

Planning the Future of Montrose Township

2,101 Surveys Mailed

617 Surveys Returned

29.4% Response Rate

These four questions are for classification purposes only. Your responses will be kept confidential.

1) **Age:** 0% under 18 .6% 18 to 24 23.5% 25 to 44 50.4% 45 to 64 25% 65 & over

2) **How long have you resided in Montrose Township?**

10.5% 0-5 years 10.7% 6-10 years 19.9% 11-20 years 58.3% 21 or more years

3) **What is the number of school-age children residing with you?**

70.2% none 12.3% one 10.5% two 5.3% three 0.8% four or more

4) **Do you:**

97.9% Own your own home? 0.3% Rent? 1.1% Other:

GENERAL

5) **In the following categories, how do you feel Montrose Township has changed in the past 5 years?**

	Much Worse	Worse	No Change	Better	Much Better	No Answer
Road Conditions	10.5%	31.1%	37.1%	15.7%	1.3%	4.2%
Aesthetics/Blight	6.5%	18.6%	44.2%	15.2%	80.0%	14.4%
Utilities/Water/Sewer	3.2%	4.4%	60.9%	11.3%	1.0%	19.1%
Automobile Traffic	9.1%	34.2%	41.2%	6.0%	1.5%	8.1%
Parks & Recreation	0.6%	0.5%	16.0%	51.7%	24.6%	6.5%
Overall Township Service	1.1%	5.8%	54.1%	27.6%	2.9%	8.4%
Police Services	2.1%	7.5%	53.5%	24.4%	4.9%	7.3%
Fire Services	1.1%	1.5%	60.0%	24.5%	4.4%	8.6%
Main Office Staffing	1.1%	3.7%	58.3%	22.5%	3.6%	10.7%
Overall Quality of Life	1.5%	13.5%	50.6%	24.0%	2.1%	8.4%

6) **Montrose Township should encourage new development.**

25.8% strongly agree 34.7% agree 21.1% neutral 11.3% disagree 1.3% strongly disagree

7) **Montrose should grow in population.**

14.3% strongly agree 29% agree 31.1% neutral 16.2% disagree 8.4% strongly disagree

RESIDENTIAL

8) Residential growth in Montrose Township should be:

5.0% greatly limited 15.7% limited 41.2% balanced 27.9% encouraged 7.3% greatly encouraged

9) New residential growth should be located (check all that apply):

28.2% Near the City of Montrose. 21.9% In the northwest part of the Township.

20.1% Southwest part of the Township. 18.5% In the northeast part of the Township.

17.7% In the southeast part of the Township. 14.7% Other: _____

26.6% Montrose Township does not need any more residential growth.

10) I prefer new residential development that includes the following (check all that apply):

62.2% Single-family homes 11.5% Duplexes 10.7% Apartments

20.4% Condominiums 10.7% Mixed-use developments

6.5% Manufactured homes 31% Retirement housing

4.2% Other: _____

22% Montrose Township does not need any more residential growth.

COMMERCIAL

11) Commercial growth in Montrose Township should be:

7.1% greatly limited 14.1% limited 29.8% balanced 29.2% encouraged 16.7% greatly encouraged

12) I do most of my shopping in:

46.5% Montrose City 38.9% Flint 15.4% Birch Run

6.2% Downtown Clio 6.8% Saginaw 2.1% Chesaning/New Lothrop

52.0% Clio/Vienna Township 7.6% Other:

13) Montrose Township needs more of the following services (check all that apply):

45.1% Fine dining 26.4% Quick meals out 40% Entertainment

11% Car/truck repair 12.2% Electrical/plumbing 12.2% Banking

7.3% Lawyer 38.6% Routine medical services 3.9% Insurance

10.5% Other: _____

20.3% The commercial services already available in the Montrose area are adequate.

14) Where would you like to see new commercial development in Montrose (check all that apply)?

- 47.3% Dispersed throughout the M-57/Vienna Road corridor
 - 19.9% Concentrated on M-57/Vienna just west of Montrose City
 - 19.0% Concentrated on M-57/Vienna east of Montrose City
 - 14.6% Concentrated at the intersection M-57/Vienna and Elms Road
 - 23.5% Concentrated at the intersection M-57/Vienna Rd and M-13/Sheridan Rd
 - 7.3% Other:
 - 14.3% Montrose Township does not need any more commercial growth.
-

INDUSTRIAL

15) Industrial growth in Montrose Township should be:

12.2% greatly limited 17.7% limited 30.1% balanced 24.6% encouraged 12.5% greatly encouraged

16) Industrial development in Montrose Township should include (check all that apply):

- 20.1% Large manufacturing plants 62.4% Smaller light industrial facilities
 - 43.6% High tech research & development facilities 7.3% Other:
 - 17.7% Montrose Township does not need any more industrial growth.
-

AGRICULTURAL

17) Agriculture is important to the economy in Montrose Township.

26.4% strongly agree 44.4% agree 21.9% neutral 3.4% disagree 2.1% strongly disagree

18) Montrose Township should preserve agricultural land.

32.9% strongly agree 40.5% agree 20.1% neutral 3.1% disagree 1.5% strongly disagree

19) Using agricultural land for new development is appropriate for accommodating growth.

5.3% strongly agree 21.1% agree 28.7% neutral 21.4% disagree 19.9% strongly disagree

OTHER

20) Please rank (1 through 9) the following items in order of importance to the quality of life in Montrose Township, with 1 being most important and 9 being the least important:

- | | | |
|----------------------------|-----------------------------|----------------------------|
| 5.6 commercial development | 5.5 residential development | 6.3 industrial development |
| 4.0 Township services | 4.2 parks/recreation | 2.6 schools |
| 4.8 blight reduction | 4.7 utilities | 5.0 open space |

Average ranking noted above. Top three rankings italicized.

21) Does Montrose Township have a blight problem? 54.1% yes 34.7% no

If you answered "yes," which of the following issues is the most pressing? Please check all that apply.

39.7% trash/debris 18.2% weeds 33.2% housing quality 17.8% other:

Should the Township actively enforce blight problems? 56.2% yes 11.7% no

22) Montrose Township may consider future improvements to infrastructure and services. Providing infrastructure and service improvements will cost more money. Of the following, please indicate your willingness to pay for said improvements.

Sewer improvements: 11.2% millage 11% special assessment 55.3% not willing

Water improvements: 10% millage 11.3% special assessment 54.8% not willing

Road improvements: 32.3% millage 19.1% special assessment 33.9% not willing

Ambulance service: 23.7% millage 14.9% special assessment 40.4% not willing

23) If the cost of a water or sewer system was spread over a 15-20 year period, how much would your household be willing to spend each year to finance the construction:

14.1% up to \$100 10.5% \$101 - \$500 3.4% \$501 - \$1,000 1% \$1,001 - \$2,000
0.2% over \$2,000 62.1% not interested

24) What do you like about Montrose Township? 468 responses

Common answers: small town atmosphere, the people, friendly, rural living, country, open space, farmland, peace and quiet, safe, low crime, central location, close to highways, close to family, parks, outdoor activities, walking path, police and fire department, local businesses

25) What do you dislike about Montrose Township? 444 responses

Common answers: taxes too high, too many permits and fees, don't like the dump/landfill, landfill smells, junky yards, vacant stores, too many manufactured homes, lack of growth, not enough stores, not enough jobs, local politics, road conditions, Canadian trash, run down houses,

26) Comments: 205 responses

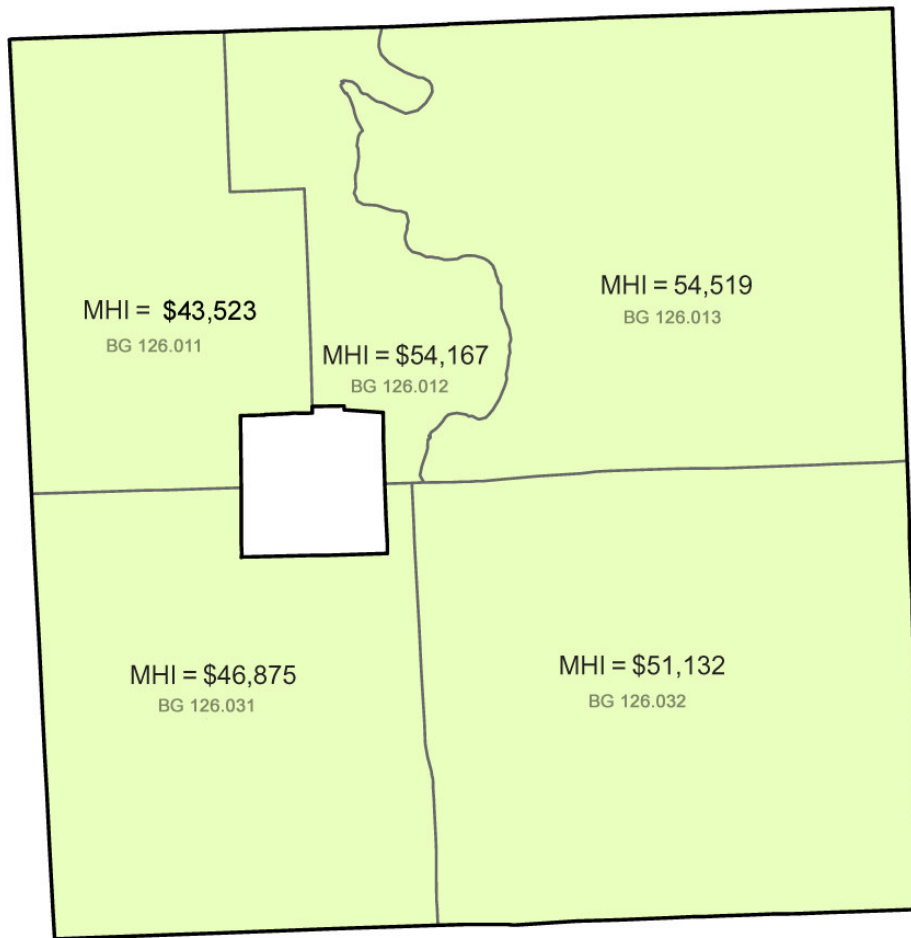
Various

Please return this survey by Friday, May 2, 2008.

Your cooperation in returning this survey will be greatly appreciated. Please use the enclosed self-addressed stamped envelope to return the survey. Please do not include your name.

Questions should be directed to: Mark Emmendorfer, Supervisor, (810) 639-2021, ext 3, or Dennis Miller, Building Official, (810) 639-2021, ext 4.

Thank you!



Looking closer at income and wealth in Montrose Township

There are 5 separate **Census Block Groups** (BG) in Montrose Township. A census block group is a geographical unit used by the United States Census Bureau which is between the census tract and the census block. Census Block Groups contain approximately 1,000 people in them.

Median Household Income (MHI) is that number which half the households fall above and half fall below. Household income is the sum of the income earned by persons living together in a housing unit.

Planning the Future of Montrose Township (NW)

548 Surveys Mailed (Northwest) 164 Surveys Returned 29.9% Response Rate
 1999 Median household income reported in the 2000 Census (for Block Group 126.011): **\$43,523**
 1999 Median household income reported in the 2000 Census (for Block Group 126.012): **\$54,167**

These four questions are for classification purposes only. Your responses will be kept confidential.

1) **Age:** 0% under 18 1.2% 18 to 24 24.4% 25 to 44 45.1% 45 to 64 28.7% 65 & over

2) **How long have you resided in Montrose Township?**

9.8% 0-5 years 7.3% 6-10 years 15.2% 11-20 years 67.7% 21 or more years

3) **What is the number of school-age children residing with you?**

66.5% none 12.2% one 15.2% two 4.9% three 0.6% four or more

4) **Do you:**

98.2% Own your own home? 0.6% Rent? 0.6% Other:

GENERAL

5) **In the following categories, how do you feel Montrose Township has changed in the past 5 years?**

	Much Worse	Worse	No Change	Better	Much Better	No Answer
Road Conditions	13.4%	34.1%	28.7%	18.9%	1.8%	3.0%
Aesthetics/Blight	3.0%	22.0%	45.7%	14.0%	0.6%	14.6%
Utilities/Water/Sewer	1.2%	3.0%	57.9%	13.4%	1.2%	23.2%
Automobile Traffic	11.6%	34.1%	37.8%	7.9%	0.6%	7.9%
Parks & Recreation	0.0%	0.6%	10.4%	55.5%	29.9%	3.7%
Overall Township Service	0.6%	3.7%	54.3%	30.5%	3.0%	7.9%
Police Services	3.0%	7.9%	45.7%	31.1%	7.3%	4.9%
Fire Services	1.8%	1.2%	54.3%	31.7%	4.9%	6.1%
Main Office Staffing	0.6%	4.3%	57.3%	24.4%	4.9%	8.5%
Overall Quality of Life	0.6%	14.6%	47.6%	28.0%	1.2%	7.9%

6) **Montrose Township should encourage new development.**

33.5% strongly agree 31.7% agree 17.1% neutral 12.8% disagree 4.9% strongly disagree

7) **Montrose should grow in population.**

20.1% strongly agree 28.7% agree 28.7% neutral 15.9% disagree 6.7% strongly disagree

RESIDENTIAL

8) Residential growth in Montrose Township should be:

5.5% greatly limited 16.5% limited 34.1% balanced 32.3% encouraged 9.8% greatly encouraged

9) New residential growth should be located (check all that apply):

23.8% Near the City of Montrose. 24.4% In the northwest part of the Township.
 23.2% Southwest part of the Township. 20.1% In the northeast part of the Township.
 20.7% In the southeast part of the Township. 17.1% Other: _____
 26.8% Montrose Township does not need any more residential growth.

10) I prefer new residential development that includes the following (check all that apply):

65.9% Single-family homes 11.0% Duplexes 15.2% Apartments
 20.1% Condominiums 11.6% Mixed-use developments
 9.1% Manufactured homes 34.8% Retirement housing
 3.0% Other: _____
 20.1% Montrose Township does not need any more residential growth.

COMMERCIAL

11) Commercial growth in Montrose Township should be:

6.7% greatly limited 17.1% limited 26.2% balanced 28.7% encouraged 18.3% greatly encouraged

12) I do most of my shopping in:

61.6% Montrose City 43.3% Flint 21.3% Birch Run
 4.9% Downtown Clio 12.8% Saginaw 4.3% Chesaning/New Lothrop
 52.4% Clio/Vienna Township 4.9% Other:

13) Montrose Township needs more of the following services (check all that apply):

47.0% Fine dining 38.4% Quick meals out 45.7% Entertainment
 14.0% Car/truck repair 17.1% Electrical/plumbing 12.8% Banking
 8.5% Lawyer 52.4% Routine medical services 5.5% Insurance
 12.8% Other: _____
 11.0% The commercial services already available in the Montrose area are adequate.

14) Where would you like to see new commercial development in Montrose (check all that apply)?

- 53.7% Dispersed throughout the M-57/Vienna Road corridor
- 25.0% Concentrated on M-57/Vienna just west of Montrose City
- 22.0% Concentrated on M-57/Vienna east of Montrose City
- 11.6% Concentrated at the intersection M-57/Vienna and Elms Road
- 28.7% Concentrated at the intersection M-57/Vienna Rd and M-13/Sheridan Rd
- 5.5% Other:
- 12.2% Montrose Township does not need any more commercial growth.

INDUSTRIAL

15) Industrial growth in Montrose Township should be:

12.2% greatly limited 18.9% limited 25.0% balanced 28.7% encouraged 12.8% greatly encouraged

16) Industrial development in Montrose Township should include (check all that apply):

- 23.8% Large manufacturing plants 66.5% Smaller light industrial facilities
- 48.8% High tech research & development facilities 8.5% Other:
- 14.0% Montrose Township does not need any more industrial growth.

AGRICULTURAL

17) Agriculture is important to the economy in Montrose Township.

26.2% strongly agree 43.9% agree 22.0% neutral 4.3% disagree 1.8% strongly disagree

18) Montrose Township should preserve agricultural land.

31.7% strongly agree 42.7% agree 16.5% neutral 4.3% disagree 2.4% strongly disagree

19) Using agricultural land for new development is appropriate for accommodating growth.

6.7% strongly agree 26.2% agree 24.4% neutral 18.3% disagree 19.5% strongly disagree

OTHER

20) Please rank (1 through 9) the following items in order of importance to the quality of life in Montrose Township, with 1 being most important and 9 being the least important:

- | | | |
|----------------------------|-----------------------------|----------------------------|
| 5.2 commercial development | 5.3 residential development | 5.9 industrial development |
| 4.0 Township services | 4.5 parks/recreation | 2.5 schools |
| 5.1 blight reduction | 4.8 utilities | 5.4 open space |

Average ranking noted above. Top three rankings italicized.

21) Does Montrose Township have a blight problem? 53.0% yes 35.4% no

If you answered "yes," which of the following issues is the most pressing? Please check all that apply.

34.8% trash/debris 16.5% weeds 35.4% housing quality 15.9% other:

Should the Township actively enforce blight problems? 56.1% yes 14.0% no

22) Montrose Township may consider future improvements to infrastructure and services. Providing infrastructure and service improvements will cost more money. Of the following, please indicate your willingness to pay for said improvements.

Sewer improvements: 8.5% millage 12.2% special assessment 54.9% not willing

Water improvements: 7.9% millage 14.0% special assessment 53.7% not willing

Road improvements: 31.7% millage 26.2% special assessment 27.4% not willing

Ambulance service: 19.5% millage 21.3% special assessment 38.4% not willing

23) If the cost of a water or sewer system was spread over a 15-20 year period, how much would your household be willing to spend each year to finance the construction:

14.0% up to \$100 10.4% \$101 - \$500 1.8% \$501 - \$1,000 1.2% \$1,001 - \$2,000
0.6% over \$2,000 62.8% not interested

24) What do you like about Montrose Township? 128 responses

Various

25) What do you dislike about Montrose Township? 120 responses

Various

26) Comments: 59 responses

Various

Please return this survey by **Friday, May 2, 2008.**

Your cooperation in returning this survey will be greatly appreciated. Please use the enclosed self-addressed stamped envelope to return the survey. Please do not include your name.

Questions should be directed to: Mark Emmendorfer, Supervisor, (810) 639-2021, ext 3, or Dennis Miller, Building Official, (810) 639-2021, ext 4.

Thank you!

Planning the Future of Montrose Township (NE)

403 Surveys Mailed (Northeast) **118** Surveys Returned **29.3%** Response Rate
 1999 Median household income reported in the 2000 Census (for Block Group 126.013): **\$54,519**

These four questions are for classification purposes only. Your responses will be kept confidential.

1) **Age:** 0% under 18 0% 18 to 24 17.8% 25 to 44 50.8% 45 to 64 30.5% 65 & over

2) **How long have you resided in Montrose Township?**
 7.6% 0-5 years 8.5% 6-10 years 22.9% 11-20 years 59.3% 21 or more years

3) **What is the number of school-age children residing with you?**
 74.6% none 10.2% one 8.5% two 5.1% three 0.8% four or more

4) **Do you:**
 98.3% Own your own home? 0% Rent? 0.8% Other:

GENERAL

5) **In the following categories, how do you feel Montrose Township has changed in the past 5 years?**

	Much Worse	Worse	No Change	Better	Much Better	No Answer
Road Conditions	12.7%	24.6%	41.5%	13.6%	0.8%	6.8%
Aesthetics/Blight	8.5%	19.5%	39.8%	15.3%	0.8%	16.1%
Utilities/Water/Sewer	5.1%	9.3%	62.7%	9.3%	1.7%	11.9%
Automobile Traffic	10.2%	47.5%	30.5%	4.2%	1.7%	5.9%
Parks & Recreation	0.8%	0.8%	19.5%	54.2%	15.3%	9.3%
Overall Township Service	2.5%	5.9%	61.0%	21.2%	1.7%	7.6%
Police Services	2.5%	7.6%	53.4%	24.6%	3.4%	8.5%
Fire Services	0.0%	1.7%	61.9%	22.0%	4.2%	10.2%
Main Office Staffing	1.7%	2.5%	63.6%	17.8%	1.7%	12.7%
Overall Quality of Life	4.2%	14.4%	45.8%	23.7%	1.7%	10.2%

6) **Montrose Township should encourage new development.**
 21.2% strongly agree 38.1% agree 22.0% neutral 11.9% disagree 4.2% strongly disagree

7) **Montrose should grow in population.**
 11.9% strongly agree 31.4% agree 32.2% neutral 15.3% disagree 7.6% strongly disagree

RESIDENTIAL**8) Residential growth in Montrose Township should be:**

5.9% greatly limited 11.9% limited 44.9% balanced 28.0% encouraged 5.1% greatly encouraged

9) New residential growth should be located (check all that apply):

37.3% Near the City of Montrose. 21.2% In the northwest part of the Township.

21.2% Southwest part of the Township. 20.3% In the northeast part of the Township.

18.6% In the southeast part of the Township. 7.6% Other: _____

21.2% Montrose Township does not need any more residential growth.

10) I prefer new residential development that includes the following (check all that apply):

59.3% Single-family homes 8.5% Duplexes 12.7% Apartments

19.5% Condominiums 11.9% Mixed-use developments

6.8% Manufactured homes 36.4% Retirement housing

5.1% Other: _____

21.2% Montrose Township does not need any more residential growth.

COMMERCIAL**11) Commercial growth in Montrose Township should be:**

4.2% greatly limited 9.3% limited 27.1% balanced 39.0% encouraged 16.1% greatly encouraged

12) I do most of my shopping in:

37.3% Montrose City 36.4% Flint 18.6% Birch Run

6.8% Downtown Clio 8.5% Saginaw 0% Chesaning/New Lothrop

56.8% Clio/Vienna Township 4.2% Other:

13) Montrose Township needs more of the following services (check all that apply):

46.6% Fine dining 17.8% Quick meals out 44.1% Entertainment

9.3% Car/truck repair 11.0% Electrical/plumbing 13.6% Banking

9.3% Lawyer 31.4% Routine medical services 3.4% Insurance

13.6% Other: _____

22.0% The commercial services already available in the Montrose area are adequate.

14) Where would you like to see new commercial development in Montrose (check all that apply)?

- 42.4% Dispersed throughout the M-57/Vienna Road corridor
- 17.8% Concentrated on M-57/Vienna just west of Montrose City
- 23.7% Concentrated on M-57/Vienna east of Montrose City
- 15.3% Concentrated at the intersection M-57/Vienna and Elms Road
- 19.5% Concentrated at the intersection M-57/Vienna Rd and M-13/Sheridan Rd
- 10.2% Other:
- 14.4% Montrose Township does not need any more commercial growth.

INDUSTRIAL

15) Industrial growth in Montrose Township should be:

7.6% greatly limited 16.9% limited 33.9% balanced 21.2% encouraged 16.1% greatly encouraged

16) Industrial development in Montrose Township should include (check all that apply):

- 21.2% Large manufacturing plants 64.4% Smaller light industrial facilities
- 49.2% High tech research & development facilities 7.6% Other:
- 15.3% Montrose Township does not need any more industrial growth.

AGRICULTURAL

17) Agriculture is important to the economy in Montrose Township.

30.5% strongly agree 44.1% agree 17.8% neutral 0.8% disagree 3.4% strongly disagree

18) Montrose Township should preserve agricultural land.

33.9% strongly agree 39.0% agree 21.2% neutral 1.7% disagree 2.5% strongly disagree

19) Using agricultural land for new development is appropriate for accommodating growth.

5.1% strongly agree 17.8% agree 33.9% neutral 24.6% disagree 16.1% strongly disagree

OTHER

20) Please rank (1 through 9) the following items in order of importance to the quality of life in Montrose Township, with 1 being most important and 9 being the least important:

- | | | |
|----------------------------|-----------------------------|----------------------------|
| 5.5 commercial development | 5.4 residential development | 6.3 industrial development |
| 4.3 Township services | 4.0 parks/recreation | 2.5 schools |
| 4.8 blight reduction | 4.5 utilities | 5.2 open space |

Average ranking noted above. Top three rankings italicized.

21) Does Montrose Township have a blight problem? 55.9% yes 33.1% no

If you answered "yes," which of the following issues is the most pressing? Please check all that apply.

47.5% trash/debris 18.6% weeds 28.8% housing quality 17.8% other:

Should the Township actively enforce blight problems? 55.9% yes 11.9% no

22) Montrose Township may consider future improvements to infrastructure and services. Providing infrastructure and service improvements will cost more money. Of the following, please indicate your willingness to pay for said improvements.

Sewer improvements: 11.0% millage 9.3% special assessment 50.8% not willing

Water improvements: 10.2% millage 8.5% special assessment 50.0% not willing

Road improvements: 41.5% millage 14.4% special assessment 28.0% not willing

Ambulance service: 28.8% millage 11.9% special assessment 32.2% not willing

23) If the cost of a water or sewer system was spread over a 15-20 year period, how much would your household be willing to spend each year to finance the construction:

12.7% up to \$100 11.0% \$101 - \$500 3.4% \$501 - \$1,000 0.8% \$1,001 - \$2,000
0% over \$2,000 61.9% not interested

24) What do you like about Montrose Township? 91 responses

Various

25) What do you dislike about Montrose Township? 94 responses

Various

26) Comments: 44 responses

Various

Please return this survey by **Friday, May 2, 2008.**

Your cooperation in returning this survey will be greatly appreciated. Please use the enclosed self-addressed stamped envelope to return the survey. Please do not include your name.

Questions should be directed to: Mark Emmendorfer, Supervisor, (810) 639-2021, ext 3, or Dennis Miller, Building Official, (810) 639-2021, ext 4.

Thank you!

Planning the Future of Montrose Township (SW)

596 Surveys Mailed (Southwest)

178 Surveys Returned

29.8% Response Rate

1999 Median household income reported in the 2000 Census (for Block Group 126.031): **\$46,875**

These four questions are for classification purposes only. Your responses will be kept confidential.

1) **Age:** 0% under 18 1.1% 18 to 24 22.5% 25 to 44 52.8% 45 to 64 23.0% 65 & over

2) **How long have you resided in Montrose Township?**

11.8% 0-5 years 11.2% 6-10 years 19.1% 11-20 years 57.3% 21 or more years

3) **What is the number of school-age children residing with you?**

72.5% none 15.2% one 6.2% two 3.9% three 1.1% four or more

4) **Do you:**

97.8% Own your own home? 0% Rent? 1.7% Other:

GENERAL

5) **In the following categories, how do you feel Montrose Township has changed in the past 5 years?**

	Much Worse	Worse	No Change	Better	Much Better	No Answer
Road Conditions	7.9%	30.9%	38.8%	16.3%	1.1%	5.1%
Aesthetics/Blight	9.6%	15.2%	40.4%	15.2%	1.1%	18.5%
Utilities/Water/Sewer	3.9%	4.5%	60.7%	11.8%	0.6%	18.5%
Automobile Traffic	6.7%	27.5%	47.2%	4.5%	1.7%	12.4%
Parks & Recreation	1.1%	0.0%	9.0%	50.0%	32.6%	7.3%
Overall Township Service	1.1%	6.7%	49.4%	28.1%	2.8%	11.8%
Police Services	1.7%	5.6%	54.5%	24.7%	4.5%	9.0%
Fire Services	1.7%	2.2%	59.0%	21.9%	5.1%	10.1%
Main Office Staffing	0.6%	3.9%	54.5%	23.6%	3.9%	13.5%
Overall Quality of Life	1.7%	10.1%	54.5%	21.9%	1.7%	10.1%

6) **Montrose Township should encourage new development.**

24.7% strongly agree 37.1% agree 22.5% neutral 8.4% disagree 5.6% strongly disagree

7) **Montrose should grow in population.**

12.4% strongly agree 32.0% agree 31.5% neutral 13.5% disagree 9.6% strongly disagree

RESIDENTIAL

8) Residential growth in Montrose Township should be:

3.4% greatly limited 15.2% limited 46.1% balanced 23.6% encouraged 6.2% greatly encouraged

9) New residential growth should be located (check all that apply):

28.1% Near the City of Montrose. 25.3% In the northwest part of the Township.
 21.9% Southwest part of the Township. 20.8% In the northeast part of the Township.
 19.7% In the southeast part of the Township. 14.6% Other: _____
 25.8% Montrose Township does not need any more residential growth.

10) I prefer new residential development that includes the following (check all that apply):

63.5% Single-family homes 15.2% Duplexes 7.9% Apartments
 23.6% Condominiums 9.6% Mixed-use developments
 5.6% Manufactured homes 30.3% Retirement housing
 4.5% Other: _____
 19.1% Montrose Township does not need any more residential growth.

COMMERCIAL

11) Commercial growth in Montrose Township should be:

9.0% greatly limited 10.1% limited 34.3% balanced 25.8% encouraged 18.0% greatly encouraged

12) I do most of my shopping in:

51.1% Montrose City 39.9% Flint 12.4% Birch Run
 4.5% Downtown Clio 5.1% Saginaw 2.8% Chesaning/New Lothrop
 46.6% Clio/Vienna Township 9.6% Other:

13) Montrose Township needs more of the following services (check all that apply):

47.2% Fine dining 23.6% Quick meals out 36.0% Entertainment
 12.4% Car/truck repair 11.8% Electrical/plumbing 11.8% Banking
 5.6% Lawyer 36.0% Routine medical services 3.9% Insurance
 8.4% Other: _____
 21.3% The commercial services already available in the Montrose area are adequate.

14) Where would you like to see new commercial development in Montrose (check all that apply)?

- 46.1% Dispersed throughout the M-57/Vienna Road corridor
- 15.2% Concentrated on M-57/Vienna just west of Montrose City
- 14.6% Concentrated on M-57/Vienna east of Montrose City
- 11.8% Concentrated at the intersection M-57/Vienna and Elms Road
- 27.5% Concentrated at the intersection M-57/Vienna Rd and M-13/Sheridan Rd
- 5.6% Other:
- 15.2% Montrose Township does not need any more commercial growth.

INDUSTRIAL

15) Industrial growth in Montrose Township should be:

- 11.2% greatly limited 16.9% limited 32.0% balanced 23.6% encouraged 12.9% greatly encouraged

16) Industrial development in Montrose Township should include (check all that apply):

- 18.5% Large manufacturing plants 65.2% Smaller light industrial facilities
- 37.1% High tech research & development facilities 8.4% Other:
- 19.1% Montrose Township does not need any more industrial growth.

AGRICULTURAL

17) Agriculture is important to the economy in Montrose Township.

- 25.3% strongly agree 44.4% agree 24.2% neutral 3.4% disagree 1.7% strongly disagree

18) Montrose Township should preserve agricultural land.

- 30.3% strongly agree 38.8% agree 24.2% neutral 3.9% disagree 0.6% strongly disagree

19) Using agricultural land for new development is appropriate for accommodating growth.

- 4.5% strongly agree 24.2% agree 31.5% neutral 19.7% disagree 17.4% strongly disagree

OTHER

20) Please rank (1 through 9) the following items in order of importance to the quality of life in Montrose Township, with 1 being most important and 9 being the least important:

- 5.8 commercial development 5.5 residential development 6.5 industrial development
- 4.2 *Township services* 4.2 parks/recreation 2.5 schools
- 4.5 blight reduction 4.7 utilities 4.7 open space

Average ranking noted above. Top three rankings italicized.

21) Does Montrose Township have a blight problem? 56.7% yes 29.8% no

If you answered “yes,” which of the following issues is the most pressing? Please check all that apply.

41.6% trash/debris 21.9% weeds 35.4% housing quality 22.5% other:

Should the Township actively enforce blight problems? 57.3% yes 11.2% no

22) Montrose Township may consider future improvements to infrastructure and services. Providing infrastructure and service improvements will cost more money. Of the following, please indicate your willingness to pay for said improvements.

Sewer improvements: 15.2% millage 12.9% special assessment 51.1% not willing

Water improvements: 14.0% millage 11.2% special assessment 52.2% not willing

Road improvements: 33.1% millage 15.7% special assessment 34.8% not willing

Ambulance service: 25.3% millage 11.2% special assessment 42.7% not willing

23) If the cost of a water or sewer system was spread over a 15-20 year period, how much would your household be willing to spend each year to finance the construction:

15.7% up to \$100 13.5% \$101 - \$500 6.7% \$501 - \$1,000 1.7% \$1,001 - \$2,000
0% over \$2,000 52.2% not interested

24) What do you like about Montrose Township? 165 responses

Various

25) What do you dislike about Montrose Township? 163 responses

Various

26) Comments: 128 responses

Various

Please return this survey by Friday, May 2, 2008.

Your cooperation in returning this survey will be greatly appreciated. Please use the enclosed self-addressed stamped envelope to return the survey. Please do not include your name.

Questions should be directed to: Mark Emmendorfer, Supervisor, (810) 639-2021, ext 3, or Dennis Miller, Building Official, (810) 639-2021, ext 4.

Thank you!

Planning the Future of Montrose Township (SE)

554 Surveys Mailed (Southeast)

157 Surveys Returned

28.3% Response Rate

1999 Median household income reported in the 2000 Census (for Block Group 126.032): **\$51,132**

These four questions are for classification purposes only. Your responses will be kept confidential.

1) **Age:** 0% under 18 0% 18 to 24 28.0% 25 to 44 52.9% 45 to 64 19.1% 65 & over

2) **How long have you resided in Montrose Township?**

12.1% 0-5 years 15.3% 6-10 years 23.6% 11-20 years 49.0% 21 or more years

3) **What is the number of school-age children residing with you?**

68.2% none 10.8% one 21.1% two 7.6% three 0.6% four or more

4) **Do you:**

97.5% Own your own home? 0.6% Rent? 1.3% Other:

GENERAL

5) **In the following categories, how do you feel Montrose Township has changed in the past 5 years?**

	Much Worse	Worse	No Change	Better	Much Better	No Answer
Road Conditions	8.9%	33.1%	40.8%	13.4%	1.3%	2.5%
Aesthetics/Blight	5.7%	18.5%	50.3%	16.6%	0.6%	8.3%
Utilities/Water/Sewer	3.2%	1.9%	63.1%	10.2%	0.6%	21.0%
Automobile Traffic	8.3%	31.8%	45.9%	7.0%	1.9%	5.1%
Parks & Recreation	0.6%	0.6%	27.4%	47.8%	17.2%	6.4%
Overall Township Service	0.6%	7.0%	54.1%	28.7%	3.8%	7.0%
Police Services	1.3%	8.9%	60.5%	18.5%	3.8%	7.0%
Fire Services	0.6%	0.6%	65.6%	21.7%	3.2%	8.3%
Main Office Staffing	1.9%	3.8%	59.9%	22.9%	3.2%	8.3%
Overall Quality of Life	0.0%	15.3%	52.9%	22.3%	3.8%	5.7%

6) **Montrose Township should encourage new development.**

22.3% strongly agree 32.5% agree 22.9% neutral 12.7% disagree 8.3% strongly disagree

7) **Montrose should grow in population.**

12.1% strongly agree 24.2% agree 32.5% neutral 20.4% disagree 9.6% strongly disagree

RESIDENTIAL**8) Residential growth in Montrose Township should be:**

5.7% greatly limited 18.5% limited 40.1% balanced 28.0% encouraged 7.6% greatly encouraged

9) New residential growth should be located (check all that apply):

26.1% Near the City of Montrose. 15.9% In the northwest part of the Township.

14.0% Southwest part of the Township. 12.7% In the northeast part of the Township.

11.5% In the southeast part of the Township. 17.8% Other: _____

31.2% Montrose Township does not need any more residential growth.

10) I prefer new residential development that includes the following (check all that apply):

60.5% Single-family homes 10.2% Duplexes 7.6% Apartments

17.8% Condominiums 10.2% Mixed-use developments

4.5% Manufactured homes 23.6% Retirement housing

4.5% Other: _____

28.0% Montrose Township does not need any more residential growth.

COMMERCIAL**11) Commercial growth in Montrose Township should be:**

7.6% greatly limited 19.1% limited 30.6% balanced 26.1% encouraged 14.0% greatly encouraged

12) I do most of my shopping in:

32.5% Montrose City 35.0% Flint 10.2% Birch Run

8.9% Downtown Clio 1.3% Saginaw 0.6% Chesaning/New Lothrop

54.1% Clio/Vienna Township 10.8% Other:

13) Montrose Township needs more of the following services (check all that apply):

39.5% Fine dining 23.6% Quick meals out 35.7% Entertainment

7.6% Car/truck repair 8.3% Electrical/plumbing 10.8% Banking

6.4% Lawyer 32.5% Routine medical services 2.5% Insurance

8.3% Other: _____

27.4% The commercial services already available in the Montrose area are adequate.

14) Where would you like to see new commercial development in Montrose (check all that apply)?

- 45.9% Dispersed throughout the M-57/Vienna Road corridor
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- 16.6% Concentrated at the intersection M-57/Vienna Rd and M-13/Sheridan Rd
- 8.9% Other:
- 15.3% Montrose Township does not need any more commercial growth.

INDUSTRIAL

15) Industrial growth in Montrose Township should be:

16.6% greatly limited 17.8% limited 30.6% balanced 24.2% encouraged 8.9% greatly encouraged

16) Industrial development in Montrose Township should include (check all that apply):

- 17.2% Large manufacturing plants
- 53.5% Smaller light industrial facilities
- 41.4% High tech research & development facilities
- 4.5% Other:
- 21.7% Montrose Township does not need any more industrial growth.

AGRICULTURAL

17) Agriculture is important to the economy in Montrose Township.

24.8% strongly agree 45.2% agree 22.3% neutral 4.5% disagree 1.9% strongly disagree

18) Montrose Township should preserve agricultural land.

36.3% strongly agree 41.4% agree 18.5% neutral 1.9% disagree 0.6% strongly disagree

19) Using agricultural land for new development is appropriate for accommodating growth.

5.1% strongly agree 14.6% agree 26.1% neutral 24.2% disagree 26.1% strongly disagree

OTHER

20) Please rank (1 through 9) the following items in order of importance to the quality of life in Montrose Township, with 1 being most important and 9 being the least important:

- | | | |
|------------------------------|-----------------------------|----------------------------|
| 6.0 commercial development | 5.8 residential development | 6.6 industrial development |
| 3.8 <i>Township services</i> | 4.2 <i>parks/recreation</i> | 2.8 <i>schools</i> |
| 4.7 blight reduction | 4.8 utilities | 4.5 open space |

Average ranking noted above. Top three rankings italicized.

21) Does Montrose Township have a blight problem? 51.0% yes 40.8% no

If you answered "yes," which of the following issues is the most pressing? Please check all that apply.

35.7% trash/debris 15.3% weeds 31.8% housing quality 14.6% other:

Should the Township actively enforce blight problems? 55.4% yes 10.2% no

22) Montrose Township may consider future improvements to infrastructure and services. Providing infrastructure and service improvements will cost more money. Of the following, please indicate your willingness to pay for said improvements.

Sewer improvements: 9.6% millage 8.9% special assessment 63.7% not willing

Water improvements: 7.6% millage 10.8% special assessment 62.4% not willing

Road improvements: 24.8% millage 19.1% special assessment 44.6% not willing

Ambulance service: 22.3% millage 14.6% special assessment 46.5% not willing

23) If the cost of a water or sewer system was spread over a 15-20 year period, how much would your household be willing to spend each year to finance the construction:

13.4% up to \$100 7.0% \$101 - \$500 1.3% \$501 - \$1,000 0% \$1,001 - \$2,000
0% over \$2,000 72.6% not interested

24) What do you like about Montrose Township? 117 responses

Various

25) What do you dislike about Montrose Township? 103 responses

Various

26) Comments: 53 responses

Various

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Thank you!