

Appendix B  
Elmira Township Community Workshop  
January 2002

## **APPENDIX B**

### **Community Workshop**

As follow-up to the survey, a community workshop was conducted in January 2002. At this workshop the community identified “Things to be Nurtured”, “Weeds to Get Rid Of” and “New Seeds to Plant”. The issues identified during this workshop are listed below, [the numbers in parentheses indicated number of times listed if more than once.]

#### **Things to be Nurtured**

Maintain rural character (4)

Preserve lakes and rivers

More green space (2)

Clean air

Downtown Elmira

Farm land (2)

Forest land

Natural Resources

Groundwater (2)

Small town atmosphere

Utilize Gaylord as commercial/retail area

Open space

Unobstructed horizon (no towers, no tall buildings)

Quality of life issues

#### **Weeds to Get Rid Of**

Front of store parking (should be in back)

Mobile homes (double-wides and modulares okay)

Lack of zoning enforcement

Snowmobiles

No pole buildings on vacant lots

Blight/rundown properties (2)

Discourage strip development

Discourage random development

Discourage mini-marts and gas stations

Poorly maintained roads

Oil / gas

#### **New Seeds to Plant**

Additional recreation activities (e.g. Aspen Park)

Speed limit enforcement

Twp. Planning Commission needs to explain affordable housing options to residents

Clustering of houses and clustering of commercial (2)

Bike Trail/horse

Cross-country ski trail

Sidewalk in subdivisions

Service drives (limit drives onto main roads)

Landscaping for screening/greenbelt

Growth boundary

- Walkable mixed use
- To preserve the rural character
- Revitalize village of Elmira
- Garbage pick-up
- Sewers
- Good plan for growth (avoid congestion)
- Senior citizen housing
- More businesses (e.g. motels and restaurants)
- Assisted living / retirement complex (e.g. Little Village)

At a planning workshop in July 2003, the Elmira Township Planning Commission identified the following Strengths, Weaknesses, Opportunities and Threats. Planning Commission members noted that Elmira Township has many assets, both natural and man-made. The abundance of high quality natural resources was the driving force behind the early settlement of the area and continues to be an integral facet in the sustained health and vitality of the community. Specific Strengths and Opportunities include:

#### **Strengths**

- Existing Community
- Open space
- Clean Township
- Substantial public ownership – will keep green space
- Relatively large parcel size
- High return rate on survey (approx. 22%)
- Public interest

#### **Opportunities**

- Webster/M-32
- Downtown Elmira

#### **Weaknesses**

- Soil types – sandy (groundwater threat)
- Zoning too spread out
- Billboards

#### **Threats**

- City of Gaylord expansions toward Elmira Township
- Adjacent to a Township in Antrim County with no Zoning
- State owned land could be sold

It is clear that weaknesses and threats do exist in Elmira Township, which need to be addressed. Such threats include land use issues, the need for jobs and business activity, need for resource protection, and the need for particular tourism and recreational opportunities, as well.