4.63% 25	3.15% 17	540	1.07
Mixture of unique niche businesses and national "name brand" stores	28.94% 156	45.27% 244	13.73% 74	7.79% 42	4.27% 23	539	1.13

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Variety and number of shops is most important for shopping for gifts and special purchases	25.65% 138	45.72% 246	17.29% 93	6.88% 37	4.46% 24	538	1.19
Availability of unique niche stores	22.14% 118	43.34% 231	21.95% 117	7.88% 42	4.69% 25	533	1.30
To conduct everyday purchases, I am willing to drive to a neighboring community due to increased number of store choices	33.89% 182	39.29% 211	16.39% 88	7.45% 40	2.98% 16	537	1.06
Convenience is the most important factor for my everyday shopping purchases	30.84% 165	46.36% 248	16.07% 86	4.49% 24	2.24% 12	535	1.01
Choice, price, and variety are the most important factors for my everyday shopping purchases	32.65% 175	49.63% 266	11.75% 63	3.92% 21	2.05% 11	536	0.93
Access to sit-down restaurants	38.69% 207	47.29% 253	9.91% 53	2.80% 15	1.31% 7	535	0.81
Access to fine dining restaurants	25.61% 137	41.31% 221	22.43% 120	7.66% 41	2.99% 16	535	1.21
Other (see below)	13.84% 22	6.92% 11	1.89% 3	3.77% 6	73.58% 117	159	3.16

Q20 Besides Van Buren Township, where else do you regularly shop, eat, go to the doctor, etc. (Check all that apply; you may also add places not listed below in the space provided)

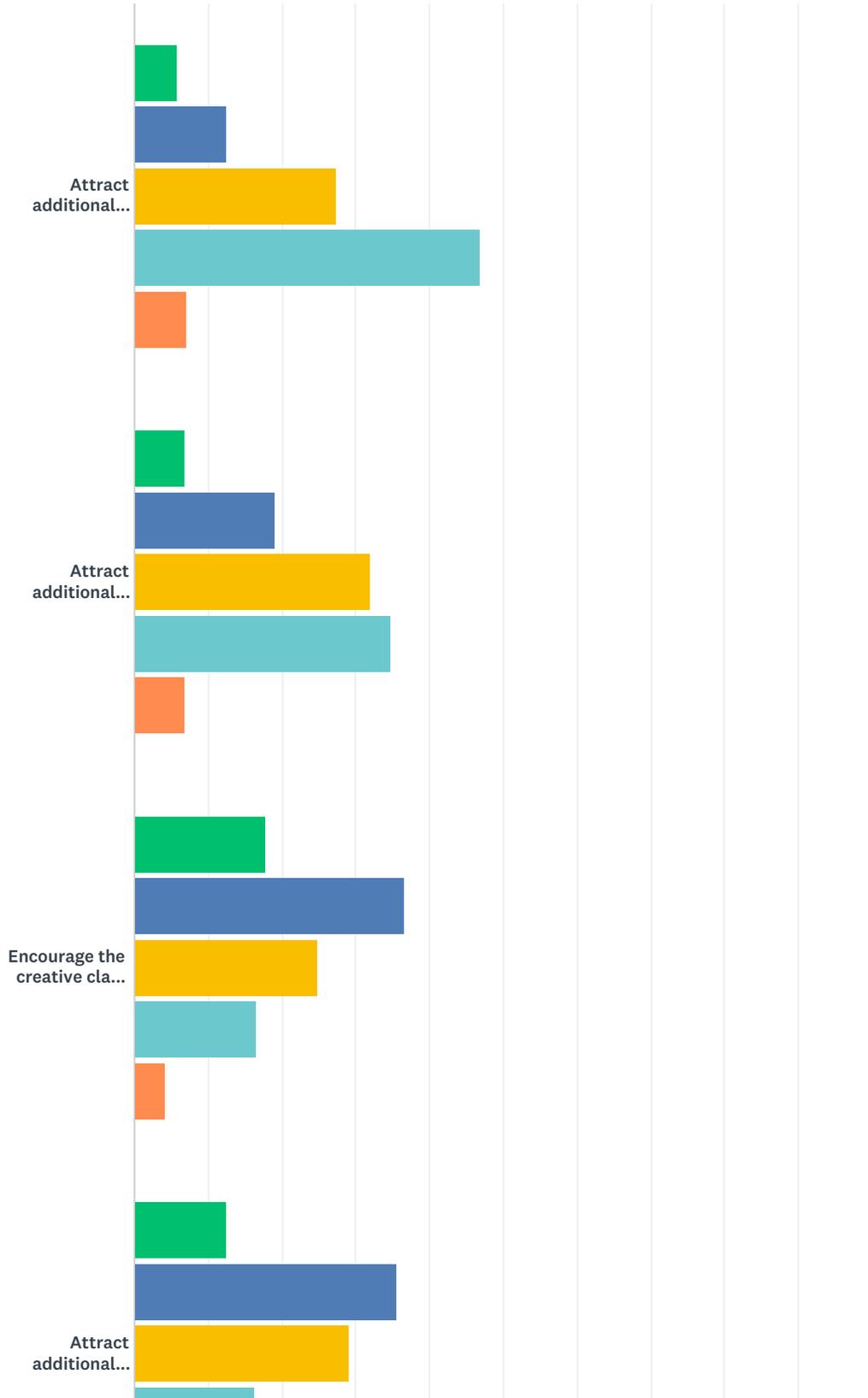
Answered: 541 Skipped: 241



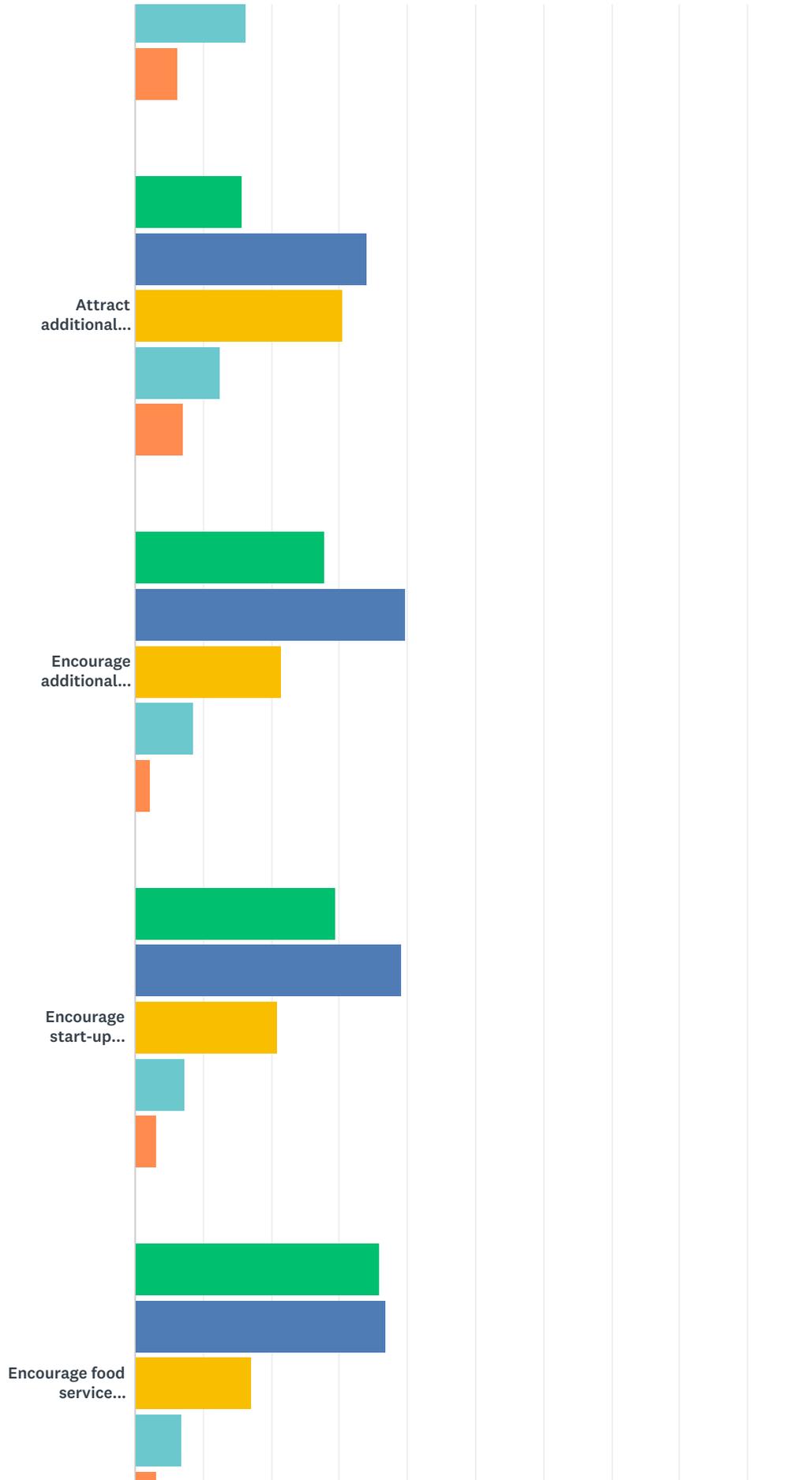
ANSWER CHOICES	RESPONSES	
City of Belleville	44.73%	242
Canton Township	86.14%	466
Ypsilanti area	40.30%	218
Ann Arbor area	71.53%	387
Westland	28.65%	155
Detroit	19.96%	108
Total Respondents: 541		

Q21 Please rate the following economic development goals for Van Buren Township

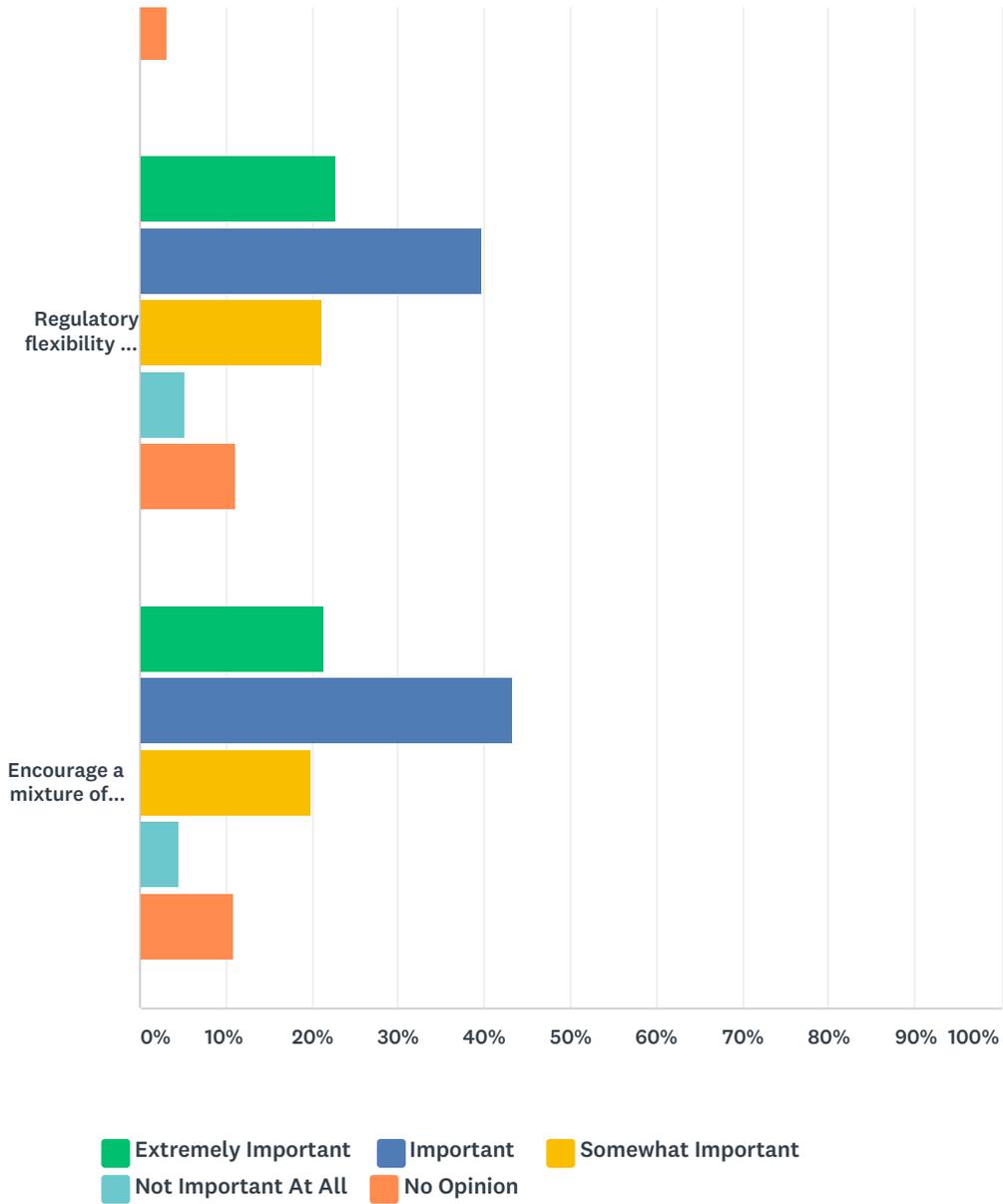
Answered: 483 Skipped: 299



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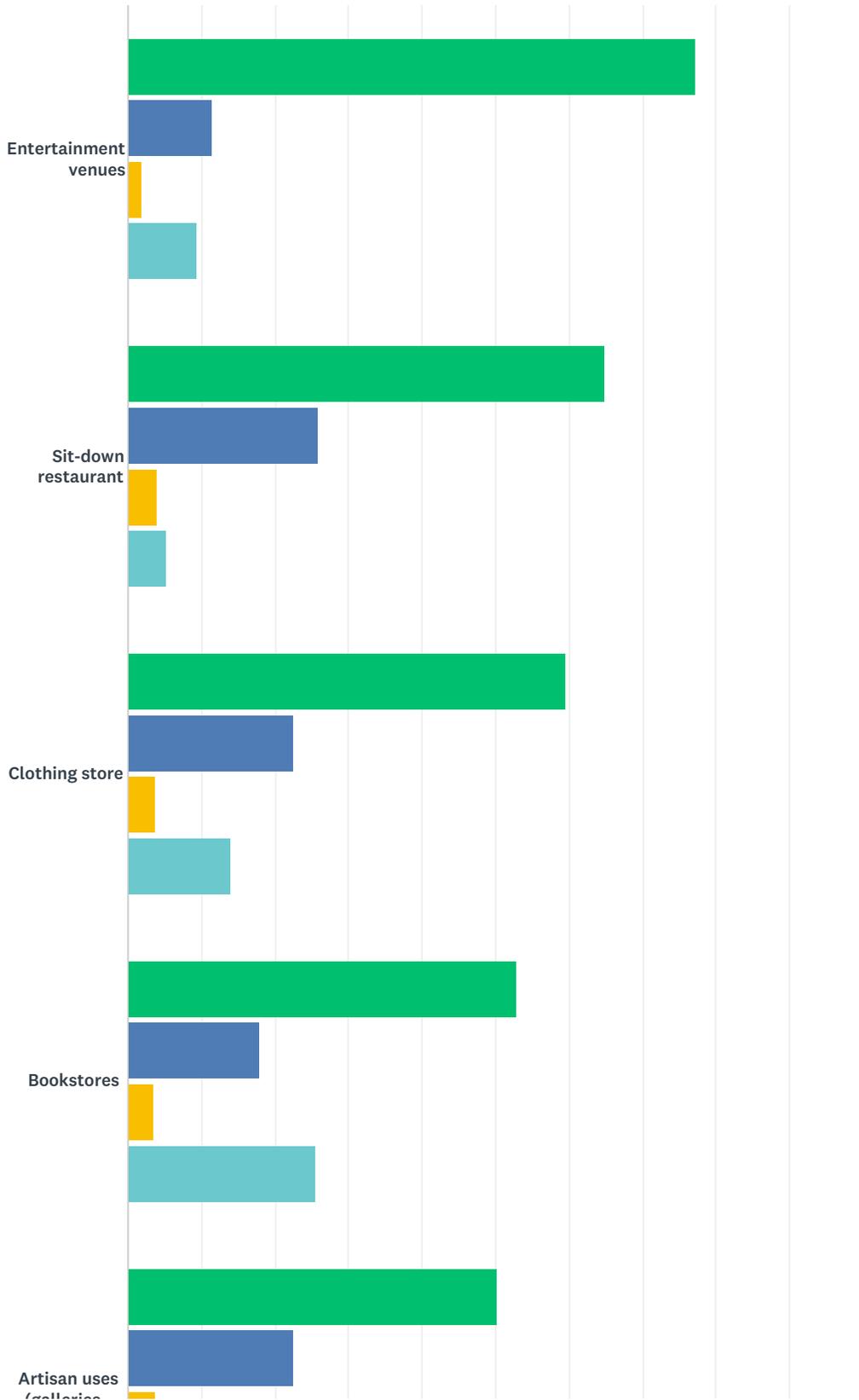
	EXTREMELY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT AT ALL	NO OPINION	TOTAL
Attract additional distribution centers and warehousing uses	5.92% 28	12.47% 59	27.48% 130	46.93% 222	7.19% 34	473
Attract additional industrial and production uses	7.01% 33	19.11% 90	32.06% 151	34.82% 164	7.01% 33	471
Encourage the creative class (design spaces, artisan workshops, galleries, performance spaces, etc.)	17.76% 84	36.58% 173	24.95% 118	16.49% 78	4.23% 20	473
Attract additional research and development uses	12.53% 59	35.67% 168	29.09% 137	16.35% 77	6.37% 30	471
Attract additional service and office uses	15.68% 74	34.11% 161	30.51% 144	12.50% 59	7.20% 34	472
Encourage additional retail businesses	27.75% 131	39.83% 188	21.61% 102	8.47% 40	2.33% 11	472

Van Buren Township Master Plan Survey

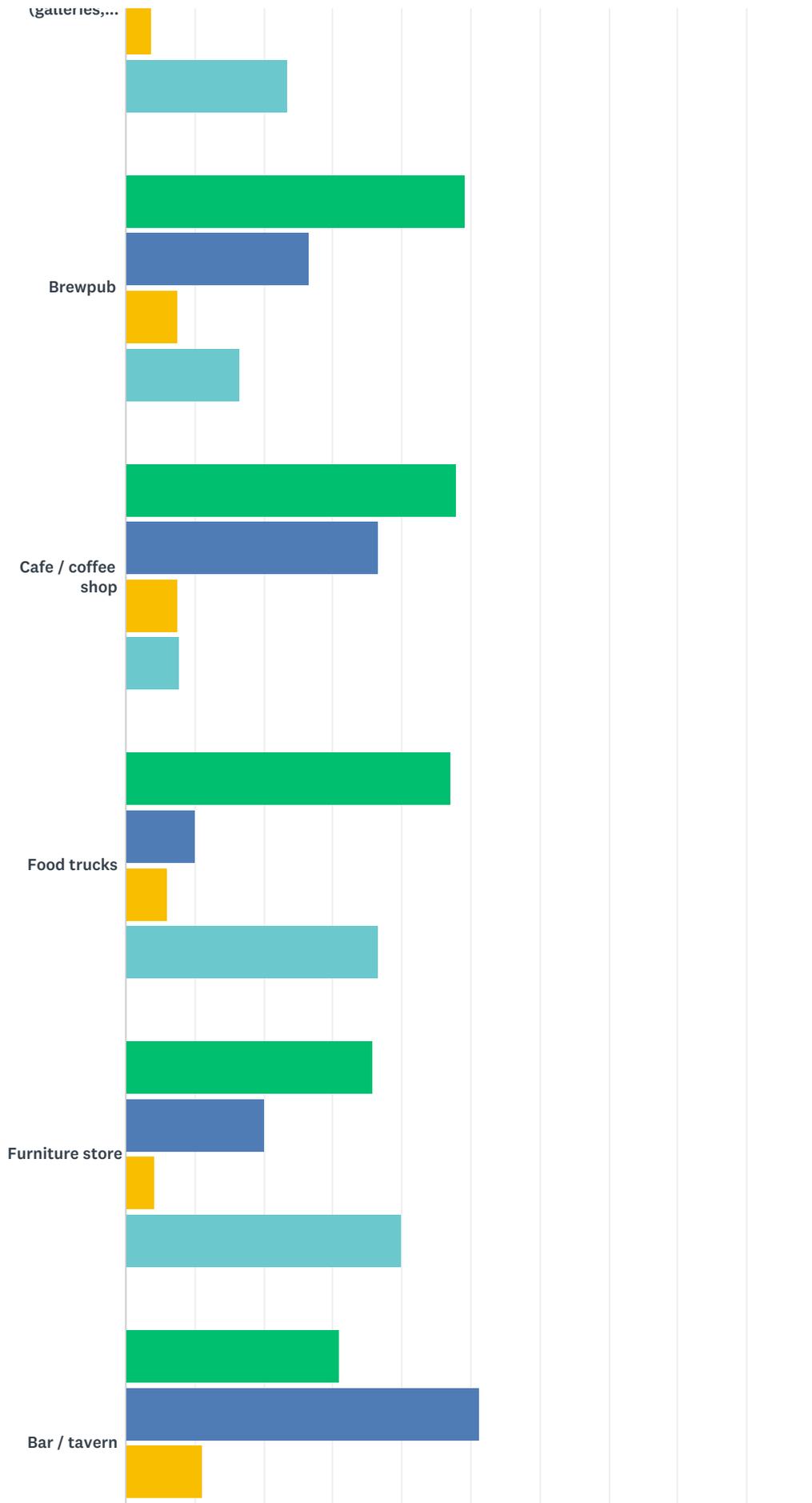
Encourage start-up businesses and entrepreneurship	29.41% 140	39.08% 186	21.01% 100	7.35% 35	3.15% 15	476
Encourage food service businesses	35.94% 170	36.79% 174	17.12% 81	6.98% 33	3.17% 15	473
Regulatory flexibility so long as design standards are maintained	22.83% 108	39.75% 188	21.14% 100	5.29% 25	10.99% 52	473
Encourage a mixture of compatible uses	21.31% 101	43.25% 205	19.83% 94	4.64% 22	10.97% 52	474

Q22 Please rate the following businesses from "Too Many Already" in Van Buren Township to "Desperately Needed" in Van Buren Township.

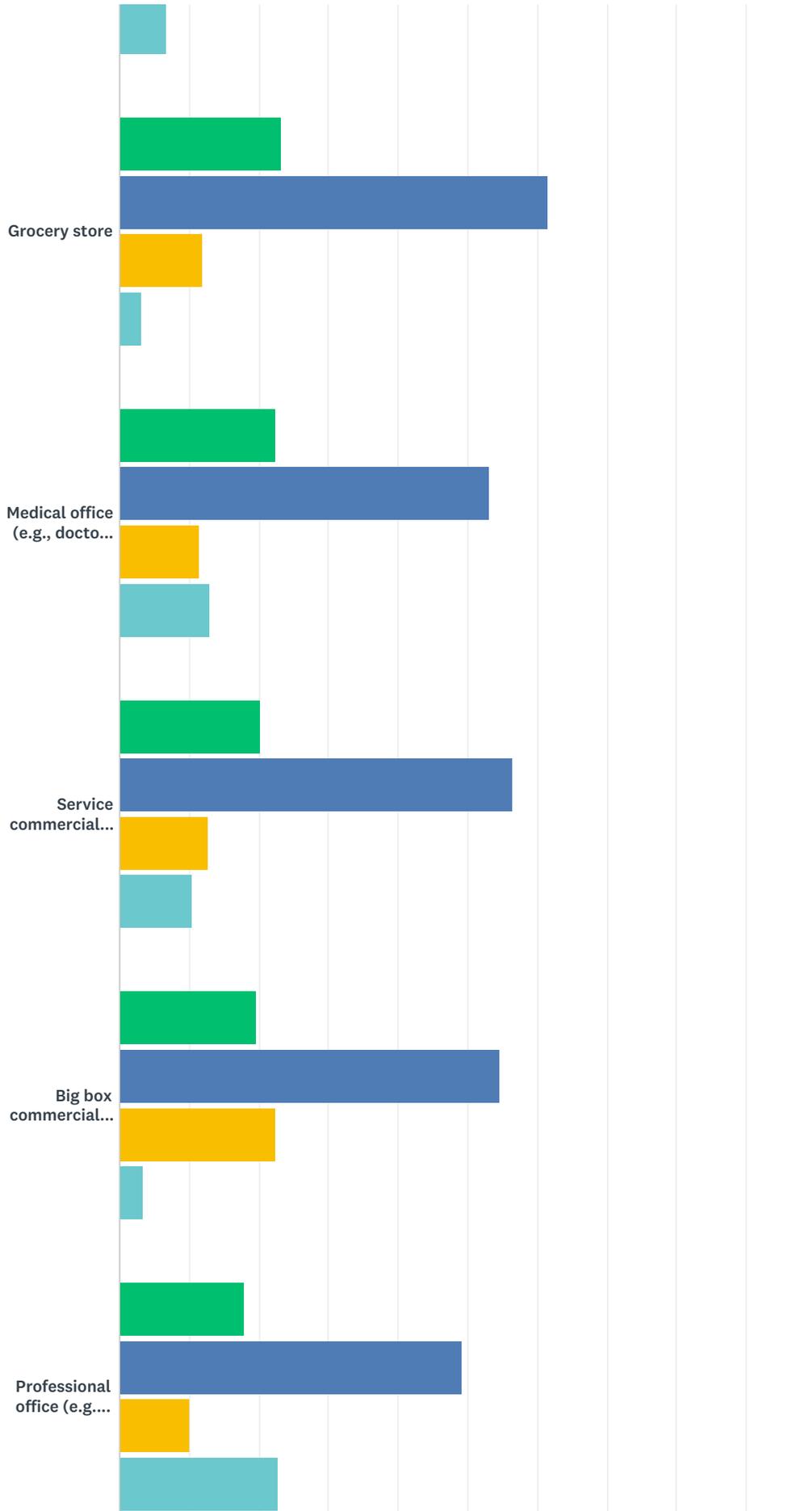
Answered: 483 Skipped: 299



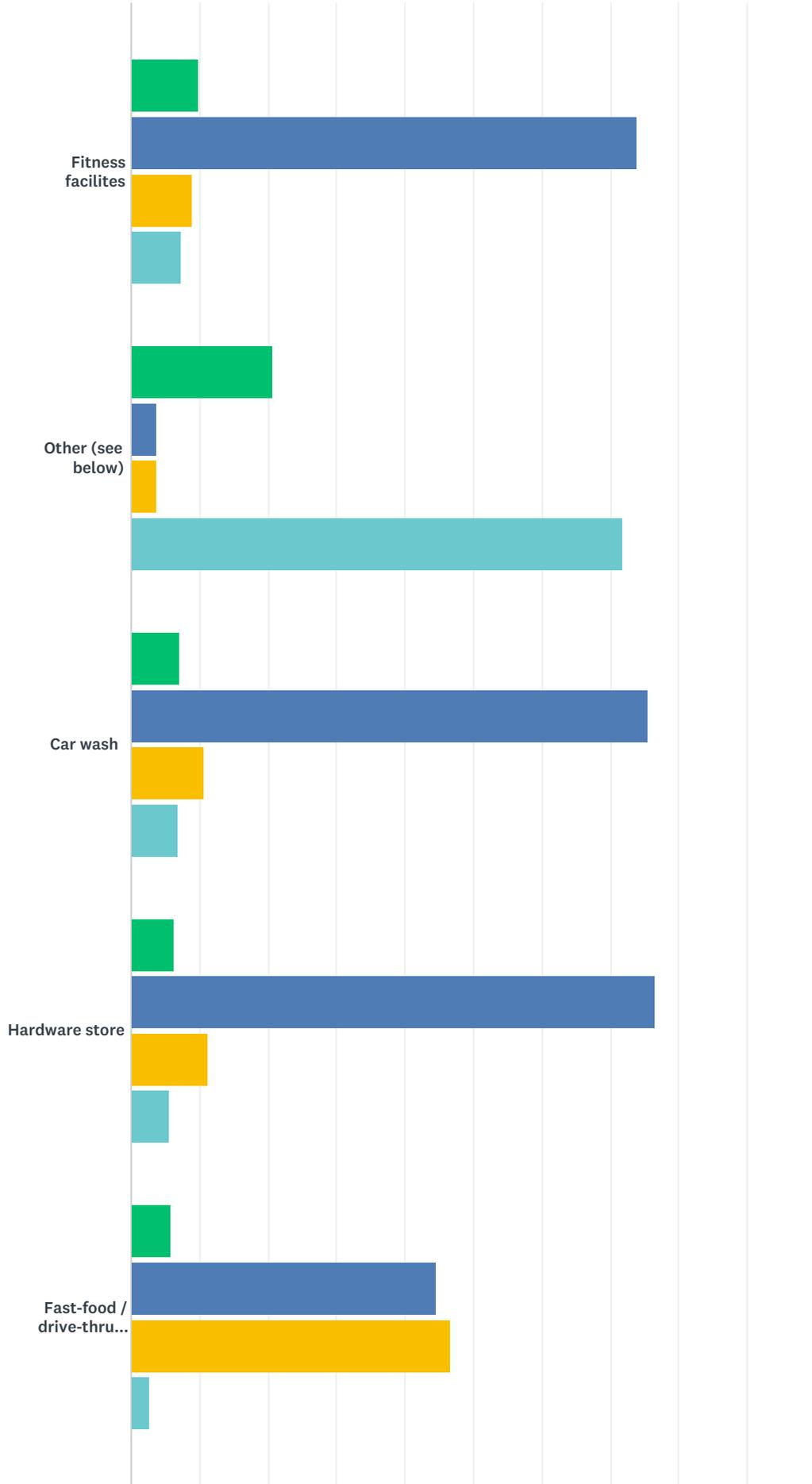
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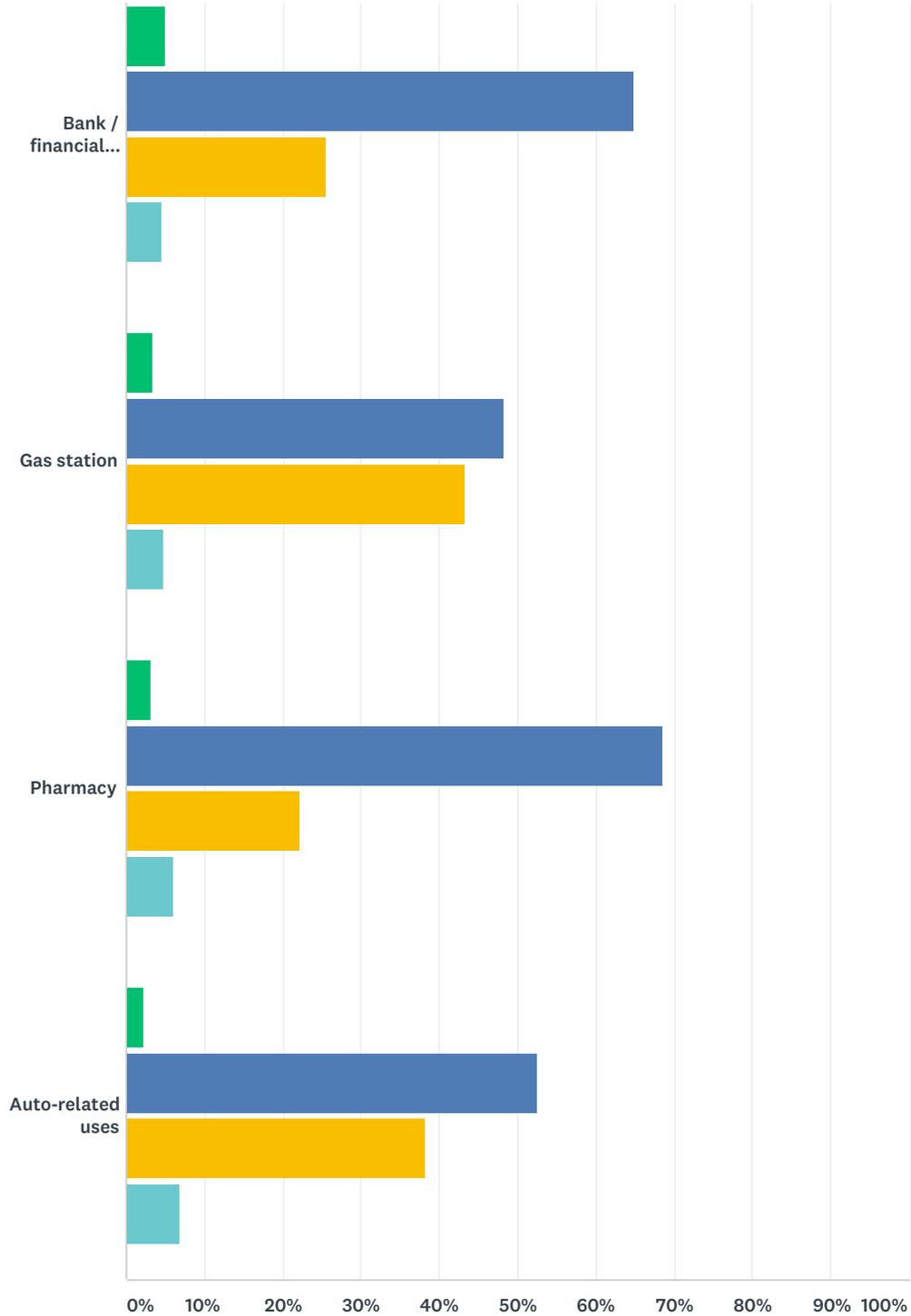
Van Buren Township Master Plan Survey



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■ Desperately Needed
 ■ Just Enough
 ■ Too Many Already
 ■ No Opinion

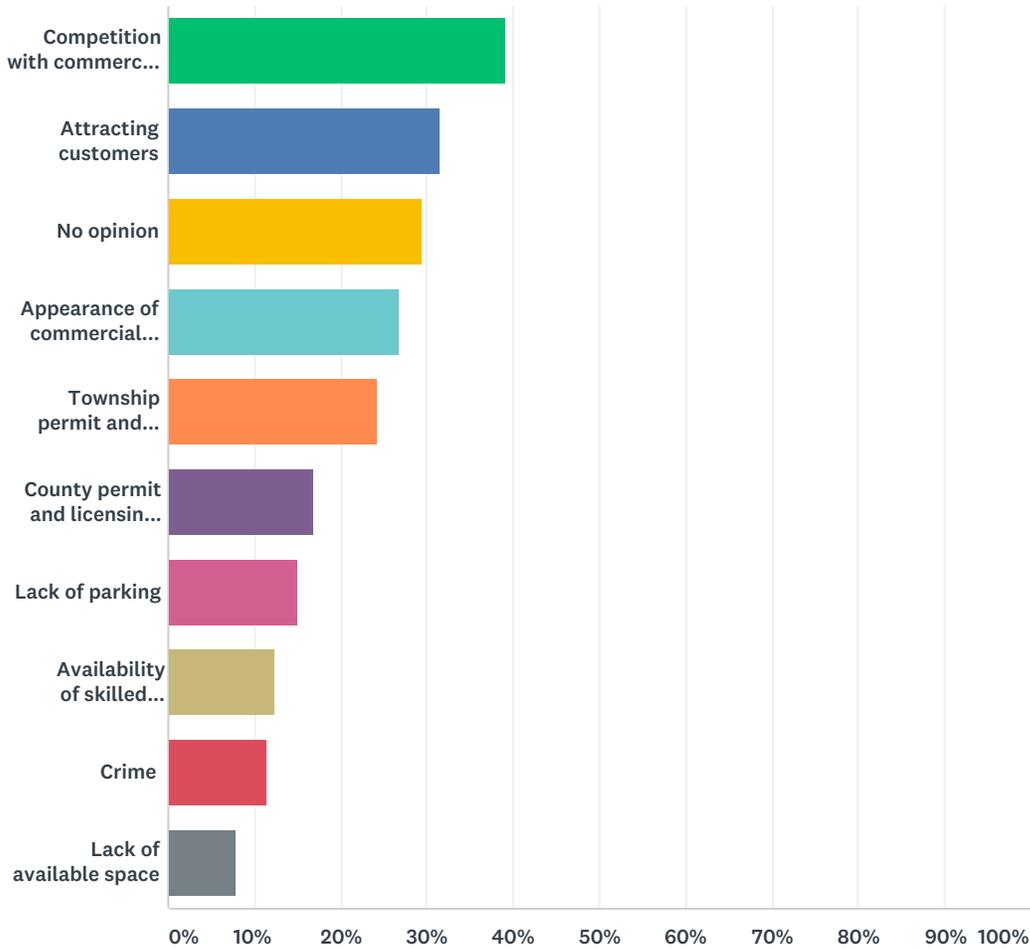
	DESPERATELY NEEDED	JUST ENOUGH	TOO MANY ALREADY	NO OPINION	TOTAL
Entertainment venues	77.28% 364	11.46% 54	1.91% 9	9.34% 44	471
Sit-down restaurant	64.84% 308	25.89% 123	4.00% 19	5.26% 25	475

Van Buren Township Master Plan Survey

Clothing store	59.66% 281	22.51% 106	3.82% 18	14.01% 66	471
Bookstores	52.97% 250	18.01% 85	3.60% 17	25.42% 120	472
Artisan uses (galleries, workshops, etc.)	50.11% 235	22.60% 106	3.84% 18	23.45% 110	469
Brewpub	49.25% 231	26.65% 125	7.46% 35	16.63% 78	469
Cafe / coffee shop	47.88% 226	36.65% 173	7.63% 36	7.84% 37	472
Food trucks	47.05% 223	10.13% 48	6.12% 29	36.71% 174	474
Furniture store	35.82% 168	20.04% 94	4.26% 20	39.87% 187	469
Bar / tavern	31.00% 146	51.17% 241	11.04% 52	6.79% 32	471
Grocery store	23.32% 111	61.55% 293	11.97% 57	3.15% 15	476
Medical office (e.g., doctor, dentist)	22.36% 106	53.16% 252	11.60% 55	12.87% 61	474
Service commercial (e.g., hair salon, dry cleaners, etc.)	20.25% 96	56.54% 268	12.66% 60	10.55% 50	474
Big box commercial (e.g., general merchandise stores)	19.75% 93	54.56% 257	22.29% 105	3.40% 16	471
Professional office (e.g., lawyer, architect)	18.01% 85	49.15% 232	9.96% 47	22.88% 108	472
Fitness facilities	9.75% 46	73.94% 349	8.90% 42	7.42% 35	472
Other (see below)	20.65% 38	3.80% 7	3.80% 7	71.74% 132	184
Car wash	7.02% 33	75.53% 355	10.64% 50	6.81% 32	470
Hardware store	6.33% 30	76.58% 363	11.39% 54	5.70% 27	474
Fast-food / drive-thru restaurants	5.89% 28	44.63% 212	46.74% 222	2.74% 13	475
Bank / financial institution	5.05% 24	64.84% 308	25.47% 121	4.63% 22	475
Gas station	3.37% 16	48.42% 230	43.37% 206	4.84% 23	475
Pharmacy	3.16% 15	68.63% 326	22.11% 105	6.11% 29	475
Auto-related uses	2.36% 11	52.46% 245	38.33% 179	6.85% 32	467

Q23 Which of the following are obstacles to conducting business in Van Buren Township? (check all that apply)

Answered: 483 Skipped: 299



ANSWER CHOICES	RESPONSES	
Competition with commercial areas outside the City	39.13%	189
Attracting customers	31.68%	153
No opinion	29.40%	142
Appearance of commercial areas	26.71%	129
Township permit and licensing requirements and procedures	24.22%	117
County permit and licensing requirements and procedures	16.98%	82
Lack of parking	15.11%	73
Availability of skilled employees	12.42%	60
Crime	11.59%	56
Lack of available space	7.87%	38

Van Buren Township Master Plan Survey

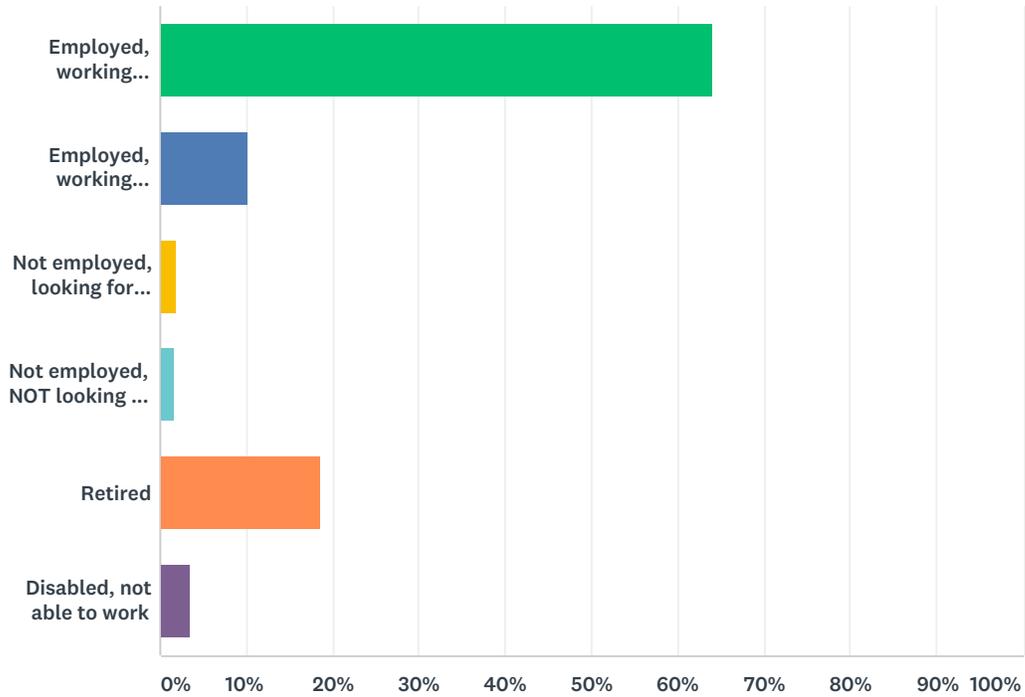
Total Respondents: 483

Q24 What actions could Van Buren Township take to improve business attraction, retention, and expansion?

Answered: 170 Skipped: 612

Q25 Which of the following categories best describes your employment status?

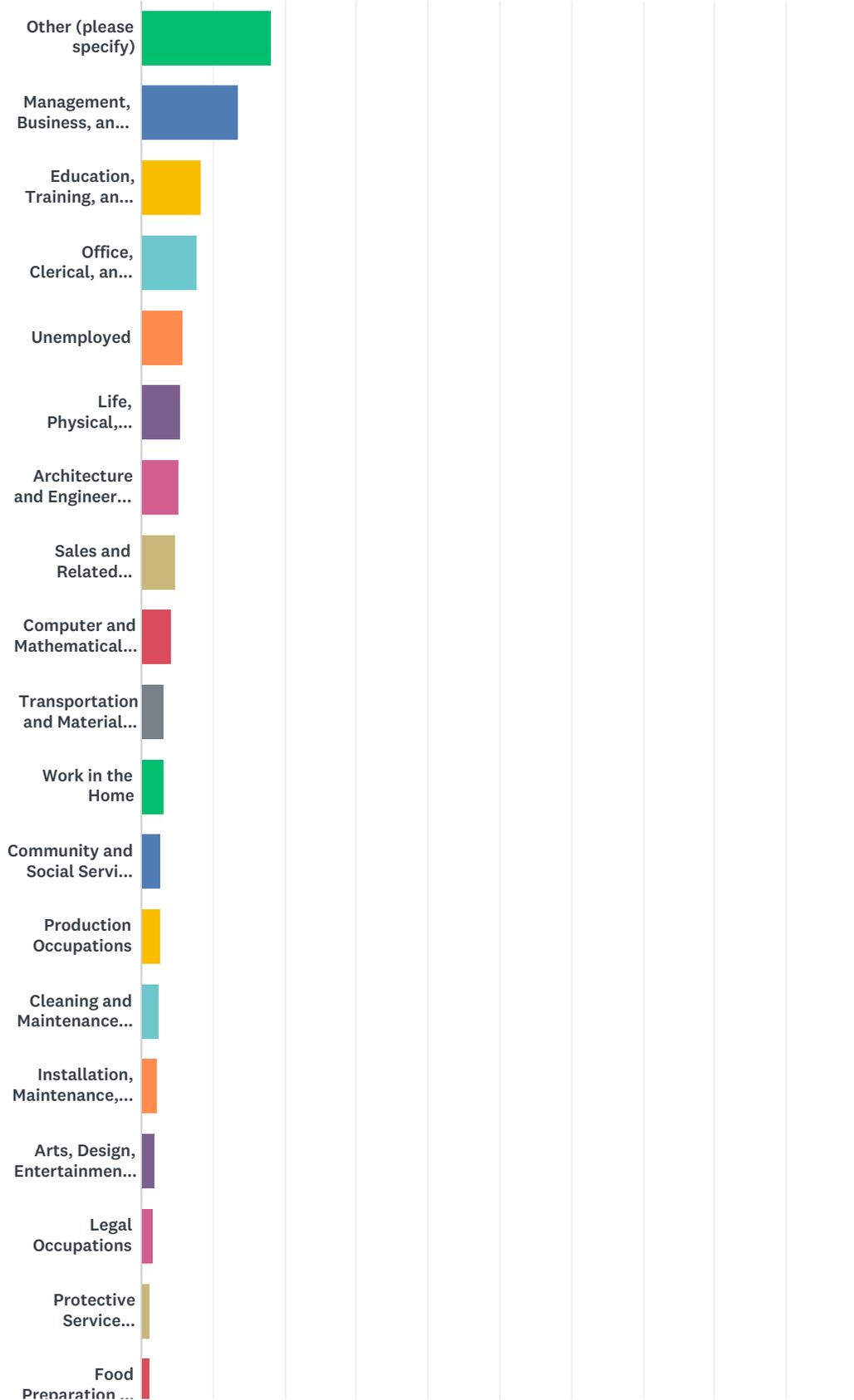
Answered: 482 Skipped: 300



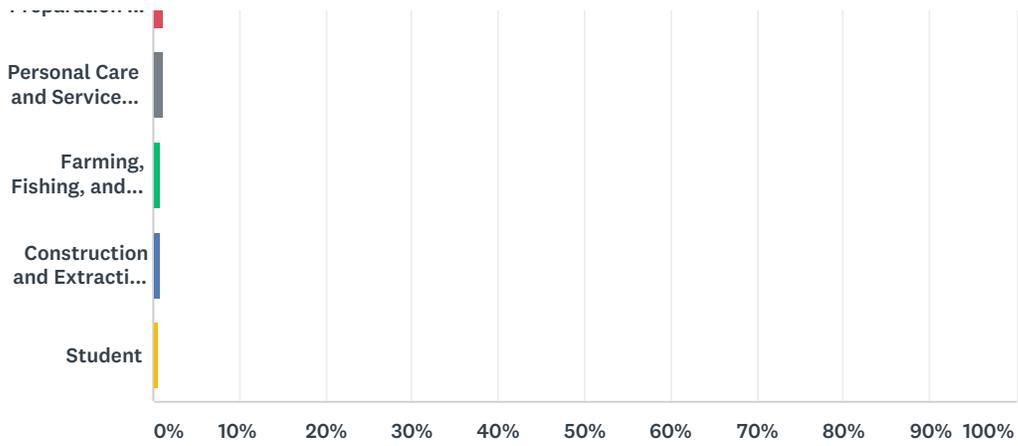
ANSWER CHOICES	RESPONSES	
Employed, working full-time	64.11%	309
Employed, working part-time	10.17%	49
Not employed, looking for work	1.87%	9
Not employed, NOT looking for work	1.66%	8
Retired	18.67%	90
Disabled, not able to work	3.53%	17
TOTAL		482

Q26 Which of the following best describes your current occupation?

Answered: 454 Skipped: 328



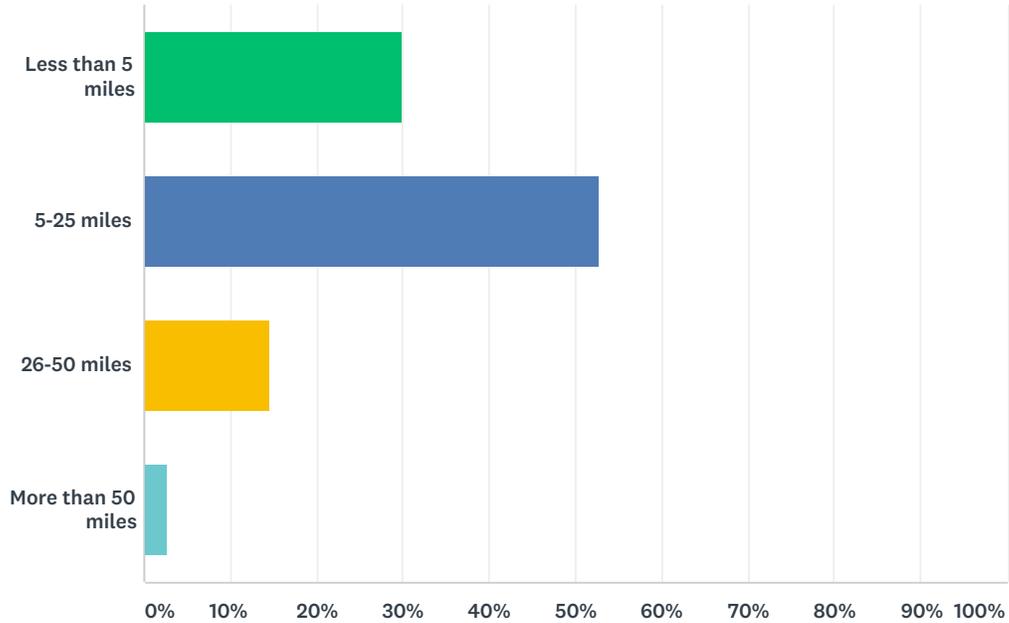
Van Buren Township Master Plan Survey



ANSWER CHOICES	RESPONSES	
Other (please specify)	18.28%	83
Management, Business, and Financial Occupations	13.66%	62
Education, Training, and Library Occupations	8.37%	38
Office, Clerical, and Administrative Support Occupations	7.71%	35
Unemployed	5.95%	27
Life, Physical, Health Care, and Social Science Occupations	5.51%	25
Architecture and Engineering Occupations	5.29%	24
Sales and Related Occupations	4.85%	22
Computer and Mathematical Occupations	4.19%	19
Transportation and Materials Moving Occupations	3.08%	14
Work in the Home	3.08%	14
Community and Social Service Occupations	2.64%	12
Production Occupations	2.64%	12
Cleaning and Maintenance Occupations	2.42%	11
Installation, Maintenance, and Repair Occupations	2.20%	10
Arts, Design, Entertainment, Sports, and Media Occupations	1.98%	9
Legal Occupations	1.76%	8
Protective Service Occupations	1.32%	6
Food Preparation and Serving Related Occupations	1.32%	6
Personal Care and Service Occupations	1.32%	6
Farming, Fishing, and Forestry Occupations	0.88%	4
Construction and Extraction Occupations	0.88%	4
Student	0.66%	3
TOTAL		454

Q27 How far do you travel for work?

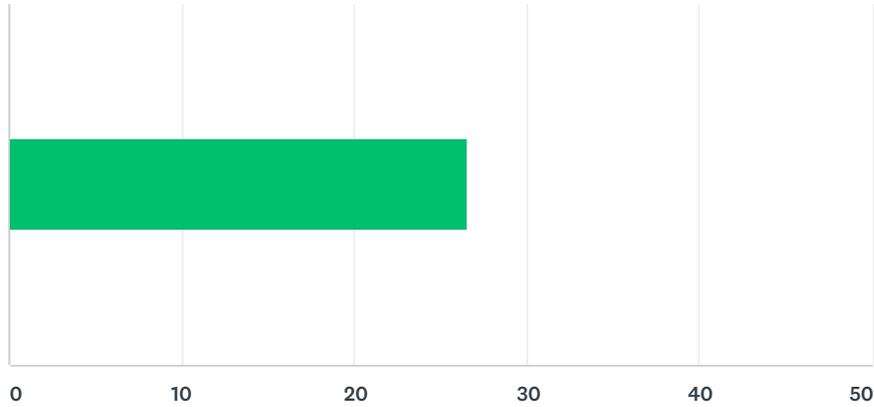
Answered: 417 Skipped: 365



ANSWER CHOICES	RESPONSES	
Less than 5 miles	29.98%	125
5-25 miles	52.76%	220
26-50 miles	14.63%	61
More than 50 miles	2.64%	11
TOTAL		417

Q28 If you are currently employed, what percentage of your working time do you spend working from home?

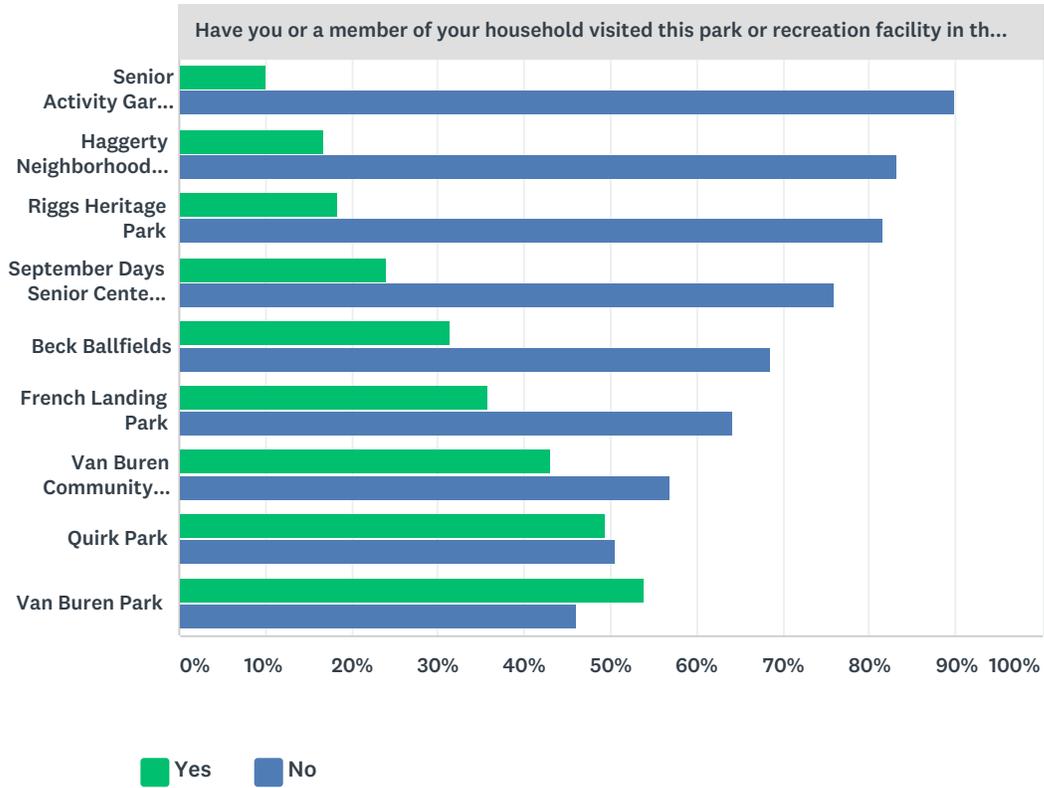
Answered: 342 Skipped: 440



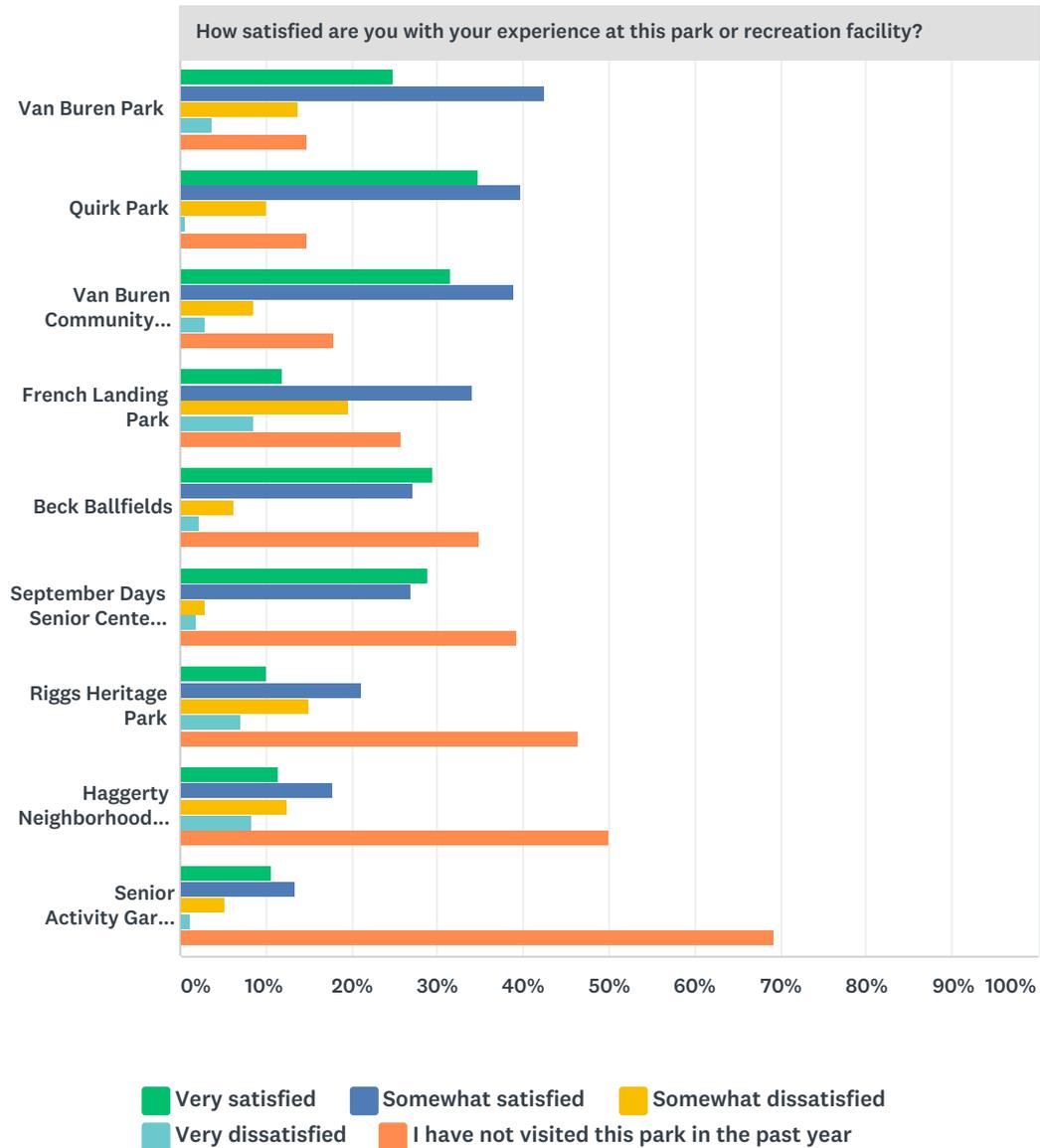
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	27	9,140	342
Total Respondents: 342			

Q29 Please tell us about your experience with the following Van Buren Township parks and recreation facilities.

Answered: 416 Skipped: 366



Van Buren Township Master Plan Survey



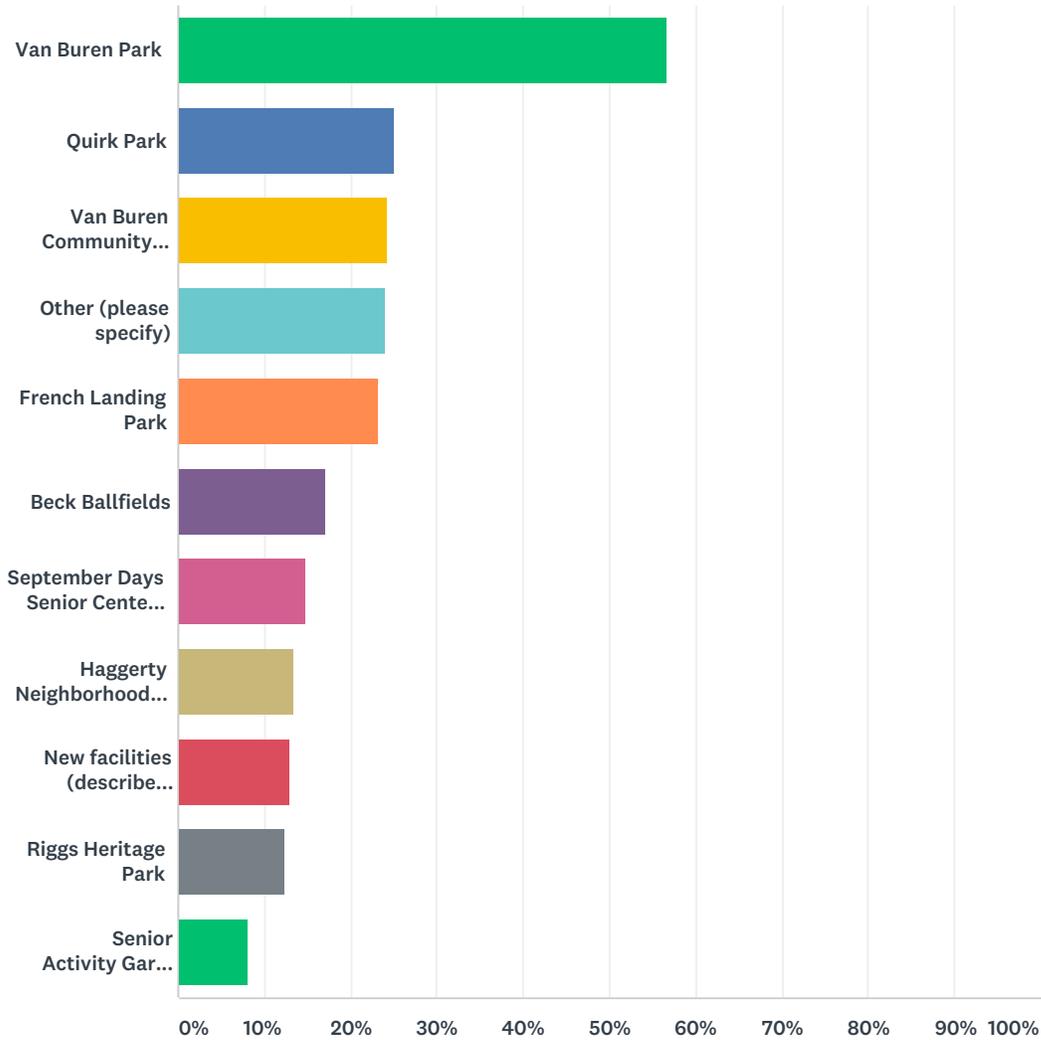
Have you or a member of your household visited this park or recreation facility in the past year?			
	YES	NO	TOTAL
Senior Activity Garden at Township Hall	10.12% 35	89.88% 311	346
Haggerty Neighborhood Park	16.71% 59	83.29% 294	353
Riggs Heritage Park	18.34% 64	81.66% 285	349
September Days Senior Center at Township Hall	23.97% 87	76.03% 276	363
Beck Ballfields	31.36% 111	68.64% 243	354
French Landing Park	35.69% 126	64.31% 227	353
Van Buren Community Center at Township Hall	43.06% 155	56.94% 205	360

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Quirk Park				49.46%	50.54%	
				182	186	368
Van Buren Park				54.03%	45.97%	
				201	171	372
How satisfied are you with your experience at this park or recreation facility?						
	VERY SATISFIED	SOMEWHAT SATISFIED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	I HAVE NOT VISITED THIS PARK IN THE PAST YEAR	TOTAL
Van Buren Park	24.86%	42.54%	13.81%	3.87%	14.92%	
	45	77	25	7	27	181
Quirk Park	34.78%	39.75%	9.94%	0.62%	14.91%	
	56	64	16	1	24	161
Van Buren Community Center at Township Hall	31.65%	38.85%	8.63%	2.88%	17.99%	
	44	54	12	4	25	139
French Landing Park	11.97%	34.19%	19.66%	8.55%	25.64%	
	14	40	23	10	30	117
Beck Ballfields	29.46%	27.13%	6.20%	2.33%	34.88%	
	38	35	8	3	45	129
September Days Senior Center at Township Hall	28.85%	26.92%	2.88%	1.92%	39.42%	
	30	28	3	2	41	104
Riggs Heritage Park	10.10%	21.21%	15.15%	7.07%	46.46%	
	10	21	15	7	46	99
Haggerty Neighborhood Park	11.46%	17.71%	12.50%	8.33%	50.00%	
	11	17	12	8	48	96
Senior Activity Garden at Township Hall	10.67%	13.33%	5.33%	1.33%	69.33%	
	8	10	4	1	52	75

Q30 Which parks or recreation facilities do you think should be the highest priorities for investments over the next five years in Van Buren Township? Check all that apply.

Answered: 383 Skipped: 399



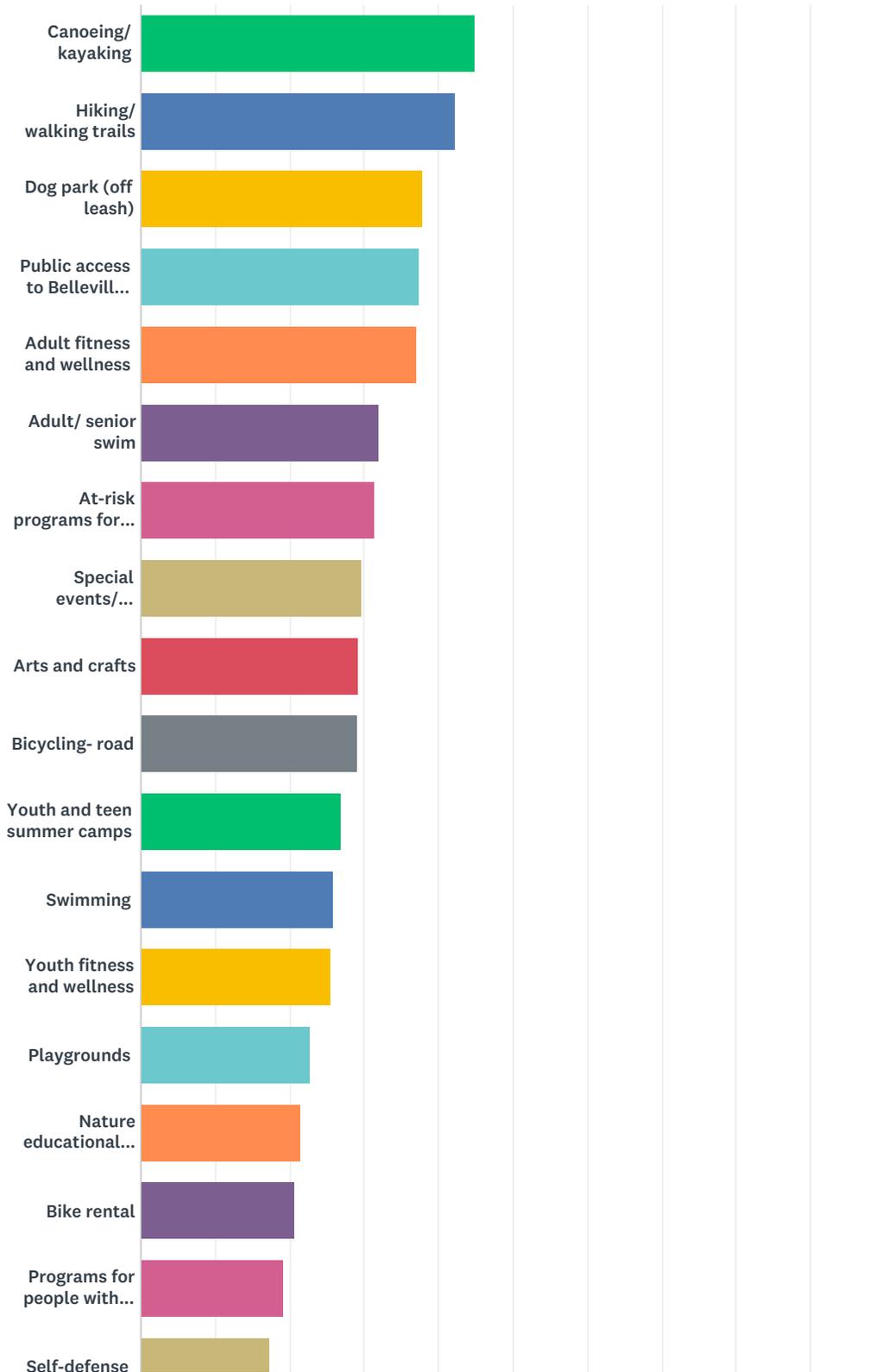
ANSWER CHOICES	RESPONSES	
Van Buren Park	56.66%	217
Quirk Park	25.07%	96
Van Buren Community Center at Township Hall	24.28%	93
Other (please specify)	24.02%	92
French Landing Park	23.24%	89
Beck Ballfields	17.23%	66
September Days Senior Center at Township Hall	14.88%	57
Haggerty Neighborhood Park	13.32%	51

Van Buren Township Master Plan Survey

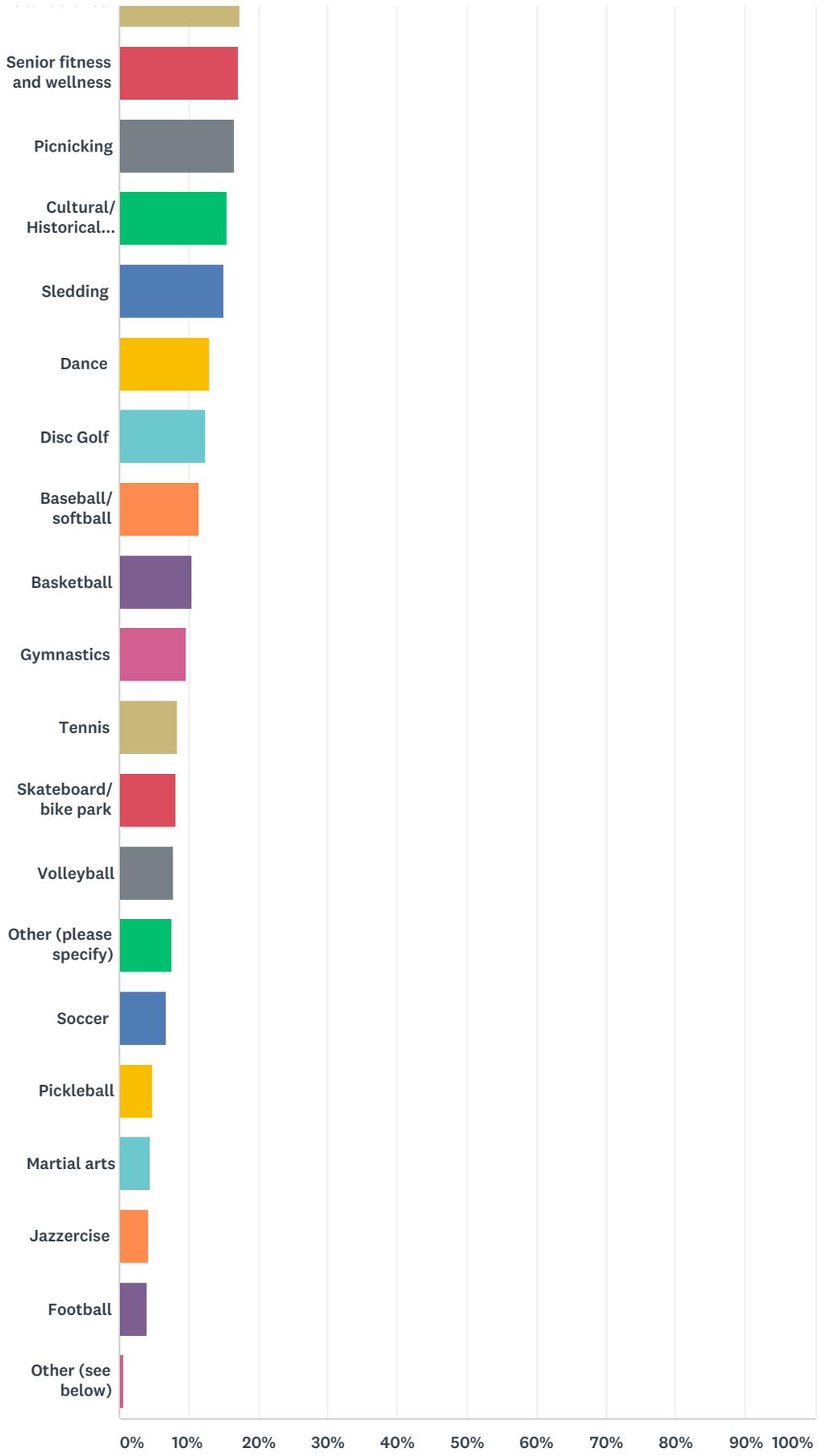
New facilities (describe below)	13.05%	50
Riggs Heritage Park	12.27%	47
Senior Activity Garden at Township Hall	8.09%	31
Total Respondents: 383		

Q31 Please identify which of the following activities, programs, or facilities need NEW or ENHANCED opportunities in Van Buren Township. Check all that apply.

Answered: 438 Skipped: 344



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ANSWER CHOICES	RESPONSES	
Canoeing/ kayaking	44.98%	197
Hiking/ walking trails	42.24%	185
Dog park (off leash)	37.90%	166
Public access to Belleville Lake	37.44%	164
Adult fitness and wellness	36.99%	162
Adult/ senior swim	31.96%	140
At-risk programs for youth	31.28%	137
Special events/ festivals	29.68%	130
Arts and crafts	29.22%	128
Bicycling- road	29.00%	127
Youth and teen summer camps	26.94%	118
Swimming	26.03%	114
Youth fitness and wellness	25.57%	112
Playgrounds	22.83%	100
Nature educational programs	21.46%	94
Bike rental	20.78%	91
Programs for people with disabilities	19.18%	84
Self-defense	17.35%	76
Senior fitness and wellness	17.12%	75
Picnicking	16.44%	72
Cultural/ Historical programs	15.53%	68
Sledding	15.07%	66
Dance	13.01%	57
Disc Golf	12.33%	54
Baseball/ softball	11.42%	50
Basketball	10.50%	46
Gymnastics	9.59%	42
Tennis	8.45%	37
Skateboard/ bike park	8.22%	36
Volleyball	7.76%	34
Other (please specify)	7.53%	33
Soccer	6.62%	29
Pickleball	4.79%	21
Martial arts	4.34%	19

Van Buren Township Master Plan Survey

Jazzercise	4.11%	18
Football	3.88%	17
Other (see below)	0.68%	3
Total Respondents: 438		

Q32 Thank you for participating in the Van Buren Township Master Plan survey! Please provide any additional comments that you have for the Van Buren Township Master Plan that are not addressed in the above statements.

Answered: 57 Skipped: 725

Q33 If you would like to be informed of future Master Plan events, please provide your contact information below.

Answered: 131 Skipped: 651

ANSWER CHOICES	RESPONSES	
Name	98.47%	129
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	99.24%	130
Phone Number	0.00%	0