

2010 Survey Comments

Raising Lot Sizes for New Construction

Yes, I think it would lead to more quality construction, too. Also I think agricultural areas 2 to 3 acre sites would be sufficient to accomplish septic systems.

Yes but not for land that has already been subdivided!

Yes, exceptions: current land owners under one acre who have not yet constructed, subdivisions with "common" land of one acre; home

Yes, only concerned about environmental impact and learning to live in compliance with what's best for sustainable land - wet or forest because once it's gone, it's gone!

Yes, we would be in favor of lot sizes increased to 1.25 (res.) and 6 (AIA).

Yes, I can see exceptions to this with creeks and other obstructions with odd sized lots.

Yes, less home and people, make space between home. Awesome!

Yes, I would recommend a 2 acre minimum for new residential lots.

Yes, the larger the lot size, the more the watershed is protected.

Yes, it is difficult to sell a house in the AIA. zone with 1 acre. Most people who wish to live in AIA need more space for barns, shed, play areas, etc. We need to make sure setbacks and zoning codes keep up with greater development to include larger lot sizes, etc.

Yes, 1/4 or 1/2 would be better.

Yes for preservation and protection of the environment. Residential with increase lot size for new construction to 1 acre.

Yes, do not allow any reduction in lot sized that are now 5 acres or larger.

Yes, and 100 ft. setback form rd. plus no homes should be built on lots smaller than 200 ft. by 200 ft especially on lake shore.

Yes, no more housing "projects". Do not develop forest (i.e. Lincoln rd project) and/or wetland.

Yes, with the exception of lake front property, Hamlin Lake.

Yes, if not a platted area.

Yes, absolutely. This is not the city!!! 5 acres would be even better!!

Yes, residential areas should be more than 1 acre.

Yes, sounds like a good idea.

Yes, severely limit commercial development.

Yes, every piece of land does not need a house on it.

Yes, the exception would be for those who have land and pay taxes on small lots on the lake.

Yes, providing exceptions are made for replacement of existing structures lost to fire or naturally occurring damage or destruction, we would support increased lot size limits.

Yes, isn't it already 5 acres in agricultural zoned? A.E. had to have us sell him 2 more acres when we had already had sold him 3 before he was allowed to build his house (about 20-25 years ago).

Yes, maintain environmental quality.

Yes, my concern is affordable housing. For many this may be too restrictive.

Yes, with possible exceptions of some lake front lots.

Yes, around Hamlin Lake - good idea

Yes, one acre

Yes, existing homes should have the right to rebuild. I would hate to see you prevent reconstruction or improvements.

Yes, for all newly acquired or developed lots - grandfather those already privately owned for residential use.

Yes, we risk allowing the creation of "trailer park" like properties. I don't see that area as suitable for that.

Yes, actually 2 and 20 would be better.

Yes, Brighton township (our residence) did this for many years. It was challenged and Brighton township reverted to 2.5 acres residential. Too much development leads to too many problems.

Yes, we have summer property here because we enjoy the woods and recreational opportunities. We would like to see these areas preserved and maintained for the future enjoyment by our our grandchildren.

Yes, the lake is our most important asset. We need to protect it!

Yes, with grandfather clause for existing lots.

Yes, by increasing lot sized to 1 acre helps preserve the natural forest that surround our homes today.

Yes, I think this would help to increase home values by limiting small lots with mobile homes.

Yes, the preservation of ground water assets such as swamps, ponds, and marshes which filter the water should never be compromised either by septic systems or wells that are too close together as it can be in a developed parcel of land.

Yes, how would this effect existing smaller vacant lots for future building?

Yes, too populated already, especially by the lakes areas.

Yes, lots that have already been permitted and plotted should still be legal for development and the rules apply to new permits.

Yes, allowance must be made for conservation housing.

Yes, spreading things out lessens the impact on the environment.

Yes, the rules should be tailored to what and where the land is, topography, trees, etc.

Yes, two acres for lot size

Yes, 1/2 to 1 acre.

Yes, any change to grandfather existing lots or developments

New construction on already subdivided lots or new construction in new subdivisions? I own one 80x100 foot (8k sq.ft... lot/site). Would I not be able to build on it if I wanted? I've had it for forty years.

2 acres per lot in agriculturally zoned areas being developed as subdivisions. Lakefront new construction should take into consideration lot depth as well as frontage i.e. total square footage, and setbacks requirement.

Size depends on lot and usage.

Possibly, 3/4 to 1 acre lot, not less than 3/4 acre.

I'm not sure I have enough knowledge to comment wisely - although it makes sense to limit construction by increasing lot size.

Qualified No

No, actually it should be 10 acres in agriculturally zoned areas and 2 1/2 acres in residentially zoned areas

No, Hamlin Lake Estates should be 6 lots to build. 4 lots is too small and 1 acre is too much.

No, one acre across the board, but only if existing lots are grandfathered.

No, perhaps road frontage should be 150 ft. most people cannot conceptualize 1 acre. 150 ft wide would be adequate.

No, it should be by feet size, not acreage. What is the city of Ludington and Scottville lot requirements.

No, I believe some or most should be 1 acre, yet not all developments should be required for this size. Not 1 size fits all.

I believe the location is an important factor in this decision. If you require a yes or no response I would have to say no. I believe in balanced zoning. All are important to the success of a thriving community.

No, people should not be limited to just one acre and more for their homes.

No, the lot size for a home should be the same in all areas.

No, it's unrealistic that a house built on farmland should require 5 acres; one acre would be more than reasonable to allow family members to build a new home.

No, stop increasing house size on non conforming lots with inadequate septic systems like on Lakeshore Drive. Bigger house means more pollution for the lake

No (maybe). If tracts are restricted to x number of sites within a given area, lot size wouldn't matter. It depends on what the tract is surrounded by.

No for 5 acre agricultural. Yes for 1 acre residential. May need exceptions in overlay districts. 5 acres seems a bit too large. Maybe 2 or 3 acres .

No, unless you are willing to grandfather people in who do not have a full acre or who do not have 5 acres.

No, it wouldn't be fair to the people who purchased 2,3, or 4 lots and have 100 ft. to build on when they retire. Would they be grandfathered in so they could build?

No, we should try to accommodate land owners so they can build on their properties. Development in subdivisions can be increased.

No, not everyone has an acre lot. For residential lots increase should not be raised. Agriculturally zoned areas should be.

No, yes if your grandfather current owners. They bought under a rule that should not change.

No, prefer higher requirements. How else to protect our ground and surface water?

No, 1 acre if on the waterfront of Hamlin Lake. It should go by designated frontage no less than 100 ft. - otherwise 1 acre OK.

No, an increase, but to 1 acre is too large an increase.

No, define "new construction". If I want to build a garage or pole barn on my lot next to me, will this be considered new construction?

This is hard. People with less than one acre will have a rough time with zoning. 1 acre is good for septic code. My city has 1 acre zoning but we have had it for over 50 years. It is very nice but hard for city all developed.

Specific No

No. If the smaller lots are already created will the owner be allowed to build on property they have or will it become worthless?

No, discourages growth and development for ordinary people

No, if you own it sell it the way you WANT

No, we need the tax base to support our future. Development provides that tax base.

No, land in Hamlin Lake is limited already and we bought the land and maybe intend to build a little small house for retirement and the new lot size would not let us.

No, we own a lot on N. Marilyn Dr. and it is 40,650 sq. ft. 1 acre is 43, 560 sq.ft. This zoning change would render our investment useless.

No, 5 acres may not be affordable to most people. If these areas are mostly cleared, old pasture land then a 1 or 2 (?uneven) should be issued. We are lucky to have such a nice area so close to town. We have to do what we can in increase usage because it would help with the tax burden on residents.

No, 1) Owners that have currently "legal" residential lots would economically suffer and would in effect make lots under 1 acre legal "non-conforming" lots. This would hamper the resale or construction on these lots. 2) Owners not capable of installing a septic system should have option of installing "storage" tanks" for disposal purposes.

No, people need affordable housing, small lots are ok if we save some bigger areas for public use and protection.

No, your suggested size would be too big to mow and too small to plow!

No, lets try for less governmental controls and more freedom for citizens.

No, the land I have was going to be a development two lots. At the time it cost more than it's worth now if you change it I won't be able to build when I retire. Don't you want more people in your township? I live in Kent county and you don't have to have 1 acre to build on. If you change things I won't even be able to sell it. You should make it easier then hard to live in your township Will this land to grandfathered in so I can sell it and someone can build on it?

No, I own two 3 lot parcels and one 8 lot parcel. This would render all this property as useless and of no value.

No, if the focus is environmental impact; specifically septic systems, let the Health Dept. regulate.

Residents with homes on less than an acre would not be able to rebuild should they lose the home to fire, etc. Maybe in the future but not now.

No, it's too much government and unnecessary power. Let each case stand on its own merits. What the Planning Commission for?

No, 1/2 acre is adequate in currently populated areas- along Lakeshore Dr. Jebavy, Decker, and around the bayous. There are parts of the township.

No, people like myself who own a lot on Hamlin Lake should be "grandfathered in" to still be able to build on smaller lot. Any new purchases should apply accord. Our lot would be worthless to anyone else.

No, they are already too restrictive to allow needed, reasonable development around the lake.

No, larger lots increase the use of more land causing them to be split into smaller parcels thus increasing impact on wetlands.

No, our total lot size is just over 1/2 acre with homes already built on each side. If this increase goes through then our land will be useless to us.

No, I have 3/4 acre lot which I have been paying taxes on for 35 years. I plan to build on it after I retire. Please don't change lot size.

No, too much regulation!

No, stop slowing growth - back off.

No, even if I purchase adjoining property to mine, it would not equal an acre and setback from roads/property lines makes a difficult build.

No, people who own lots and have not built will now not be allowed to build on them?

No, this would make my property totally useless. I also know others in area that have less than 1 acre. Some plan on building in future.

No, an arbitrary size of 1 acre doesn't necessarily improve environmental duality. If the lost is all turned to grass and over fertilized it could do more harm!

No, 1/2 acre is ample in our opinion. It's worth mentioning that we presently live in Tamarack and previously on 2 lots on the lake shore.

No, Hamlin township also has many vacation homes which are not used year round. It has been a vacation community in addition to year-round for almost 100 years. How will this be accommodated/preserved?

No, because those of use who live in Hamlin Estates couldn't sell our small lots.

No, Hamlin residents are subject to excessive zoning already and this lot size change would adversely affect families choosing to have future generations build on family-owned parcels.

No, one acre is too big for many to afford.

No, we have been through enough on this issue.

No, if you have 2 or 3 lots what good (?) they be for resale. I think that 2 or 3 lots would be ok for well and septic.

No, there is no magic number about 1 acre or 5 acres.

No, this is a naive and simplistic "solution". The township needs to use 21st century techniques to make our township better.

No, it seems illogical to restrict or set lot size on AIA. zone. The land may be better suited for housing than many others. Why hurt a struggling farmer who may wish to sell.

No, does this mean that my property which is under 1 acre (used to be buildable) becomes worthless!

No, if new construction lot sizes were increased 40 acres there would be a grandfather clause allowing lot owners who have undeveloped property which is less than 1 acre to be allowed to build on that property.

No, the present size requirements have served to this date.

No, blanket regulations can effect lots that really don't need it.

No, where would tax dollars come from - most areas are smaller than one acre sites - this land would be useless and people would not pay tax on useless land. With this area as depressed as it is - how can anyone think this is the right move.

No, the "keyhole law" that prevents parcels of land that have interior building sites with common lake front use (like Partridge point) are completely wrong as well as a large tax base loss to the township! Especially with many miles of state park frontage and unlimited public access at public ramps.

No, this would reduce the value of existing lots of less acreage. This is a bad time in the U.S. or Michigan to devalue people's property.

No, we own 8 lots in Hamlin Lake Estates and with this increase we would not be able to rebuild on it or sell it.

No, when the township approved the subdivision of this land into these small parcels they gave no consideration of septic systems then, why now?

No, many parcels would lose value, better to limit % of impervious area on each parcel.

No, this course of action could decrease current owners' property values.

No, land is to be used effective, land cannot be made. It cost more to service big lots for gas, water, electric, roads, and landscape.

No, doing 1 acre lots would not allow me to build my cottage on Hamlin Lake. My current lot size is 150 lakefront x 200 deep plus a septic easement of Silander property.

No, it would make property investments worthless. I have 8 lots ust under an acre and I wouldn't be able to build?

No, the lot size is determined by rules already established. The owners and/or builders will know if water quality is suited or septic systems can be installed. Let them voluntarily adjust to accommodate what is needed. If it is not broken, don't fix it. There are areas that are still for sale when they make them too small to build

No, that would eliminate any new development and further depress an already depressed area.

No, should increase outbuilding footage for storing toys, etc.

No, a farmer wants to sell his tillable acreage to another farmer and keep his house and a building. A yet vote would mean that the farmer would have to keep 5 acres.

No, bought 4 lots with intention to build future home on. this would make my land useless unless you want to give me enough land to do this.

No, I bought a lot to build on. It would be unfair to prevent me from building after I bought the lot.

No, having a broad brush lot size requirement across the entire township is not the correct way to solve this matter. Minimum lot sizes in other parts of the state have proven to take up precious land resources for the future. Let's develop a long-term master plan including sewer line extension and not drive up land prices and take up land by increasing lot size.

No, I'm not sure what our lot is zoned, but if it is agricultural we would not be able to build on it (Lincoln St.). It was only 4.632 acres when we bought it.

No, leave the zone the same as 2010.

Assorted Topics

Trees

New housing is needed for all people. With that in mind remove as few trees as possible to provide a home.

We need the woods for the wild animals and it helps to keep our home cool in summer and less snow and wind in winter!

I would like to see the woodlands protected but do not believe in counting trees.

Weeds

Weed control.

Weed control on Hamlin Lake. Could it be connected to the pollination problem?

Weeds in Hamlin and water quality issues are really big! There are still still homes right by the water that have no natural area (buffer zones), green lawns with no weeds (fertilizer).

Are we sure our new golf courses are not causing the problems in Lincoln Lake?

Do something about the rice in North Bayou. It is killing the fishing and filling in the bayou with sediment.

Weed control in the North Bayou.

Floating seaweed on the upper (mostly) and lower Hamlin - especially to practice of floating the seaweed back out into the lake from breakwalls.

Septic

Address the septic tank/sewer problems on the lake. The health department won't do anything unless someone ELSE locates a problem with pollution and signs a complaint form. Would you like to sign a form and live next to your neighbor?

There needs to be more proof of adequate septic systems when a property is sold. We should have a long term plan for township sewer. Our waters are our greatest asset

High density development belongs in areas where there is a water/sewer infrastructure in place.

We need an inspections process for septic systems.

Check all septic overflowing into Middle Bayou. All you need is dye and you'll see which one has overflowed.

I'm for issues that don't take from our freedoms. Example. We feel we are intelligent enough to figure out when to have our sewer system checked and emptied without the township telling us.

Limiting lot sizes on the Hamlin Lake shoreline for septic concerns is environmentally sound, however current zoning adversely affects owners whose parcels do not allow rebuilding after fires or natural disasters.

I would like to see sewers put in around the lake and stop the draining into the bayous from the farms.

More control on trailer park (sewage) and environment.

A major concern of ours is the number of out-of-date septic systems, around the lake especially. We do understand that the Health Department has jurisdiction over septic and water and inspection of each and every septic system is not feasible. Is there a way that Hamlin Township and/or the Health Department could require that septic systems must be verified as adequate (functional/legal) when property is sold or ownership is transferred in any way?

Long range - install sewer systems to Hamlin Lake!

We do not need a public water/sewer system.

No new development should be allowed on Hamlin Lake until it is sewerred.

Fish

Hamlin Lake habitat improvement and fish stocking.

Add small fish to the lake.

Fish stocking programs should be established.

Parks

Upgrade North Hamlin launch. It is essentially unusable.

The North Bayou Park is a JOKE. You can't even launch a boat from it. Why not fix it and build a launch or Jack?

Put 4x4 posts on the south side of South Bayou Park so people have to enter the park at the entrance not south of there, messing up the grass.

Change the name of the long skinny park.

Wilson Hill parking needs to be expanded into the field.

When will the baseball backstop be replaced at Wilson Hill park?

The township should actively seek to develop more parks. Use is only gluing to increase and as nice as our current parks are, more are needed.

How about a fishing dock off Long Skinny Par? It would be wildly popular.

Public dock space on Hamlin near North Bayou, Duneview launch area. Any chance?

It would be nice to have a place to launch a boat on middle or lower Hamlin that was a public area for those of us that have places in Hamlin Lake Estates or along the other residential areas in the area.

We need more spaces for residents to park for fishing at Wilson Park and others. We pay the taxes, but the tourists take our parking. That is not Fair! So us who live here, can't fish - on weekends and can lose out if we don't pay for their pleasure - since we pay so much for property tax we should at least be able to use our own facilities to park, fish, etc. - beaches, etc. Township folks should have a free sticker to park our trailers for boats. Tourists can pay extra or find another place - besides Wilson Park - who comes first, tourists, or us folks who live here and pay so they can enjoy what we cannot?

More parking (car - boat trailer) at Wilson Hill Park

Trailer Parks

No trailer parks, no trailer on lots, no medium or large scale camping/part-year developments.

Don't want any more year round trailer parks.

No RV parks!!

Township should embrace tourism/tourist activities instead of fighting (ex. RVpark. We need to welcome our seasonal visitors; visitors our neighbors depend on for jobs!

Environment

Save/preserve existing environment will maintain wildlife habitats. If possible build in environmental possibilities in new construction to protect environment. I/We enjoy the farms we see. Hopefully they'll stick around. Thought about environment should go into any planning (as golf course contractors do).

Protect what we have and don't over populate or we will become like the rest of the (? jowy).

Don't want unreasonable regulations and restrictions re environmental protection. they often go too far.

We love Ludington because of all the nature. I hope it stays that way for many more years.

Partridge Pointe needed to preserve its unimproved land. Some lots there seem very small, especially with large houses.

The are far too many houses being built on land that cannot sustain them.

Also conservation development option for residential and agricultural.

But let's not get nuts with environmental protection and preservation.

It's mostly not agriculturally conducive property in most places now. It is wooded and lakeland mostly.

Need environmental preservation within reason.

Environmental protection where you can.

Population density is what drives economic growth including tax revenue. We are a service/tourism based economy - the ? environmental preservation.

The cost of environmental preservation/protection is important.

We have DEQ. We don't need any more protection. Back off. we have the state park and Manistee Forest. Let people use their property - why do you think you know more than the property owners - we pay the taxes. Let's create more jobs and money for our area, create more commercial.

Encourage industrial development to bring jobs to our community and increase the tax base.

Being good stewards of the land is always a prudent idea and will always pay big dividends! Local food production equates to a great benefit to local economy.

We would like to maintain a reasonable balance in such a way that overall quality of life in the township remains high.

As the township grows, residential and commercial will too. Trying to preserve a sense of rural quality is desirable.

Wooded is fine - don't need a lot more development. We have deer, coyote, cougars (yes!) bear, etc. Where will they all go?

Right now because of all these new subdivisions going in - the wildlife have no where to go, their territory is becoming less to live in. It just seems there should be some consideration and balance when building or moving forward. Consideration for preservation and building should be in moderation for a balance.

You give NO definitions therefore this is deceptive. (the 1-10 scale of types of development).

Environmental protection and preservation must be incorporated in permit processes. Land must not be stolen or bought by the township.

Hamlin Lake - a gift from our forefathers - let's not destroy it.

Too much development without regard to resources or environmental impact.

We already have one of the finest state parks according to Disney. We would like to see protection and preservation a priority to make our special area even better for more families and wildlife to enjoy.

Stop drainage into the bayous.

People live and visit here because of all the beautiful natural areas - so preserve them!! Wish the native center at the state park would be brought back!!

Do what is necessary to preserve quality of Hamlin Lake. Take care of Eurasian milfoil, algae blooms, other invasive species thru the township, county etc. and add to tax bills. Be proactive to get homeowners to start developing buffer zones on their properties.

Environmental preservation is the only future Hamlin township can grow on. Without it we (Hamlin township) has nothing.

Roads

I would like to see the speed limits reduced and "Share the Road" signs posted on Lakeshore, Jebavy, Dewey and Decker

I would like to see the Victory DR. from Lakeshore to Lincoln paved. With the increase of people in the area it is a quick way to Jebavy and town. But they are trying to keep it smoothed out but is it always rough and dusty. Just a thought. Thank you.

Need more repairs on roads! Too many potholes!

Better roads!

Speed limit sign of 45 mph on Dewey Rd. "No overnight parking" signs on east side of Lakeshore Dr. at South Bayou Park.

It would be nice if you paved the dirt roads where there are many houses. My neighbors are moving into town because they are disgusted with the dirt road.

Fix Dewey Road.

Require "private roads" such as extension of Shagway to use dust suppression and speed limit such as 15 mph.

Township tax for improving and maintaining township roads.

Pave the roads in Hamlin Lake Estates.

Ask the county to do a better job of plowing and grading the roads. It takes 3 days to get our roads plowed after a storm, they rarely grade the roads, and never ever brine them for dust.

Put up speed limit signs and children playing signs on roads in Hamlin Lake Estates.

Maintain, plow, and widen Mavis RD where it is a two track. This was the main road used after the flood took our Lincoln Rd bridge and nobody but tax paying citizens did anything to help maintain it.

Do not allow people on Lakeshore to build on road right of way. Planter or steel rods on side of road very dangerous.

Clean out the ditches so the water flows and eliminates the mosquito breeding pools.

The non-paving of W. Ehler Rd. has caused great increase in gas consumption.

When is the guaranteed date for replacement of the South Bayou bridge?

Build a new bridge on South Bayou entrance.

Speed limit change to 45 mph on Jagger and posted!

Repair South Bayou bridges.

Perhaps end of Duneway can be slightly improved to reduce erosion, filter road run-off and make for more pleasant launching of canoes, kayaks, and *small* fishing boats.

Dewey Road needs attention. It's falling apart.

Encourage a traffic study for safety issues at Jebavy/Angling.

We need deer crossing signs on our roads.

Lower speed limit on secondary roads.

Help - I can't turn on to 31 near Ludington - tourists (blah!!)

We need the 25 mph signs restored on N. Lakeshore Dr. between south and north bayous.

Junk

Would like to see stronger restrictions on property owners; property maintained/fewer autos and junk.

Township laws should be strengthened to keep people from collecting junk on their properties which become an eyesore to their neighbors and passersby.

Township should govern and enforce clutter, trash, and unsightly kept yards.

Laws to clean up junk in the yards of individuals. Cars. Lots unkempt. Yards look like garbage areas.

Enforce rules of clean yards and maintenance.

I am sick and tired of my property value going down because others don't mow or clean their yards, or they have demo derby cars and engines laying around. Make them clean up their stuff so it is presentable.

Enforce a code so homeowners must keep their property free of debris, lawn mowed, and any unlicensed cars or trucks removed. This type of property brings down the value of the homes that we're trying to take care of.

Please enforce clean up of residential properties (junk cars boats, old tires, etc.) My complaints in the past produced NO results.

Enforce unlicensed cars and junk.

Fireworks

Why are fireworks shot over Victory and Grand Townships/ Most of Hamlin can't even see them!

Would it be possible to move the 4th of July fireworks display to a middle area which would be visible to the south residents as well as the north?

Development

There is a nice balance between the types of development now.

Remember majority rules, not the voiceful few. Equal consideration for agricultural, commercial, and residential development.

I realize that with more residential growth more commercial growth will have to happen also.

Encourage growth that will increase our tax base. People who want to control how land is used should purchase that land.

I encourage all types of development. Some commercial needed, but in "right" spots. Smart development should preserve and protect environment and direct growth

I believe in balanced zoning. All are important to the success of a thriving community. As a lake forest property owner I thank you for all you do to protect water quality.

Again, need to do less not more. If we put a law, rule, or regulation on the books, then remove 2 old laws, rules, and regulation. Let nature take care of itself.

No more packed in cul de sacs! Leave the parks alone.

Growth keeps the community going.

Remember that Hamlin township is no longer the backwater of Mason County like it was 30 years ago. We are the most populous township in the county and growing.

Nowhere are you going to let the poor people build. Look around and see how many out of state rich people came and took over. Look around and see how you didn't have enough land to build, for some reason there's a large place on it. How? See and check on how land got bigger and built on.

Do we prefer any type of development. Let's clean up / fix up / maintain what we have now!

We need to give some comment for resort owners and increase interest.

How about a balance.

Designation of additional areas that would allow for commercial use in the land use plan and zoning ordinance

Too easy to say, NIMBY once you live on the lake. Too easy to become a place for those with \$s only. Open it up to commercial (Not in My Back Yard) and well planned.

Preserve the integrity of downtown Ludington because this is the most important of Mason County. It is wholly responsible for tourism and real-estate value of the county.

Residential development needs to be controlled - the developer needs to provide a plan that must be approved before he/she can start anything

No "fast food" establishments to be allowed. All effort should be given to maintain a rural environment.

Balance.

Need more restaurants. Needs camping and cottages.

It is already residential in most cases.

Recreation, sports, parks

Commercial equals small, local grocery/gas station - not factories!

R-2 Res. - Recreational

We should be looking for ways to increase our infrastructure to encourage development.

We do not need little stores, strip malls, and taverns. We need small clean industries that will bring good paying jobs.

Commercial such as storage units, small stores is "okay" - not factories, manufacturing.

I would like to see Lake Hamlin area remain the same type zoning and those campsites be charged more for use of the lake. Perhaps it would bring our taxes down!

Hamlin always has been and always will be a recreational/residential area and you'll never change it. When this is recognized, proper planning has a chance to succeed.

There is a need to increase the tax base for the township.

Lower density equals lower taxes.

By commercial I mean small retail shops and restaurants not manufacturing.

Small service oriented businesses would be nice in areas zoned commercial or agricultural with approved variances (we don't need or want large manufacturing in the township). Agricultural tends to be harmful to our lake. There are too much nutrients generated into our watershed, and very little being done by the ag.. producers to stop it.

No more subdivisions please!

I think that if land=owners who own or lease property for agriculture should get some type of tax break if they can PROVE that they use environmentally friendly pesticides that will not effect the ground water or compromise the natural filters.

I do not know much about the housing situation to make an educated comment.

I would rate ag.. much higher if agricultural practices were vigorously regulated (e.g. fertilizer run-off)

Balanced approach to development. All types are important.

There is virtually no commercial development in Hamlin Township. We need jobs not environmental preservation, or more blueberries.

A gas station, so we don't have to drive to Ludington.

No dairy or poultry, more fruit.

Emphasize recreation and residential.

Agricultural should be encourage with proper use of pesticides , herbicides.

We need to have a balance - all are important in balanced amounts.

I lived in Hamlin for 30 years. Purchased 4 lots to build a house on. This is Hamlin Lake estates. Let's keep it this way. It should have not been split up way back in the day if this was not wanted. Another rule for the rich person. Just what we need.

As a township, we should be making many of these decisions based on science and needs of the township, not on opinion survey and no factual information.

I do not feel my comments (on development) apply, therefore unless it effects our property please leave everything as is.

Money comes from building - concentrate on residential development - encourage it. Item 1 (raising lot sizes) does not encourage it. Work with builders to encourage building. Make it easy for them to build.

Burning

Please enforce burning in Hamlin. Trash, garbage, leaves, grass, and where burning can take place. Needs to be a safe place away from lot lines, etc.!!!

Control outdoor wood stoves. Smoke from them clings along the ground. Make the controls retroactive.

The leaf corral is very good.

Thanks for considering naming Wilson Hill Park a name consistent with the names of our other parks, one that describes its location. I would support the current name if Mr. Wilson or his family had donated the land, developed, and maintained the park.

Enforce burning trash bans.

Hamlin needs to extend natural gas lines to help eliminate wood burning (outdoor) heaters that pollute our air and environment.

Wilson Hill Park

Change the name of Wilson Hill Park back to Hamlin Park.

Leave "Wilson Hill's" name alone. I prefer it to remain "Wilson Hill".

In regards to renaming Wilson Hill Park ... our township is spending too much money on this consideration. For what dispute?

I don't believe taxpayers or the township should have to pay to rename Wilson Hill if the name is in fact changed. Maybe all the people who signed the petition to rename it should pay!!!

Do not change the name of Wilson Hill Park.

Contiguous Lots.

Board should look at contiguously lots that are legal non-conforming and under the same ownership which were purchased separately. They should be able to resell. Should not have to jump thru hoops and put in other home to sell later.

Look at contiguous lots that are under same ownership. Should be able to sell if they were purchased separately and are legal non-conforming. Don't try to regulate areas that are already regulated.

Look at legal non conforming lots that are adjacent and were purchased at separate times. Should be able to resell without having to put in someone else's name just to get around zoning.

Help landowners - adjacent lots - legal non conforming should be able to sell.

ORV

Some legal two tracks for four wheels. Many people ride golf carts on two tracks but hard to find places to get to to ride legally because can't drive those on main roads.

No OR on roads. We already have enough trouble with trespassing, especially on the Black Bass Bayou drainage ditch. Lots of traffic, lots of ditch destruction - people going up and down sides on dirt bikes, 4 wheelers, etc. entering private property

Allow ATVs!

Do something about noisy go-carts!

Water Quality Suggestions

These letters need to come out more often to shame these people into doing what is right for the lake.

Excellent suggests on the enclosed water quality sheet.

Put in sewers and assess the owners.

Dial-A-Ride

Would like dial-a-ride.

No more votes on mass transportation period!

Seniors - as having the dial-a-ride

Bike Paths

Bike paths.

Can bike paths be developed here? Again, they would be popular.

Schools

Whatever helps to support the schools.

We need more money for schools.

Miscellaneous

Lower property taxes.

Control light pollution

Job creation in Mason County.

Need snowmobile trails.

I believe on my own that they have to find something to do with Hamlin Lake jet skis, out of state boats housed year around IN, IL, OH tags on them. Times they are out there around 10 p.m. They say they are out of state and don't know jet skis can't be out there late; time they make the person renting all this junk accountable for who they rent to. I guess we'll have to do all the time, use it when your towels are gone.

Township should do more to help us get cable down Rath Rd between Sugar Grove and Decker. We have not cable, gas, cell service is poor. It is like we live in a hole on Roth Rd.

As a builder, I would like to see revisions of old lot sizes and some way of keeping modular home out of our area. Stop allowing them. They do not hold value and make our neighborhood look like a run down trailer park.

A gas station and nice play park for kids would be nice also.

Disturbance of the peace/ Noise ordinance.

Hamlin staff is awesome!

This is not good for us because we own property but don't live in Hamlin township. We will not be able to vote on this issue but we pay taxes.

Change the name of the long skinny park.

Several years ago I purchased 4 lots as an investment. It has not worked. I now pay taxes on something I will probably never use. Values are still declining. Question: is there a street address for my lots?

Police protection

I don't understand why people come here from down by G.R... and build or put in (Manufactured?) (manufactured?) homes and then turn around and sell just to do the same again. That is why we have so many empty homes in the area.

We pay too much in property taxes and should be allowed to do whatever we want with our land and buildings.

The dumpster for Nurnberg Road residents is a good idea, but they should be required to use the same green bags as all others. There's no reason - good reason - they get free trash disposal.

Taxes must be based on fair market value.

Like communication on status of lake.

Love Hamlin township.

Have garbage pickup contract for full time residents and summer residents.

At the transfer site - post the costs and gains from recycling monthly

Limit the number of dogs, a household can have two.

It would be nice if you would send a return envelope along with the taxes, please.
Greater enforcement of speed laws on Hamlin Lake. More "No Wake" zone, including enforcement

Can we get natural gas in the Lincoln/Sassafras area so we can switch from using propane?

Waste and recycle: How important is the green bags, at a cost of \$11 for 10 bags important to use. 11 bag for \$10 and (? incounents) I think is a unnecessary cost. Let me add that the people working at our waste disposal do a fine job, however if this service is for or the reasons for the green bags with Hamlin printed on it. Maybe we could have services equal to Pere Marquette. Pick up with black bags 3 bags per household.