Master Plan 2023

DISTRIBUTION DRAFT

JUNE 12, 2023

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Master Plan 2023

BEDFORD CHARTER TOWNSHIP, CALHOUN COUNTY, MICHIGAN

Adopted by the Planning Commission _____

Adopted by the Township Board by resolution _____

Prepared with the assistance of:

MCKENNA

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Acknowledgments

The participation and cooperation of the numerous community leaders and residents in the preparation of the Bedford Charter Township Master Plan is greatly appreciated. In particular, we would like to acknowledge the efforts of the following individuals:

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Introduction and Background

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This document is the culmination of the efforts of the Township Planning Commission, Township Board of Trustees, and residents of Bedford Charter Township to develop this update to the comprehensive plan for the community. The Bedford Charter Township Master Plan was developed to establish general policies to guide decision makers in the community as well as provide direction for future land use in the Township for the next ten (10) to fifteen (15) years. The intent of this Plan is to promote the high quality of life in Bedford Charter Township and build upon its history to provide for a bright future.

To accomplish this goal, the Master Plan will define the issues which are most important to the people of the community. This will be done through resident and community input, including a public hearing for the Plan. In addition, an analysis of the existing features of the Township will illustrate some of the defining characteristics within the Township. The analysis will include a survey of the existing land uses in the Township, population, economic and housing statistics, a description of the physical constraints and natural resources in the Township, and circulation patterns within the community. Based on all of the information collected and with input from residents of the community, goals and objectives will be developed to provide direction for the Township over the next ten (10) to fifteen (15) years. The goals and objectives will help create the Future Land Use Plan and Circulation Plan for Bedford Charter Township.

Regional Context

LOCATION

Bedford Charter Township is situated in the northwestern part of Calhoun County in southwestern Michigan, north of the City of Battle Creek. Bedford Charter Township is bordered on the north by Johnstown Township in Barry County, on the west by Ross Township in Kalamazoo County, on the south by the City of Battle Creek and on the east by Pennfield Township.

The Township is primarily rural suburban and residential in character. M-37, the north-south highway connecting Battle Creek, Grand Rapids and Traverse City, runs directly through the township. M-89, as well as additional roads in the township, provide direct and easy access to urban centers in the City of Battle Creek (directly south of Bedford Charter Township), City of Springfield (also directly to the south), and the City of Kalamazoo (approximately 21 miles to the southwest).

REGIONAL INFLUENCES

A range of factors influence the decisions and future developments that will impact Bedford Charter Township. The majority of these influences will be determined from within the Township itself, while others will result from the actions or decisions of those outside the community. It is important to consider those influences located outside of the Township's borders which will affect the community's future.

CITY OF BATTLE CREEK

The City of Battle Creek is directly south of Bedford Charter Township, with a population of 52,731, as of the 2020 Census. Battle Creek serves as the area's commercial and historical center of activity. The Battle Creek School District, one of four school districts serving Bedford Charter Township, maintains all of its facilities within the city. The Battle Creek Fire Department has its facilities in the city and is separate from the Bedford Charter Township Fire Department. In addition to servicing the city, the Battle Creek Police Department also provides service Bedford Charter Township. The City of Battle Creek has a viable and traditional downtown, and a significant manufacturing base. The City of Battle Creek Master Plan was adopted in 2018, and guides land use and development decisions within the limits of the City. This Bedford Charter Township Master Plan will develop a unique vision for the Township, while still supporting the goals and objectives of the City of Battle Creek Master Plan. The City shall continue to be the commercial and industrial center of the region while the Township shall strive to fulfill its potential as a local residential, economic, and recreational hub serving its residents and the local community.

CALHOUN COUNTY PLANNING COMMISSION

The Calhoun County Planning Commission reviews all new zoning ordinance amendments, master plan amendments, PA 116 agreements, and other various requests brought to it for consideration within the unincorporated areas of Calhoun County.

The Calhoun County Planning Commission will review the Bedford Charter Township Master Land Use Plan for consistency with the Calhoun County Comprehensive Plan, which was most recently updated in 2014. The Calhoun County Planning Commission will then be requested to formally approve the Bedford Charter Township Master Land Use Plan as presented.

SOUTHCENTRAL MICHIGAN PLANNING COUNCIL

The Southcentral Michigan Planning Council is one of the fourteen (14) regional planning and development agencies in the State of Michigan. These regional commissions were created by executive order in 1968 by the Governor of Michigan. The Commission is recognized as Region 3 and is responsible for the counties of Calhoun, Branch, Kalamazoo, and St. Joseph, comprising over 100 jurisdictions within the four-county region.

The primary function of the Southcentral Michigan Planning Council as the region's Metropolitan Planning Organization (MPO) is to coordinate federally funded transportation projects and facilitate federally funded economic development programs. The Commission also serves as an intergovernmental forum to address issues from a regional perspective. The Southcentral Michigan Planning Council is directed by a board of 11 commissioners, and staffed by a Director, Community Development Coordinator, and a Planner.

Demographic Profile

The comprehensive data source for Bedford Charter Township is from the U.S. Census in 2000 and 2010 and the American Community Survey (ACS) 5-Year estimates for 2020. The following information shows demographic data for Bedford Charter Township, as well as relevant comparisons to the City of Battle Creek and Calhoun County overall.

POPULATION TRENDS

Table 1: Population Comparisons

	2000	2010	2020	% Change 2000-2020
Bedford Charter Township	9,615	9,449	9,462	-1.59%
City of Battle Creek	53,251	52,762	51,084	-4.07%
Calhoun County	137,985	137,112	133,943	-2.93%

Source: U.S. Census (2000, 2010), American Community Survey 2020

AGE CHARACTERISTICS

The median age of Bedford Charter Township is estimated at 44.1 years as of the 2020 ACS. The median age for Bedford Charter has remained relatively stable, with the 2010 census median age of 44.2 years. The median ages of Battle Creek and Calhoun County were 36.5 years and 40.1 years, respectively.

Table 2: Age Characteristics

Age of Resident	Number	% of Population
Under 10 years of age	1,016	10.74%
10 to 19 years	1,133	11.97%
20 to 24 years	716	7.57%
25 to 34 years	1,116	11.79%
35 to 44 years	913	9.65%
45 to 64 years	2,960	31.28%
65 years and above	1,608	16.99%
Total	**9,462**	**100.00%**

Source: American Community Survey 2020

RACE AND ETHNICITY

The racial and ethnic composition of Bedford Charter Township is largely homogenous. Racially, White alone constituted 88% of the population in 2020. The next highest occurring race was Black or African American with 10% of the population. When considering ethnicity, 95% of the population identify as not Hispanic or Latino, while 5% identify as Hispanic or Latino according to the 2020 ACS.

Table 3: Race Characteristics

Race of Resident	Number	% of Population
White alone	8,339	88.13%
Black or African American alone	601	6.35%
American Indian and Alaska Native alone	5	0.05%
Asian alone	12	0.13%
Native Hawaiian and Other Pacific Islander alone	0	0.00%
Some Other Race alone	49	0.52%
Two or More Races	456	4.82%
Total	**9,462**	**100.00%**

Source: American Community Survey 2020

FAMILY SIZE

There are an estimated 2,377 families in Bedford Charter Township. The average family size is 2.85. This is lower than both the County average of 3.03, and the State average of 3.05. Smaller family sizes align with the shrinking population and should be a consideration when the Township assesses future population trends.

Table 4: Family Characteristics

Family Characteristic	2020
Total Families	2,377
Average Family Size	2.85

Source: American Community Survey 2020

EDUCATIONAL ATTAINMENT

The following table shows the educational attainment of Township residents 25 years of age and older.

About 91.9% of the Township's population of those over the age of twenty-five (25) have completed and graduated from high school or an equivalency. This is reflective of the fact that high school graduation rates are significantly higher in more recent decades than in previous decades, thus the percentage of the population with a high school diploma should continue to increase in the future. About 18.3% of the Township's over 25 population has completed a bachelor's degree or higher.

Table 5: Educational Attainment

Education Level	% of Population
Less than 9th grade	2.6%
9th to 12th grade, no diploma	5.5%
High school graduate (includes equivalency)	40.8%
Some college, no degree	24.9%
Associate's degree	7.9%
Bachelor's degree	13.2%
Graduate or professional degree	5.0%
Total	**100.0%**

Source: American Community Survey 2020

Housing Profile

It is important to examine the housing stock in Bedford Charter Township because it serves as an indicator of the quality of life for residents living in the community. Furthermore, housing information also acts as an economic gauge for the community and the surrounding area.

YEAR STRUCTURE BUILT

The Township has experienced various levels of building construction through its history. In addition, the age of the housing stock is very evident as almost half (approximately 43%) of all dwellings in the Township were built prior to 1959 and are at least sixty years of age. Over a quarter of homes were built in the 60s and 70s; however, building decreased after 1979, leading to only 18.5% homes in the township built in the 80s and 90s. Just under 10% of housing units in the Township have been built since 2000, which correlates with the slight population decrease in the Township over this time (approximately 1.6% between 2000 and 2020, Table 1).

Table 6: Year Structure Built

	Number of Units	Percent of Total
2014 or later	14	0.37%
2010 to 2013	60	1.59%
2000 to 2009	274	7.25%
1980 to 1999	699	18.51%
1960 to 1979	1105	29.26%
1940 to 1959	1242	32.88%
1939 or earlier	383	10.14%
Total	**3,777**	**100.0%**

Source: American Community Survey 2020

HOUSING VALUES

The 2020 ACS data describes housing values only rather than the value of land or other property. Much of the housing stock in Bedford Charter Township, 70.2%, has a total value of $150,000 or less. About 6.1% of the housing stock is valued at $300,000 or more.

Table 7: Housing Values in Bedford Charter Township

Value	% of Total Units
Less than $50,000	17.6%
$50,000 to $99,999	24.6%
$100,000 to $149,999	28.0%
$150,000 to $199,999	13.2%
$200,000 to $299,999	10.5%
$300,000 to $499,999	4.9%
$500,000 to $999,999	0.6%
$1,000,000 or more	0.6%
Total	**100.0%**

Source: American Community Survey 2020

Economic Profile

LABOR FORCE

According to the 2020 American Community Survey 5-Year Estimates, approximately 4,054 people over the age of 16 in Bedford Charter Township were in the civilian employed population. It should be noted that because of slight decrease in population, the labor and industry statistics for the Township are very similar between 2010 U.S. Census figures and current estimates, with 4,103 people in the labor force as of the 2010 Census.

OCCUPATION SUMMARY

Table 6 provides a synopsis of the occupations for employed Bedford Charter Township residents. The highest percentages of people work in manufacturing (24.81%) and educational services, health care, and social assistance (19.78%). Reflecting the nature of Bedford Charter Township as a suburban community, approximately 35.27% of people employed work in trade, transportation, and professional services industries.

Table 8: Employment by Industry

Industry	% of Persons Employed
Agriculture, forestry, fishing and hunting, and mining	1.04%
Construction	4.59%
Manufacturing	24.81%
Wholesale trade	1.65%
Retail trade	16.77%
Transportation and warehousing, and utilities	6.91%
Information	1.01%
Finance and insurance, and real estate and rental leasing	2.66%
Professional, scientific, and management, and administrative and waste management services	9.94%
Educational services, and health care and social assistance	19.78%
Arts, entertainment, and recreation, and accommodation and food services	3.58%
Other services, except public administration	4.37%
Public administration	2.89%
Total	**100.0%**

Source: American Community Survey 2020

INCOME AND POVERTY

The median household income for Bedford Charter Township is $50,639, according to 2020 ACS data. This means that half of all workers earned more than this amount and half earned less. The median income for the Township was $43,504 in 2010 according to the U.S. Census. Additionally, the poverty rate in Bedford Charter Township is 11.9%, which is moderately lower than Calhoun County (16.7%).

TRAVEL TIME TO WORK

An indication of the Township's economic position relative to the surrounding region can be illustrated in travel time to work for residents. The mean travel time to work was 20.7 minutes, according to the 2020 American Community Survey 5-Year Estimates. More than one half (57.3%) of all Township residents drive 19 minutes or less to work. This suggests that residents are driving to nearby large employment center Battle Creek for the employment opportunities but have chosen to live in Bedford Charter Township. The following table further outlines the time residents spend traveling to their place of employment.

Table 9: Travel Time to Work

Travel Time to Work	% of Population
Less than 10 minutes	12.2%
10 to 14 minutes	21.7%
15 to 19 minutes	23.4%
20 to 24 minutes	13.4%
25 to 29 minutes	2.8%
30 to 34 minutes	12.2%
35 to 44 minutes	8.0%
45 to 59 minutes	2.7%
60 or more minutes	3.6%
Total	**100.0%**

Source: American Community Survey 2020

Existing Land Use

2

Knowledge of current land uses allows the Township to consider the compatibility of new land uses and is a valuable tool when considering the day-to-day problems associated with land management and the delivery of key public services. The existing land use survey provides an inventory of land use within the community and is a key source of background information used in developing the Master Plan.

The majority of Township land is classified as agricultural. Sparse residential populations exist throughout the Township.

Agricultural/Open Space

The predominant land use in Bedford Charter Township is rural residential. Although some agricultural land has been split and developed for light industrial and residential use, it remains the prevalent land use and occupation in the Township. Approximately 21,265 acres, or about 92% percent of the total land area in Bedford Charter Township is devoted to rural residential uses or remains undeveloped open space.

A handful of small farms can be found west of M-37 and north of W. Kirby Road. The same can be said of the area east of M-37 both along and to the north of Halbert Rd. The residential subdivisions located adjacent to most of these areas make it clear that without better planning, most of these small farms are likely to transition over to residential uses over time.

The Michigan Farmland and Open Space Preservation Act, Public Act 116 of 1974, can be an important tool for preserving farmland for rural communities such as Bedford Charter Township. This Act is designed to relieve the pressures to develop agricultural land. Under this program, owners of farm land receive a credit against their state income tax liability. In return for this credit, the State of Michigan receives the development rights to the property for a specific number of years, but not less than ten (10) years. For undeveloped open space land, the Act also allows for an exemption of the development rights from ad valorem taxation.

Urban/Built Up

The following land uses comprise the “Urban/Built Up” category. Approximately 1,542 acres or 6.7% of Township land is currently developed.

LOW DENSITY RURAL RESIDENTIAL

Some single family residential low-density development has and is taking place in the township. These single-family homes are mainly being built on lots split off and created from larger agricultural parcels. They are fairly spread out throughout the Township.

COMMERCIAL AND INDUSTRIAL ACTIVITIES

Bedford Charter Township has limited industrial activity, with only about 114 acres being dedicated to industrial uses. Commercial and industrial activity is concentrated on the North side of M-89 and along M-37 and ranges from storage to agricultural solutions.

Public and Quasi-Public Land Uses

Public land uses in the Township include the Township Hall located at 115 Uldriks Dr S at the intersection with M-89 and the three Township cemeteries:

Bedford Cemetery
21962 Bedford Road North
Battle Creek, MI 49017

Harmon Halladay Cemetery
Morgan Road (between 450-500)
Battle Creek, MI 49017

Harmonia Cemetery
Brydes Road (between 75-175)
Battle Creek, MI 49017

Utilities

North of the M-89 Corridor, there are limited public water and sanitary sewer facilities in Bedford Charter Township. One exception is the waterfront residential area surrounding St. Mary's, which has dedicated sanitary sewer service. Lake electricity and gas utilities, as well as wireless and telephone services are provided by private industries. The privatization of these industries assures adequate capital to provide increased levels to the community, as growth demands.

Recreational Land Uses

The township is home to several municipal and private recreation areas. The closest regional natural area is Fort Custer Recreation Area, located to the southwest in next door Augusta Township.

Natural Areas

The number of wetlands, surface water, range land and forested areas in the Township comprise about 21,265 acres, or 92.29% percent of the total Township land area.

These categories of various existing land cover are illustrated on **Error! Reference source not found.**.

Table 10: Existing Land Cover/Use

Existing Land Cover/Use Category	Area of Township in Acres	Area of Township in %
Agricultural/Open Space	15810	87.32%
Urban & Built Up Areas	1912	10.56%
Water	384	2.12%
Total	**18,106**	**100.00%**

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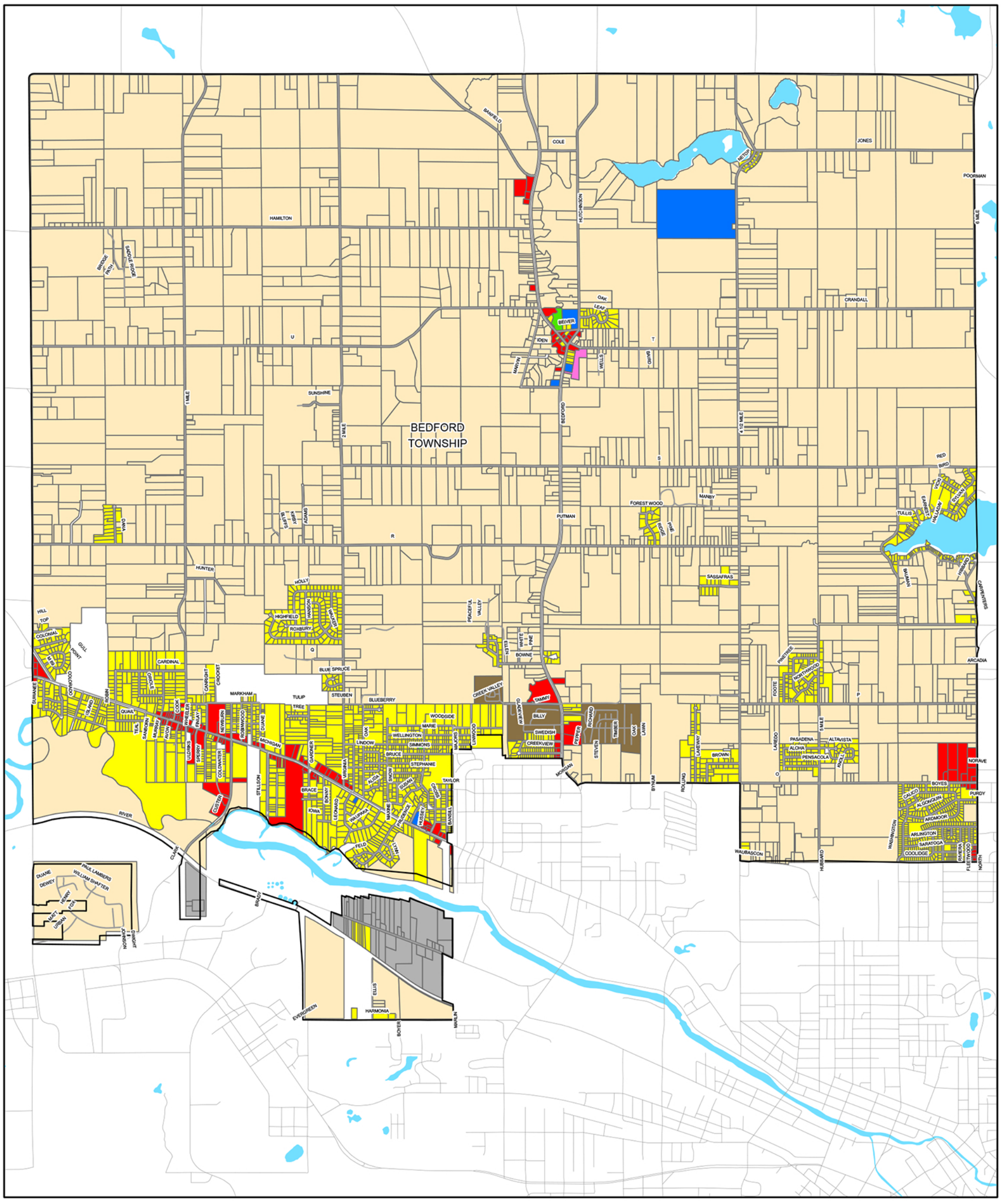

Existing Land Use

Bedford Township, Calhoun County
Michigan

August 31, 2022

LEGEND

Layer

- Rural Residential & Agriculture
- General Commercial
- Industrial
- Neighborhood Residential
- Public/Tax Exempt
- Civic/Municipal
- Manufactured Housing
- PARK
- Water Bodies
- Bedford Township

0 2,500 5,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Calhoun County. McKenna 2022.

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Transportation System

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The transportation system provides a backbone for accessibility and helps guide how people will travel within a community. The conditions of a road, including whether it is paved or widened, will affect the amount or type of traffic on any particular road.

Township Road Network

The Michigan Department of Transportation maintains 7.5 miles of road in the Township: M-89 (Michigan Avenue) and M-37 (Bedford Road). The Calhoun County Road Department owns and maintains the remainder of the roads in the Township. Roads within the Township are generally patterned on a basic "grid" system with roads spaced every one-half mile to one mile apart. In several cases, the roads follow and serve as the definition of the individual section lines in the Township.

FEDERAL FUNCTIONAL CLASSIFICATION OF ROADS

Roads throughout the country are placed into one of seven classifications based on their function and type of traffic served. The Interstates (classification level 1), other freeways and expressways (level 2), other principal arterials (level 3), and minor arterials (level 4) all serve large volumes of traffic between regions or through urbanized areas. As a rural Township, Bedford Charter Township has mostly major collectors (level 5), minor collectors (level 6), and local roads (level 7), with several important exceptions as listed in the following table:

Table 11: Functional Classification of Roads

Road	Extent	Direction	Classification
M-89 (Michigan Ave)	Southernwidth of the township	E-W	Highway
M-37 (North Bedford Road)	Entire length of the township	N-S	Highway
West County Line Rd	Western border of township. Length of township from M-89.	N-S	Principal Arterial
Uldriks Rd (1 Mile Rd)	Length of township from M-89	N-S	Principal Arterial
Waubascon Road (4 ½ Mile Road)	Length of township from O Drive North	N-S	Principal Arterial
North Ave (6 Mile Rd)	Eastern border of township. Length of township from West Coolidge Ave to Baseline Rd	N-S	Principal Arterial
Morgan Rd (O Drive North)	Width of township from M-37 to 6 Mile Rd	E-W	Principal Arterial
Kirby Rd (R Drive North)	Width of township from W. County Line Rd to Waubascon Rd.	E-W	Minor Arterial
Halbert Rd (S Drive North)	Width of township from Collier Ave to North Ave	E-W	Minor Arterial
Meacham Rd (U Drive North)	Width of township from West County Line Rd to M-37	E-W	Principal Arterial
Hamilton Rd (V Drive North)	Width of township from West County Line Rd to M-37	E-W	Minor Arterial

Source: Calhoun County Road Department

The State Highways in the Township are M-89 and M-37, both of which are State Trunkline Highways. County roads include West County Line Road, Uldriks Road, Collier Avenue, Waubascon Road, North Avenue, Meachum Road, Edmonds Road, and Crandall Road. The remaining roads are local roads, most of which are paved.

CIRCULATION PATTERN

The main north-south roads in the township in terms of vehicle use are M-37, 1 Mile Rd, and Collier Ave between M-89 and Meacham Rd – Meacham Rd providing access to M-37.M-37 is the major highway connecting Springfield to the south with Hastings, Grand Rapids, and areas beyond to the north.

The main east-west roads in the township are the M-89 corridor, and O Drive North which connects M-37 to State Highway 66 in neighboring Pennfield Township to the east. M-89 serves as a major roadway connecting the City of Battle Creek with points northwest including Plainwell, Ostego, and the City of Allegan.

PRIVATE ROADS

At this time, the Township has not approved any private road applications. Private, unimproved roads typically serve as access to home sites. Private roads can be problematic because of the lack of proper maintenance. If private roads are to be permitted in the future, the Township should consider requiring all private roads to meet County Road standards or other appropriate standards to protect public safety, and to require assurance of regular maintenance.

COMPLETE STREETS

Bedford Charter Township strives to make its roads safe and attractive for all users. Therefore, the Township will work with the Calhoun County Road Department to implement a rural vision of Complete Streets on key road corridors. The Complete Streets philosophy is that roadways should be safe for all legal users. Complete Streets in Bedford Charter Township would mostly consist of widened paved or unpaved shoulders, which can provide access to slow moving traffic including tractors or snowmobiles. Such upgrades are not expensive or difficult and can be achieved during any scheduled rebuilding of a roadway by the Road Commission.

COUNTY ROAD IMPROVEMENTS

The basic source of revenue for roadway maintenance and improvement is the state-collected gas and weight tax, and local general fund tax revenues through a road millage. The road millage provides a majority of the local road funding in the Township. The funds for the gas tax are paid by motorists upon purchase of gasoline and diesel fuel, and to the Secretary of State for vehicle registrations. The County Road Commission identifies and carries out the five-year plan for road improvements in the Township.

Other Modes of Transportation

PUBLIC TRANSPORTATION

Bedford Charter Township is not currently served by area public transportation. The City of Battle Creek is currently piloting an on-demand transportation program to test the feasibility of such a system for the County. Funded through a Michigan Department of Transportation grant, it is operated by Battle Creek Transit, and collaborating agencies and expected to run for a period of 12 months, at which point it will be evaluated by MDOT and the City.

RAILROADS AND AIRPORTS

There are no rail lines, passenger or freight, in the township. Township residents can access passenger rail service in the City of Battle Creek to the south. Passenger airline service is available 23 miles west at the Kalamazoo/Battle Creek International Airport and at the Gerald R. Ford International Airport in Grand Rapids, approximately 44 miles to the north.

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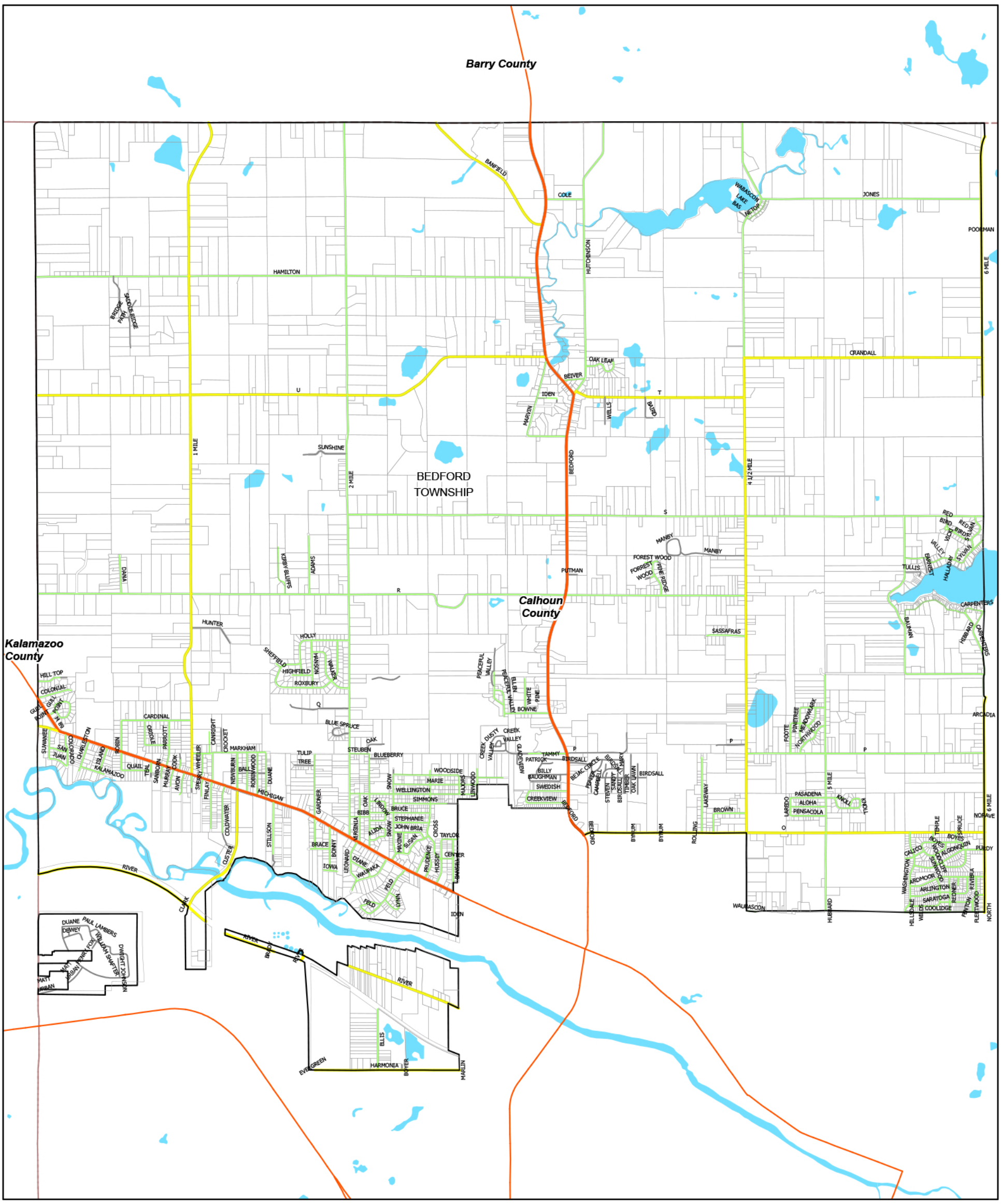

Road Network

Bedford Township
Calhoun County Michigan

July 20, 2022

Legend

- Highway
- Principal Arterial
- Minor Arterial
- Unclassified
- Bedford Twp Parcels 2022
- Bedford Township
- Water Bodies
- Michigan Counties

0 2,000 4,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: State of Michigan & USA Flood Hazard.
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Natural Features and Resources

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The natural features of the Township, such as hills, rivers, soils, and woodlands are an important resource to the community. Natural resources are valuable to preserve for their aesthetic qualities and importance to human survival. A sound planning process should examine the differences in the natural environment across the landscape of the Township to ensure land uses are compatible with the nearby natural features and to preserve and protect these resources.

In considering natural resources in the planning process, the environment is evaluated for its suitability to accommodate development. Data on the natural features was assessed based on maps and surveys and is described in terms of capability and suitability for development. The community's needs, in terms of evaluation of existing land use and local goals and objectives are then used to generate the Land Use and Transportation Plan. For analytical purposes, the environment of the Township is divided into the following natural systems: surface water, ground water, agricultural land, drainage patterns, and soils.

Surface Waters

The surface waters in Bedford Charter Township consist of various creek systems, such as. As the land is mainly rural-residential and agricultural, surface waters are susceptible to absorbing runoff.

Soil Suitability

The safe and proper disposal of sanitary waste is an important factor in providing for the prosperity of Bedford Charter Township now and in the future. Because of the rural character of the Township, the disposal of sanitary waste has been provided by septic systems, which will likely continue into the future. The soils of the Township have been analyzed for their suitability for use with septic systems because:

- The safe and proper use of septic systems requires consideration in development and design
- Unsatisfactory septic performance presents public health concerns, and
- Owners of poorly performing systems can be faced with unanticipated costs

Proper provision for new septic systems and maintenance of existing systems is and will continue to be an issue for the Township in the future.

The Bedford Charter Township 2020 – 2024 Parks & Recreation Plan states that the township is comprised of two predominant types of soil.

The first is the Houghton-Oshtemo-Coloma association in the southern 1/4 of the Township. This is described as nearly level to steep, very poorly drained to excessively drained, mucky soils on flood plains and loamy and sandy soils on outwash plains, moraines and stream terraces and in glacial drainage ways. The northern 3/4 of the Township contains soils in the Oshtemo – Spinks association. These are described as gently rolling to steep, well drained loamy and sandy soils on outwash plains.

Generally, well-drained, coarse-textured soils provide the most suitable foundations. Poor soil stability occurs with soils containing large concentrations of organic material, such as muck, silt, and clay. The areas of poor soil stability are concentrated in low-lying and poorly drained areas adjacent to rivers and creeks. In these low-lying areas, the presence of water in and near the surface contributes to frost heave, compression, shrinkage and swelling.

Groundwater

Bedford Charter Township depends entirely on groundwater as its water source for home and agricultural use. Therefore, it is important to plan appropriately for development to protect these water resources from possible contamination.

Contamination of water resources can happen from non-point sources of pollution including chemicals from commerce, industry, and farming; through chemicals filtering into groundwater from septic fields, oil tanks, and waste disposal sites; and through everyday activities. In many instances, these pollutants reach lakes and streams through groundwater supplies. Pollutants might also affect well water located near septic fields.

Groundwater protections must also address operational features of different land uses. Groundwater contamination is most frequently the result of leaking septic systems, improper floor drains, improper storage of hazardous substances, leaking underground storage tanks, above ground spills, overfilling of tanks, condensation from air emissions, and improper waste disposal. Many of these potential avenues of contamination can be addressed in site plan review. A site plan review should require full disclosure of locations of tanks, floor drains, and connections; and should require the best available technology to alleviate potential impact.

The Waubascon Creek flows from the northwest corner of the Township through the center until it reaches the Kalamazoo River, which traverses the southern portion of the Township. The Seven-Mile Creek bisects the western one-third of the Township and flows into the Kalamazoo River. Several drains run north to south within the Township draining the wetlands. These drains run into the creeks as well as to the river. The Township has within its boundaries many small private lakes that are mostly within the agricultural zones. There are also two large lakes: St. Mary's Lake and Waubascon Lake. Approximately one-half of St. Mary's Lake is in the Township while the other half is in Pennfield Charter Township.

An additional concern in Bedford Charter Township, because sanitary sewer service is not available in most areas north of the M-89 corridor, is locating septic systems on suitable soil. The Township will need to ensure the provision of adequate septic field reserve areas, and limit development on marginal soils to prevent future groundwater contamination.

Agricultural Land

Agriculture has played a key role in the development of Bedford Charter Township and continues to contribute to the rural character and identity of the community. The preservation of agricultural land provides environmental, aesthetic, recreational, and historic benefits to people in the community. Open farmland also assists in the replenishment and maintenance of groundwater supplies.

Bedford Charter Township has always been a predominantly rural and exurban community. The overall trend within Michigan is toward fewer acres in agricultural production. The effects of land speculation, increasing property values and taxes, and rural/urban conflicts tend to diminish active agriculture. However, the communities most at risk of losing agricultural lands in the future are located near major employment and population centers. Bedford Charter Township's location directly adjacent the City of Battle Creek and within commuting distance of the City of Kalamazoo make it particularly susceptible to such development pressures. This should make the preservation of farmland – along with open space - a top priority.

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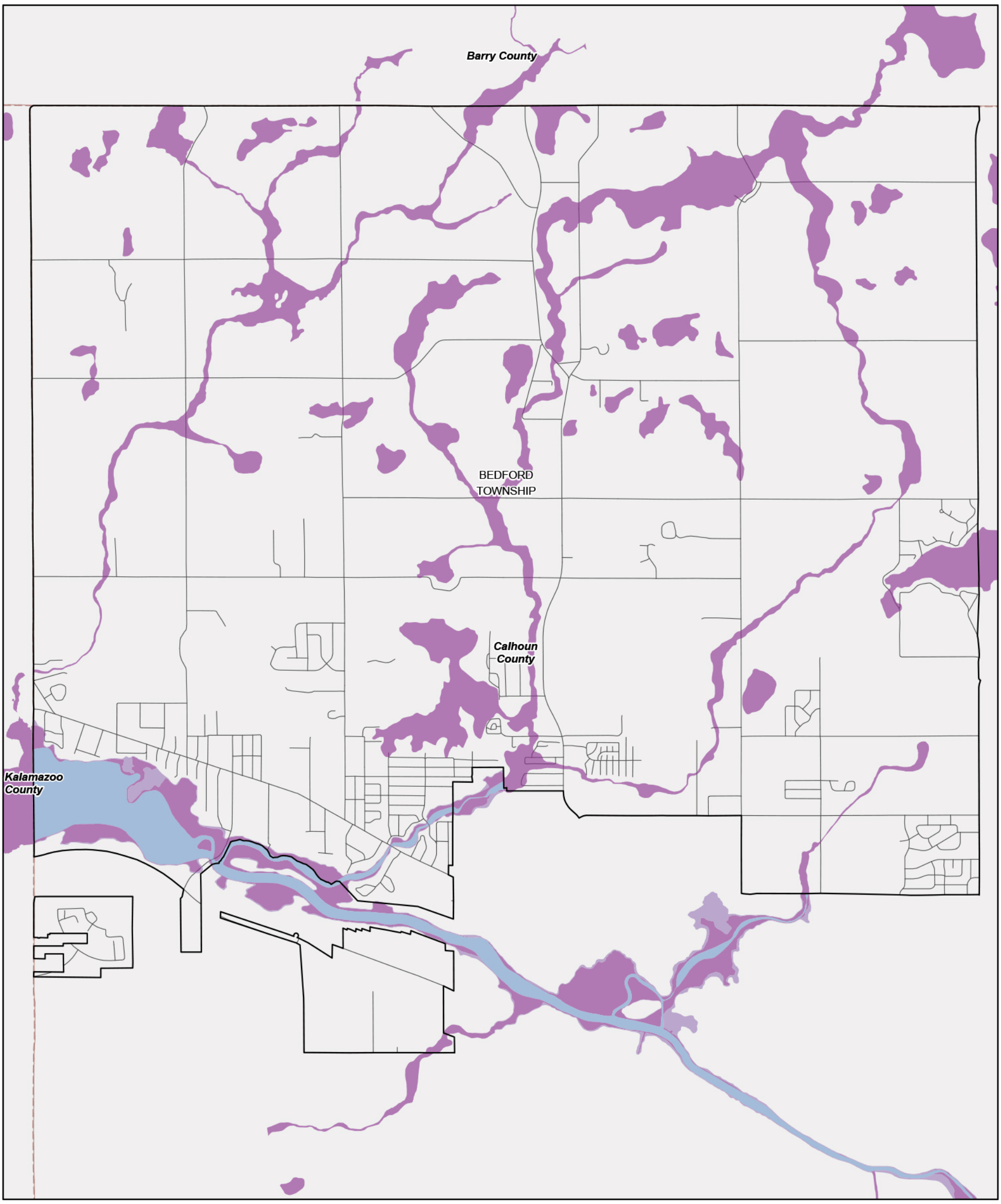

Flood Hazard

Bedford Township
Calhoun County Michigan

January 19, 2022

LEGEND

- Bedford Township Roadways
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Bedford Township
- Michigan Counties

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Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: State of Michigan & USA Flood Hazard.
McKenna 2022.

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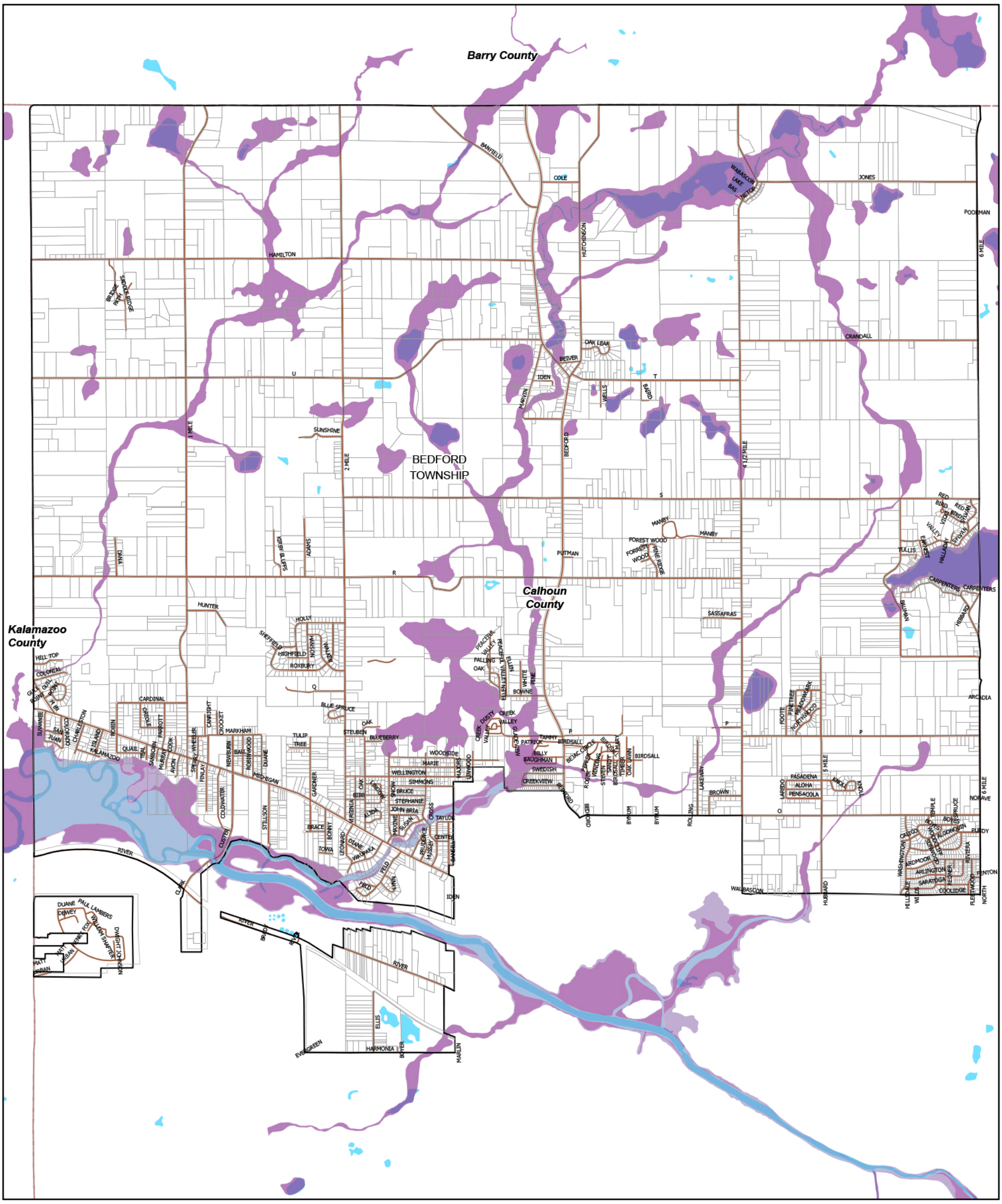

Natural Features

Bedford Township
Calhoun County Michigan

July 20, 2022

LEGEND

- Bedford Township Roadways
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Water Bodies
- Bedford Twp Parcels 2022
- Bedford Township
- Michigan Counties

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Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: State of Michigan & USA Flood Hazard.
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Community Facilities

5

Schools

Four school districts serve the residents of Bedford Charter Township: Battle Creek Public Schools, Pennfield Schools, Hastings Schools and Gull Lake Community Schools serve the vast majority of students from the Township.

Recreational Facilities

Bedford Charter Township is home to six (6) Township-owned public parks: Algonquin Park, Simmons Field, Brookside Annex, Brookside Park, Markham Park, and Skeets-Gerhman Park. Other informal facilities provide recreational opportunities for residents in the Township, such as hunting in the woods.

Residents are also able to use public school facilities provided by Gull Lake Community Schools, as well as Calhoun County parks in Battle Creek, and several urban parks and recreational facilities within the City of Battle Creek. Nearby State recreational facilities include the Fort Custer Recreational Area, Kimball Pines, Riverside Park, and Historic Bridge Park. These parks and recreation areas offer camping, fishing, swimming, and hiking among their activities. The Waubascon Lake Boat Launch is located in the northeast corner of the township and is owned and managed by the Michigan Department of Natural Resources (MDNR).

Emergency Services

Bedford Charter Township partners with the City of Battle Creek to provide police services to township residents. The Township has its own Fire Department, which maintains three (3) fire stations:

Fire Station #1---21962 N. Bedford Road

Fire Station #2---115 S. Uldriks Drive

Fire Station #3—-5902 Morgan Road

Ambulance and emergency medical services are.

Collaborating with other local governments likely remains the best way to continue to provide emergency services for the Township. Intensive commercial or industrial development would likely generate the need for increased emergency services. However, this plan does not propose the necessity for these services because of the existing and continued planned agricultural and residential nature of the Township.

Other Facilities

TOWNSHIP HALL

Bedford Charter Township Hall is located on 115 Uldriks Drive South at the intersection with M-89 (Michigan Avenue). Primary offices for Township officials are in the Township Hall. The Township Hall is used as a polling place and for monthly board meetings.

BATTLE CREEK & AUGUSTA DISTRICT LIBRARIES

While there is not a library located in the boundaries of Bedford Charter Township, the Battle Creek and Augusta District Libraries have branches located within 7 and 10 miles of the township, respectively.

CEMETERIES

There are three cemeteries located in Bedford Charter Township: Bedford Cemetery, Harmon Halladay Cemetery, and Harmonia Cemetery.

Public Participation

6

The Bedford Charter Township Master Plan update has been developed with the cooperation of the Bedford Charter Township Planning Commission and the Township Board as representatives of the Township residents. The public was given the opportunity to provide feedback on the future of Bedford Charter Township through a survey distributed to residents. This survey was utilized to shape the goals and objectives of this Master Plan, the results of which can be found below.

The public can also provide feedback on the Master Plan during the State-required comment period, which gives residents time to read the Plan and to contact their representatives with questions. Furthermore, all Planning Commission meetings have been published and open to residents. Anybody in attendance had the opportunity to provide feedback into the planning process and the development of the Plan itself.

Finally, a public hearing will be scheduled at which the final draft of the Master Plan will be presented, discussed and recommended for adoption. This hearing will be open to the public and will provide an opportunity for the Planning Commission to present its findings and layout the proposed future of the Township as well as an excellent opportunity for the community to review the findings of the Planning Commission, ask questions, and propose changes or alternatives prior to final adoption of the Plan.

Even after the Plan is adopted, citizen input and participation is still very important and should not end. The Plan should guide the Township in its future actions, with the public providing input and suggesting changes as future circumstances and conditions warrant.

Survey Results

The survey distributed to the residents of Bedford Charter Township was separated into eight sections in order to take into consideration the current views of Township residents regarding a variety of growth and development issues. Feedback on growth management, housing, land use and the environment, economy, services, community image, demographics, and township involvement were all captured by this survey.

The full results and analysis of the survey can be found in Appendix A of the Master Plan.

Goals and Objectives

7

Before a community can actively plan for its future, it must first declare certain goals and objectives to define the boundaries of its needs and aspirations, and thus establish a basis for the development of a Future Land Use Plan. These goals and objectives must reflect the future vision for the community and the kind of lifestyle its residents wish to follow, given realistic economic and social constraints.

The following chapter represents the goals, objectives, and policies which should be used to guide local decision makers in reviewing future land use proposals. Goals represent the ultimate purpose or intent of the Plan, objectives are the means of obtaining those goals, and policies are specific statements used to guide the actions of the Township.

Goals

Bedford Charter Township acknowledges the strong rural and agricultural character, as well as the abundance of natural resources, that define the community. In recognizing its role, Bedford Charter Township adopts the following general community goals to guide future land use changes:

- Preserve the current rural residential and agricultural character of the Township.
- Protect the natural resources in the township as a way to preserve a high quality of life.
- Minimize the development of scattered land uses which results in inefficient land usage and ultimately increases the costs of providing public services.
- Preserve the rights of property owners while maintaining the character of the Township.
- Revitalize the M-89 corridor to encourage targeted mixed-use development and harness economic growth.

Objectives and Policies

With the primary goals in mind, the following specific objectives and policies have been formulated to guide action, programs and land use in the Township.

AGRICULTURAL

Objective: Identify, classify, and provide all possible methods of preserving those areas best suited for agricultural use. Policies to support this objective are as follows:

- Recognize agriculture and open space as the predominant economic activities in Bedford Charter Township.
- Provide means of maintaining low population densities in all agricultural and rural-residential areas to reduce the influences that encourage encroachment of other, less desirable, or conflicting land uses.
- Regulate the location and impact of wind and/or solar energy conversion facilities in order to protect and preserve agricultural activity and agricultural lands.
- Balance the need to provide resources for agricultural uses with a need to protect neighboring properties and natural resources in the Agricultural district. Respect the rights and responsibilities given to agriculture under the Michigan Right to Farm Act, especially regarding manure management, water quality, air quality, and other financial and environmental impacts.

RESIDENTIAL

Objective: Provide limited concentrations of residential land uses while preserving the character of the Township and protecting natural resources. Policies to support this objective are as follows:

- Minimize random scattered residential development in the Township.
- Provide all possible means of encouraging the rehabilitation and conservation of the existing housing stock.
- Limit future construction of residential land uses to the density and character of development laid out in the Future Land Use text.
- Preserve the rural character of the Township by guiding growth, regardless of the land use decisions in neighboring communities.
- Do not allow new residential construction that would have adverse environmental impacts.

MIXED USE AND COMMERCIAL

Objective: Provide limited concentrations of mixed use and commercial land uses while preserving the character of the Township and protecting its natural resources. Policies to support this objective are as follows:

- Minimize random scattered commercial development in the Township.
- Target future construction of commercial and mixed use land uses to the Mixed Use and Commercial future land use areas along M-89 and by the M-37/Edmonds Rd Junction.
- Provide regulations requiring suitable buffering of commercial land uses from residential and agricultural uses.
- Preserve the rural residential character of the Township by targeting growth, regardless of the land use decisions in neighboring communities.
- Do not allow new industrial construction that would have adverse environmental impacts.

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Future Land Use Plan

8

The Future Land Use Plan serves as a guide for the community. The Plan has been constructed to allow for flexibility if future conditions in the Township change, while still executing the goals of the Township as described above. The Future Land Use Plan describes where certain land uses are allowed, while the zoning code reflects the future land use map by regulating development aspects of individual sites.

Planning Principles

Land use planning principles are used as a guide to evaluate development alternatives and public policy. The following are general principles that should be applied to all land use categories.

CONSISTENCY

Development should be reviewed for general consistency with the intent of the Master Plan, as should sub-area or regional plans. Other governing bodies, such as the State or County, should be encouraged to use the Master Plan in considering programming for Bedford Charter Township.

SUSTAINABILITY OF NATURAL SYSTEMS

Intense scrutiny should be given to development proposed for environmentally sensitive areas.

COMPATIBILITY OF USES

Special attention should be given to any transitions between uses of greater intensity to those of lower intensity. It should also be noted that agricultural and residential uses are not always compatible land uses. Thus, specific

caution should be taken to avoid allowing excessive residential encroachment into agricultural areas in order to preserve the rural character of the Township.

Land Use Categories

The land use categories, as well as the conditions under which they should exist, are defined in this section of the Plan. The elected and appointed Bedford Charter Township officials shall be responsible for the interpretation of the intent of the Future Land Use categories and text.

NATURAL PRESERVATION

General Characteristics

The purpose of the Resource Development category is to preserve the wetlands, floodplains, drainage and other environmentally sensitive areas along the North Branch of the Kalamazoo River, which runs east-west through the southern portion of the Township by M-89. In order to protect these natural features, this category discourages intensive development, with land uses limited to open space, agriculture, and very low-density housing.

Appropriate Land Uses

This category discourages any use other than natural preservation. However, agricultural and residential land uses are permitted, provided they meet the standards of the Rural Residential, Agriculture & Open Space Zoning District.

Additionally, all land uses in this category should be reviewed against the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994), and other applicable State laws to ensure they do not infringe on sensitive habitats.

Streets and Transportation

Streets should maintain a rural character. Paved shoulders or bike paths should be included where planned by the County or otherwise deemed appropriate.

Building and Site Design

Buildings—including accessory buildings—should be as small and unobtrusive as possible, and sites should be designed to preserve as much of the natural environment as possible.

Appropriate Zoning Districts

RRAOS — Rural Residential, Agriculture & Open Space

EXTRACTION AND RECLAMATION

General Characteristics

The purpose of the Extraction and Reclamation Land Use is to plan for the future environmental remediation of some existing industrial uses. In particular, the section of the Township which lies south of the North Branch Kalamazoo River and north of the train tracks on either side of River Road West. This area is currently home to a mixture of industrial and residential uses. The proximity of the industrial activities in this area to the North Branch Kalamazoo River make it more suitable for future open space and residential use.

Appropriate Land Uses

While historically home to quarries, mines, forestry areas and their respective accessory industrial uses, Extraction and Reclamation areas are better suited to open space and low-density residential uses, which have far less severe environmental impacts.

Additionally, all land uses in this category should be reviewed against the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994), and other applicable State laws to ensure they do not infringe on sensitive habitats.

Streets and Transportation

Streets should maintain a rural character. Paved shoulders or bike paths should be included where planned by the County or otherwise deemed appropriate.

Building and Site Design

Buildings- including accessory buildings - should be as small and unobtrusive as possible, and sites should be designed to preserve as much of the natural environment as possible – including going above and beyond zoning requirements and state regulations.

Appropriate Zoning Districts

I Industrial

RRAOS — Rural Residential, Agriculture & Open Space

RURAL RESIDENTIAL, AGRICULTURE & OPEN SPACE

General Characteristics

The overall rural aesthetic of the area, combined with the close proximity to the amenities of Battle Creek, make Bedford a desirable community. In order to prevent either scatter-site or overdevelopment, the Rural Residential, Agriculture & Open Space land use category functions as a threefold means to guide future low-density development, preserve and possibly expand agricultural activity, and conserve potential future public parks and recreational areas.

Appropriate Land Uses

Appropriate uses include dwelling units at no more than 0.5 units per acre, matching the character of the surrounding uses. Non-residential uses include parks, agri-businesses, and farms including the keeping of large and small animals, such as bees, chickens, and other domesticated farm animals, as well as growing crops. Other appropriate uses may include wind and solar utilities, subject to Township zoning regulations.

Streets and Transportation

Streets in this category range from local roads to major collectors, which are typically higher in speed and can accommodate larger vehicles transporting heavy equipment needed for agricultural purposes.

Building and Site Design

New homes and accessory structures should be designed with quality materials.

Appropriate Zoning Districts

RRAOS — Rural Residential, Agriculture & Open Space

RURAL & NEIGHBORHOOD RESIDENTIAL

General Characteristics

In order to preserve rural character, residential developments with densities higher than one unit per acre should only be permitted within the Growth Boundaries. Within these boundaries, neighborhoods may be constructed to meet housing demand for the Bedford community. Some areas in this category are greenfield, agricultural, or undeveloped sites, while others are low-to-medium density neighborhoods where infill is desirable – provided neighborhood character is maintained.

Appropriate Land Uses

The appropriate land uses for Rural & Neighborhood Residential areas are all the land uses permitted in the RRAOS land use category. Single- and two-family homes up to 4 units per acre can be appropriate on parcels that are rezoned to the Neighborhood Residential district, however a rezoning from RRAOS to NR shall only apply to parcels located adjacent to existing medium-density residential lots. Small apartment buildings may also be appropriate along major corridors, but only under Neighborhood Residential zoning.

Parks, schools, churches, and other public amenities are also appropriate to support a high quality of life in these residential areas.

Streets and Transportation

In Rural & Neighborhood Residential areas, streets should be well-connected to one another to provide access to major Township arterial roads as well as to adjacent neighborhoods. These streets have lower traffic volumes and are characterized by lower speeds. The street pattern should also have sidewalk or bike path infrastructure accessible on at least one side of the street.

Building and Site Design

New homes should be consistent with existing character and should be designed with quality materials and - where medium density development is permitted - should be consistent with surrounding homes in terms of scale, massing, and site design.

Appropriate Zoning Districts

RRAOS — Rural Residential, Agriculture & Open Space

NR — Neighborhood Residential

WATER RESIDENTIAL

The Water Residential category is intended to support residential development around St. Mary's Lake and Waubascon Lake while protecting the natural character of the land and water. Development should be orderly in design to preserve the rural character and environmental quality of the lake and surrounding natural areas.

The intent of this Plan is to maintain existing densities of about 1-2 dwelling units per acre, so the quality of the development and natural features in the area can be preserved. Incentives can be provided to encourage preservation of natural features such as slightly increased densities – i.e., cluster development.

The Water Residential land use category corresponds to the area labeled as such on the Future Land Use Map, and is defined as a 150-foot wide land strip measured away from the edge of the water surface at normal pool elevation along the entire shoreline of St. Mary's Lake and Waubascon Lake. The Water Residential area also includes the entire area of some platted parcels along the lakes.

Appropriate Zoning Districts

LR — Lake Residential

MANUFACTURED HOUSING DEVELOPMENT

Manufactured housing developments or mobile home parks are common in the rural areas in Michigan. Mobile home parks provide housing alternatives to residents who are unable to afford more permanent housing. From a planning perspective, they must be considered because the density in which they are built provides an economy of scale for the design and construction of on-site water and septic systems. Mobile home parks often provide their own wastewater treatment and well fields in rural areas where public utilities are not generally available, including communities like Bedford Charter Township.

While recognized as a legitimate land use, mobile home parks can significantly increase the population of a community while providing less than a corresponding amount of property tax revenue to the host community from which to provide public services to new residents. Furthermore, though a community can plan and zone appropriate locations of manufactured housing developments, they cannot regulate the internal design nor the operation of these facilities. Because Bedford Charter Township already has Manufactured Housing parks, no additional manufactured housing developments should be constructed.

Appropriate Zoning Districts

MH — Manufactured Housing

MIXED USE

General Characteristics
This future land use category is designed to encompass mixed uses to promote live/work/play elements in designated parts of Bedford Charter Township, and allows for residential, professional office, and commercial uses. Mixed-use incorporates most of the aforementioned existing mix of land uses, especially along the M-89 Corridor and in Bedford Village, with the goal of encouraging walkability, livability, and economic growth. The category “mixed-use” is defined as an area that the Township anticipates will develop in the future as a residential, professional office or commercial use or some combination of those uses. It thereby eliminates the need to impose artificial lines on the map to distinguish between future residential, office and commercial zoning districts and encourages a performance-based approach to land use regulation.

Appropriate Land Uses
The Mixed Use category envisions performance-based zoning that meets the community goals as outlined in the Executive Summary and discussed in detail in the Goals, Polices, and Actions section of this Plan. As the community goals are the cornerstone of this Master Plan, key points which promote the advancement of the mixed-use category include the following:

- Promoting development that enhances the Township by discouraging “strip” development both along M-89 and the Bedford Village area.
- Reducing urban sprawl by directing development within the corresponding Growth Boundaries.
- Encouraging these areas to develop as “walkable” communities.
- Providing buffers between adjacent land uses.

The “mixed-use” category provides elements that serve to support the community goals. Development can only occur with an applicant meeting all the conditions set forth by the Township, while giving the applicant a degree of creativity in design. This is the essence of “performance-based zoning”. Final approval is retained at the discretion of the Planning Commission, based on the Master Plan, the Zoning Ordinance, and other Township governing documents, while leaving some freedom for a developer to use the architectural and state-of-the-art tools at their disposal. The Mixed Use category gives the Township more flexibility than exists with strict one-use for one area future land use maps.

Mixed Use areas can support the rezoning of a single parcel or a mixed use development proposal. A mixed-use development could be done as a Planned Unit Development (PUD), Planned Residential Development (PRD), or as a “Mixed-Use Development” (MUD).

Streets and Transportation
Streets in Mixed-Use areas should provide connections to Township principal arterials and major arterial roads. Within developments, streets should provide safe walking and biking opportunities on both sides of the street. Additionally, on-street parking should be included in development design with the absence of cul-de-sacs or dead-end roads.

Building and Site Design
Buildings should be built with high-quality materials and should be architecturally compatible with surrounding neighborhoods. Buildings with a connection to the street, including designs with attractive front facades, entrances, and porches are all highly encouraged. Open spaces should be functional and allow for recreational enjoyment and the preservation of natural features. Architectural variation is highly encouraged to create a character on long and connected facades.

Parking areas may be located in the front, side, or rear yards for buildings, but, where practical, buildings should front the street and provide parking to the rear. Large areas of parking should be broken up with landscaped islands and trees. Parking space requirements may vary based on the location of the development and availability of shared parking.

Appropriate Zoning Districts
MU — Mixed Use

ENTERPRISE

General Characteristics

The Enterprise Future Land Use designation is a combination of commercial and industrial, and is intended to allow for a flexible variety of business uses, with the specific zoning district determined by the conditions of the site in question.

Enterprise is intended for office, retail, manufacturing, warehousing, logistics, research and development businesses, and creative industries/artisan facilities. Developments should be designed and operated to be respectful of their surroundings, with minimal truck traffic, noise, odor, dust, or outdoor storage/operations.

Appropriate Land Uses

Appropriate uses include office, retail, light manufacturing, artisan production, food and beverage production, creative industries, warehousing, logistics, and research and development facilities. Parking areas and loading zones must be properly buffered and landscaped when adjacent to residential and agricultural land uses.

Streets and Transportation

Streets should be designed in a pattern that allows access from abutting areas, but without encouraging cut-through traffic by employees and trucks. Within the Enterprise district, the streets should be designed to be sufficient for business traffic.

Building and Site Design

Buildings should be constructed of high-quality materials which wrap around the entire building and feature attractive signage. Robust landscaping should be installed throughout the site, especially adjacent to residential areas.

Businesses should be supported by sufficient - but not overly excessive - parking areas. Parking areas may be located in the front, side, or rear yards of buildings. Large areas of parking should be broken up with landscaped islands and trees.

Appropriate Zoning District

E — Enterprise

INDUSTRIAL

General Characteristics.

This designation provides an exclusive area for medium to high intensity Industrial uses, as well as large corporate campuses, which are vital to the Township's economy. Large plants that involve manufacturing products, stamping, and machine operations are well-supported here. Industrial areas have heavy buffers and deep setbacks to minimize impacts on adjoining properties.

Appropriate Land Uses.

Examples include large plants that involve manufacturing products, stamping, and machine operations. Large institutional operations and large corporate campuses are also encouraged to locate within General Industrial districts.

Streets and Transportation.

Roads in the industrial areas should be designed to be sufficient for truck traffic, without making them unsafe for pedestrians or bicyclists. New road connections should be built as needed to connect the industrial districts with arterial roads without disturbing residential areas.

Building and Site Design.

Buildings in this district should be designed to be long-lasting and to support efficient industrial and/or business practices. High-quality appearance is encouraged; however, sites should be designed to minimize off-site impacts and reduce pollution and site contamination to the extent possible.

Parking lots should be sufficient to support employee parking and truck maneuvering but should not be excessively large.

Appropriate Zoning Districts.

I — Industrial

Community Facilities

The Township's primary community facility is its Township Hall, which was constructed in 2010 and is located at 115 Uldriks Dr S along the M-89 Corridor. The Township should continue to work to maintain this facility to serve as its primary gathering spot within the community. Not only is the Township Hall the site of various governmental functions such as elections, board meetings, and public hearings, it also serves as the principal identifier of the Township. The majority of Township residents are familiar with where the Township Hall is located and what happens there. Therefore, as the Township Board and Planning Commission continue to increase public participation, the Township Hall must keep up with the demands of a modern gathering place.

The Township maintains three public cemeteries which are a historical record and visual reminder of the Township's long history. The Township must budget for the ongoing management and maintenance of these facilities.

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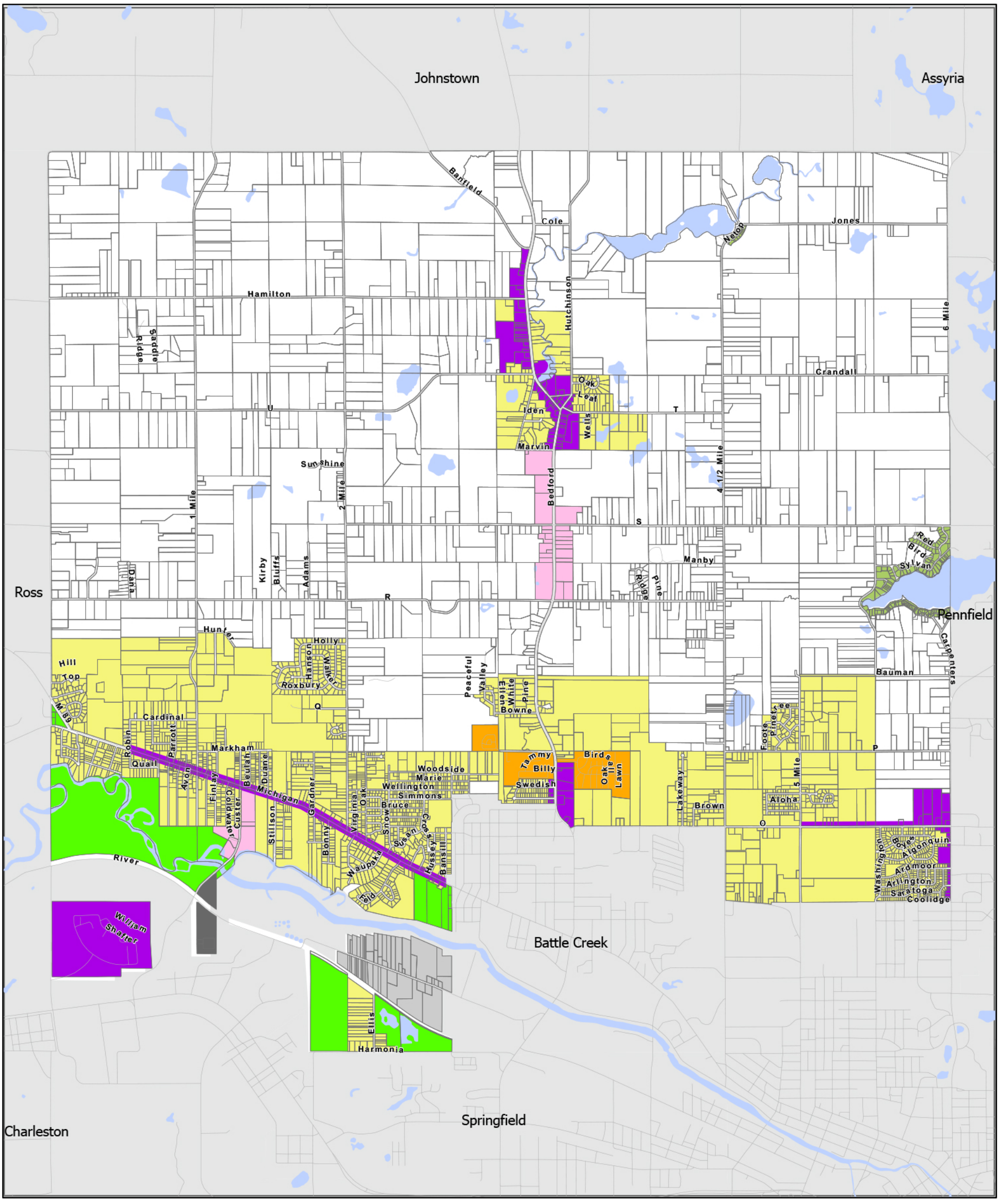

Future Land Use

Bedford Charter Township,
Calhoun County, Michigan

April 19, 2023

Legend

- Rural Residential, Agriculture & Open Space
- Rural & Neighborhood Residential
- Water Residential
- Manufactured Housing Community
- Mixed Use
- Enterprise
- Extraction/Reclamation
- Industrial
- Natural Preservation

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Basemap Source: Michigan Center for Geographic Information, v. 17a.
Calhoun County, 2022. McKenna, 2023.

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Implementation Plan

9

Implementation strategies are a major component of any master plan. They determine how guidelines and recommendations in the Plan become reality. The Bedford Charter Township Master Plan should be seen as a living document. If conditions in the community or the needs of the resident's change, the Plan will need various adjustments or additions. The main goals and objectives in the Plan are not anticipated to require change, but as the Plan is implemented certain aspects will require periodic adjustment.

Zoning Plan

The following table defines the zoning plan for Bedford Charter Township, with each future land use category corresponding to a future zoning classification.

RRAOS Rural Residential, Agriculture & Open Space is considered the “default” zoning classification for the Township. All land should be zoned RRAOS unless and until a property owner requests a different classification, as described in the table below.

Table 12: Zoning Plan

Future Land Use Categories	Future Zoning
Rural Residential, Agriculture & Open Space	**RRAOS:** Rural Residential, Agriculture & Open Space
Rural & Neighborhood Residential	**RRAOS:** Rural Residential, Agriculture & Open Space **NR:** Neighborhood Residential
Water Residential	**LR:** Lake Residential
Manufactured Housing Community	**MH:** Manufactured Housing
Mixed Use	**MU:** Mixed Use
Enterprise	**E:** Enterprise
Industrial	**I:** Industrial
Extraction/Reclamation	**I:** Industrial **RRAOS:** Rural Residential, Agriculture & Open Space
Natural Preservation	**RRAOS:** Rural Residential, Agriculture & Open Space

NEW ZONING ORDINANCE

It is the intent of this plan for the Township to re-write its Zoning Ordinance for improved clarity, and to implement the vision of this plan. The new Zoning Ordinance should have the districts described in the table above, which should have the following purpose and intents.

RRAOS – Rural Residential, Agriculture & Open Space

The dual purpose of the RRAOS district is to maintain the rural residential character present throughout most of the township while simultaneously allowing for flexibility should the Township in the future opt to purchase land for the purpose of new parks and preservation areas. The need for such flexibility in zoning is also due to the fact that —with the exception of the Waubascon Lake Boat Launch - there are currently no State or County parks located in the township. The district will allow low-density residential, agriculture, and open space as principal permitted uses.

NR – Neighborhood Residential

The NR district will include all existing residential subdivisions located south of the east-west growth boundary and within a roughly 1,000 foot radius of the future Bedford Village Mixed Use district. Areas located south of the east-west growth boundary will be eligible for future medium density residential development only if the proposed development is located adjacent to existing medium density residential development.

LR – Lakefront Residential

The LR district is limited to existing and future residential development with frontage along either St. Mary’s Lake or Waubascon Lake.

MH – Manufactured Housing

A district specific to the three existing manufactured housing developments in the township.

MU – Mixed Use

The function of the Mixed Use district is to allow for a variety of compatible commercial and residential uses with the goal of encouraging local economic development which meets the needs of current and future residents. The land use patterns which ultimately emerge as a result of the Mixed Use district regulations will vary depending on location, current neighborhood land uses, and the performance-based zoning standards as stated in this Plan and enforced and interpreted by the Township.

E – Enterprise

The purpose of the Enterprise district is to allow for a combination of commercial and light industrial uses along the M-37 corridor between R Drive North and South Street. This area is envisioned as both a regional and local economic engine, allowing for both warehousing and logistics as well as serving as a transitional zone leading into Bedford Village.

I – Industrial

This district is currently limited to two separate areas of the township, both of which are located south of the Kalamazoo River along River Road. The larger of these two areas lies north of the train tracks and is comprised of both a quarry and several raw materials storage and distribution sites. The second area lies to the west and is currently undeveloped.

LAND DIVISION REGULATIONS

Land division standards following the Michigan Land Division Act (P.A. 288 of 1967, as amended through P.A. 591 of 1996) are a tool for the implementation of this Plan. Whereas zoning is concerned with land use on a site-by-site basis and activities in selected areas, land division regulations deal with the process of dividing land and maintaining the quality of individual developments.

Subdivision standards, as permitted under the Land Division Act, can be created in a Subdivision Control Ordinance to protect the needs of citizens by providing site design controls and improvement standards. Design controls provide for the arrangement and location of streets, configuration of lots, the provision of open space, and the sufficiency of easements for utility installations. Improvement standards ensure adequate roads and other physical improvements.

All other land divisions in the Township are also regulated by the Land Division Act. The act permits the Township to establish a Land Division Ordinance with local authority and the responsibility for the legal approval of land divisions. When land is divided outside of subdivisions, this ordinance can ensure that the resulting lots are consistent with Zoning Ordinance minimum requirements. It can also require lots to maintain minimum access standards to assure availability of public or private roads for the lots.

All land division regulations described in this section were recently changed by the Michigan Legislature and Governor. The Planning Commission must remain alert to modifications in this area of regulation in order to assure the Township standards and requirements are consistent with authorizing legislation.

Over the last 15 years, Michigan condominium regulations have been modified to permit the ownership of land by a co-owners association. The Michigan Condominium Act was significantly altered in 1982 to permit condominium ownership of land. Since then, many developers have created site condominiums as a substitute for land subdivision. Site condominium development is often an attractive alternative to subdivision because the approval process can be much shorter than with subdivision development. The Condominium Act requires condominiums to comply with the local Township ordinances. The Planning Commission should consider establishing standards for site condominium development of land.

Subdivision Regulations under the State Subdivision Control Act (Act 288, P.A. of 1967, as amended) are tools for the implementation of this Plan. Whereas zoning deals with land use on a site by site basis and activities in specific areas, subdivision regulations deal with the process of dividing land and maintaining the quality of individual developments. Subdivision standards protect the needs of citizens by providing both site design controls and improvement standards. Design controls are concerned with the location and arrangement of streets, width and depth of lots, the provision of open space, and the sufficiency of easements for utilities. Improvement standards ensure adequate roads and physical improvements.

Most land divisions in Bedford Charter Township are not under the jurisdiction of the State Subdivision Control Act, but rather are regulated by the land division procedures and standards from the Zoning Ordinance sections dealing with private roads and the division of platted lots and unplatted acreage.

PLANNING COMMISSION

A stable and knowledgeable Planning Commission is essential to the success of the zoning process. The responsibilities of the Commission include long-range plan formulation and the designing of appropriate and reasonable zoning ordinance regulations to implement the goals and objectives of the Master Plan. Adoption of the zoning ordinance by the Township Board then provides the legal basis for enforcement of the zoning ordinance's provisions. The ultimate effectiveness of the various ordinance requirements, however, depends upon the quality of ordinance administration and enforcement. If procedures are lax or handled in a sporadic and inconsistent manner, the results will be unsatisfactory at best.

CONTINUOUS PLANNING

The Planning Commission has the role of providing planning recommendations for the Township Board. This planning function is a continuous process and does not terminate with the completion of this Plan. Rural areas are in constant change and planning is an ongoing process of identification, adjustment, and resolution of problems. In order to sustain the planning process and generate positive results, maintain momentum, and respond to change, the Plan should be reviewed and updated every three to five years to maintain the validity of its data and relevance as a policy document.

Transportation Plan

CIRCULATION AND ROAD SYSTEM IMPROVEMENTS

No additional public roads are expected to be built within the foreseeable planning period. The Calhoun County Road Department plans to concentrate on the maintenance and improvement of existing public roads. The condition of existing paved roads should be evaluated each year, and roads with high traffic volume should be considered for repaving. Maintaining existing gravel roads should be a top priority of the Township and the Calhoun County Road Department. Gravel roads promote reduced speeds, a rural atmosphere, and discourage dense development. However, poorly maintained gravel roads result in a variety of conditions from nuisances such as dust to more dangerous conditions resulting in damage to vehicles and difficult driving conditions. The Township and County should evaluate the road conditions and traffic volumes in the Township annually and prioritize improvements based on any findings.

COMPLETE STREETS

Bedford Charter Township intends to implement a rural vision of Complete Streets with this Plan, and will work with the Calhoun County Road Department on road projects. The Complete Streets philosophy is that the roadways should be safe for all legal users. Complete Streets within the Township will mostly consist of widened paved or unpaved shoulders, which can provide access to slow moving traffic such as tractors, horses and buggies, or snowmobiles. The highest priority for Complete Streets in the Township should be major corridors that connect Bedford Charter Township to markets in nearby communities such as Battle Creek, as well as roads that provide major connectivity throughout the Township. Major north south roadway corridors include Uldriks Rd and Collier Ave, and major east west roadway corridors such as Morgan Rd.

Action Plan

The Bedford Charter Township Master Plan and its goals, objectives, and policies recommend the future vision for the community. The Township desires to enhance its rural character, maintain agricultural viability, and protect natural resources, while accommodating some residential growth.

The goals, objectives, and policies of this Plan should be reviewed often, and should also be considered in decision-making by the Township. Successful implementation of this Plan will be the result of actions taken by elected and appointed officials, Township staff and consultants, the Planning Commission, the Township residents, public agencies, private organizations, and outside government agencies including Calhoun County and the State of Michigan.

The table on the following page presents a detailed summary for all the recommended implementation activities, who is responsible for completing the activity, and available funding sources for each activity.

Table 13: Action Plan

Project	Priority	Timeframe	Responsibility			Funding		
			Township	Other Gov.	Private	Public	Private	TIF/DDA
Planning and Zoning								
Update the Zoning Ordinance to be compatible with the Master Plan.	A	1	PC TB	TAC		•		
Civic and Transportation								
Engage with residents to determine a unified vision for the M-89 Corridor.	A	1	TB	CCRD TAC		•		
Work with the CCRD to implement a rural vision for a Complete Streets design along 1 Mile Rd.	B	2	TB	CCRD TAC		•		
Work with the CCRD to implement a rural vision for a Complete Streets design along Kirby Rd.	B	2	TB	CCRD TAC		•		
Develop a plan for the acquisition of wetlands, woodlands, and other natural areas for the purpose of long-term preservation.	C	3	TB	PC CC CM LO		•		
Work with the CCRD to implement a rural vision for a Complete Streets design along O Drive North.	C	3	TB	CCRD TAC		•		

Priority		Timeframe		Responsibility (Color)	
A	Most Important	1	Within one year		Project Lead
B	Very Important	2	1-3 years		Key Participant
C	Important	3	3+ years		Contributor

RESPONSIBILITY (ABBREVIATION)			
CC	Calhoun County	**PSD**	Public School Districts (Battle Creek, Fowler and Pewamo-Westphalia)
CCRD	Calhoun County Road Department	**SM**	State of Michigan
CM	Community Members	**TAC**	Township Administration and Consultants
LO	Land Owners	**TB**	Township Board
PC	Planning Commission	**TCRPC**	Tri-County Regional Planning Commission

FUNDING	
Public	Includes public funds from the Township operating budget, County, and State funding. May also include local government bonds and grants.
Private	Includes funds from private sources such as grants, corporate funding, or property owners.
TIF	Tax increment financing provided by an authorized body. Please refer to the summary of economic development tools.

Appendix A

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MCKENNA

Memorandum

TO: Bedford Charter Township
FROM: John Jackson, AICP
SUBJECT: **Township Community Survey Final Results & Analysis**
DATE: May 12, 2022

In November 2021, the Charter Township of Bedford sent a survey to all Township residents regarding quality-of-life issues facing the community. As part of this town-wide initiative, the Township asked McKenna to compile and analyze the final results of the survey.

THE PROJECT

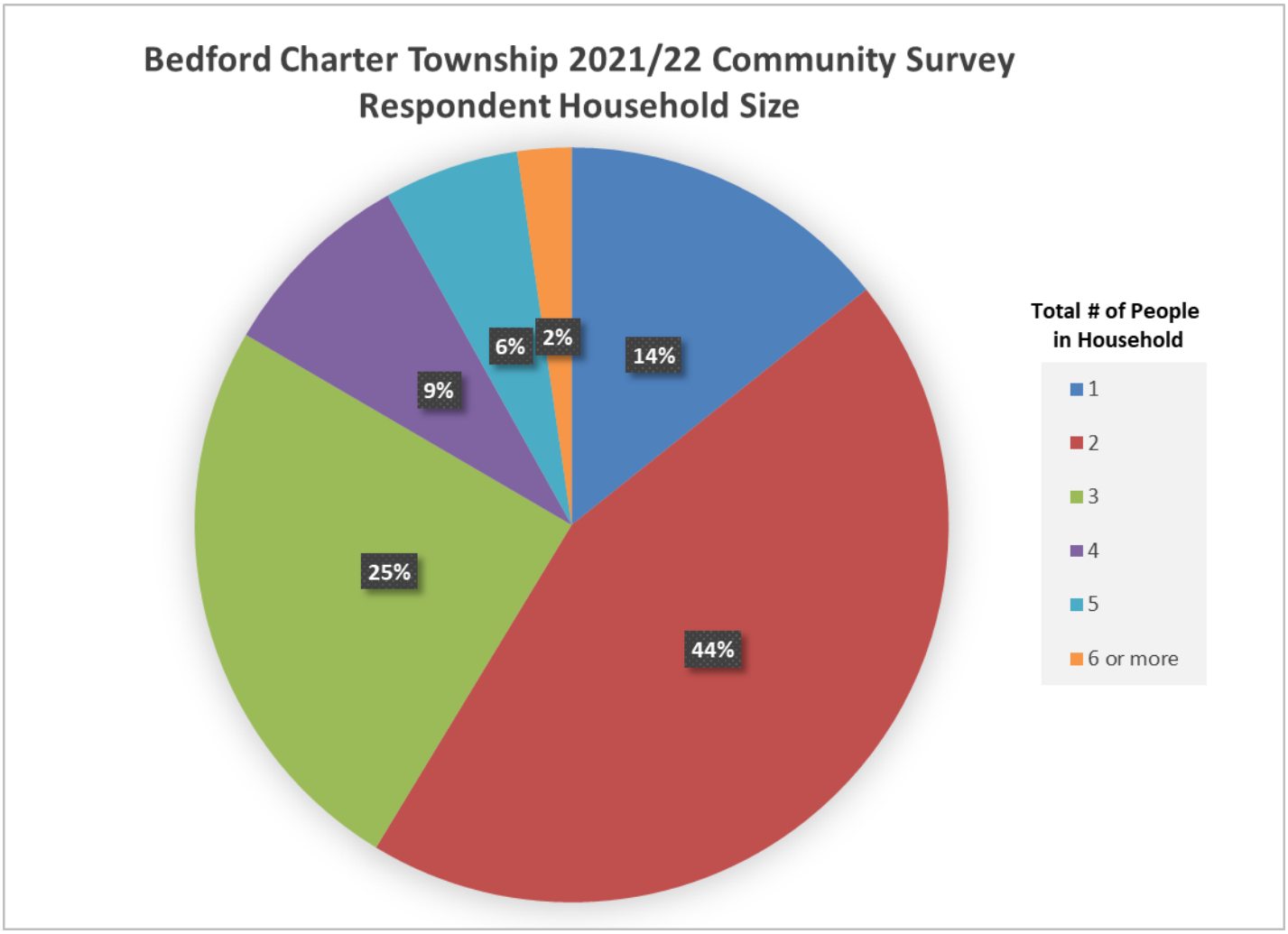
The Charter Township of Bedford Community Survey was a brief, 2-page long resident opinion survey consisting of twenty-three (23) questions. Survey questions were mostly multiple choice, many with the option of providing additional written comments. Six (6) of the 23 questions were requests for respondent data (e.g., age, household size, number of years of residence, etc.), with the balance pertaining to a wide range of issues including economic development, housing, infrastructure, blight and code enforcement, planning and zoning, parks and recreation, and general quality of life.

THE DATA

Out of approximately 4,400 surveys mailed to Township residents with their annual tax bills, 310 were returned for a total response rate of 7%. This response rate is roughly average when compared to similar mailed, non-incentive paper consumer satisfaction surveys.

The vast majority (96%) of respondents stated that they were residents of Bedford Charter Township and that they were single-family homeowners (99%). The majority of respondents (88%) reported that they were 46 years of age or older, with 67% indicating that they were over the age of 60. Most survey respondents (71%) were long-term residents, having lived in Bedford for at least 15 years. Finally, most respondents (69%) reported a total household size of 2 -3 people. A detailed breakdown of respondent household size can be found below on the following page.

32% of respondents stated that they worked in Calhoun County, while 57% reported that they were not currently working. We surmise that the high percentage of respondents not working is likely correlated with the higher number of respondents of retirement age.



THE RESPONSES

The following three sections of this report pertain to the more qualitative questions posed by the survey. For simplicity's sake, we have divided these questions into three (3) categories, each of which will be examined separately:

- Housing & Economic Development
- Parks & Open Space Preservation
- Transportation & Mobility

Housing & Economic Development

The community survey contained seven (7) questions pertaining – either directly or indirectly – to residents' opinions regarding current and future residential, commercial, and industrial development in the township.

Question 2 asked whether the Township should pursue more commercial and/or industrial development. A majority of respondents (61%) said "yes", while only 12% said "no".

Question 3 gave eight (8) examples of potential types of commercial development and asked residents to choose which, if any, they would like to see in the township. Respondents were allowed to pick more than one. Out of the 283 survey participants who answered the question, 207 said restaurants, 164 said farm markets, and 142 said they wanted to see more medical/urgent care facilities. The uses that followed in popularity – with approximately 80 respondents each - were shopping malls, entertainment venues, and fitness clubs. Microbreweries followed with 66, and hotels came in a distant last with only 22 respondents saying they would like to see them in the township. This question gave respondents the option of providing additional comments. While varied, a strong plurality mentioned supermarkets and/or grocery and convenience stores.

Question 4 asked respondents to select from a list the types of residential development they would like to see in the township. Given the large number of survey participants of retirement age, it is not surprising that, out of 191 responses, 129 stated that they would like to see senior independent living housing, while 105 said they would like to see assisted living housing for seniors. A couple of other responses are notable, including 51 people who said they would like to see duplexes in the township, and 43 respondents who said they would like to see apartments built. 42 comments were recorded as part of the responses. Out of these, 16 said they would not like to see any new housing built, 10 said they would like to have more single-family homes, and 4 said they would like to see condominiums.

Question 5 asked residents to choose one or more from a list of specific economic development land uses that they would like to see in Bedford: Wind turbines; solar farms; farm stands, and agricultural tourism. The vast majority of respondents (78%) said farm stands, with 44% saying they would like to see agrotourism activities. 41% of respondents said solar farms, with only 34% saying they would like to have wind turbines in the township. This question also gave survey participants the option of leaving an additional comment. Out of 24 comments, 7 stated they would NOT like to see wind or solar in Bedford.

Question 8 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "Growth and development in the Township is acceptable if the small town/suburban character is preserved." 297 participants answered this question, and the overwhelming majority (85.52%) stated they either agreed or strongly agreed with the statement.

Question 9 asked respondents whether the Township should invest in sewer and water infrastructure to promote future development. Those who answered "yes" were then asked where they thought this new infrastructure should be built. 254 people responded to the question. Here, however, the responses were split nearly 50/50 between those who said yes to municipal investment in water and sewer, those who said no. 87 written responses were recorded, the majority of which - based on their response – were by those in favor of water and sewer investment. Here, however, opinions also varied significantly. Many respondents wanted water and sewer in residential areas or areas of high density, while others stated that investment in water and/or sewer should be limited to commercial areas only. Finally, several participants responded that such investment should be focused primarily in flood prone areas.

Question 12 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "I am satisfied with what the Township is doing to control blight and other ordinance violations." 293 participants answered the question. Respondents were sharply divided on whether the Township was doing enough to combat blight, with 38.91% saying they either agreed or strongly agreed with the statement, while

41.98% stated they did not think the Township was doing enough. 19.11% respondents said they neither agreed nor disagreed with the statement.

Parks & Open Space Preservation

The survey included three (3) questions pertaining to parks and open space preservation in the township.

Question 6 asked survey participants which of the following natural features the Township should use its power and resources to preserve: farmland; open space; wetlands; and woodlands. Respondents were asked to select as many as they felt applied. 275 participants answered the question. Woodlands was the most popular answer among the four options, with 218 respondents selecting it. Farmland was the second most popular, with 189 responses. Next was wetlands, coming in a close third with 177 responses, followed by open space with 158 responses recorded.

Question 7 asked which of the following policy options should the Township use to preserve open space and natural areas: large lot zoning; zoning for cluster development; density bonuses for new development; grants, and special taxes. As with Question 6, participants were asked to select as many options as they felt applied. Only 199 participants responded to this question. However, a noticeable pattern in their responses is discernible. Over 50% of respondents stated their preference for both large lot zoning and grants for the preservation of open space. Other zoning techniques such as cluster development and density bonuses each received between 20 – 25% of responses, while the least popular option was a special tax at less than 17%. 25 comments were also recorded with this question, nearly half of which indicated that they weren't sure or didn't understand the options provided.

Question 11 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "I am satisfied with the park and recreation opportunities in the Township". The majority of survey participants (298) answered this question. Roughly one third of respondents said they agreed with this statement, while another third disagreed. 22% said they neither agreed nor disagreed, while 11% said they strongly disagreed. Finally, about 6% of respondents strongly agreed with the statement.

Transportation & Mobility

The survey included two (2) questions pertaining to transportation and mobility in the township.

Question 10 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "I believe that the Township should pursue more public transportation opportunities (such as bus) for residents." 301 participants responded, the majority of which – 173 or 57.5% - either agreed or strongly agreed with this statement. 25% of respondents neither agreed nor disagreed, and only 18% disagreed or strongly disagreed.

Question 14 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "A long term solution to road maintenance funding should be pursued by the Township." Again, the majority of survey participants (298) responded. The vast majority of respondents – 230 or nearly 80% - either agreed or strongly agreed with this statement.

FINAL ANALYSIS & CONCLUSION

Civic Engagement & Township Identity

In addition to the above three categories, another five (5) survey questions could be roughly categorized as pertaining to either civic engagement or community/township identity. Questions 13, 21, and 22, were more quantitative or "Yes/No" in nature, while Questions 15 and 23 were open-ended and allowed for written responses exclusively.

Question 13 asked what information respondents would like to see on the Township website: Links to community resources; zoning and permit information; upcoming event announcements; parks information and pictures; tax information and payment options, and Township budget and financial information. Participants were given the option to select as many as they felt applied and to leave a written comment if desired. 221 participants answered the question. Interestingly, for each response selected the percentage spanned between 45 and 65%. Tax information and payment options was the least popular answer at 45.25%, while upcoming event announcements was the most popular at 65.16%.

Question 22 asked residents whether they would like to receive text message notifications about Township meetings and events. Out of 259 responses, only 66 or 25.48% said they would like to be notified via text. Most of these same respondents included their name and cell phone number in the written comments section. It should be noted here that the low positive response rate may be at least partially attributable to the largely older demographic among the participants.

Question 21 asked respondents if they were interest in volunteering on a Township committee and/or event. Out of 262 respondents, only 34 or just under 13% responded in the affirmative. Here too, however, these same respondents left their names and contact information in the comments.

Question 15 asked respondents, "If they could change one thing about living in Bedford Township, what would it be?" The question was "comment only" and had 161 responses. While it is difficult to account for every answer provided, several trends were apparent. At least 33 responses mentioned blight and/or property maintenance. 9 responses mentioned tearing down abandoned buildings, and in particular the vacant gas station located on Michigan Avenue by Custer Drive. 12 responses mentioned wanting better road maintenance, and another 8 expressed the need for more sidewalks in the township. 15 respondents expressed the desire for more businesses in Bedford, particularly more dining and retail options. 7 expressed the desire to limit the marijuana industry presence in the township, and another 6 wanted more family-friendly and communitywide events. Finally, a handful of respondents stated they would like to see leaf pick and/or recycling services in the township.

Question 23 asked respondents to "Please elaborate on your survey answers or include anything else that you would like Township officials to consider in planning for the future of Bedford Township," As with Question 15, it was "comment only". 105 responses were recorded. The responses here were too varied and detailed to summarize as part of this report. However, a number of respondents provided specific suggestions for Township officials which will be worth revisiting especially as the Township moves forward with its 5-year Master Plan review.

Conclusions & Recommendations

While there is a need for additional civic engagement to capture the greater breadth of the Bedford Charter Township community, certain trends can still be discerned from the results of the community survey.

There was broad agreement among survey participants that the Township should pursue – or at least allow - commercial growth as long as the community's rural character is maintained. In particular, survey respondents expressed a strong desire for more restaurants as well as places to purchase fresh food and produce, such as farmers' markets.

There was also agreement that the Township should work to preserve natural areas such as woodlands as well as farmland. However, the preference among respondents was for fiscally neutral approaches to open space preservation, such as large lot zoning and grant seeking.

Blight and code enforcement was a significant concern among residents as represented in the survey.

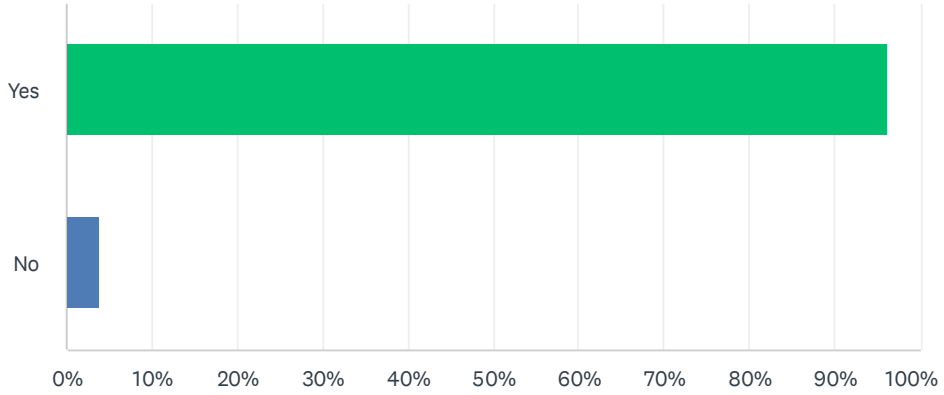
There were significant differences of opinion on whether and where the Township should expand water and sewer service. This will need to be a focus of consensus building efforts in the future as Bedford looks to grow.

There appears to be at least some support for public transportation in the township. There is broad agreement however that the Township should pursue a long-term solution for ongoing road maintenance.

Finally, the survey also made it clear that a committed group of civic volunteers currently resides in Bedford. As it continues its broader community engagement efforts, the Township should consider looking to those individuals who have offered their time and skills in service of the Bedford Charter Township community, as this will only help the Township as it works to build consensus and develop equitable policies that can serve the entire Bedford community.

Q1 Are you a resident of Bedford Township?

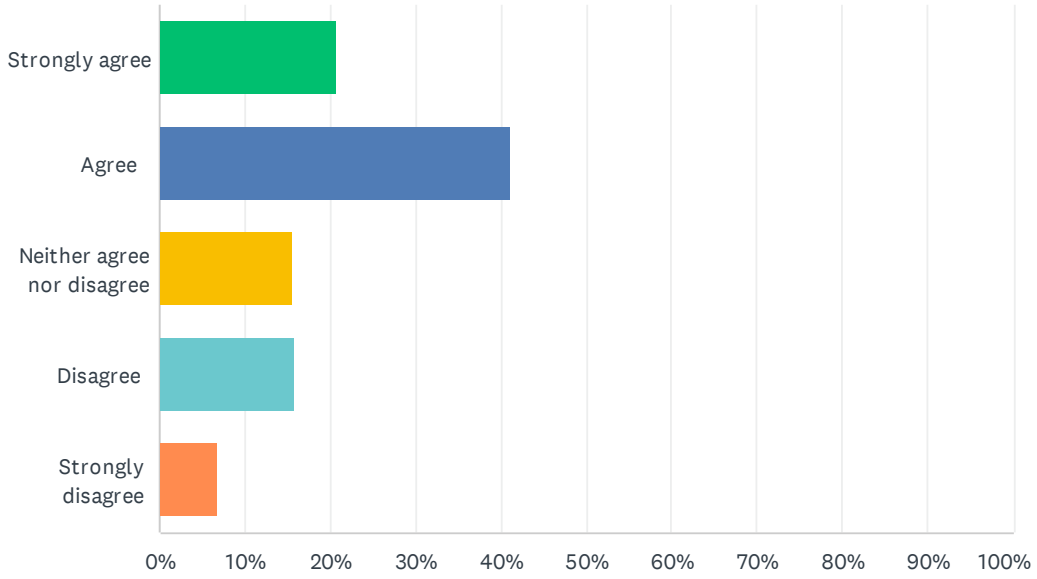
Answered: 306 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	96.08%	294
No	3.92%	12
TOTAL		306

Q2 The Township should pursue more commercial and/or industrial development.

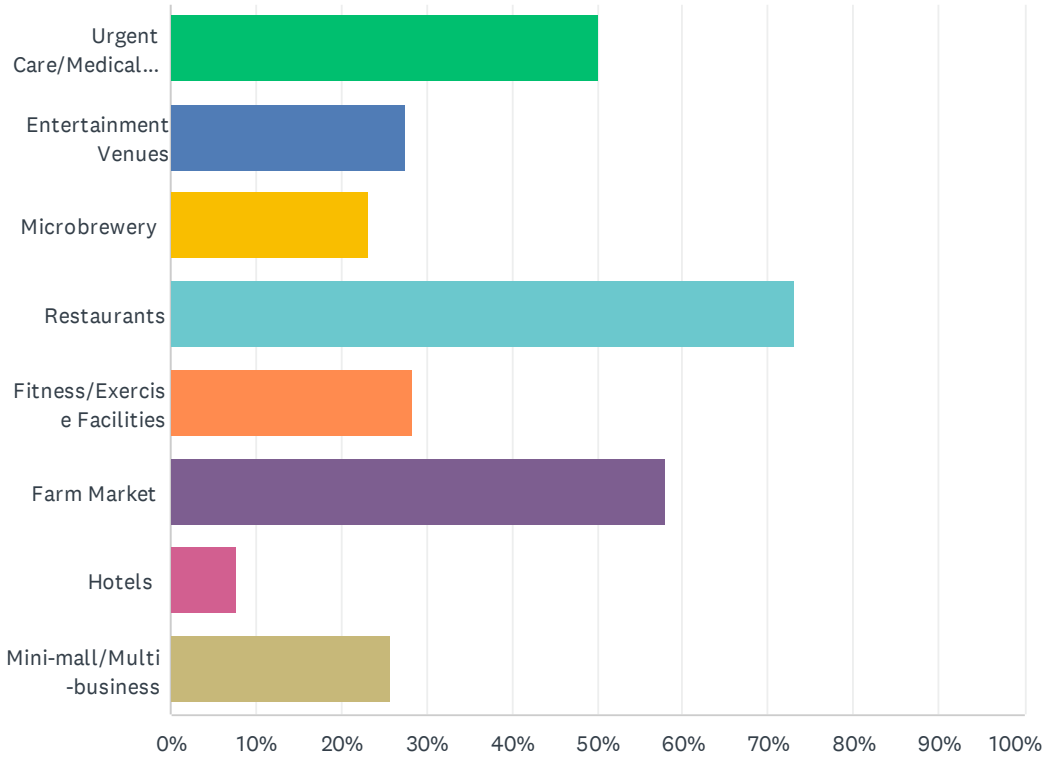
Answered: 291 Skipped: 19



ANSWER CHOICES	RESPONSES	
Strongly agree	20.62%	60
Agree	41.24%	120
Neither agree nor disagree	15.46%	45
Disagree	15.81%	46
Strongly disagree	6.87%	20
TOTAL		291

Q3 Which, if any, of the following commercial uses would you like to see in the Township? (Select all that apply)

Answered: 283 Skipped: 27



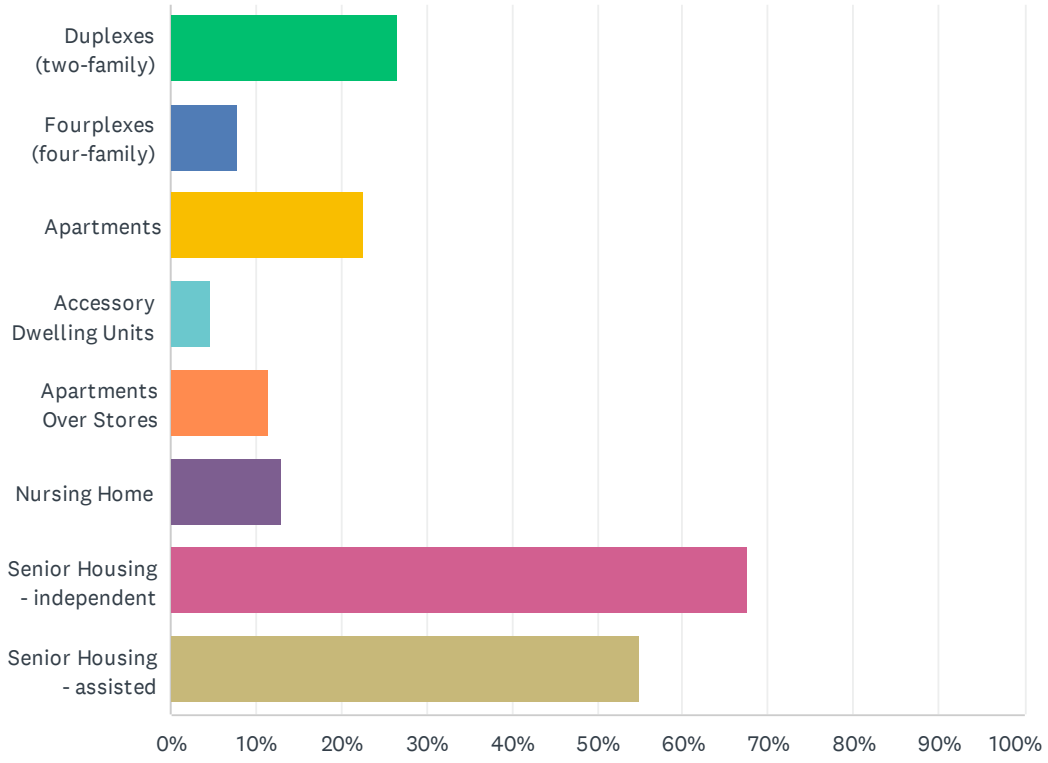
ANSWER CHOICES	RESPONSES	
Urgent Care/Medical Care	50.18%	142
Entertainment Venues	27.56%	78
Microbrewery	23.32%	66
Restaurants	73.14%	207
Fitness/Exercise Facilities	28.27%	80
Farm Market	57.95%	164
Hotels	7.77%	22
Mini-mall/Multi-business	25.80%	73
Total Respondents: 283		

#	OTHER (PLEASE SPECIFY)	DATE
1	meijers or walmart	2/18/2022 1:02 PM
2	stop signs at end of roads connecting with Redner Ave.	2/18/2022 11:21 AM
3	2nd hand shop / bazaar	2/16/2022 2:30 AM

4	No-kill animal shelter	2/14/2022 4:13 AM
5	I would love to see another full grocery store in the level park area.	2/9/2022 4:16 PM
6	pubs	2/7/2022 6:56 PM
7	anything to help	2/2/2022 4:11 PM
8	grocery store, dog parks, kids parks	2/2/2022 4:08 PM
9	churches	2/2/2022 3:14 PM
10	bank	2/2/2022 2:40 PM
11	none	2/2/2022 1:49 PM
12	supermarkets	2/2/2022 1:16 PM
13	N/A	2/2/2022 12:33 PM
14	big box store	1/25/2022 2:10 PM
15	general business	1/25/2022 1:49 PM
16	food	1/25/2022 1:45 PM
17	parks	1/25/2022 1:17 PM
18	The township should support privately owned businesses.	1/25/2022 11:50 AM
19	eye doctor	1/24/2022 2:53 PM
20	parks	1/24/2022 2:20 PM
21	small store or $General	1/17/2022 11:35 AM
22	Wesco or Circle K convenience store	1/17/2022 11:33 AM
23	craft store	1/17/2022 10:35 AM
24	none	1/17/2022 10:11 AM
25	supermarket	1/17/2022 10:00 AM
26	Restaurant on St. Mary's Lake	1/12/2022 8:32 PM
27	None	12/26/2021 5:47 PM
28	The area and buidings by the Bedford Post Office strip of M39 is a serious eyestore. Maybe use some of the funds as a one time grant to help revitalize the area to create a real "Town Center".	12/18/2021 7:36 AM
29	Not a another mother-loving Dollar General, and not another cannabis joint!	12/16/2021 5:46 PM
30	NONE OF THE ABOVE	12/11/2021 6:49 PM
31	Anchor Store such as Home Depot or Meijers	12/6/2021 5:41 PM

Q4 Which, if any, of the following residential uses would you like to see in the Township? (Select all that apply)

Answered: 191 Skipped: 119



ANSWER CHOICES	RESPONSES	
Duplexes (two-family)	26.70%	51
Fourplexes (four-family)	7.85%	15
Apartments	22.51%	43
Accessory Dwelling Units	4.71%	9
Apartments Over Stores	11.52%	22
Nursing Home	13.09%	25
Senior Housing - independent	67.54%	129
Senior Housing - assisted	54.97%	105
Total Respondents: 191		

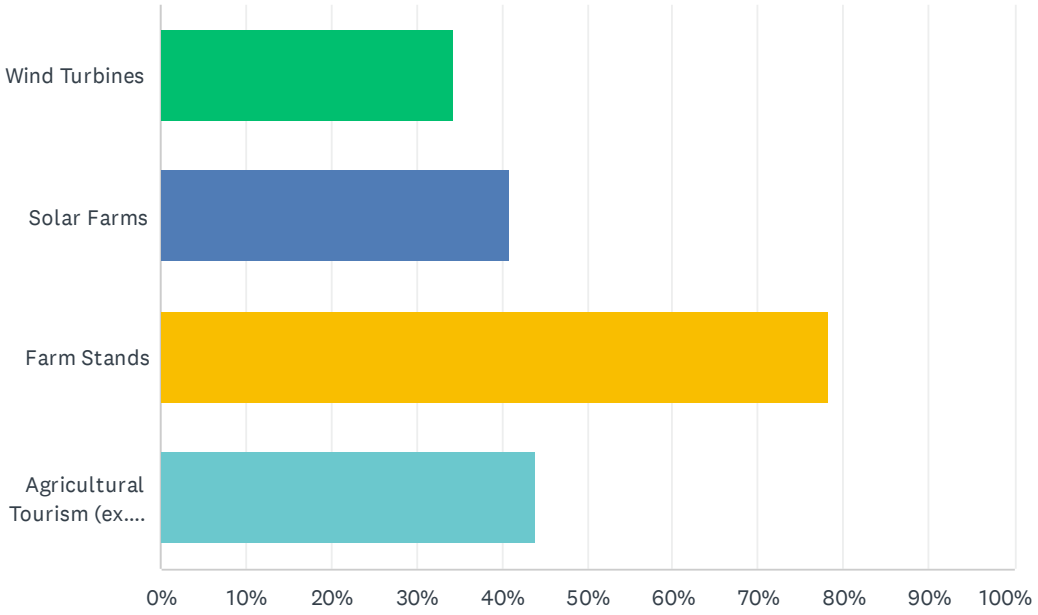
#	OTHER (PLEASE SPECIFY)	DATE
1	none	2/18/2022 1:22 PM
2	none	2/18/2022 11:13 AM
3	Relaxed restrictions on single-family properties to allow extended families	2/16/2022 2:30 AM

4	Not sure	2/14/2022 4:13 AM
5	single family homes	2/9/2022 10:03 AM
6	Apartment homes for 55 up.	2/9/2022 9:48 AM
7	all	2/2/2022 4:11 PM
8	adult daycare, senior center	2/2/2022 4:08 PM
9	single houses	2/2/2022 3:38 PM
10	condos	2/2/2022 3:31 PM
11	more of selections	2/2/2022 2:23 PM
12	none	2/2/2022 1:49 PM
13	condominiums	1/25/2022 2:55 PM
14	single family homes	1/25/2022 2:33 PM
15	single family homes	1/25/2022 2:19 PM
16	Too many rentals	1/25/2022 1:45 PM
17	condominiums	1/25/2022 12:45 PM
18	n/a	1/25/2022 12:42 PM
19	none	1/25/2022 12:16 PM
20	single family homes	1/25/2022 12:08 PM
21	none	1/24/2022 3:22 PM
22	none	1/24/2022 11:36 AM
23	n/a	1/24/2022 11:28 AM
24	none	1/24/2022 10:28 AM
25	reduce square foot minimum	1/17/2022 1:26 PM
26	Lofts	1/17/2022 1:05 PM
27	single family housing	1/17/2022 11:25 AM
28	none	1/17/2022 10:59 AM
29	none	1/17/2022 10:11 AM
30	single family housing	1/17/2022 9:50 AM
31	none	1/17/2022 9:25 AM
32	None	12/26/2021 5:47 PM
33	new houses	12/21/2021 7:49 PM
34	I don't care.	12/18/2021 2:46 PM
35	Town homes	12/18/2021 7:36 AM
36	None of the above	12/13/2021 9:19 PM
37	none of the above	12/11/2021 6:49 PM
38	single family home development	12/10/2021 1:45 PM
39	None	12/10/2021 12:48 PM
40	None	12/10/2021 10:58 AM
41	none	12/8/2021 10:15 AM

42	You forgot Condos	12/6/2021 12:21 PM

Q5 Which, if any, of the following uses would you like to see in the Township? (Select all that apply)

Answered: 244 Skipped: 66



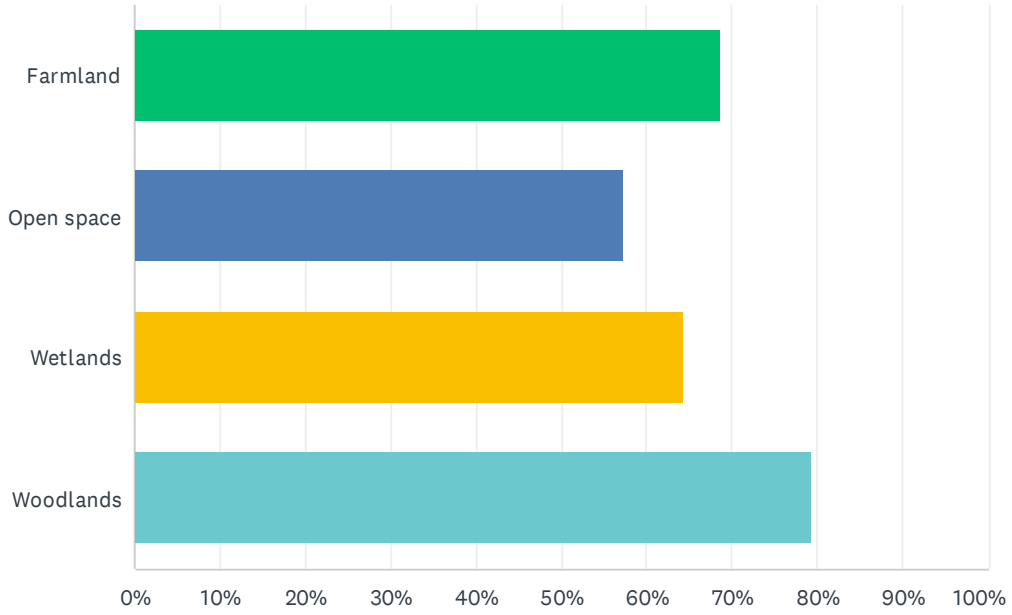
ANSWER CHOICES	RESPONSES	
Wind Turbines	34.43%	84
Solar Farms	40.98%	100
Farm Stands	78.28%	191
Agricultural Tourism (ex. Haunted Hayrides/Barn Events)	43.85%	107
Total Respondents: 244		

#	OTHER (PLEASE SPECIFY)	DATE
1	nature/hiking trails	2/18/2022 1:02 PM
2	park	2/18/2022 11:13 AM
3	Relaxed restrictions on zoning ordinances pertaining to sustainable living practices	2/16/2022 2:30 AM
4	for god sakes help us get cable internet in the country!	2/9/2022 4:16 PM
5	More Parks	2/9/2022 10:00 AM
6	localized solar uses. On houses, business, etc.	2/7/2022 6:56 PM
7	all	2/2/2022 4:11 PM
8	none	2/2/2022 1:49 PM
9	no comment	2/2/2022 1:16 PM
10	River and Parks Recreation area.	1/25/2022 2:55 PM

11	No wind turbines or solar farms	1/25/2022 2:10 PM
12	No wind turbines or solar farms	1/25/2022 1:45 PM
13	n/a	1/25/2022 12:42 PM
14	Wedding/small convention venues (Barn style)	1/24/2022 3:30 PM
15	No wind turbines or solar farms	1/24/2022 11:53 AM
16	No wind turbines or solar farms	1/24/2022 11:36 AM
17	No wind or solar	1/17/2022 1:54 PM
18	none	1/17/2022 12:55 PM
19	none	1/17/2022 11:25 AM
20	none	1/17/2022 9:25 AM
21	None	12/26/2021 5:47 PM
22	NO Wind Turbines	12/21/2021 7:49 PM
23	How'bout a library?!	12/16/2021 5:46 PM
24	Would not like to see wind turbines, solar farms.	12/7/2021 9:06 AM

Q6 The Township should use its position or resources to preserve: (Select all that apply)

Answered: 275 Skipped: 35



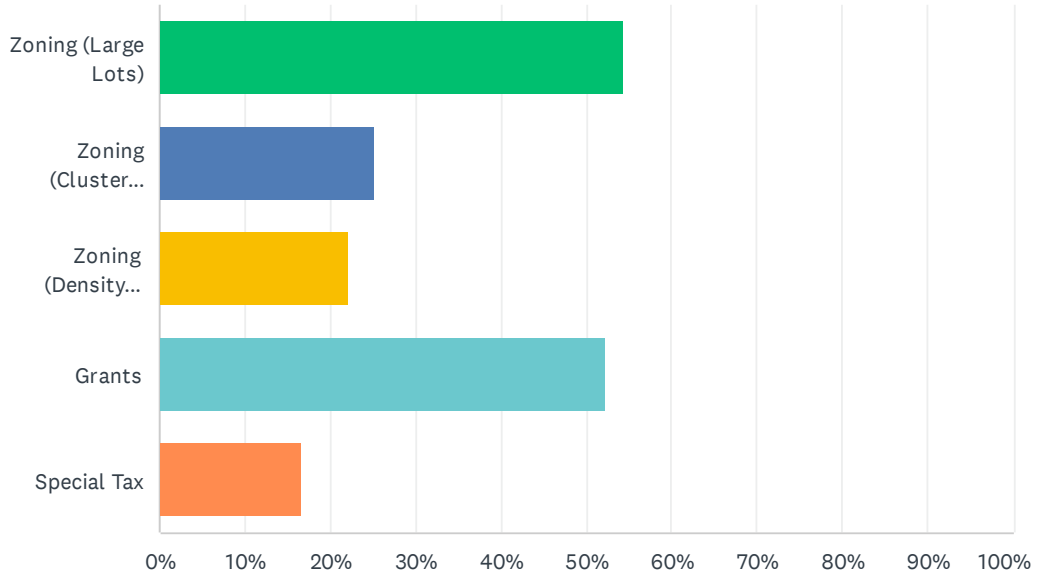
ANSWER CHOICES	RESPONSES	
Farmland	68.73%	189
Open space	57.45%	158
Wetlands	64.36%	177
Woodlands	79.27%	218
Total Respondents: 275		

#	OTHER (PLEASE SPECIFY)	DATE
1	Its residents	2/16/2022 2:30 AM
2	More parks	2/9/2022 10:00 AM
3	Residential lot building restrictions	2/9/2022 9:38 AM
4	all	2/2/2022 4:11 PM
5	vacant lots	2/2/2022 3:57 PM
6	Preserve traditional barns - zoning to make it easier	2/2/2022 2:40 PM
7	N/A	2/2/2022 2:31 PM
8	parks	2/2/2022 1:16 PM
9	Alternative Education pre-school K-6.	1/25/2022 2:55 PM
10	resiliancy	1/25/2022 2:10 PM

11	roads	1/25/2022 1:17 PM
12	the value of our neighbors.	1/25/2022 12:42 PM
13	wildlife	1/25/2022 11:46 AM
14	air	1/24/2022 2:53 PM
15	roads	1/24/2022 2:20 PM
16	public walking paths	1/24/2022 11:15 AM
17	nature trails	1/24/2022 11:02 AM
18	Fine as is.	12/28/2021 11:35 AM
19	none	12/27/2021 3:39 PM
20	Develope ordenance to encourage residents to clean up the eyesore junk cars and trash on the street side of their property, to provide better curb appear for Bedford Township residents and improve real estate value.	12/18/2021 7:36 AM
21	Not your job	12/7/2021 8:15 PM

Q7 Which of the following methods should be used to preserve open space and natural features: (Select all that apply)

Answered: 199 Skipped: 111



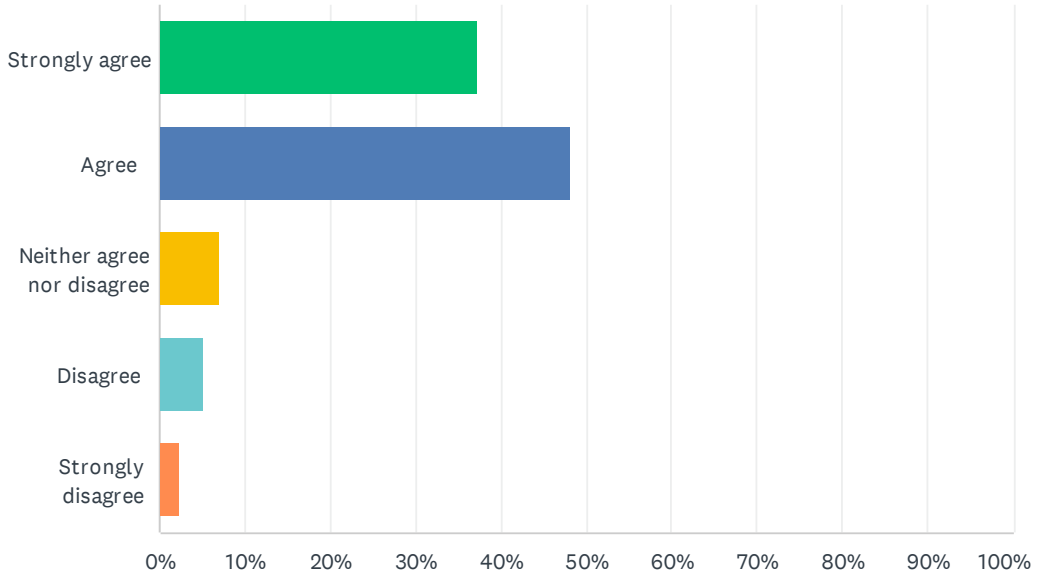
ANSWER CHOICES	RESPONSES	
Zoning (Large Lots)	54.27%	108
Zoning (Cluster Options)	25.13%	50
Zoning (Density Bonuses)	22.11%	44
Grants	52.26%	104
Special Tax	16.58%	33
Total Respondents: 199		

#	OTHER (PLEASE SPECIFY)	DATE
1	not sure	2/18/2022 1:02 PM
2	nothing, leave as is	2/18/2022 11:13 AM
3	Let property owners determine how to manage their property	2/16/2022 2:30 AM
4	Not sure	2/14/2022 4:13 AM
5	open areas Michigan Ave.	2/2/2022 3:57 PM
6	N/A	2/2/2022 2:31 PM
7	Combine with HOA fees to ensure building & Site Maintenance and operation costs to grow equity.	1/25/2022 2:55 PM
8	I'm not familiar with zoning. No pot fields or sellers	1/25/2022 2:33 PM
9	NO MORE TAXES	1/25/2022 1:45 PM

10	Dont know. Trust Twp. officials to choose.	1/25/2022 12:38 PM
11	unsure	1/25/2022 11:37 AM
12	Work with the nature conservancy. Perhaps land could be made available for trails, biking and walking.	1/24/2022 3:49 PM
13	NO MORE TAXES	1/24/2022 11:53 AM
14	not qualified to answer	1/24/2022 11:02 AM
15	no preference	1/24/2022 9:49 AM
16	not sure	1/17/2022 1:05 PM
17	not sure	1/17/2022 10:45 AM
18	NA	12/28/2021 11:35 AM
19	Don't know	12/26/2021 5:47 PM
20	I don't know what this means.	12/16/2021 5:46 PM
21	Unsure	12/14/2021 6:54 PM
22	tax deduction for owner of propery	12/11/2021 6:49 PM
23	land trusts or conservancies	12/11/2021 12:48 PM
24	None	12/10/2021 10:58 AM
25	less tax on open non-farm land	12/8/2021 10:15 AM

Q8 Growth and development in the Township is acceptable if the small town/suburban character is preserved.

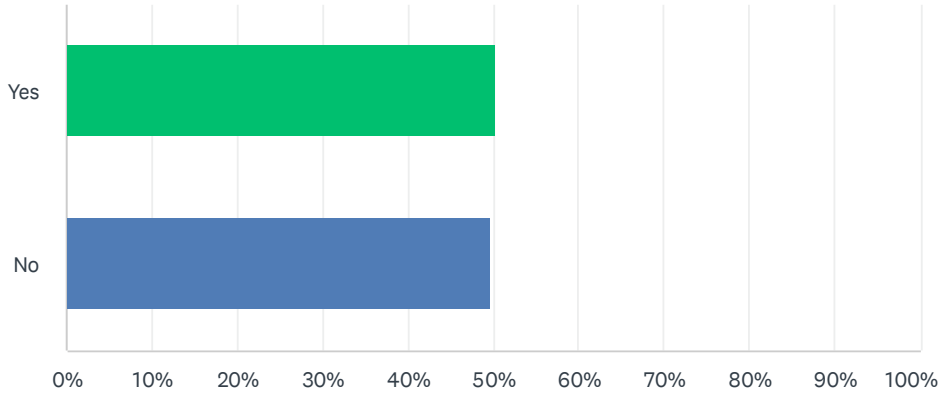
Answered: 297 Skipped: 13



ANSWER CHOICES	RESPONSES	
Strongly agree	37.37%	111
Agree	48.15%	143
Neither agree nor disagree	7.07%	21
Disagree	5.05%	15
Strongly disagree	2.36%	7
TOTAL		297

Q9 In order to promote future development, the Township should invest in sewer and water infrastructure? If yes, what areas should be considered?

Answered: 254 Skipped: 56



ANSWER CHOICES	RESPONSES	
Yes	50.39%	128
No	49.61%	126
TOTAL		254

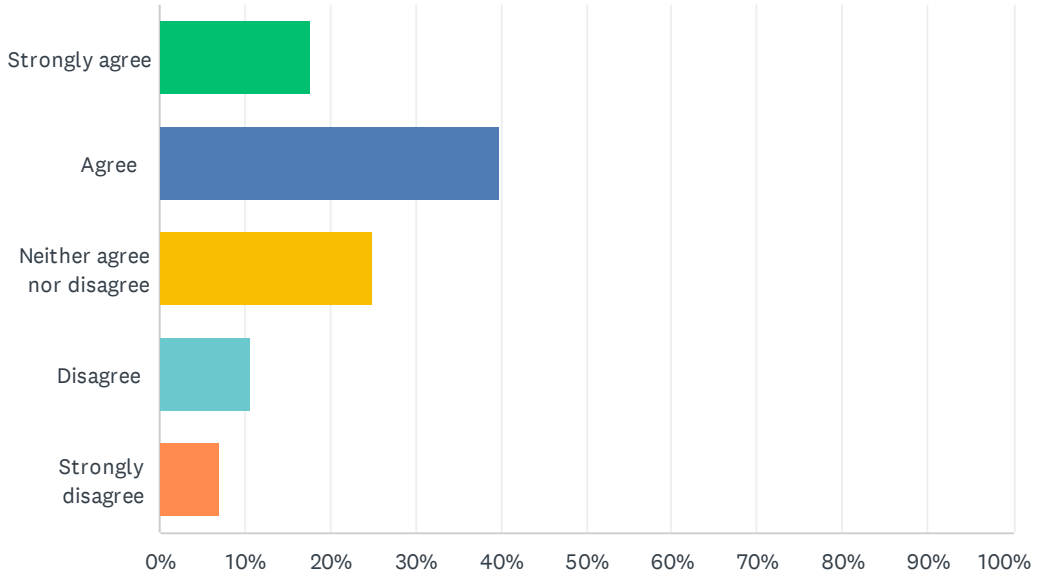
#	OTHER (PLEASE SPECIFY)	DATE
1	sewer	3/14/2022 12:55 PM
2	Too many towns are boiling their water because of contamination etc. Not Right Now! and young families can't afford it and elderly people on fixed incomes can't afford it - not right now!	3/14/2022 12:51 PM
3	Township and County where needed	3/7/2022 10:38 AM
4	any areas near water	3/7/2022 10:25 AM
5	low land area or bad draining areas	2/18/2022 1:22 PM
6	all	2/18/2022 12:53 PM
7	where infrastructure is appropriate	2/18/2022 12:47 PM
8	Break away from Battle Creek	2/18/2022 11:19 AM
9	all areas	2/18/2022 10:45 AM
10	Not sure	2/14/2022 4:13 AM
11	Yes, if it helps to bring in new businesses	2/9/2022 4:16 PM
12	It was a _____ mess when they did it 25 years ago in Berry Would like to see a fenced dog park and better bicycling infrastructures. Bounty - cost about $425,000 for _____	2/9/2022 10:18 AM
13	St. Mary's Lake area.	2/9/2022 10:03 AM
14	water and sewer for Business. Sewer for everyone - bury utilities.	2/9/2022 10:00 AM
15	W. Michigan and HD Joining areas	2/9/2022 9:48 AM

16	Gas service	2/9/2022 9:43 AM
17	Level Park, Orchard Park	2/9/2022 9:38 AM
18	W. Michigan Ave.	2/9/2022 9:08 AM
19	Initially in High traffic areas that could attract more businesses	2/8/2022 5:21 PM
20	Only in areas where there is a need. One size does not fit all.	2/7/2022 6:56 PM
21	strong density	2/2/2022 4:23 PM
22	vacant spaces on Michigan Ave. is one	2/2/2022 3:57 PM
23	neighborhoods	2/2/2022 3:40 PM
24	Bedford on M-37	2/2/2022 3:14 PM
25	Hamilton Rd, Tobin area	2/2/2022 2:23 PM
26	areas along West MI and Bedford Rd.	2/2/2022 1:52 PM
27	Where is there sewer now?	2/2/2022 1:16 PM
28	Not sure centralized or single sewer treatment is cost effective. Other types of treatment may need exploration.	1/25/2022 2:55 PM
29	NO!!!!!!!	1/25/2022 2:33 PM
30	both	1/25/2022 2:25 PM
31	new development	1/25/2022 2:23 PM
32	wells on township land for use in an emergency.	1/25/2022 2:10 PM
33	all	1/25/2022 2:05 PM
34	NEED ROAD WORK	1/25/2022 1:45 PM
35	residential	1/25/2022 1:17 PM
36	high residential areas	1/25/2022 1:13 PM
37	areas of high use	1/25/2022 1:02 PM
38	along west Michigan and adjacent subdivisions.	1/25/2022 12:45 PM
39	homes located with water access)on rivers, creeks, lakes)	1/25/2022 12:38 PM
40	all	1/25/2022 12:27 PM
41	maybe	1/25/2022 12:16 PM
42	commercial supported area	1/25/2022 12:12 PM
43	Valhalla Heights.	1/25/2022 11:53 AM
44	We don't want your systems or the bills!	1/25/2022 11:50 AM
45	any of it	1/24/2022 3:33 PM
46	Only those without it.	1/24/2022 3:30 PM
47	W. Michigan Avenue	1/24/2022 3:19 PM
48	sewer and possibly water	1/24/2022 2:59 PM
49	no opinion	1/24/2022 2:46 PM
50	residential	1/24/2022 2:20 PM
51	high residential	1/24/2022 2:15 PM
52	Kirby Rd.	1/24/2022 1:26 PM
53	all residential	1/24/2022 1:21 PM

54	Snow Avenue	1/24/2022 1:17 PM
55	All Township water pipes	1/24/2022 12:00 PM
56	North St.	1/24/2022 11:58 AM
57	water	1/24/2022 11:42 AM
58	Would depend on the situation/development	1/24/2022 11:36 AM
59	not sure	1/24/2022 11:19 AM
60	demand should come first	1/24/2022 11:02 AM
61	all neighborhoods	1/24/2022 10:47 AM
62	Michigan Ave.	1/24/2022 10:31 AM
63	cost	1/24/2022 10:28 AM
64	maybe	1/24/2022 9:56 AM
65	water safety	1/24/2022 9:32 AM
66	along Michigan Ave. and Bedford Rd.	1/24/2022 9:29 AM
67	high density first	1/24/2022 9:27 AM
68	heavy in residential areas.	1/17/2022 1:54 PM
69	West Michigan Avenue	1/17/2022 1:30 PM
70	along Michigan Avenue	1/17/2022 12:29 PM
71	water is a natural resource, leave it alone.	1/17/2022 11:33 AM
72	high density and commercial areas	1/17/2022 11:22 AM
73	West Michigan and Oak area	1/17/2022 11:08 AM
74	all over	1/17/2022 10:52 AM
75	commercial only, not residential.	1/17/2022 10:27 AM
76	maybe	1/17/2022 10:14 AM
77	M-89 to county line & Custer Dr.	1/15/2022 12:20 PM
78	I don't really know.	12/18/2021 2:46 PM
79	All areas. It is a challenge to maintain low level of valcium in the well water, which ruins every toilet, sink and appliances.	12/18/2021 7:36 AM
80	commercial areas	12/12/2021 11:24 AM
81	no opinion	12/11/2021 6:49 PM
82	Neighborhoods lead pipe remediation	12/11/2021 12:28 PM
83	sewer & water infrastructure to support development in commercial areas is o.k.	12/10/2021 1:45 PM
84	Need natural gas	12/10/2021 12:48 PM
85	IN AREAS MOST POPULATED	12/7/2021 7:32 PM
86	water	12/7/2021 2:45 PM
87	West Michigan Ave and Bedford Road corridors	12/6/2021 5:41 PM

Q10 I believe that the Township should pursue more public transportation opportunities (such as bus) for residents.

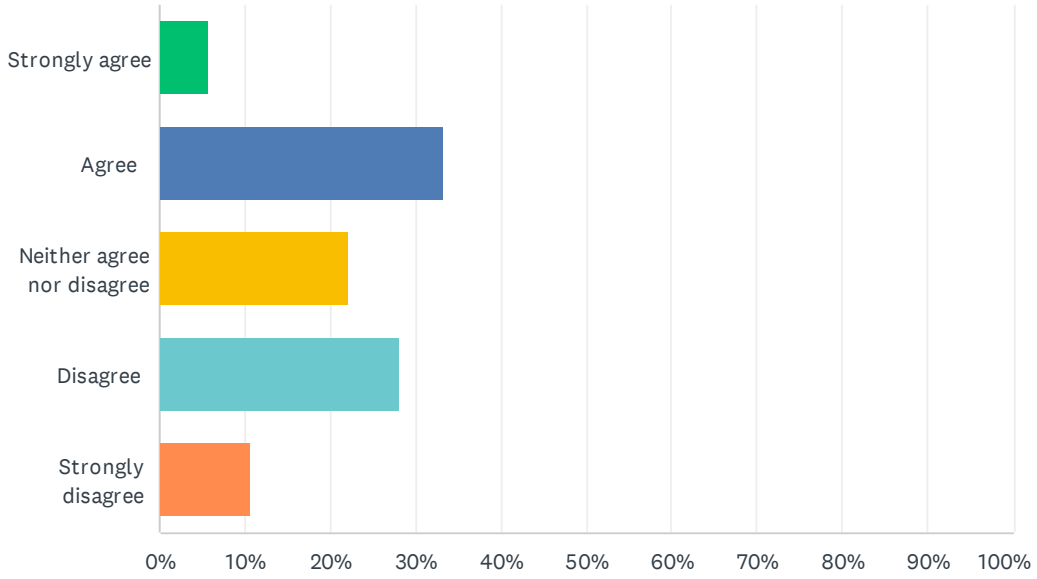
Answered: 301 Skipped: 9



ANSWER CHOICES	RESPONSES	
Strongly agree	17.61%	53
Agree	39.87%	120
Neither agree nor disagree	24.92%	75
Disagree	10.63%	32
Strongly disagree	6.98%	21
TOTAL		301

Q11 I am satisfied with the park and recreation opportunities in the Township

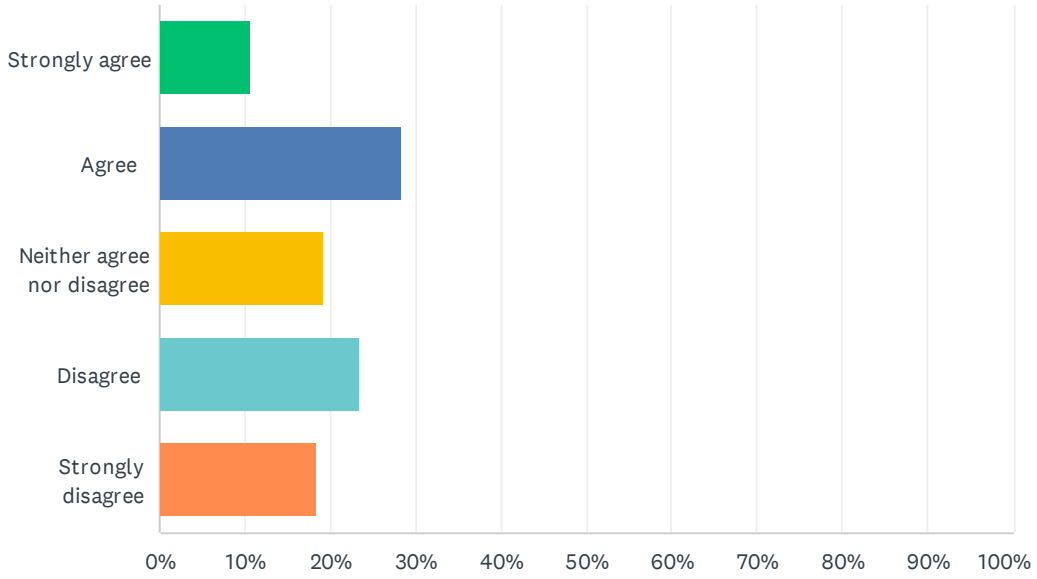
Answered: 298 Skipped: 12



ANSWER CHOICES	RESPONSES	
Strongly agree	5.70%	17
Agree	33.22%	99
Neither agree nor disagree	22.15%	66
Disagree	28.19%	84
Strongly disagree	10.74%	32
TOTAL		298

Q12 I am satisfied with what the Township is doing to control blight and other ordinance violations.

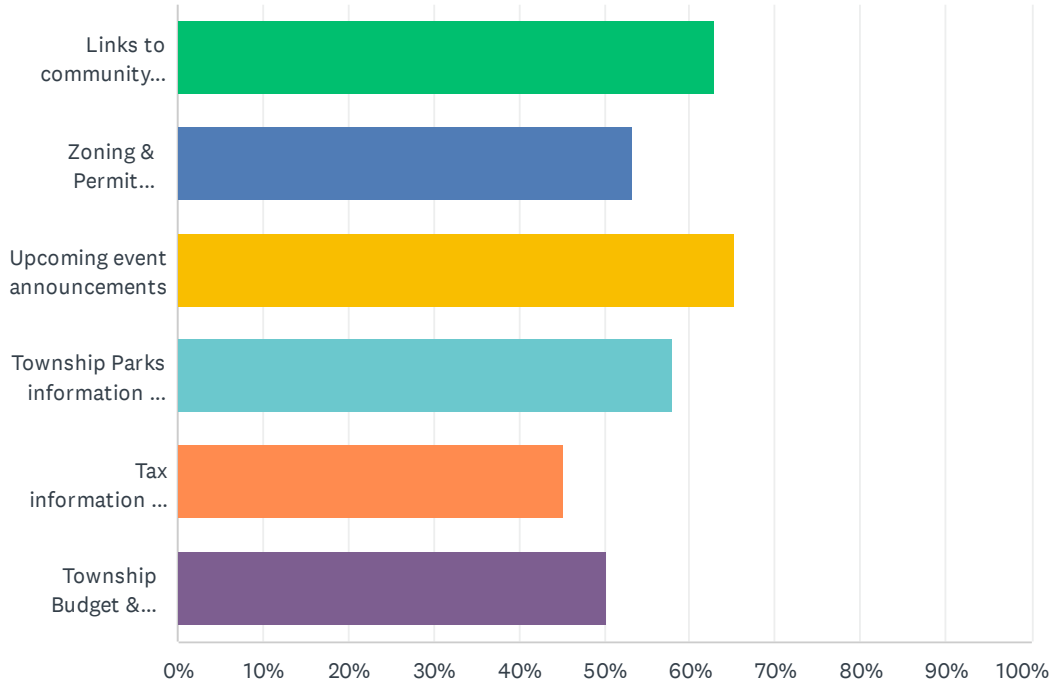
Answered: 293 Skipped: 17



ANSWER CHOICES	RESPONSES	
Strongly agree	10.58%	31
Agree	28.33%	83
Neither agree nor disagree	19.11%	56
Disagree	23.55%	69
Strongly disagree	18.43%	54
TOTAL		293

Q13 What information would you like to see elaborated upon or added to on the Township website (www.bedfordchartertwpmi.gov)? (Select all that apply)

Answered: 221 Skipped: 89



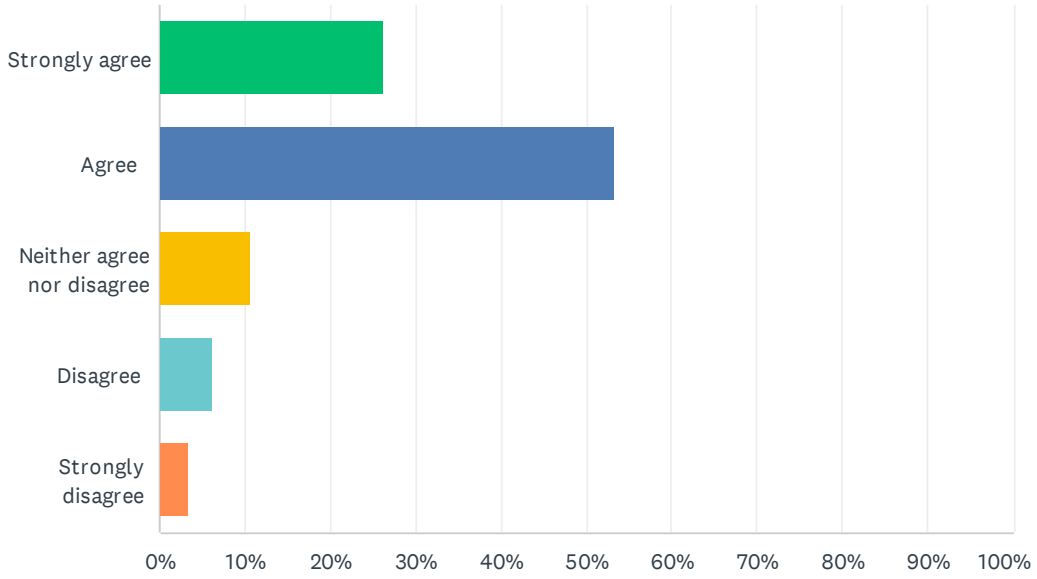
ANSWER CHOICES	RESPONSES	
Links to community resources	62.90%	139
Zoning & Permit information (FAQs)	53.39%	118
Upcoming event announcements	65.16%	144
Township Parks information & pictures	57.92%	128
Tax information & payment options	45.25%	100
Township Budget & financial information	50.23%	111
Total Respondents: 221		

#	OTHER (PLEASE SPECIFY)	DATE
1	ordinance enforcement - eg. fire and noise	2/18/2022 1:02 PM
2	road repaving/improvements	2/18/2022 11:24 AM
3	doing adequate now	2/2/2022 4:02 PM
4	I don't have access to computer, fax or anything	2/2/2022 3:57 PM
5	don't use it	2/2/2022 1:16 PM

6	book exchange	2/2/2022 12:36 PM
7	Fire Department should have a website	1/27/2022 11:59 AM
8	Board agenda, meeting notes, schedule of committee meetings (time and place))	1/25/2022 2:55 PM
9	location for emergencies	1/25/2022 2:10 PM
10	animal cruelty and neglect	1/25/2022 12:57 PM
11	no preference	1/25/2022 12:45 PM
12	Wish we had sidewalks so I don't have to walk in the road.	1/25/2022 12:38 PM
13	don't use	1/25/2022 12:29 PM
14	cars, trailers, junk in front yards	1/25/2022 12:27 PM
15	no preference	1/25/2022 12:16 PM
16	keep updated	1/25/2022 11:50 AM
17	Wabauscon Rd. is typically very littered with all kinds of refuse including IN the swamp lands.	1/24/2022 3:44 PM
18	information on request for businesses - enough $ stores and provision companies - there are too many	1/24/2022 3:30 PM
19	Keep neighborhoods neat	1/24/2022 3:22 PM
20	no opinion	1/24/2022 2:46 PM
21	all of the above more detailed history like when Mill burnt down.	1/24/2022 11:15 AM
22	school information	1/24/2022 10:22 AM
23	easy to access rules and ordinances	1/24/2022 9:56 AM
24	no preference	1/24/2022 9:49 AM
25	There is only one playground, Fells Park. We could use more outdoor activities Brookside park needs a playground.	1/17/2022 12:29 PM
26	no website	1/17/2022 9:16 AM
27	Actionable plans for parks and roads.	1/15/2022 12:20 PM
28	building code (I asked for it once and still didn't get it. Don't make me spend time and money on building plans with no idea whether they meet the code.)	1/12/2022 8:32 PM
29	Most mailed event notifications usually arrives after the event has occurred.	12/18/2021 7:36 AM
30	None	12/10/2021 10:58 AM
31	updates on blight. township cannot be successful without enforcing its own regulations	12/8/2021 10:15 AM

Q14 A long term solution to road maintenance funding should be pursued by the Township

Answered: 289 Skipped: 21



ANSWER CHOICES	RESPONSES	
Strongly agree	26.30%	76
Agree	53.29%	154
Neither agree nor disagree	10.73%	31
Disagree	6.23%	18
Strongly disagree	3.46%	10
TOTAL		289

Q15 If I could change one thing about living in Bedford Township, it would be:

Answered: 161 Skipped: 149

#	RESPONSES	DATE
1	It looks dirty, no restaurants, parks are scraps, roads are bad	4/1/2022 7:16 PM
2	Tear down vacant & unsightly buildings ie: gas station or Michigan/Cust Dr.	3/14/2022 12:55 PM
3	Pride in maintaining your home and yard/property.	3/14/2022 12:51 PM
4	More wholesome place, the area is not the cleanest or nicest looking part of town. Would be nice to had large planters for flowers in urbandale and “downtown” Bedford.	2/26/2022 3:25 PM
5	add a small hotel	2/18/2022 1:19 PM
6	fix the roads	2/18/2022 1:17 PM
7	roads/taxes on rentals	2/18/2022 1:10 PM
8	no marijuana industry, more for children	2/18/2022 1:08 PM
9	clean it up	2/18/2022 1:06 PM
10	leaves/brush/garbabe burning ordinance be enforced!	2/18/2022 1:02 PM
11	nothing	2/18/2022 12:49 PM
12	need street lights	2/18/2022 12:47 PM
13	vote to allow any more marijuana business of any type	2/18/2022 11:24 AM
14	stop signs to roads connecting the Redner Ave. Tired of almost getting hit when people don't stop and look	2/18/2022 11:21 AM
15	adding sewer	2/18/2022 10:45 AM
16	Keeping up on blight is important	2/18/2022 10:10 AM
17	How it has a county feel	2/18/2022 10:02 AM
18	bus and leaf pickup	2/18/2022 9:51 AM
19	bus and leaf pickup	2/18/2022 9:50 AM
20	bus and leaf pickup	2/18/2022 9:36 AM
21	I'd like to see our older neighbors be a little more understanding of our younger neighbors concerning zoning code with the understanding that roughly half of the township is one of the best local locations for starter home-ownership, and the understanding that it's a much different world than when the older neighbors bought their homes. I'd also like to see our younger neighbors be a little more courteous concerning noise and clutter.	2/16/2022 2:30 AM
22	Additional support for small businesses to prosper in the township	2/15/2022 11:23 AM
23	There would be recycling at the township hall again.	2/14/2022 8:22 PM
24	How neighbors fill their yards with unnecessary campers, tarps and junk. And there needs to be a stronger police presence on the roads (especially the after work timeframe...West MI seemingly turns into the highway where people coming in both directions are going 60+ mph/high rates of speed with zero regards to the actual speed limits).	2/14/2022 2:57 PM
25	I would like for trapping to be made illegal	2/14/2022 4:13 AM
26	Nothing	2/13/2022 3:16 PM

27	the internet availability. It should not cost someone over $5000 to have internet and cable run to their house when the house next door has it and is only 500 feet away.	2/9/2022 4:16 PM
28	Nothing	2/9/2022 10:27 AM
29	Nothing	2/9/2022 10:24 AM
30	we live here because we like the Township.	2/9/2022 10:18 AM
31	Cleaning up or tearing down the closed gas station on Michigan Ave. and Custer Dr.	2/9/2022 9:27 AM
32	Tear down gas stations - Michigan Ave. and Custer	2/9/2022 9:14 AM
33	Find ways to foster more of a community life aspect - sponsored events/activities	2/8/2022 5:21 PM
34	To the above question I was understanding that the last tax hike was a long term road solution. Lower taxes would be nice. There is a wage disparity township. Districts with larger population and areas do not make as much as township positions.	2/7/2022 6:56 PM
35	Noise from target practice (guns) and fireworks.	2/4/2022 4:12 PM
36	Tear down the old, unsightly gas station on W. Michigan Ave./Newburn Drive corner. This has been an eyesore for too many years!!!	2/2/2022 4:28 PM
37	Better information , handy phone numbers, community resources, periodic community newspaper/letter/calender or events	2/2/2022 4:08 PM
38	recycling efforts (even if pay facility)	2/2/2022 4:02 PM
39	satisfied for the most part	2/2/2022 3:59 PM
40	Better roads and better restaurants	2/2/2022 3:47 PM
41	nothing	2/2/2022 3:33 PM
42	lower property tax	2/2/2022 3:31 PM
43	preserving green space	2/2/2022 2:40 PM
44	Add sidewalks throughout neighborhoods from M89 through Bedford Rd. and maintain them	2/2/2022 2:31 PM
45	curbs & gutters	2/2/2022 2:27 PM
46	more control on burning - require garbage pickup - blight control	2/2/2022 1:49 PM
47	to keep it as a charter twp.	2/2/2022 1:16 PM
48	Trim trees along roads and away from lines and cable and power	2/2/2022 12:33 PM
49	More business opportunities.	1/27/2022 11:59 AM
50	Mandatory garbage pick-up front yard maintenance, limit front yard parking to two vehicles.	1/25/2022 2:55 PM
51	Re: #14 But don't go crazy with it and misdirect funds.	1/25/2022 2:33 PM
52	Clean-up the township	1/25/2022 2:25 PM
53	Garbage and waste problems	1/25/2022 2:23 PM
54	Paying so much for property taxes, mostly for Kalamazoo and I cannot access internet in my area.	1/25/2022 2:19 PM
55	roads, etc. supported by people, instead of forced by the board.	1/25/2022 2:10 PM
56	more sidewalks	1/25/2022 2:05 PM
57	More middle-income neighborhoods; walking trails	1/25/2022 2:02 PM
58	More retail stores and restaurants	1/25/2022 1:49 PM
59	Taxes are already too high for what we have.	1/25/2022 1:45 PM
60	The large amount of litter on the roads. Illegal dumping on road sides.	1/25/2022 1:35 PM
61	Improve Parks and Recreation	1/25/2022 1:17 PM

62	Franklin Twp. meetings. Encourage family functions in community.	1/25/2022 1:13 PM
63	Lack of sidewalks in certain areas.	1/25/2022 1:09 PM
64	depletion of wooded areas, even if private land.	1/25/2022 12:57 PM
65	More diverse restaurant options	1/25/2022 12:45 PM
66	more focus and support to control blight.	1/25/2022 12:42 PM
67	Need sidewalks	1/25/2022 12:38 PM
68	no more taxes	1/25/2022 12:27 PM
69	sidewalks along Michigan Ave. Cleaned and maintained community.	1/25/2022 12:12 PM
70	Township board members. Road funding - already taxed too much.	1/25/2022 11:50 AM
71	better road maintenance	1/25/2022 11:46 AM
72	Township leaf pick-up service.	1/25/2022 11:42 AM
73	Timing of traffic signals, is not good as you catch too many red lights (one after another), Also need to Keep the left turn arrow ON all the time for the Bedford Rd & W. Michigan Ave traffic signal not just at rush hours	1/24/2022 5:29 PM
74	Have a junk pick up day.	1/24/2022 3:53 PM
75	The Township is fortunate to exist on beautiful land. Preserve it. Enforce blight regulations and add public access if possible.	1/24/2022 3:49 PM
76	litter and household dumping clean it up, then monitor and enforce.	1/24/2022 3:44 PM
77	I like it the way it is.	1/24/2022 3:33 PM
78	Fewer KKK and white supremacists hiding here.	1/24/2022 3:30 PM
79	lower taxes	1/24/2022 3:13 PM
80	Add a big box store like Meijers, Walmart, Taco Bell, Olive Garden, Red Lobster.	1/24/2022 3:11 PM
81	Clean up personal properties that full of junk on property.	1/24/2022 3:06 PM
82	no opinion	1/24/2022 2:46 PM
83	Smell of pot growing	1/24/2022 2:43 PM
84	The large amount of litter on the roads. Illegal dumping on road sides.	1/24/2022 2:37 PM
85	Improve Parks and Recreation	1/24/2022 2:20 PM
86	Encourage more family functions	1/24/2022 2:15 PM
87	lack of sidewalks in certain areas	1/24/2022 2:08 PM
88	Better blight and home maintenance control.	1/24/2022 1:26 PM
89	more open interpretation to variances	1/24/2022 1:08 PM
90	Re: #14 - We already pay a special assessment.	1/24/2022 11:53 AM
91	Better policing, limit marijuana shops in Bedford Twp.	1/24/2022 11:23 AM
92	No opinion. Very happy here.	1/24/2022 11:19 AM
93	Sign: Entering Charter Township of Bedford on all major roads.	1/24/2022 11:15 AM
94	Better flow of our clogged tributaries. Larger culverts for the Waubascon Creek.	1/24/2022 11:02 AM
95	Updated lighting and Christmas decor. updated light poles (like Galesburg)	1/24/2022 10:33 AM
96	Nothing. We are very happy here.	1/24/2022 10:28 AM
97	More aggressive for building permits. Open 420 club.	1/24/2022 10:25 AM

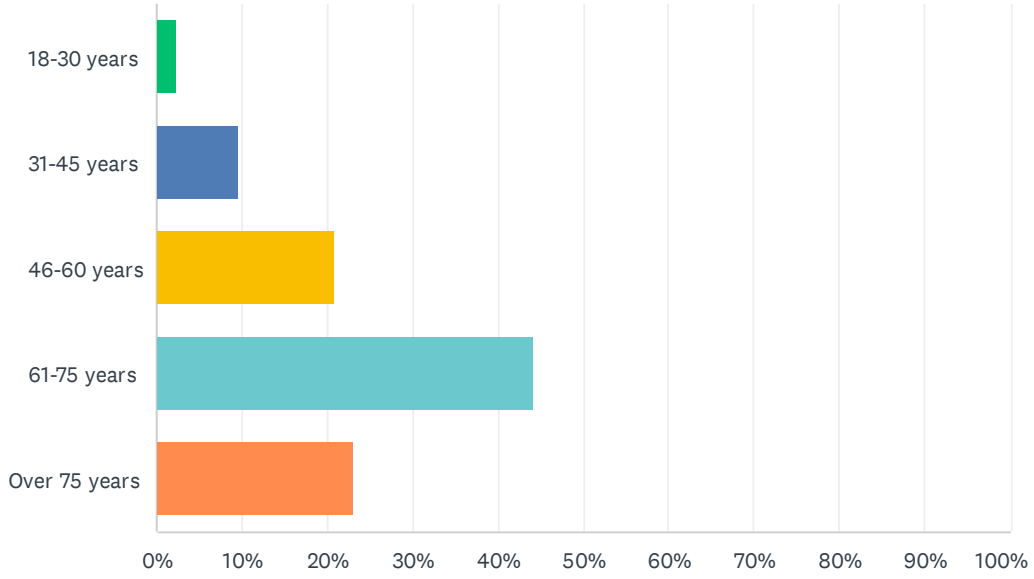
98	Eliminate abandoned buildings and neglected property.	1/24/2022 9:43 AM
99	More American restaurants/buffets	1/24/2022 9:40 AM
100	less taxes	1/24/2022 9:32 AM
101	lower taxes	1/24/2022 9:16 AM
102	The township to get residents to clean up their property. Too much junk in yards.	1/23/2022 12:06 PM
103	Our roads are not being maintained to prevent future repair now and we are being taxed!!!!	1/17/2022 1:34 PM
104	More commercial availability	1/17/2022 1:30 PM
105	Clean-up or tear down buildings that have been vacant for two years.	1/17/2022 1:24 PM
106	The look of the neighborhoods, they're not very welcoming as we do not have even mild guidelines and many residents homes look messy and dirty.	1/17/2022 1:16 PM
107	More businesses	1/17/2022 1:05 PM
108	A postal drop box on west edge of Calhoun County.	1/17/2022 12:46 PM
109	Renovate abandoned properties, especially along Michigan Avenue.	1/17/2022 12:29 PM
110	Get rid of that eyesore gas station by Pizza Parlor	1/17/2022 11:33 AM
111	Less $ stores and less pot stores (less pot farms)	1/17/2022 11:25 AM
112	You do nothing about blight, junk cars, strange buildings in back yards.	1/17/2022 11:22 AM
113	Septic Sewer	1/17/2022 11:08 AM
114	Blight/trash	1/17/2022 10:45 AM
115	Blight control - road maintenance	1/17/2022 10:42 AM
116	Patroling roads to stop dumping trash along our roads.	1/17/2022 10:33 AM
117	At least make homeowners keep the front of their homes somewhat picked up, keep junk in backyard. A recycle center needs to be available.	1/17/2022 10:27 AM
118	Get rid of the pot shops.	1/17/2022 10:00 AM
119	enforcing the blight and other ordinance violations which includes run down housing and property.	1/17/2022 9:50 AM
120	So far I'm ok with it, but that remains to be seen.	1/17/2022 9:29 AM
121	control growth	1/17/2022 9:25 AM
122	See the return of recycling.	1/17/2022 9:19 AM
123	Keep marijuana out	1/17/2022 9:16 AM
124	More parks, sidewalks and bike lanes. Our township is beautiful. I would like for my son and family to enjoy its natural beauty outside of a vehicle by going for walks and bike rides. More sidewalks and multi-use paths that go to the north and west portions of the township (away from the city) would help us enjoy this area more. It is really annoying to have to drive to Kalamazoo to access enjoyable pedestrian facilities.	1/15/2022 12:20 PM
125	I would like a strong noise ordinance against (2) barking dogs, noisy fireworks (which bothers many dogs and makes them bark even more), and (2) shooting guns recreationally.	1/12/2022 8:32 PM
126	Public transportation	1/10/2022 12:11 PM
127	More care on the parks	1/5/2022 11:42 AM
128	Better recycling programs to incentivize residents to recycle instead of having to pay a premium to refuse service providers.	12/28/2021 11:35 AM
129	lower taxes	12/27/2021 3:39 PM
130	The number of kid friendly activities.	12/27/2021 11:07 AM

131	Get rid of loud vehicles, make it to where people can't burn after certain time of night(multiple people burn after dark and let it smolder all night during the summer and we can't open our windows for fresh air with that smell)speeding down west michigan avenue(widen and put a "real" turn lane at quail street and west michigan avenue-it's very dangerous when people are speeding to get into the narrowed lane and we can't get over as it's illegal on our part since it's not a "real" turn lane there, it's double yellow lines), fix ALL sidewalks that need it	12/26/2021 5:47 PM
132	The lack of maintenance on the roads	12/21/2021 7:49 PM
133	Having more restaurants in the area	12/18/2021 4:22 PM
134	More restaurants	12/18/2021 2:46 PM
135	Bring back more businesses and restaurants like we used to have 20-30yrs ago.	12/18/2021 12:20 PM
136	BETTER ROAD MAINTENANCE: Trim brushes from roadways more often so that its safer for residents to walk. Especially in the rural areas. The lanes are very narrow in the rural areas, under-brush comes out into the streets and when traffic is approaching, the residents walking on the street have to move into the bushes.	12/18/2021 7:36 AM
137	I want to know what chemical fertilizers the area farmers are spraying, plowing, and tilling into the ground that then ends up in my well water.	12/16/2021 5:46 PM
138	Lack of sewer/water	12/14/2021 6:54 PM
139	Better roads, add water and sewer	12/14/2021 2:48 PM
140	Unsure	12/13/2021 9:19 PM
141	N/A	12/13/2021 9:10 PM
142	na	12/12/2021 2:57 PM
143	more dining and shopping options	12/12/2021 11:24 AM
144	Police presents/ traffic	12/11/2021 6:49 PM
145	helping residents to clean up their properties and blight	12/11/2021 12:48 PM
146	building upkeep in commercial areas	12/11/2021 12:28 PM
147	More shopping destinations without having to travel to Emmett Township	12/10/2021 1:45 PM
148	Expanding natural gas and road repair	12/10/2021 12:48 PM
149	Nothing	12/10/2021 10:58 AM
150	More of a small down town feel.	12/9/2021 9:47 AM
151	Blight enforcement. Uldriks dr. between Kirby and W Michigan is an embarrassment.	12/8/2021 10:15 AM
152	Reduce property taxes	12/7/2021 8:15 PM
153	MORE REGULATIONS ON RURAL ROADS, STOP THEM FROM BEING RACE TRACKS	12/7/2021 7:32 PM
154	nothing	12/7/2021 2:45 PM
155	Bedford Township should spend time keeping neighbor yards free from trash build up. Some people work hard to make their yards look nice. Yards that look like car lots that are sure not zoned for it and boats being kept in front yards taking away from being able to see out into the neighborhood. Pinetree Lane is once such trashy area that needs to be cleaned up.	12/7/2021 10:59 AM
156	KRESA taxes and Kalamazoo ISC taxes keep rising - feel like our voice is not heard because Kalamazoo voters determine the outcomes of elections.	12/7/2021 9:09 AM
157	More entertainment/fun for the whole family opportunities.	12/7/2021 9:06 AM
158	recreational use of Waubascon Creek (kayaking)	12/7/2021 7:42 AM
159	Removal of blighted buildings.	12/6/2021 7:18 PM
160	Use existing ordinances and have someone drive up and down the residential streets and areas to control blight and property with multiple vehicles that don't work, or other "stored"	12/6/2021 5:41 PM

	items.	
161	You made this question have a required answer before you can proceed to the next question. What is someone does not want to answer this question?	12/6/2021 12:21 PM

Q16 What is your age group?

Answered: 303 Skipped: 7



ANSWER CHOICES	RESPONSES	
18-30 years	2.31%	7
31-45 years	9.57%	29
46-60 years	20.79%	63
61-75 years	44.22%	134
Over 75 years	23.10%	70
TOTAL		303

Q17 How many people, in addition to yourself, reside in your home?

Answered: 262 Skipped: 48

#	RESPONSES	DATE
1	4	4/1/2022 7:16 PM
2	none	3/14/2022 12:55 PM
3	2	3/14/2022 12:51 PM
4	1	3/7/2022 10:42 AM
5	2	3/7/2022 10:39 AM
6	2	3/7/2022 10:28 AM
7	3	3/7/2022 10:21 AM
8	3	3/7/2022 10:19 AM
9	3	2/26/2022 3:25 PM
10	2	2/18/2022 1:22 PM
11	0	2/18/2022 1:19 PM
12	2	2/18/2022 1:17 PM
13	1	2/18/2022 1:10 PM
14	1	2/18/2022 1:08 PM
15	1	2/18/2022 1:06 PM
16	1	2/18/2022 1:02 PM
17	2	2/18/2022 12:53 PM
18	1	2/18/2022 12:51 PM
19	1	2/18/2022 12:49 PM
20	1	2/18/2022 12:47 PM
21	1	2/18/2022 11:24 AM
22	2	2/18/2022 11:21 AM
23	1	2/18/2022 11:19 AM
24	2	2/18/2022 11:17 AM
25	1	2/18/2022 10:45 AM
26	1	2/18/2022 10:10 AM
27	0	2/18/2022 10:07 AM
28	0	2/18/2022 10:06 AM
29	1	2/18/2022 10:04 AM
30	4	2/18/2022 10:02 AM
31	1	2/18/2022 9:36 AM
32	0	2/16/2022 2:30 AM
33	2	2/15/2022 11:23 AM

34	1	2/14/2022 8:22 PM
35	0	2/14/2022 3:59 PM
36	1	2/14/2022 2:57 PM
37	2	2/14/2022 4:13 AM
38	5	2/13/2022 3:16 PM
39	3	2/9/2022 4:16 PM
40	1	2/9/2022 10:29 AM
41	2	2/9/2022 10:24 AM
42	1	2/9/2022 10:22 AM
43	1	2/9/2022 10:18 AM
44	3	2/9/2022 10:00 AM
45	1	2/9/2022 9:53 AM
46	1	2/9/2022 9:48 AM
47	1	2/9/2022 9:43 AM
48	1	2/9/2022 9:38 AM
49	2	2/9/2022 9:27 AM
50	none	2/9/2022 9:23 AM
51	1	2/9/2022 9:08 AM
52	2 in Emitt Township	2/9/2022 9:06 AM
53	2	2/8/2022 9:49 PM
54	3	2/8/2022 5:21 PM
55	1	2/4/2022 4:12 PM
56	2	2/2/2022 4:28 PM
57	1	2/2/2022 4:26 PM
58	4	2/2/2022 4:23 PM
59	0	2/2/2022 4:15 PM
60	none	2/2/2022 4:11 PM
61	intermittent use	2/2/2022 4:08 PM
62	1	2/2/2022 4:02 PM
63	1	2/2/2022 3:59 PM
64	0	2/2/2022 3:57 PM
65	1	2/2/2022 3:47 PM
66	2	2/2/2022 3:44 PM
67	2	2/2/2022 3:43 PM
68	0	2/2/2022 3:40 PM
69	1	2/2/2022 3:38 PM
70	1	2/2/2022 3:36 PM
71	2	2/2/2022 3:31 PM

72	1	2/2/2022 3:28 PM
73	3	2/2/2022 3:20 PM
74	1	2/2/2022 3:16 PM
75	0	2/2/2022 3:14 PM
76	1	2/2/2022 3:10 PM
77	2	2/2/2022 3:09 PM
78	0	2/2/2022 2:40 PM
79	2	2/2/2022 2:35 PM
80	1	2/2/2022 2:31 PM
81	1	2/2/2022 2:27 PM
82	7	2/2/2022 2:23 PM
83	1	2/2/2022 2:03 PM
84	2	2/2/2022 1:52 PM
85	0	2/2/2022 1:49 PM
86	1	2/2/2022 1:16 PM
87	1	2/2/2022 12:36 PM
88	1	2/2/2022 12:33 PM
89	1	1/27/2022 11:59 AM
90	1	1/27/2022 11:28 AM
91	1	1/25/2022 2:55 PM
92	4	1/25/2022 2:45 PM
93	none	1/25/2022 2:41 PM
94	2	1/25/2022 2:37 PM
95	2	1/25/2022 2:33 PM
96	2	1/25/2022 2:25 PM
97	2	1/25/2022 2:23 PM
98	none	1/25/2022 2:19 PM
99	1	1/25/2022 2:13 PM
100	1	1/25/2022 2:10 PM
101	none	1/25/2022 2:05 PM
102	1	1/25/2022 2:02 PM
103	1	1/25/2022 1:57 PM
104	1	1/25/2022 1:54 PM
105	2	1/25/2022 1:35 PM
106	2	1/25/2022 1:17 PM
107	1	1/25/2022 1:13 PM
108	1	1/25/2022 1:09 PM
109	1	1/25/2022 1:06 PM

110	2	1/25/2022 1:04 PM
111	1	1/25/2022 1:02 PM
112	2	1/25/2022 12:57 PM
113	none	1/25/2022 12:45 PM
114	2	1/25/2022 12:42 PM
115	none	1/25/2022 12:38 PM
116	none	1/25/2022 12:33 PM
117	4	1/25/2022 12:29 PM
118	none	1/25/2022 12:27 PM
119	1	1/25/2022 12:24 PM
120	5	1/25/2022 12:12 PM
121	1	1/25/2022 12:08 PM
122	1	1/25/2022 11:53 AM
123	2	1/25/2022 11:46 AM
124	none	1/25/2022 11:43 AM
125	4	1/25/2022 11:42 AM
126	none	1/25/2022 11:37 AM
127	1	1/24/2022 5:29 PM
128	1	1/24/2022 3:53 PM
129	2	1/24/2022 3:51 PM
130	1	1/24/2022 3:49 PM
131	3	1/24/2022 3:44 PM
132	2	1/24/2022 3:39 PM
133	4	1/24/2022 3:33 PM
134	2	1/24/2022 3:19 PM
135	none	1/24/2022 3:15 PM
136	4	1/24/2022 3:13 PM
137	1	1/24/2022 3:11 PM
138	1	1/24/2022 3:06 PM
139	1	1/24/2022 3:03 PM
140	1	1/24/2022 2:59 PM
141	1	1/24/2022 2:53 PM
142	2	1/24/2022 2:47 PM
143	1	1/24/2022 2:46 PM
144	1	1/24/2022 2:43 PM
145	1	1/24/2022 2:41 PM
146	2	1/24/2022 2:37 PM
147	2	1/24/2022 2:20 PM

148	1	1/24/2022 2:08 PM
149	1	1/24/2022 2:04 PM
150	1	1/24/2022 1:26 PM
151	1	1/24/2022 1:21 PM
152	1	1/24/2022 1:17 PM
153	2	1/24/2022 1:08 PM
154	none	1/24/2022 12:00 PM
155	2	1/24/2022 11:58 AM
156	1	1/24/2022 11:55 AM
157	2	1/24/2022 11:53 AM
158	1	1/24/2022 11:39 AM
159	1	1/24/2022 11:36 AM
160	5	1/24/2022 11:30 AM
161	none	1/24/2022 11:28 AM
162	2	1/24/2022 11:23 AM
163	1	1/24/2022 11:19 AM
164	1	1/24/2022 11:15 AM
165	1	1/24/2022 11:02 AM
166	2	1/24/2022 10:47 AM
167	1	1/24/2022 10:33 AM
168	1	1/24/2022 10:31 AM
169	2	1/24/2022 10:28 AM
170	1	1/24/2022 10:22 AM
171	1	1/24/2022 9:58 AM
172	2	1/24/2022 9:56 AM
173	2	1/24/2022 9:43 AM
174	1	1/24/2022 9:40 AM
175	none	1/24/2022 9:32 AM
176	1	1/24/2022 9:27 AM
177	1	1/24/2022 9:23 AM
178	2	1/23/2022 12:06 PM
179	2	1/17/2022 1:54 PM
180	2	1/17/2022 1:34 PM
181	none	1/17/2022 1:26 PM
182	2	1/17/2022 1:24 PM
183	3	1/17/2022 1:16 PM
184	none	1/17/2022 1:05 PM
185	none	1/17/2022 12:57 PM

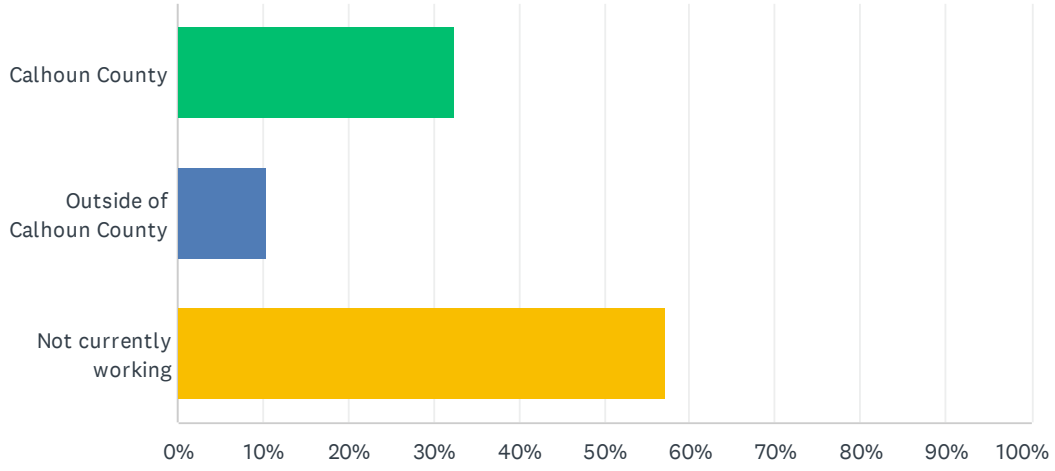
186	1	1/17/2022 12:55 PM
187	3	1/17/2022 12:48 PM
188	1	1/17/2022 12:46 PM
189	4	1/17/2022 12:29 PM
190	1	1/17/2022 12:23 PM
191	1	1/17/2022 11:52 AM
192	1	1/17/2022 11:39 AM
193	none	1/17/2022 11:35 AM
194	2	1/17/2022 11:33 AM
195	1	1/17/2022 11:29 AM
196	1	1/17/2022 11:26 AM
197	3	1/17/2022 11:25 AM
198	none	1/17/2022 11:08 AM
199	3	1/17/2022 10:59 AM
200	2	1/17/2022 10:55 AM
201	1	1/17/2022 10:52 AM
202	3	1/17/2022 10:45 AM
203	none	1/17/2022 10:42 AM
204	1	1/17/2022 10:33 AM
205	1	1/17/2022 10:27 AM
206	1	1/17/2022 10:22 AM
207	1	1/17/2022 10:16 AM
208	1	1/17/2022 10:14 AM
209	2	1/17/2022 10:11 AM
210	2	1/17/2022 10:08 AM
211	4	1/17/2022 10:04 AM
212	2	1/17/2022 10:00 AM
213	1	1/17/2022 9:52 AM
214	1	1/17/2022 9:50 AM
215	3	1/17/2022 9:29 AM
216	1	1/17/2022 9:25 AM
217	none	1/17/2022 9:16 AM
218	3	1/15/2022 12:20 PM
219	1	1/12/2022 8:32 PM
220	3	1/10/2022 12:11 PM
221	3	1/5/2022 11:42 AM
222	2	1/3/2022 9:42 PM
223	1	12/29/2021 9:19 AM

224	4	12/28/2021 11:35 AM
225	1	12/27/2021 3:39 PM
226	1	12/27/2021 11:07 AM
227	1	12/26/2021 5:47 PM
228	0	12/23/2021 8:10 PM
229	4	12/21/2021 7:49 PM
230	2	12/18/2021 4:22 PM
231	5	12/18/2021 2:46 PM
232	1	12/18/2021 12:20 PM
233	3	12/18/2021 7:36 AM
234	2	12/16/2021 5:46 PM
235	2	12/14/2021 8:21 PM
236	4	12/14/2021 6:54 PM
237	2	12/14/2021 2:48 PM
238	4	12/13/2021 9:19 PM
239	3	12/13/2021 9:10 PM
240	1	12/13/2021 3:25 PM
241	2	12/12/2021 2:57 PM
242	1	12/12/2021 11:24 AM
243	1	12/11/2021 6:49 PM
244	1	12/11/2021 12:48 PM
245	2	12/11/2021 12:28 PM
246	none	12/10/2021 1:45 PM
247	1	12/10/2021 12:48 PM
248	2	12/10/2021 10:58 AM
249	5	12/9/2021 9:47 AM
250	4	12/8/2021 10:15 AM
251	3	12/7/2021 8:15 PM
252	1	12/7/2021 7:32 PM
253	1	12/7/2021 2:45 PM
254	0	12/7/2021 2:18 PM
255	1	12/7/2021 10:59 AM
256	2	12/7/2021 9:09 AM
257	2	12/7/2021 9:06 AM
258	3	12/7/2021 7:42 AM
259	3	12/6/2021 7:18 PM
260	1	12/6/2021 5:41 PM
261	I am not a resident. Usually 2 to 5 people live there	12/6/2021 5:19 PM

262	2	12/6/2021 12:21 PM

Q18 I work in:

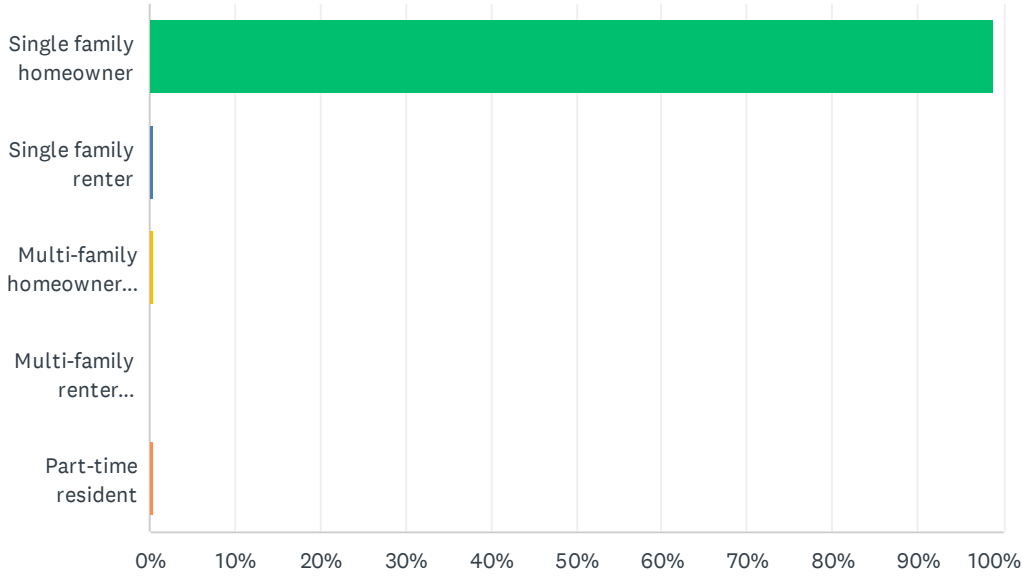
Answered: 296 Skipped: 14



ANSWER CHOICES	RESPONSES	
Calhoun County	32.43%	96
Outside of Calhoun County	10.47%	31
Not currently working	57.09%	169
TOTAL		296

Q19 I am a:

Answered: 296 Skipped: 14

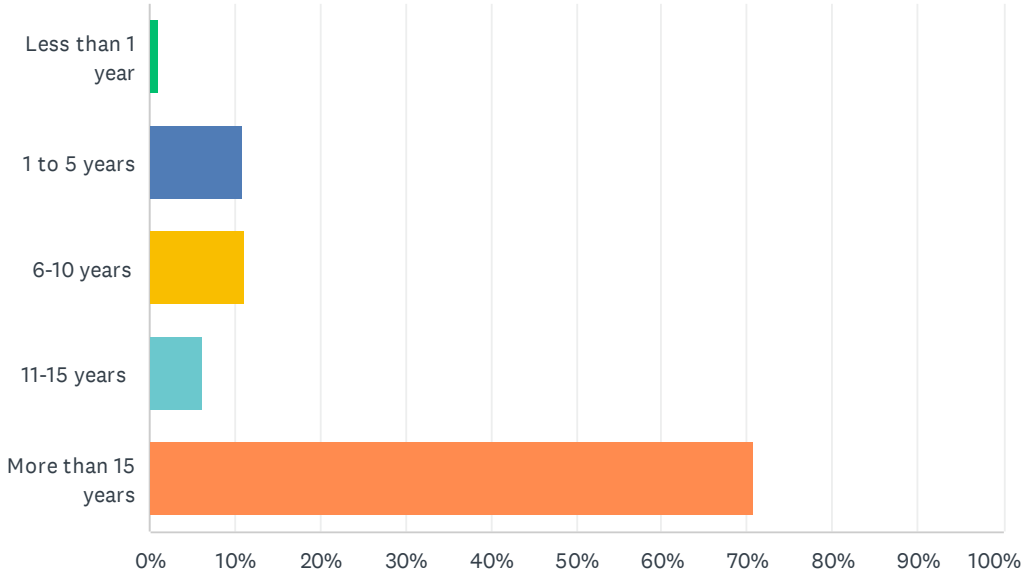


ANSWER CHOICES	RESPONSES	
Single family homeowner	98.99%	293
Single family renter	0.34%	1
Multi-family homeowner (Apartment tenant)	0.34%	1
Multi-family renter (Apartment tenant)	0.00%	0
Part-time resident	0.34%	1
TOTAL		296

#	OTHER (PLEASE SPECIFY)	DATE
1	Land owner	3/7/2022 10:38 AM
2	home owner	2/2/2022 2:23 PM
3	x	1/25/2022 1:06 PM
4	long enough	1/25/2022 11:50 AM
5	I live in Texas	1/24/2022 11:58 AM
6	Also a landlord for a rental in the township.	12/28/2021 11:35 AM
7	LANDLORD OF PROPERTY IN BEDFORD TOWNSHIP	12/7/2021 7:32 PM
8	I own two single family homes that I rent	12/6/2021 5:19 PM

Q20 I have lived in the Township for:

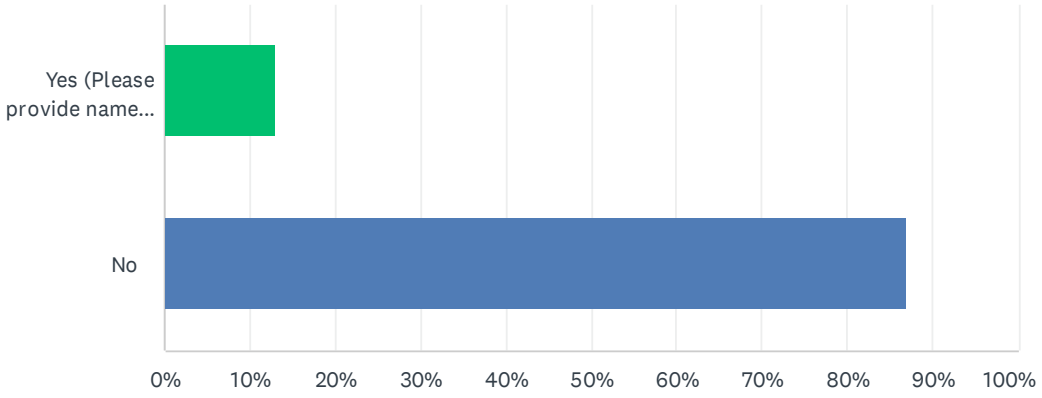
Answered: 295 Skipped: 15



ANSWER CHOICES	RESPONSES	
Less than 1 year	1.02%	3
1 to 5 years	10.85%	32
6-10 years	11.19%	33
11-15 years	6.10%	18
More than 15 years	70.85%	209
TOTAL		295

Q21 I am interested in volunteering on a Township committee and/or with Township events.

Answered: 262 Skipped: 48



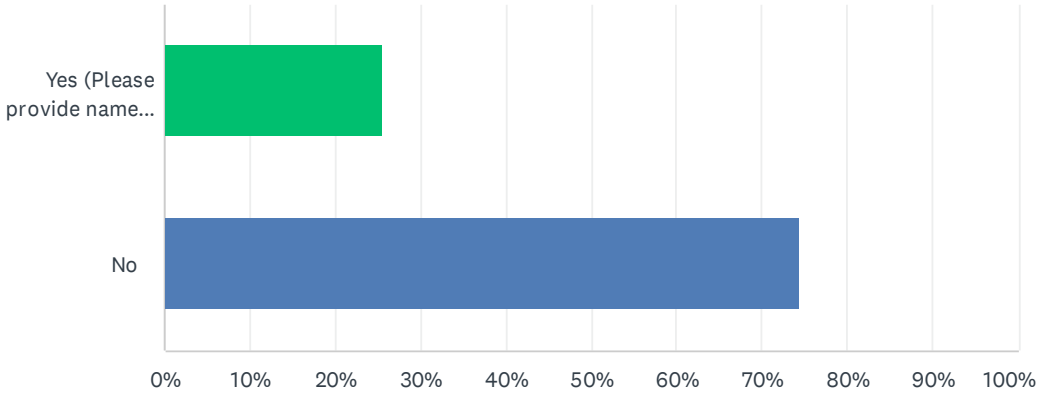
ANSWER CHOICES	RESPONSES	
Yes (Please provide name and contact information below)	12.98%	34
No	87.02%	228
TOTAL		262

#	NAME AND CONTACT INFO:	DATE
1	Not yet	4/1/2022 7:16 PM
2	Robert Barlow 269-579-5926	3/7/2022 10:39 AM
3	Amy Dandenault 269-924-8749	3/7/2022 10:25 AM
4	Jennifer Bradley 269-275-3698	2/26/2022 3:25 PM
5	Mark Vinski 2699671187	2/18/2022 1:06 PM
6	Andrew Troutman (269)213-5252	2/16/2022 2:30 AM
7	Phyliss Rule 269-719-5458	2/9/2022 10:22 AM
8	Maybe - M. Colitti 269-209-6988	2/9/2022 10:18 AM
9	John Chmiel 269-963-8334	2/9/2022 10:00 AM
10	Ben Huelsbergen swedge@gmail.com	2/8/2022 5:21 PM
11	home bowned	2/2/2022 3:57 PM
12	Raymond Mayes 2694200828	2/2/2022 3:47 PM
13	Amanda Pierce 269-601-6733	1/25/2022 2:45 PM
14	Bruce Noble 269-420-9931	1/25/2022 1:24 PM
15	Carol Dougherty 269-425-0328	1/25/2022 1:13 PM
16	maybe yes if it were for the right cause.	1/25/2022 12:42 PM
17	Susan Ruggles -- interested in serving on a committee 269-282-0444	1/24/2022 5:29 PM

18	Doug Cieslak 269-425-8938; Jill Cieslak 269-419 0332	1/24/2022 3:19 PM
19	only when needed Sandra Sims 269-584-0442	1/24/2022 2:53 PM
20	Aaron Rice 269-964-6700; arice@mei.net	1/24/2022 2:41 PM
21	Bruce Noble 269-420-9931	1/24/2022 2:30 PM
22	Carol Dougherty 269-425 0328	1/24/2022 2:15 PM
23	Buddy Cochran 269-366-0818	1/24/2022 1:21 PM
24	David Giullombardo, 269-986-1027	1/24/2022 11:46 AM
25	Jeff Cunningham 269-986-8321	1/24/2022 11:42 AM
26	Gary Wolfe 269-317-8180	1/24/2022 11:36 AM
27	Ellen Lutz 269-213-9253 text time and place of P&R meetings.	1/24/2022 11:15 AM
28	Jim Barron 269-579-3962; jbdm1988@yahoo.com	1/24/2022 9:49 AM
29	Carole Sprague 616 405 2820	1/17/2022 11:33 AM
30	269-317-2715	1/17/2022 10:45 AM
31	I live in Texas	1/17/2022 9:12 AM
32	Sorry. Young family is little time right now. Maybe in the future.	1/15/2022 12:20 PM
33	Laurel & Doug Hartwell, 22880 Waubascon Road: 818-806-3030 (hartwell5533@gmail.com)	12/18/2021 7:36 AM
34	Cynthia Mayo 269 317 7983	12/11/2021 12:28 PM
35	DAN KARALASH, 20895 N. ULDRIKS	12/8/2021 10:15 AM
36	MIKE SMITH 269 282 0373	12/7/2021 7:32 PM
37	Elizabeth Ann Shaw 269-832-5126	12/7/2021 2:18 PM
38	Jill Testerman 405-640-0798	12/7/2021 10:59 AM
39	Tina Guajardo 517-610-2821/ would be interested in volunteering for a community event	12/7/2021 9:06 AM

Q22 I would like to receive notifications via text message for Township meetings and events.

Answered: 259 Skipped: 51



ANSWER CHOICES	RESPONSES	
Yes (Please provide name and cell phone number below)	25.48%	66
No	74.52%	193
TOTAL		259

#	NAME AND CELL PHONE NUMBER:	DATE
1	Susan Kirtley 269.209.8310	3/14/2022 12:55 PM
2	Robert Barlow 269-579-5926	3/7/2022 10:39 AM
3	Amy Dandenault 269-924-8749	3/7/2022 10:25 AM
4	Jennifer 2692753698	2/26/2022 3:25 PM
5	Barbara Burise 2692099811	2/18/2022 12:47 PM
6	Greg McClellan 2692749750	2/18/2022 11:15 AM
7	2699868729	2/18/2022 9:51 AM
8	2699868729	2/18/2022 9:50 AM
9	2699868729	2/18/2022 9:36 AM
10	Andrew Troutman (269)213-5252	2/16/2022 2:30 AM
11	Phyliss Rule 269-719-5458	2/9/2022 10:22 AM
12	M. Colitti 269-209-6988	2/9/2022 10:18 AM
13	269-209-0744	2/9/2022 9:48 AM
14	Keith McCrimmon 269-883-0126	2/9/2022 9:43 AM
15	269-234-4351	2/9/2022 9:38 AM
16	Ben Huelsbergen 269-420-5289	2/8/2022 5:21 PM
17	Kimberly Weber 2699866403	2/2/2022 4:26 PM

18	2698326303	2/2/2022 4:11 PM
19	no cell phone	2/2/2022 3:57 PM
20	2699674404	2/2/2022 3:40 PM
21	2699802740	2/2/2022 3:28 PM
22	Jake Ure 2694192658	2/2/2022 3:16 PM
23	2699644376	2/2/2022 3:14 PM
24	2692094180	2/2/2022 2:23 PM
25	Amanda Pierce 269-601-6733	1/25/2022 2:45 PM
26	Glenda McKinley 269-274-0967	1/25/2022 2:41 PM
27	Gary Varner 269-223-2725	1/25/2022 2:25 PM
28	269-532-4813	1/25/2022 2:23 PM
29	269-317-2218	1/25/2022 2:19 PM
30	Kathryn Fox 269-986-4348	1/25/2022 1:35 PM
31	Bruce Noble 269-420-9931	1/25/2022 1:24 PM
32	Carol Dougherty 269-425-0328	1/25/2022 1:13 PM
33	949-510-9274	1/25/2022 12:04 PM
34	269-209-0578	1/25/2022 11:37 AM
35	Susan Ruggles 269-282-0444	1/24/2022 5:29 PM
36	Doug Cieslak 269-425-8938; Jill Cieslak 269-419 0332	1/24/2022 3:19 PM
37	Karen Bittner 269 986 5202	1/24/2022 3:11 PM
38	Sandra Sims 269-584-0442	1/24/2022 2:53 PM
39	Aaron Rice 269-964-6700; arice@mei.net	1/24/2022 2:41 PM
40	Kathryn Fox 269-986-4348	1/24/2022 2:37 PM
41	Bruce Noble 269-420-9931	1/24/2022 2:30 PM
42	Carol Dougherty 269-425 0328	1/24/2022 2:15 PM
43	Herb Tenngy 269-209-4616	1/24/2022 1:26 PM
44	Buddy Cochran 269-366-0818	1/24/2022 1:21 PM
45	269-274-4316	1/24/2022 1:08 PM
46	I provided that information when I paid my taxes.	1/24/2022 11:53 AM
47	269-986-1027; 269-317-5503	1/24/2022 11:46 AM
48	Gary Wolfe 269-317-8180	1/24/2022 11:36 AM
49	269-329-8451	1/24/2022 11:30 AM
50	269-274-0747 A.T. Lutz	1/24/2022 11:02 AM
51	269-779-2330	1/24/2022 10:47 AM
52	269-209-3588	1/24/2022 9:27 AM
53	Carol Lewis 269-832-1326	1/17/2022 1:30 PM
54	269-589-5389	1/17/2022 1:24 PM
55	Chris McGuffrey 269-274-1103	1/17/2022 1:05 PM

56	269-986-6361	1/17/2022 12:55 PM
57	Jody Hensley 248-709-9953	1/17/2022 12:46 PM
58	Carole Sprague 616 405 2820	1/17/2022 11:33 AM
59	269-207-3607	1/17/2022 11:25 AM
60	269-317-2715 Ondrea Rhode	1/17/2022 10:45 AM
61	George Benedict 269-832-0236	1/17/2022 10:42 AM
62	Bill Schroer 269-986-2327	1/17/2022 10:33 AM
63	269 268 0683	1/17/2022 10:00 AM
64	Is email an option	1/17/2022 9:29 AM
65	Danielle Crafts 269-419-0601	1/5/2022 11:42 AM
66	269-317-5922	12/27/2021 3:39 PM
67	Tom 269-579-3396	12/23/2021 8:10 PM
68	Stephanie Moats 269-998-9162	12/18/2021 4:22 PM
69	Lily Vardell, 269-203-6662	12/18/2021 12:20 PM
70	Lisa Cropsey 269-274-8366	12/14/2021 8:21 PM
71	Elizabeth Ann Shaw 269-832-5126	12/7/2021 2:18 PM
72	Jill Testerman 405-640-0798	12/7/2021 10:59 AM
73	Tina Guajardo 5176102821	12/7/2021 9:06 AM
74	Beth 269-760-5147	12/7/2021 7:42 AM

Q23 Comments: (Please elaborate on your survey answers or include anything else that you would like Township officials to consider in planning for the future of Bedford Township.)

Answered: 105 Skipped: 205

#	RESPONSES	DATE
1	People need to get pit more	4/1/2022 7:16 PM
2	I would like to see the township take a more active step in "encouraging" homeowners in cleaning up junk & trash in their yeards/property. Could the township provide some incentives in a bi-annual clean up day? Possible tree dumpster removal/coordinated event etc.	3/14/2022 12:55 PM
3	Natural gas line expansion at Collier & Countylne. Appliance drop off and trash dumpster	3/7/2022 10:42 AM
4	I know Bedford wants to have a farmers market but it is completely unregulated and a free for all. I have managed markets in the past and I just don’t like the look that it gives the township.	2/26/2022 3:25 PM
5	Bedford Twp. desperately needs recycling for residents. Not looking for restaurant chains/fast food. Rather cafe/coffee house, sandwich shops.	2/18/2022 1:08 PM
6	Be harder on rental landlords, Cunket Property Drug's, more police in Leve Park Area	2/18/2022 1:06 PM
7	not happy about grow facility on M-37	2/18/2022 11:24 AM
8	More activities in the parks.	2/18/2022 9:51 AM
9	More activities in the parks.	2/18/2022 9:50 AM
10	More activities in the parks.	2/18/2022 9:36 AM
11	I would very much like to see relaxation of the restrictions in the zoning code especially pertaining to urban livestock, and sustainable living practices considering the significant rises in the cost of living / home-ownership in recent times.	2/16/2022 2:30 AM
12	Pursue "more bang for the buck" opportunities.	2/14/2022 8:22 PM
13	I know that there are some people who engage in trapping in the town of Bedford-and beyond,of course.We are in the 21st century;how about creating a poll,and then looking at the results?I just know that I’m not the only person who opposes trapping.	2/14/2022 4:13 AM
14	i heard a rumor that a Wal Mart Neighborhood Marketplace was looking at land across from Dollar General. That would be a welcome addition to the township. Also, any fast food restaurants or sit down restaurants would be great for the area. I have a place in the Tampa Area and near me there is the Seminole City Center. It is a shopping arcade with stores on a main street that gives the feel of a small town. However, larger department stores are located behind this area. It is a great for shopping, eating and entertainment. Just an idea.	2/9/2022 4:16 PM
15	Maintain and preserve what we have - a nice primarily residential with moderate/reasonable property taxes.	2/9/2022 10:18 AM
16	We need to improve the Quality of Life for everyone.	2/9/2022 10:00 AM
17	I believe Michigan Ave. could be better commercial corridor similar to Gull Rd. both lead to Gull Lake. We feel those serving Bedford Twp. are doing a great job. Thanks.	2/9/2022 9:48 AM
18	Keep our town from turning into cement. Don't take our trees away.	2/9/2022 9:43 AM
19	I would like zoning restrictions for large pole Buildings in single family residential areas. In my area, some blight has been taken care of but these are still areas that need attention.	2/9/2022 9:38 AM
20	PLEASE ADDRESS ISSUE AT 140 BEDFORD RD.	2/9/2022 9:34 AM
21	Recycle Bins for every resident	2/9/2022 9:23 AM

22	No industrial development on the area of land that has storage limits where the road divides Michigan Ave. and Augusta Dr. (road goes to Augusta) other road goes to Kirckland.	2/9/2022 9:14 AM
23	Periodic community participation in things such as cleanups, beautification services to disabled/elderly, painting, pruning, etc. More sidewalks, library extension	2/2/2022 4:08 PM
24	we need recycling of some sort, even a pay facility or charge drop off.	2/2/2022 4:02 PM
25	Need to encourage a wide variety of businesses to our area like a .5 cents and .10 cents dime store, a sit down restaurant, specialty shops like book, hobby, crafts, toy store, novelties, etc.	2/2/2022 3:57 PM
26	Township residents should be notified of rule and policy changes prior to them taking effect, such as VA disability changes that caused an 85 year old widow to have to pay nearly $1,500 and being told that whether she knows about the policy change or not, it was what it was and she would have to pay it because her VA statement didn't have a statement on it that said the veteran was 100% disabled when he died.	2/2/2022 3:28 PM
27	We are fairly new to the area.	2/2/2022 3:09 PM
28	Work with residents who have a traditional barn and want to repurpose its use - zoning etc. There are heritage structures that cannot be replaced and are expensive to maintain. If the resident figures out an updated or practical use, our township should support it. Preserve large green spaced in the Twp. - discourage urban type development in those spaces. No more marijuana farms! Testing of private wells for pollution and toxins.	2/2/2022 2:40 PM
29	I think the main things that can be focused on with limited resources are blight control and cleaning and maintaining sidewalks. If possible run sidewalk throughout Bedford neighborhoods and especially from M-89 down to Bedford Rd.	2/2/2022 2:31 PM
30	No ugly wind turbines, no more rentals or apartment bldgs., which tend to decline the peach and tronquilty of homeowners. There are plenty of housing opportunities in Urbandale and B.C. area. We desire nature preservation, peace, quiet, low crime, safe roads, etc. No more stores or gas stations, etc. it's easy to run into B.C. for this stuff. After all nature is the only reason we moved out here!	2/2/2022 2:23 PM
31	enforce more neighborhood cleanup, increase fire and police coverage.	2/2/2022 1:49 PM
32	The shopper notices are ok. Is the book exchange promoted on the website?	2/2/2022 12:36 PM
33	library usage.	2/2/2022 12:33 PM
34	I would like to see action taken on those who plow their snow into or across the road without cleaning it up (several in the area of Uldriks in the curves) and enforcing the speed limits in the same areas of uldriks and collier.	1/27/2022 11:28 AM
35	Clean up blight. Create tax incentives to put vacant buildings and lots in use or penalize owners that let facilities deteriorate so funds can be collected for demolition by public,	1/25/2022 2:55 PM
36	Overall, I think the township is doing a fantastic job.	1/25/2022 2:45 PM
37	I would like the township to consider not imposing higher taxes on property owners who no longer like to live in Bedford Township and cannot vote on millage increases. Higher taxes without representation should be illegal!	1/25/2022 2:39 PM
38	Get rid of the dump old gas station across from the pizza parlor! Collier was repaved and was nice the the county puts stone on it than scrapes it all off in the winter. What a waste of MONEY.	1/25/2022 2:37 PM
39	Marijuana may be legal but their are several pot homes and if you were to walk your dogs near them, the smell knocks you out. Also when going to the park, many people have large dogs running around not leashed. My dog and I have been attached and several tines when we were arrive at the park and see large dogs, we just leave and cannot enjoy it.	1/25/2022 2:33 PM
40	I am very close to moving our of Bedford Twp. My property taxes are expensive and I have no services. West Michigan is trash stores and homes. No restaurants accept The Bistro. I have to do most of my shopping in Richlane or on Gull Rd. I have a trash house 2 doors away that never seems to be addressed. (Meachem Rd.)	1/25/2022 2:19 PM
41	At every level of government we need to seek self sufficiency.	1/25/2022 2:10 PM
42	Nice for a sewer system	1/25/2022 2:05 PM

43	Make people clean up their yards of debrise.	1/25/2022 1:57 PM
44	Continue upgrading roads that need work. Some pavement repairs need to be looked at. Most of the roads are now in better shape thanks top Tom Sprau, for Supervisor.	1/25/2022 1:49 PM
45	Bedford Twp. (as well as Battle Creek) has a big litter problem. It would be good to have an anti-litter campaign as well as bright yellow vests, trash bags and volunteers to facilitate clean up. Illegal dumping is a problem, too mattresses, tires furniture appliances can often be seen on roadsides. We live on St. Mary's lake several of our guests have commented on the blight.	1/25/2022 1:35 PM
46	A paved walkway along Collier Rd. from Nalhala Heights Subdivision to W. Michigan Ave. that would connect with Battle Creek line trail. Bedford Twp. owns seven large parcels of land, these should be open and posted on the township website where people can hike and enjoy nature. Post on your website, a place or person I can call about dumped trash along township roadways. A common occurence on W. Kirby Rd. between M-37 and Cobiar Ave.	1/25/2022 1:24 PM
47	In future communications try using something other than Facebook; website.	1/25/2022 1:17 PM
48	Please pass an ordinance prohibiting election signs 3-5 days after elections. for example: Horrible speech for voting in somebody This sort of speech ruins neighborhoods.	1/25/2022 1:02 PM
49	I would like to see dogs or any mistreated animals removed from their owner, fined a stiff amount and never have pets again. Dogs are chained outside in cages. No shelters! Can we report this abuse somewhere??? Put a site on community resources.	1/25/2022 12:57 PM
50	So frustrated with unkept properties in our neighborhoods.	1/25/2022 12:42 PM
51	#14 - I see 5-7 trash trucks per week. part of me thinks they damage the roads. Before my street was paved which I sincerely appreciated, the waste management truck were tearing the heck out of the asphalt.	1/25/2022 12:38 PM
52	#12 = Junk cars, small engine, garbage, speeding, nosie, traffic and no care for house on yard. Area of Brown Dr.	1/25/2022 12:16 PM
53	Michigan Ave. and closed commercial businesses are "visual pollution". Sidewalks and green area next to road are not maintained.	1/25/2022 12:12 PM
54	Organized leaf pick-up would greatly reduce burnins. More sit down restaurants in the area.	1/25/2022 11:42 AM
55	Really need to increase access to public transportation for seniors and non-seniors in the township. Also need to look into getting urgent care or small medical facility in the townhip. Has anyone looked into acquiring the vacant Urbandale Elementary School building that is deteriorating, and turning it into a community center for the township? It could be used for voting, community events, food bank, commodity distribution, etc.	1/24/2022 5:29 PM
56	Surveys such as this could be useful I suspect. It gives residents a small voice and suggests an interest in what people think by township leaders.	1/24/2022 3:49 PM
57	Very frustrated and disgusted with all the litter and dumping of household waste along the roadsides and in the swamp land.	1/24/2022 3:44 PM
58	Glad to see you are interested in our opinions.	1/24/2022 2:59 PM
59	I would like to see the unused vehicle and blight gotten rid of i.e. Oak St. Information access as to how safe our water is. People are afraid to report blight.	1/24/2022 2:53 PM
60	Bedford Twp. as well as Battle Creek has a litter problem. It would be good to have an anti-litter campaign as well as bright yellow vests, trash bags and volunteers to facilitate the clean up. Illegal dumping is a problem, too many mattresses, tires, furniture, appliances can often be seen on roadsides. We live on St. Mary's lake. Several of our out of town guests have commented on the litter.	1/24/2022 2:37 PM
61	A paved walkway along Collier Rd. from Nalhala Heights subdivision to W. Michigan Ave. that would connect with Battle Creek lineal trail. Bedford Twp owns seven large parcels of land, these should be open and posted on the Township website where people can hike and enjoy nature. Post on your website a place or person I can call about dumped trash along township roadways. A common occurrance on W. Kirby between M-37 and Cobiar Avenue.	1/24/2022 2:30 PM
62	In future communications to residents use something other than Facebook; website	1/24/2022 2:20 PM

63	Better brush clearing at intersections and at road signs/stop signs/speed signs. Lower speed limit on E. Kirby Rd. In Village of Bedford - many homes in terrible shape!	1/24/2022 1:26 PM
64	More commercial development in the Urbandale Plaza.	1/24/2022 1:21 PM
65	I have never lived in Bedford Twp. Purchased corner lot on North Ave.	1/24/2022 11:58 AM
66	Need to do something about junk cars in people's yards, and junk in people's yards on Kirby Rd.	1/24/2022 11:46 AM
67	Concerning question 14, we agreed to $150 per year for 7 years. The job done on the roads was crap/unacceptable. Skip paving and 2-3 " overlay does not provide a long term solution. I live on Collier and two miles of road is already deteriorating. We need a more viable long term solution. Gary and Michelle Wolfe 22755 Collier Avenue.	1/24/2022 11:36 AM
68	Wendy Ball in Valhala writes a chain email for neighbors. It would be good to have something like that for the township.	1/24/2022 11:28 AM
69	Fire dept. is very good with response times for fires, accidents and trees across the road. Thank you an thank you for your volunteers.	1/24/2022 11:23 AM
70	none	1/24/2022 11:19 AM
71	Strongly agree on preservation of natural areas with a priority on developing accessible walking paths to hike, walk, and see the beauty of the Township. Specifically path from Gull Lake home school partnership parking lot along top of hill to view Waubascon Creek and accessibility of Skaus Gorman park from the M37 side by old mill location. Also: Accessible parking and path along Waubascon Creek through woods in Brookside Park - boardwalk nature trail. Also: parallel parking and marked hiking trails in Martham Park. No motor vehicles allowed.	1/24/2022 11:15 AM
72	Pure Michigan has a mandate for clean water and responsible use and care of our watersheds. Foster Lake is an example of failure. Its caused by improper flow in Waubascon Lake. The culvert is half full of gravel. Not designed to be used this way.	1/24/2022 11:02 AM
73	You are good people	1/24/2022 10:47 AM
74	We need new center lines and fog lines on most of the roads.	1/24/2022 10:28 AM
75	I would like to have a running trail on Morgan Rd. or at least rumble lines on the white lane on Morgan Rd. to make sure cars stay in their lane.	1/24/2022 9:56 AM
76	The road tax was a disaster. Within a few years of new asphalt on Collier, the county had to apply tar/stones. Now the road is rough, loud and clearly a waste of tax dollars.	1/24/2022 9:49 AM
77	All I want to have or see is to out to eat at a "Mom & pop" American restaurant instead of constantly going to Chinese/Mexican all the time. Our mall is empty and dark, only good thing is to work-out and walk, finish fixing our road, etc.	1/24/2022 9:40 AM
78	*Blight conditions improved in recent years since Bill Scutt has handled!	1/17/2022 1:30 PM
79	I would love there to be less gunshots, fireworks and noise. There is no need for month long firewors.	1/17/2022 12:48 PM
80	No more marijuana "stores".	1/17/2022 12:46 PM
81	I would like to see more street lights and better lawn maintenance. The tall grass along the roads makes the township look untidy. I would like to see more businesses, but not cannabis suppliers or check advance/check cashing type. Thank you.	1/17/2022 12:29 PM
82	Regarding #12 - not only do I feel it's not being controlled, I don't agree with the policy of blight. In order to report someone I need to sign my name to the Petition?? Nothing like causing a problem between neighbors. some townships take the issue - drive by and inspect the complaint. The letter comes from the township not the neighbor. Please consider this policy. It's more civil.	1/17/2022 11:52 AM
83	low cost internet service for all would be nice.	1/17/2022 11:39 AM
84	Please be mindful of snow and existing tree limbs block vision at corners.	1/17/2022 10:49 AM
85	Some streets need a 25 mph speed limit. Signs so people don't forget speed limits. Speeding	1/17/2022 10:27 AM

	seems to be a problem for many streets Also need a recycling center. Chickens allowed, but no roosters. (they are loud).	
86	There is a stretch of River Rd. between the waste water treatment plant and Custer Dr. that I would like to see not used as the County dump	1/17/2022 10:14 AM
87	I called to report low hanging wires over Susan Dr. Nothing was done, should the township investigate and call proper utility to fix this issue before a box truck or something gets tangled up with them causing unnecessary problems.	1/17/2022 10:08 AM
88	Our roads are Calhoun County roads and our county commission should be taking care of them which they do not do unless the tax payers pay additional fees then they take short cuts and don't do all the roads that tax payers paid for. The blight and other ordinance violations have not been enforced for years. Something needs to be done. There is to many rundown structures in the township. Myself and many of my neighbors all the Dumps. By the way they live.	1/17/2022 9:50 AM
89	It would be nice to see our township develop a way to use the trash that is collected and use toward renewable energy for its residents.	1/17/2022 9:29 AM
90	Keep the Butler Creek Police Department	1/17/2022 9:25 AM
91	Lets make this community a great place to live not just a place to commute through.	1/15/2022 12:20 PM
92	I once asked for the building code and was denied. The township officer told to draw up plans and ask for approval. Please don't make me spend time and money on building plans with no idea whether they meet the code. That's unreasonable--like telling me to go ahead and drive down the road as I wish--you'll let me know if I break the law. I realize it's probably a lot of pages. I would have been happy to take it by email or look at it in your office or pay a reasonable fee for a copy. Better yet, put it online, please and thank you.	1/12/2022 8:32 PM
93	We have never lived somewhere with such poor access to public transportation! You can't even get an Uber here, it's insane! How can a community flourish when the infastructure does not allow accessibility to all? We are a one car family and when the car is taken to work it means the stay at home parent is house bound with a baby as there is literally no where to walk to and no public transportation to go anywhere. The township website is very minimal, mostly seems to include info on town meetings and mowing lawns. Whilst these are things that should be included, there is no sense of community. This is the first time since moving here that I even realized there was a website and was surprised to find absolutely nothing on the calendar apart from a few meetings a month. It feels like there is no sense of community here. And let's be honest, while we all appreciate the work that goes on behind the scenes that we all no little about, the main thing that builds a community that cares is interaction, engagement and a bit of fun!	1/10/2022 12:11 PM
94	None	1/5/2022 11:42 AM
95	clearly spell out ordnances	12/27/2021 3:39 PM
96	I have no problems with a solar farm, but I will move out of the township if there are any Wind Turbines. I also feel there needs to be some new construction in the township either in business or houses. This township is looking very old, rundown and dated.	12/21/2021 7:49 PM
97	I would love to see restaurants in the Level Park area. It'd also be great to have a park or dog park with a walking path or trail.	12/14/2021 6:54 PM
98	N/A	12/13/2021 9:10 PM
99	na	12/12/2021 2:57 PM
100	I would volunteer for a committee but not events	12/11/2021 12:28 PM
101	Thank you	12/10/2021 10:58 AM
102	max size of shed allowed with out permit on the web site.	12/9/2021 9:47 AM
103	Pinetree Lane neighbors have had to deal with a house that has cars in a yard. No one lives in the house and it trashes the neighborhood. I can't even cut a tree down because one such vehicle is in the way.	12/7/2021 10:59 AM
104	I should not have to report my neighbors that store junk in their yards that is obvious from the	12/6/2021 5:41 PM

	street. Township officials should be controlling this on their own so as to avoid neighbor retaliation for reporting blight situations. Some are SO obvious it's annoying. We also need to do what we can to attract services and businesses to existing places to fill them up, such as Urbandale plaza.	
105	Who is conducting this survey? The Township or a firm your contracted with? Who is analyzing the results? Is the survey anonymous? Clearly not if you ask for names and phone numbers. Should have used a link to the twp website that can be used to provide that info. May bias the findings of the survey if people want to be anonymous...	12/6/2021 12:21 PM

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