

BLAIR TOWNSHIP COMMUNITY SURVEY RESULTS

OCTOBER 2002

In October of 2002, 2628 surveys were mailed to all property owners in Blair Township. 1004 or 38% were returned. The following is the summary of significant findings.

Quality of Life

1. **61%** of respondents rate the overall quality of life in Blair Township either good or excellent.
2. The three reasons most often cited for living in Blair Township are 1) proximity to Traverse City, 2) affordable housing, and 3) rural character.
3. The three most cited responses about what residents least like about living in Blair Township are 1) traffic congestion on US-31/M-37, 2) trash in yards, and 3) crime/vandalism.

Community Development

4. **46%** feel Traverse City is Blair Township's town center.
5. The following responses were given when asked what housing options should be in Blair Township:
 - a. 33% favor and **38%** oppose condominiums
 - b. **40%** favor and 33% oppose small single-family lots
 - c. 25% favor and **41%** oppose apartments
 - d. 33% favor and 33% oppose townhouses
 - e. 19% favor and **52%** oppose mobile homes
 - f. **45%** favor and 22% oppose manufactured housing
6. **62%** think houses should be clustered when built on lots having valuable natural resources or high scenic quality to protect these features.
7. **64%** feel the appearance of M-37 and US-31 needs to be improved.
8. **61%** think landscaping requirements and **67%** think access management along M-37 and US-31 would improve the appearance.
9. **54%** have not seen any improvement along M-37 and US-31.
10. **56%** think farming is an important economic resource for the Township.
11. **65%** think protecting agriculture in Blair Township should be a priority.

Recreation

12. **63%** have never visited the Blair Township Park.
13. Of the people who go to the park, the largest percentage uses the walking trail and playground.
14. **63%** would oppose a modest millage increase to expand recreation opportunities.
15. **35%** of those favoring a modest increase, would like to have more trails in the Township.

Services

16. The following responses were given regarding Township public services:
 - a. **62%** rate Police as either good or excellent.
 - b. **73%** rate Fire as either good or excellent.
 - c. **43%** rate Assessing as either good or excellent.
 - d. **38%** rate Zoning Administration as either good or excellent.
 - e. **37%** rate Parks and Recreation as either good or excellent.
 - f. **42%** rate Administration as either good or excellent.
17. **74%** rate Grand Traverse County's enforcement of the County Junk Ordinance (ie rubbish, abandoned cars, garbage etc) as fair to poor.
18. **50%** oppose and **34%** favor a millage increase to improve junk enforcement violations by the Township
19. The majority of respondents favor a millage increase for Police, Fire, and Ambulance services if the Township could not maintain the current level due to reductions in state funding. The majority of respondents feel the following services could be reduced in this scenario: Parks and Recreation, Zoning/Land Use Administration, Cemetery Maintenance, and Township Hours of Operation.

Public Sewer and Water

20. **53%** oppose and **15%** favor being connected to public water. **31%** had no opinion or response.
21. The largest number of responses (332 of 1,004) favors taking an initial step to study the need, cost, location, and feasibility of providing public sewers. **26%** of the responses oppose any public sewer.
22. **59%** of the respondents live north of Townhall Road and west of or along M-37.
23. **37%** have lived in Blair Township for five or less years. **14%** for six to ten years.
24. **89%** of respondents own a house in Blair Township.
25. The survey represented a total of 2,522 residents.
26. **41%** of respondents work in Traverse City.
27. **46%** own less than one acre, **19%** own one to two acres of land.

Summary

- People like living in Blair Township. They enjoy the closeness to Traverse City, having affordable housing, and the rural characteristics. They are mainly concerned about the appearance of and traffic on US-31 and M-37. The majority of respondents have not seen any improvements in these areas, but many of the respondents have lived in the Township less than 5 years and may not have been aware of that improvements have been made.

- Respondents think houses should be clustered when on visually or environmentally sensitive lots. There is a consensus that farming is important and should be protected. Many people do not utilize the facilities at the Blair Township Park.
- People are generally satisfied with the public services provided by the Township rating them fair to excellent. With the exception of Police, Fire, and Ambulance, they would not support a millage increase to maintain the current level of service. People are not satisfied with the County's enforcement of the junk ordinance; however, half of the respondents would oppose a millage increase to improve enforcement.
- Over half of the respondents oppose being connected to public water. There is support for a public sewer feasibility study. The majority of respondents live in the northwest section of the Township.