

Appendix

Public Meeting Notes

Greater Thompsonville Area
Master Planning Project - March 1, 2012 Public Meeting Notes

Meeting Notes

Goal: Create a Range of Housing Opportunities and Choices

General Comment: Why do we need compact when the Townships are sparse?

Strategy: Incorporate applicable concepts from New Designs for Growth into the zoning ordinance and encourage developers to take advantage of the New Designs for Growth Program prior to the site plan review process.

Comment: Is New Designs for Growth what we want?

Strategy: Create an incentive program designed to help clean-up and improve residential properties (such as subsidized paint program and regular clean-up days)

Comment: Establishment of ordinances and enforcement will be needed - who will enforce and how? Will there be penalties for non-compliance?

Goal: Foster a Distinctive and Attractive Community, with Strong Sense-of-Place

Strategy: Through the zoning ordinance, discourage strip development and isolated commercial uses.

Comment: Our community is small, why not some strip development?

Comment: What is the character of the community?

Strategy: Require the installation of underground utilities in connection with all new development.

Comment: Why such strict underground requirements.

Strategy: Identify and use public spaces to establish an attractive gateway entrance into the downtown from Lindy Road

Comment: What is an attractive gateway?

Strategy: When constructing new civic buildings, consider placement and architectural design the compliments the character of the downtown.

Comment: What is the character of this downtown?

Strategy: Promote the adaptive re-use of buildings and infill to accommodate new development that creates a defined urban edge.

Comment: Most buildings in town have little reuse and character

Strategy: Consider installing way-finding signage throughout the village.

Comment: Way-finding to where?

Strategy: Work with local business owners and community groups to develop at least two new community events.

Comment: Two per year?

Strategy: Work with local organizations, citizens and business owners to enhance and expand the current sidewalk system - integrating downtown Thompsonville with nearby neighborhoods, schools, parks and community amenities.

Comment: Downtown, schools, parks, and amenities??

Goal: Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

Strategy: Support small-scale farming operations

Comment: Are large farming operations out?

Strategy: Place “dark-sky” lighting or place shields over existing light fixtures and consider the implementation of a “dark-sky” ordinance.

Comment: Is there a possibility to go to underground wiring in the village to eliminate visual clutter?

Comment: What cost? - Crystal Mountain already lights up the area

Strategy: Explore parking-lot regulations that address size, opportunities for shared-parking and alternative surface materials.

Comment: Strategic downtown parking is needed - Is angled parking like in Bulah and Frankfort possible?

Strategy: Permit development only in accordance with the availability of necessary public utilities.

Comment: Plan for expansion in Place? - What utilities are limited and what is our current growth limits?

Strategy: Make the village and the surrounding neighborhoods more accessible to pedestrians.

Comment: Sidewalks on all streets in the village and pave all village roads

Goal: Provide a Variety of Transportation Choices

Strategy: Require new private streets to be designed and built to an appropriate scale and standard.

Comment: No business telling “private” streets to meet “appropriate scale and standard”

Goal: Provide Opportunities for Economic Growth that is Diverse, Environmentally Friendly, and offers Meaningful Employment.

Objective: Establish an entrepreneurial development and support program to help new businesses form and expand

Comment: Economic development should reach into northern Manistee County (Copenish) as well

Comment: Join an angel investment group - blue waters quarterly meetings at Crystal Mountain

Comment: Growth is dependent upon cheap energy? – Where is the energy development?

Comment: Will the commission in charge be responsible to the community?

Comment: Growth should be encouraged based upon some form of industry? Who are you encouraging?

Comment: How will land for a parking lot be acquired – Eminent Domain?

Comment: This country was founded upon private property rights – where is private property protected?

Comment: Where is the money coming from for this development? – Grants have strings

Goal: Efficiently and Effectively Provide and Maintain Important Public Services

Strategy: Continue to study the manner and cost of providing for public services

Comment: Consider the benefits of natural gas - we are looking at bringing natural gas into town

Goal: Make Development Decisions Predictable, Fair and Cost Effective

Objective: Make community and stakeholder collaboration

Comment: Encourage a business to settle here, employ our citizens and help restore the town

Strategy: Encourage developers to utilize the New Designs for Growth model and program prior to site plan review

Comment: Why new Designs for Growth?

General Comments:

Why restrict housing to low income cluster housing? Need young working class.

Where is there any language pertaining to parks and playgrounds for kids?

Re-do old sidewalks and lighting on Lindy

A mailing to residents periodically to keep people up-to-date

Need trees replaced! Take one, Plant one