

Dexter Township Community Survey

In June 2007, Dexter Township distributed surveys to all of the property owners in Dexter Township. The purpose of this survey was to assist the Dexter Township Planning Commission in preparing a new General Development Plan to guide future growth and development in the Township. To help facilitate this process, the Dexter Township Planning Commission and Township Board of Trustees asked that residents and business owners participate in the development of the General Development Plan by completing the survey. The survey results will assist us when making decisions on many issues that affect quality of life in the Township, such as open space preservation, agriculture, housing, business, parks, zoning, transportation, utilities, and others.

Dexter Township mailed **2,720** surveys to all Township property owners. There were **857** surveys returned – a response rate of **31.5%**. The response rates by zoning district were 33.1% in the Agriculture District, 30.0% in the Lakes Residential District, and 32.1% in all other zoning districts (Rural Residential, Commercial, and Recreation Conservation). The results of the survey are **highlighted**. Because some survey questions were answered with no response or incorrectly with multiple responses where only a single response was requested, the total numbers and percentages are based only on the number of single responses to questions.

Section A: General Development Plan Topics

A1: How should the following concerns be prioritized in the Dexter Township General Development Plan? (*Please check the box next to each concern that best describes your opinion*)

	Low Priority	Moderate Priority	High Priority	Would support additional taxes?
a) Preservation of agricultural land	95 (11.4%)	266 (31.9%)	474 (56.8%)	161 (19.3%)
b) Preservation of natural undeveloped land	58 (6.9%)	201 (23.9%)	581 (69.2%)	241 (28.7%)
c) Protection of wetlands (swamps, marshes, bogs, swales, etc.)	79 (9.4%)	192 (22.9%)	568 (67.7%)	196 (23.4%)
d) Protection of woodlands and large trees	46 (5.5%)	182 (21.8%)	606 (72.7%)	188 (22.5%)
e) Surface water quality (lakes, rivers, etc.) and storm water runoff	26 (3.1%)	157 (18.7%)	657 (78.2%)	198 (23.6%)
f) Groundwater quality	10 (1.2%)	142 (17.0%)	685 (81.8%)	198 (23.7%)
g) Storm water runoff	95 (11.6%)	377 (45.9%)	350 (42.6%)	65 (7.9%)
h) Quality of the township road system	77 (9.2%)	387 (46.2%)	374 (44.6%)	125 (14.9%)
i) Traffic management	133 (16.0%)	421 (50.7%)	277 (33.3%)	81 (9.7%)
j) Police protection	86 (10.2%)	327 (38.7%)	431 (51.1%)	239 (28.3%)
k) Fire protection	50 (5.9%)	280 (33.3%)	512 (60.8%)	247 (29.3%)
l) Expansion of the public sewer systems	480 (57.7%)	264 (31.7%)	88 (10.6%)	51 (6.1%)
m) Coordinated township garbage pick-up	579 (69.6%)	185 (22.2%)	68 (8.2%)	44 (5.3%)
n) Additional outdoor recreational opportunities	496 (59.9%)	245 (29.6%)	87 (10.5%)	43 (5.2%)
o) Non-motorized trails (sidewalks, bicycle paths, natural hiking trails, designated bicycle lanes alongside roads)	350 (41.8%)	306 (36.5%)	182 (21.7%)	115 (13.7%)
p) Management of growth	71 (8.5%)	214 (25.6%)	550 (65.9%)	95 (11.4%)

A2: Which of the issues listed above would you support additional taxes for? (*Please list the letters that correspond to those items above*):

See Table Above for Results

A3: Please list any issues that are not listed above that you feel should be a high priority.

See Survey Forms for Individual Results

A4: The Dexter Township General Development Plan will include goal statements regarding the future growth and development of the township. More specific objectives will be generated from these goals. Please indicate if you strongly agree, agree, disagree, strongly disagree, or are not sure about the following goal statements: (Please check the box next to each goal statement that best describes your opinion)

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Protect agricultural activities	366 (44.4%)	344 (41.7%)	47 (5.7%)	21 (2.5%)	46 (5.6%)
b) Encourage road connections between neighboring developments	48 (5.9%)	207 (25.2%)	243 (29.6%)	167 (20.4%)	155 (18.9%)
c) Provide a low density, rural atmosphere	432 (52.7%)	262 (32.0%)	54 (6.6%)	28 (3.4%)	44 (5.4%)
d) Provide a variety of housing alternatives	47 (5.7%)	258 (31.3%)	234 (28.4%)	195 (23.7%)	90 (10.9%)
e) Encourage housing for moderate income households	61 (7.5%)	345 (42.2%)	166 (20.3%)	151 (18.5%)	94 (11.5%)
f) Encourage higher density residential development in areas where municipal sewer service is available	66 (8.0%)	199 (24.2%)	197 (23.9%)	280 (34.0%)	82 (10.0%)
g) Encourage commercial development that serves the local population	83 (10.0%)	258 (31.0%)	188 (22.6%)	216 (26.0%)	87 (10.5%)

Section B: Opinion on Residential Growth

B1: Looking back on the last 10 years, how do you feel about residential growth in Dexter Township?

Much too fast: 323 (40.4%) A little too fast: 265 (33.1%) About right: 197 (24.6%) Too slow: 15 (1.9%)

B2: Since 2000, there have been approximately 400 new homes built in Dexter Township. Most of these new homes have been single family homes on large lots or in subdivisions. If Dexter Township continues to grow, please indicate whether you would strongly encourage, encourage, discourage, strongly discourage, or are not sure about the following housing types: (Please check the box next to each housing type that best describes your position)

	Strongly Encourage	Encourage	Discourage	Strongly Discourage	Not Sure
a) Large lot, single family residential homes	272 (33.4%)	339 (41.6%)	102 (12.5%)	56 (6.9%)	46 (5.6%)
b) Subdivisions, with no common open space preserved	15 (1.8%)	34 (4.2%)	331 (40.7%)	407 (50.1%)	26 (3.2%)
c) Subdivisions, with some common open space preserved	107 (13.0%)	403 (49.0%)	150 (18.2%)	129 (15.7%)	34 (4.1%)
d) Smaller sized homes that are more affordable	87 (10.7%)	327 (40.2%)	162 (19.9%)	145 (17.8%)	92 (11.3%)
e) Duplexes (i.e. a house with 2 dwelling units)	19 (2.3%)	91 (11.2%)	295 (36.3%)	340 (41.8%)	68 (8.4%)
f) Attached single family dwelling units (townhouses, et	19 (2.3%)	150 (18.4%)	256 (31.4%)	292 (35.9%)	97 (11.9%)
g) Apartments	9 (1.1%)	74 (9.1%)	282 (34.8%)	386 (47.6%)	60 (7.4%)
h) Specialized housing for seniors or those with special needs	104 (12.7%)	387 (47.1%)	103 (12.5%)	124 (15.1%)	103 (12.5%)
i) Manufactured housing park	10 (1.2%)	19 (2.3%)	132 (15.9%)	634 (76.4%)	35 (4.2%)
j) Mixed use residential communities (single family, multiple family, and perhaps commercial mixed in one development)	35 (4.3%)	140 (17.0%)	202 (24.5%)	330 (40.1%)	116 (14.1%)

B3: In general, how would you most like to see residential growth occur in the following areas of Dexter Township in the future? (Please check the box next to each area that best describes your opinion)

	Average lot sizes more than 5 acres	Average lot sizes 2-5 acres	Average lot sizes 1-2 acres	Average lot sizes less than 1 acre
a) Land accessed via a paved road	117 (15.6%)	157 (20.9%)	350 (46.5%)	128 (17.0%)
b) Land accessed via gravel road	263 (35.8%)	249 (33.9%)	173 (23.5%)	50 (6.8%)
c) Near existing agricultural areas	329 (44.6%)	190 (25.8%)	165 (22.4%)	53 (7.2%)
d) On or near the waterfront/lakes	111 (14.9%)	69 (9.3%)	240 (32.3%)	324 (43.5%)

B4: Please indicate whether you would strongly encourage, encourage, discourage, strongly discourage, or are not sure about the following types of non-motorized transportation in Dexter Township: (Please check the box next to each type that best describes your position)

	Strongly Encourage	Encourage	Discourage	Strongly Discourage	Not Sure
a) Designated paved bicycle lanes alongside paved roads	328 (39.3%)	264 (31.6%)	102 (12.2%)	117 (14.0%)	24 (2.9%)
b) Wider gravel shoulders along paved and gravel roads	112 (13.5%)	321 (38.8%)	196 (23.7%)	96 (11.6%)	103 (12.4%)
c) Sidewalks	72 (8.7%)	178 (21.5%)	266 (32.1%)	216 (26.1%)	96 (11.6%)
d) Natural walking paths and trails	268 (32.1%)	359 (43.0%)	87 (10.4%)	74 (8.9%)	46 (5.5%)

Section C: Opinions on Commercial Growth (Please check only one box for questions C1 – C5)

C1: Which best describes how you view the number of commercial businesses in the Township?

Not enough: 147 (18.0%) About right for the size and character of the community: 585 (71.5%) Too much: 86 (10.5%)

C2: Where would you most like to see new commercial growth located?

Dexter-Pinckney/N. Territorial area: 208 (24.3%) Dexter-Pinckney, northwest of McGregor Rd.: 19 (2.2%)

McGregor Rd.: 10 (1.2%) N. Territorial/Stofer area: 32 (3.7%) Other: 20 (2.3%)

Don't want more commercial growth: 474 (55.3%) *No Response or Multiple Responses: 94 (11.0%)

C3: What type of new retail/service establishments would you most like to see in Dexter Township?

Food service/Produce/General store: 77 (9.0%) Restaurant: 134 (15.6%)

Professional office/Health care office: 32 (3.7%) Gas station/Mechanic service: 16 (1.9%) Other: 21 (2.5%)

Don't want more retail/service establishments: 404 (47.1%) *No Response or Multiple Responses: 173 (20.2%)

C4: Which best describes how you feel about a shopping center of 4-6 businesses located in the Township which is designed and constructed to serve the local population?

Strongly favor: 107 (12.9%) Somewhat favor: 227 (27.3%) Somewhat opposed: 181 (21.8%)

Strongly opposed: 315 (38.0%)

C5: In general, commercial development in the Township should be:

Highly promoted with few land use restrictions: 22 (2.6%) Encouraged with appropriate land use regulations: 251 (30.2%)

Allowed, but with many land use regulations: 194 (23.2%) Discouraged 365 (43.9%)

Section D: Opinions on Infrastructure and Services (Please check only one box for questions D1 – D6)

D1: What type of roads should Dexter Township encourage to service new residential development?

Public roads: 312 (45.8%) Private roads: 369 (54.2%)

D2: If a gravel road was deteriorating or showing signs of approaching its capacity, which of the following actions would be most appropriate?

- Restrict further residential development on that road in order to prevent or postpone the need to pave the road: 267 (33.6%)
- Maintain current levels of residential development on that road and continue to grade and fill the road after it reaches its capacity: 184 (23.1%)
- Maintain current levels of residential development on that road and pave the road after it reaches capacity: 344 (43.3%)

D3: What type of sanitary waste service should Dexter Township encourage for new residential developments?

- Individual septic systems on each lot: 255 (32.6%)
- Private community septic systems where each development has its own plant and privately maintains it: 218 (27.9%)
- Public sanitary sewer, as long as it does not promote higher densities or more intense land uses: 309 (39.5%)

D4: Should Dexter Township allow existing homes that currently have septic systems to connect to the sanitary sewer system in the future? Yes: 621 (79.0%) No: 165 (21.0%)

D5: Would you support coordinated garbage pickup service throughout the township, where a preferred hauler is selected and residents have the option of enrolling at a discounted rate? Yes: **483 (59.3%)** No: **331 (40.7%)**

D6: If the township were to use a preferred hauler for garbage pickup service in the future, should the fees for garbage pickup be included on the property tax bill? Yes: **194 (23.7%)** No: **624 (76.3%)**

D7: How important do you think it is for Dexter Township to cooperate with adjacent local units of government on the following issues? (*Please check the box next to each item that best describes your opinion*)

	Very Important	Somewhat Important	Not Very Important	Not At All Important	Not Sure
a) Police protection	609 (73.4%)	159 (19.2%)	30 (3.6%)	22 (2.7%)	10 (1.2%)
b) Fire protection	668 (80.3%)	131 (15.7%)	16 (1.9%)	11 (1.3%)	6 (0.7%)
c) Coordinated garbage pickup service	82 (9.9%)	169 (20.5%)	265 (32.1%)	295 (35.7%)	15 (1.8%)
d) Planning, zoning, and land use	387 (47.1%)	308 (37.5%)	70 (8.5%)	45 (5.5%)	12 (1.5%)
e) Sewage treatment	263 (32.0%)	315 (38.4%)	130 (15.8%)	87 (10.6%)	26 (3.2%)
f) Road maintenance and upgrading	374 (45.0%)	331 (39.8%)	79 (9.5%)	38 (4.6%)	10 (1.2%)

Section E: General Information

E1: Do you live in Dexter Township? Yes: **796 (93.9%)** No: **51 (6.1%)**

E2: What zip code do you live in? 48130: **366 (43.5%)** 48169: **163 (19.4%)** 48137: **113 (13.4%)**
48118: **172 (20.4%)** Other: **28 (3.3%)**

E3: What school district do you live in?
Dexter: **415 (49.5%)** Chelsea: **307 (36.6%)** Pinckney: **76 (9.1%)** Other: **22 (2.6%)** Not Sure: **19 (2.3%)**

E4: How many members in your household?
1: **83 (9.9%)** 2: **418 (49.9%)** 3: **135 (16.1%)** 4-5: **185 (22.1%)** 6 or more: **17 (2.0%)**

E5: How long have you lived in Dexter Township? 1-10 years: **273 (32.5%)** 11-20 years: **218 (25.8%)**
21-40 years: **236 (28.0%)** 41 years or more: **67 (7.9%)** ***Not Applicable (i.e. Not a Resident): 49 (5.8%)**

E6: Which area best describes where you live? On/near a lake: **257 (30.6%)** In a subdivision: **207 (24.7%)**
On a farm: **45 (5.4%)** On a residential, non-subdivision lot: **281 (33.5%)** ***Not Applicable (i.e. Not a Resident): 49 (5.8%)**

E7: On what size parcel do you live? Less than 1 acre: **184 (21.9%)** 1-2 acres: **344 (40.9%)**
2.01 - 4.99 acres: **127 (15.1%)** 5-10 acres: **64 (7.6%)** More than 10 acres: **74 (8.8%)**
***Not Applicable (i.e. Not a Resident): 49 (5.8%)**

E8: Is any part of your land commercially farmed? Yes: **34 (4.0%)** No: **807 (96.0%)**
If yes, is your land farmed by you or somebody else? Myself: **4 (13.8%)** Somebody else: **25 (86.2%)**
If your land is farmed, how many acres are farmed? Under 50 acres: **21 (67.7%)** 50-100 acres: **7 (22.6%)**
Over 100 acres: **3 (9.7%)**

E9: Please check the reasons you chose to live or continue to live in Dexter Township – (*check all that apply*)
Close to Work: **161 (19.4%)** Quality of Schools: **339 (40.8%)** Affordable Housing: **110 (13.2%)**
Close to Family and/or Friends: **216 (26.0%)** Community Atmosphere: **260 (31.3%)**
Rural/Country Living: **648 (78.0%)** Close to Lakes/Water: **411 (49.5%)** Other: **70 (8.4%)**

E10: Now, please circle the answer in question E9 that is the most important reason you live in Dexter Township
Close to Work: **18 (2.4%)** Quality of Schools: **51 (6.9%)** Affordable Housing: **13 (1.8%)**
Close to Family and/or Friends: **69 (9.4%)** Community Atmosphere: **36 (4.9%)**
Rural/Country Living: **370 (50.3%)** Close to Lakes/Water: **155 (21.1%)** Other: **23 (3.1%)**

E11: What type of road do you live on? Public road: **562 (68.7%)** Private road: **256 (31.3%)**

E12: What type of surface is the road that you live on? Paved: **391 (47.7%)** Gravel: **428 (52.3%)**

E13: What type of sanitary waste disposal does your residence have? Septic: **569 (68.9%)** Sewer: **257 (31.1%)**

E14: Do you recycle? Yes: **748 (89.7%)** No: **86 (10.3%)**
If yes, do you use the drop off bins located at Dexter Township Hall? Yes: **544 (73.6%)** No: **195 (26.4%)**