

1. I'm a new business owner and am happy to be here. I believe the town needs to grow only a little bit for me to be happy. We need a few more food businesses, primarily a grocery store. I would have Empire model Northport in terms of size, businesses and developments.
2. The thing that makes Empire nice and attractive is the quaintness and small time feel. It is nice and refreshing to see that there are no commercial/franchise businesses, i.e. McDonalds, Burger King, Walmarts, Dollar Stores, etc. in Leelanau County. We feel this is the most important thing in development – keeping all the stores local, small, mom & pop style. Second in development importance to us would be the avoidance to have affordable housing. Most often “affordable housing” brings with it more crime, and community problems. Keep Empire the way it is.
4. More growth needed in Empire. Tourism is so important here.
5. The short-term rental issue is a real problem for our area. There is no sense of community any longer and the area is vacant all winter. My daughter can't afford to live in Leelanau County, no inventory to buy anywhere. There is no long term housing! Why is “commercial use” allowed in a residential setting anyway? Why was a 5 acre minimum in the township ever passed? Such a shortage of properties in the first place. We own commercial property on M-72 by the Glen Lake Marine business, we now hear that residents don't want any more businesses in the “Gateway to Empire”? There are no businesses in Empire, makes no sense to me.
9. Would love to see structured controlled growth. No Dollar Stores! Push to fill in subdivisions before starting new ones.
19. We really need a grocery store in Empire! If the township would support a sewer system in the village, we would happily pay higher taxes for that. The village will survive only with some well-planned growth. No sewer = no grocery = no jobs = no village.
20. Fire Dept Barn – I feel it should be on M-72 west of Bennet Street
22. We need sewers in Empire to attract businesses. WE could use some type of activity and places that youngsters could go for some type of recreation or activity that would keep young people interested in our town and maybe bowling or movies or game night for teens who will enjoy our town and band together to take pride in our area and keep it that way.
23. Let the market for property work on its own.
26. Limit tall commercial buildings. Enjoy smaller nonprofit activities – Anchor Day/Asparagus Festival and 4th of July Parade, etc. Limited number of larger activities would be ok, e.g. Dunegrass or something for 1-2 days, 1-2 x/year
30. The fire hall needs to remain in the Village of Empire
35. I would love to see more businesses that could provide year-round employment. More PUD development that allowed cluster/greater density on part of the property in trade for more open space/natural settings to remain undeveloped and open to the public. Would like to see more camping facilities available. An additional new fire hall and town center complex leaving the existing fire hall in the village operational and selling or donating the current town hall and offices to the village, creating a true town center in the township with services and a park as part of the complex along with the fire hall.

True affordable housing complex along M-72 on the BATA bus route. A better balance between young and older, new comers and long time residents on township boards. Township board should go out for bid every five years minimum for professional services, especially legal. Night sky is very important to my family. Less pesticide and phosphate use, water quality, resource management is vital as well. Should allow holding tanks with pumping regulations versus always septic fields.

36. Growth should be clustered, not sprawling. Do not reduce lot size requirements to promote growth. Growth should be in the village, not on open land. Do not destroy the draw to the area that brought all of us here for growth or low cost housing. Quit promoting the area for the few that get rich off it. We got very little benefit from the additional businesses. The only time you can use them in Nov. to May. You can not get in during the peak months. Look what Glen Arbor has turned in to! Should be some limits on size of buildings and saturation of property. Look at mega house on Lake Leelanau and pole barn near dune climb. The township needs to concentrate on these types of issues, not affordable housing. A grocery store in the village of Empire would be good. Septic systems should be monitored and upgraded when needed. Tell Melinda she is out of touch with reality. Europe clusters their growth around villages. It is very noticeable compared to our approach of building on every open space until there is no more. We will look like downstate and that will be the end.

40. It is very important to maintain the character and innocence of the township. Tourism and visitors come in great numbers and it's increasing every year to experience this. Do not allow the township to become just another Michigan shoreline township. The innocence of this area is the draw to it. Growth, signs, subdivisions, condos, hostels will destroy this.

45. Having a healthy environment is critical to everything that takes place in Empire Township. It is critical that the Township adopt a point of sale septic system ordinance to protect our township.

47. Concerns over lack of reliability with power – too many power outages. Cell service is way to intermittent and not reliable. Find way to encourage new businesses and investments – don't regulate out!

48. Growth management – Emphasis on business growth with perhaps tax incentives. Also, Front Street corridor needs study and redevelopment – there is no longer a downtown, or a viable one. Housing – The village has made good strides in the development of affordable housing – but more needs to be done. Building rentals with sliding rent monthly charges depending upon income on township outskirts. Land use – Preservation of open space should come with tax incentives. Should also consider designated (by deed) farm land with tax incentives (property taxes). Economy – Attracting new businesses will results in full and part time employment. The village seems to be anti-business while township residents are pro-business. I was a former business owner in the village, but now retired – currently building a structure that may be a new business. Community – don't need agricultural "controls" – rather we need incentives. Point of sale septic system ordinance economically and socially hurts potential real estate sales. Just another tax burden. This ordinance was already protected by the real estate buy/sell agreement. Lighting standards stands contradictory to a well lit and pleasant community. Also invites crime. It is my firm belief that Empire has the potential of being a thriving community. This is in part due to the Sleeping Bear National Park and the inability to find and purchase land in remaining Glen Arbor township, Empire Township to a lesser extent and small parcels of Kasson Township nearest the national park. A master plan is necessary, but one that is not heavily burdened by zoning and ordinances.

49. The goal should be to preserve the charm of Empire while better serving residents both full year and part year. Clearly food service/grocery stores are needed. The beach should be maintained and protected. Since it is no longer “The Best Kept Secret in the US”, continuing to limit parking and doing maintenance is very important. We love Empire and are frustrated that we have to drive elsewhere for basic necessities. If the septic system is the problem for downtown development, then that should be solved, but a huge housing development should not be allowed to dwarf the charm of Empire.

50. I find Empire to be a bit of an embarrassment when referred to as a friendly town. Two reasons are 1) signage on beach about fireworks and pets on leash and even more, 2) the terribly over aggressive beach parking monitors. I see them stalking cars as they pull into the beach, escorting people to the payment boxes. What kind of welcome is this to young families on vacation? Is Empire really in need of an over funded parking lot fund? Shameful.

57. I think the elephant in the room in Empire Township is the National Park Service. While I support access to parkland and understand the importance of visitors, continual upward growth of the number of visitors could reach a limit that creates overcrowding, overuse, and a negative experience for residents and visitors. How many is too many visitors? The Park Service doesn't need to plan or answer to the township residents and the economic benefit begins to be questionable when workers have to be imported because there are not enough local workers. It's a unique structure, but impacts quality of life far greater than many of the issues raised on your survey.

71. Would it be possible for full-time and part-time residents to enjoy a discount at local restaurants? The tourist prices are not affordable.

76. It is critical that the township maintains a fire department presence in the Village of Empire. Having businesses and approximately 330 housing structures, some on 50' lots, in close proximity to each other, the need for a quick response should be the highest priority for containment purposes.

80. Do not turn Empire into another Glen Arbor! Keep it quaint – that's why people come.

82. The results of this survey should be made available to township residents. We should encourage CSA farm in our township. I'd like to see our township take a more active roll in community services, such as the township hall. Such as senior programs, educational programs, movie, music, etc.

84. We must be a vibrant community in order to continue to exist. We need to draw young singles, couples, families, retirees, and of course tourism. We must have a grocery, coffee shop, restaurants to draw all of above. The lake is a major draw, but we need infrastructure to sustain. It's what visitors see before they reach the lake. The sign at corner of M-22 and M-72 touting Empire as “The Most Beautiful Place in America” is a misnomer. Empire was never the most beautiful – it was the lakeshore. It's embarrassing as Empire is most certainly not the most beautiful place in America. We have empty storefronts, limited businesses and homes that are not maintained. Our beach is our biggest resource, we need to treat it as such. The beach needs to be raked, monitored, should be non-smoking (have you ever noticed how many cigarette butts are in the sand?). The new playground equipment is great! Maintain signage regulations and enforce. The Grocer's Daughter Chocolate is a great example of a business renovation done exemplary! We need a village septic system in order for new businesses to come. That's a tough sell to the old guard but we must continue to educate and outreach on this issue.

85. Few things I wish Empire would do to improve its image as a cute, quaint small town – Businesses need to look at their outside appearance, update the paint, signs, clean up the area around the business. Get rid of clutter around buildings in town. Fix broken stuff on your businesses. The house that is vacant now (Judds) going down to our beautiful Lake Michigan needs to be demolished and cleaned up! What an eyesore! Residents need to take more pride in their homes and just to little things to make a better appearance. Deer – why do we have so many? Do we need more portable bathrooms for summer tourists? Where to put them. Also better signage for where they can park (overflow). Need a grocery store! Someone to put more places to eat – summer time. How about pizza, sub place – would a business be able to deliver to the beach?

87. Being a township resident and living in the Village of Empire, I would not support a municipal sewer system. The recent studies show good soil drainage throughout the village. I would support septic inspection on property sales and transfers.

91. Need stronger enforcement for property owners who have unsightly debris and junk cars, etc. sitting around. Make them clean it up!

92. I would like to see Empire have a website that tells monthly activities available so newcomers felt welcome.

100. We think that Empire Village and Township will never be a “boom town”. Therefore, it’s best and highest use is rural and scenic and undeveloped.

102. Empire or Glen Lake Fire Department should cover more or much of Kasson Township – half maybe west side.

107. We believe the need for a grocery store in the Village is vital. The village and township residents will not only shop there, but connect socially and culturally. I do believe that the township should try and lure a new grocery owner and if needed offer some benefits, like tax reduction, etc.

113. I do not believe it is within the purview of the Township Board to “make housing more affordable” – other than to lower the cost of delivering their current services, thus allowing taxes to be lowered.

115. Feel strongly that village residents pay an equal rate of tax to township as township/non-village residents and should consequently, be given equal consideration/voice in township affairs. I do not favor designating a role for village representation in township government as some have suggested. That decision should be entirely up to the voters and elected township representatives. Phil Deering is doing a great job! Strongly feel we do not need a new building for Fire Department and that FD should remain in the village.

120. We would be very interested in a sewer system around Glen Lake. We think it would help keep the water cleaner.

124. Not in favor of any public septic. Empire is “dying” – need some new businesses in vacant buildings. Need some limited retail growth. Would love to see hardware store (old)/barn developed (brewery?). We know it is in private hands. No sidewalks (new) needed in Empire. Love the Asparagus Festival and the Hops Festival – great events! Just for July 4th period, remove restrictions on fireworks at the beach (ending at 11 pm). Make alcohol officially OK at beach (we all control each others behavior). By the way – we love Empire. It is a ver special place with very special people, and the best beach ever! We would

be happy if the tourism group stopped encouraging more and more visitors – it's getting a little crowded at the beach in the summer. We need to keep Empire on a "need to know" basis – ha! Really though – stop promoting it to tourists – enough!

128. As a resident of the township I would most like to see a clear path to new sewers in Empire Village. These upgrades will allow for prosperous future business potential. Our residents need a grocery. Not a chain – a locally owned grocery. Shopping at Anderson's is not cost effective for our family. I am also concerned about sprawl of our growing residential needs, which leads to higher traffic/speed issues. Growth needs to be monitored and encouraged in our area in regards to business, however regulated to preserve our township's charm.

131. Less government, more festivals on Front Street! Growth on M-22/M-72.

136. Seems that in the longer term and because of the proximity of the water table to the surface, that a treatment facility would be the way to go for future planning.

139. Empire Village needs more commerce – a grocery store of course, but more than that – nothing big ... It is in need of a new growth that would bring it out of a state of decay into a cute little town that we could all be proud of.

142. Empire Township is special because it is not overly developed. If folks want development there are plenty of places they can go.

143. Section A – Currently the region is unable to accommodate the existing summer crowds. The beaches, the main summer focal point, constantly surpassed capacities. The focus should not be on growth. The focus should be on management and reduction of existing peak visitation. Expansion of facilities will only exacerbate the existing problems related to overuse. Section B – So many if not all of the existing developments are largely unbuilt. Why would we want new ones? It seems that "affordable housing" should be concentrated in and about the population center such that residents could walk into town if needed. It only makes sense that the cost of seasonal employee housing should be borne by the businesses that need them. Cooperation among the businesses that need them combined with tax incentives could be used to help offset costs. Not local tax dollars. A study is needed on how many out-of-town seasonal employees need temporary housing. Clearly, a tertiary sewerage treatment is needed in the town of Empire to allow for updating existing businesses and the construction of affordable housing. The system must be separate from the storm water control system. Section C – The idea of using public tax dollars to help preserve farmland is a bit disconcerting. How would that work? What about the dumping of raw sewerage on open ground because of a loophole in the State of Michigan's regulations. We need an ordinance that prohibits this practice. It is an abominable disgraceful practice that dates back to primitive people. I would be willing to pay my pumping service an extra hundred dollars per pumping if that is what was needed to stop this practice. What are we thinking? Section D – Is worrying about local employment opportunities something Empire Township should be focused on? Should Empire Township be catering to the small business lobby or the general population? The availability of jobs is self-sustaining and out of the control of the township. Existing business should stay within the existing footprint of the current zones if we are going to limit growth in order to preserve the integrity of the region. That very integrity is what draws people here in the first place. Overuse is going to kill the golden egg laying goose. Section E – Enforce the existing codes! Don't wait for complaints. When township officials see code violations enforce them. Out of season vehicles in the front driveways,

businesses operating out of residences, dumping of yard waste, burn barrels burning household waste included toxic plastics, etc. At the bare minimum, send a newsletter outlining the rules. Why pit neighbor against neighbor if it can be avoided?

150. As the population of the area increases, developers can force the issue of development as I believe they did in Traverse City when building the mall.

151. Township should actively promote land conservation. Encourage development to cluster within existing incorporated or developed areas. Promote more densely populated village communities. The above will make necessary neighborhood retail more viable for business owners.

159. We have a trailer at Dorseys. We have been there since 2012. It's important to keep the character and small town feel in Empire. We feel it's not really in competition with Glen Arbor, it's simply a different feel and approach. With the grocery store going out, it's only Anderson's now. That is an expensive place to shop. But that is expected in that community. We think the old large building at the end of the street in Empire has potential to be something really special that would bring in visitors and money into the community. It's right before you go to the beach, so traffic will be going by there. People that live here "get it". We're here for the love of the area, we only want the best!

167. Protect clustered business developments around existing land use patterns, on state or lesser roads (e.g. Taghons). Preserve farmland by allowing value added product development with all ag areas and by allowing music events, weddings within ag zoning to broaden economic opportunity. Facilitate farm produced food product by allowing food trucks within ag zoning, with limitations. Expand square footage of farm stands, up to 150-200 square feet. Allow farm markets. Provide tax incentives for habitat preservation, not simply set aside ag land, but enhanced habitat through planning to augment USDA programs.

168. I feel that we will have to have some sort of sewage system for businesses to develop in Empire. We need a large building or additional one for the fire department. We need to protect all of our water to insure its purity. And we need a senior citizens complex and more affordable housing for young families. We need more than just a bunch of wealthy senior citizens to have a good community!

171. Please be careful about the conclusions you reach from this survey. It appears to me that this survey may be a reinforcement of opinions that are commonly held by the township residence. If using this survey as validation for the boards consensus it will only prolong the inactivity of possible solutions to the problems that are headed it way. The Sleeping Bear Dunes National Park has grown from 0 visitors in 1970 to 1,100,000 plus visitors in 2018. This has impacted the township more and more each year. I suggest we ask the National Park System for help protecting our ground water, and waterways by partnering in wastewater (septic/sanitary sewers), and our water supply systems. Empire Township will grow, leaderships duty is to protect the future through thoughtful dialogue with all the township tax payer.

172. In favor of regular inspections of septic systems, in addition to those at point of sale.

173. Allowing elderly residents to age in place without having to move outside the township more affordable housing for working class people/families, and a grocery store are priorities in my mind.

177. I have owned property in Empire Township since 1996, and lived in northwest Michigan since 1989 I used to peddle raspberries to restaurants along M22 from a farm I worked on in Benzie County. I have witnessed much change. I have developed a deep affection for Leelanau, Benzie Counties. My intention was to build in the county, but parent care caused me to hit the pause button. I know change is inevitable. I just encourage use to do the best you can to preserve what makes Leelanau so wonderful which to me is the National park, the state forests, the family farms. I will do the best I can to accept the future and support the necessary changes. I don't envy the position of those who will take on this tasks.

178. No more houses, unless in town, near town. Protect open and wild spaces, that is what makes the area special. Need septic system which would allow other growth. This is a small town, in a winter-heavy climate. Preserve it as a small, special town. It has existed this way for hundreds of years – maintain the beauty of a small town.

183. Somewhere appropriate needs to be found for cell towers for T-Mobile/Sprint users. Not everyone has ATT or Verizon. It would encourage me to use my seasonal home more often/rent more if Empire had a grocery store, pharmacy and hardware. The need to drive 20-30 minutes to find reasonable selection at reasonable prices is a deterrent. Look at the New Neighborhood for reasonable restrictions: consistent design, organic gardens, size limitations, etc.

199. Without a clear vision of environment, housing, business and living and ordinances to encourage and protect that vision, change happens in piece-meal and uncontrolled manner. Example: Empire Village is considered "charming" because of the well-preserved historic homes. If the residents want to preserve the charming character, thoughtful plans and ordinances to support them need to be in place. If the lakes and streams are to be enjoyed in the future, waste-waters should be controlled. If we are to enjoy good food, farms, and their farmers need to be able to survive and flourish. If young families are to be welcomed, there needs to be an affordable way for them to live! If resort businesses are to have adequate staff, some sort of housing must be available for workers. In other words – lot of serious, considered work to be well-informed and actively planning to preserve what we all love so much and have healthy growth as well.

207. Let's figure out how to make a grocery store viable and what we can do to help repurpose the old school house. Septic inspections are important. I don't live in the village, but it makes sense to find an affordable way for the village to put in a sewer system, which seems important if we want to contain growth to the developed business area.

210. Empire has strong potential for becoming a destination place for work/entertainment. It already has a huge historical footprint and story to tell for the area. On doorstep of National Park and abuts Lake Michigan with significant public access. Other municipalities would kill for one. Needs more foot traffic, more shop variety, more housing, more uniform charm to stand out, more downtown and side street places to eat. Become mecca for building/providing a "seasonal help" community/apartments for Leelanau County. Enact uniform building code and spruce up downtown. Attract variety of businesses seasonal and permanent to address more places to walk from beach to shop, eat, coffee shop, tavern (like Arts), sandwich shop, support the grocery store, add more family dining. Build up image of gateway to National Park, the heritage trail, support outdoor outfitters, bike rental, ski/snowshoe rental. Night life – attract a micro brewery/dining experience (Stormcloud, Shorts), uniform quaint street lighting, shops open late for foot traffic. Provide a place for street food, food trucks for summer crowd. Attract

live music venue and lawn to relax on. Become known for having affordable permanent housing where people actually live here, which will support businesses once the tourists depart.

214. We are looking forward to becoming full time residents of Empire Township. We are community oriented and would welcome volunteer opportunities as we work towards building our up north house.

217. Please start offering online credit card option for land/property taxes owed. Many other townships in Michigan already offer this option through a 3rd party for a \$25.00 transaction fee. It's time to modernize and offer other options besides check writing! We desperately need and deserve to have a grocery store in Empire. Also, better restaurant/dining options. It baffles me why Glen Arbor, Frankfort, Leland, Maple City and Lake Ann all have nicer grocery and eating options than Empire. Ridiculous. Locals, like myself, and tourists all deserve better. If it takes putting a municipal sewer system in to attract services needed, then it really needs to happen.

218. I am a long time resident of Empire Township (except for service time, education and work, a total of 8-10 years). My roots are broad and deep. We firmly believe in the preservation and care of all area property. We were owners of property now owned by the National Park. We were bitter for a time, not wishing to sell. Our attitude has changed over time. We now are positive the property is in the proper place. We are totally in support of the National Park. 72,000 acres are now protected and preserved.

220. Grocery store in Empire. Calculated development: No high rise, no heavy traffic zone, architecturally fitting. Tighter septic management or wastewater treatment system.

223. Change will occur. The challenge is to manage change to preserve the small town rural character of the village and surrounding area.

224. Owner of business on 22/72 needs to repair unsightly front/door. Why is this allowed to junk up our town? No neon in Empire, ever. Sewers are top priority to protect water in South Bar and to encourage all business growth, albeit limited. Without a grocery, a dollar general will be next.

229. We are in support of a sewer system in Empire to provide options for business growth. We are willing to help pay for that sewer through township taxes. Let's move Empire forward.

230. There's some pluses and minuses to downtown Empire. The closing of grocery store was a big minus. Hopefully it will not be totally impossible to get another and better one. Our beach is a huge plus. Too bad in the best of the summer we can't find parking down there. Such is the price of fame.

245. We really do need a village-wide or township-wide sewer system.

251. We need a sewer system at least on Front and Lake Streets to keep that offroad (not on M-22 or M-72) commercial area alive. Preferably for all of Front Street but at least the commercial area there. With no grocery, our town begins to die. With no affordable coffee shop, like Joe's or Little Finger, we die more. Need sewers to support these businesses, get something in the old hardware store, and give summer visitors a reason to get off of M-22.

253. Empire is a wonderful community. Regulated progress is important. Personally support your own residents with rules and regulations that will encourage local business success. The area has great charm and does not need chain type businesses. I'm newer to area and found the residents to be the best people, care for others, support each other and live honest lives. I'm really too new here to make

decisions and my opinions are only my own. I respect the area and feel blessed to be here. Having lived in CA and Colorado I have seen first hand what happens when uncontrolled growth is permitted. In my humble opinion I would like to see things improve the quality of life for full time residents. They deserve the best. Tourists come and go and so do outside interests. I spend winter and summer and spring and fall and love it.

259. Waste water improvements are vital to business expansion and preservation of the environment, especially lakes, rivers. Outdated and/or dysfunctional septic systems need regulations. We can not afford to ignore this issue.

261. As is in the rest of Leelanau County, summer people bring in money but are usually favored over local needs to make a buck. The influx of outside dollars is needed, but come winter time we are left waiting for stores to open and have to travel to TC to furnish necessities. Keep businesses in commercial setting and do not let residential and agricultural properties be swallowed up by skirting zoning rules. Right now it is very hard for locals to purchase affordable housing – while property taxes and fire department costs are always increasing because of all the high end summer homes/mansions. We also need more than bars/pubs restaurants for local people to patronize.

262. Please post final tabulations in Leelanau Enterprise.

270. I feel that any kind of low income housing would not be a good idea for our area. If you allow business to grow it will create jobs and new people can maybe afford to move into the area.

272. If you would like to preserve farmland, then try to keep taxes down and millage to a minimal. Farmland is disappearing in part to not being able to afford the taxes. Also, millage votes should only be able to be voted on by property owners. Not by people who vote on them that don't pay any property taxes.

276. I think the Empire Township government could use a lot of improvement. Way to much of what you're trying to do is preserve the old ways and have it paid for by the people who live on the lakes or who own significant parcels of land. We believe that a lot of the people making the decisions are not business people. They are citizens who in many ways resent the lake owners and the large property owners and believe these people should finance the expenses for the rest of the area. I am a very successful business owner in Grand Rapids, who enjoys Glen Lake very much, but I would never expand what I do up in Glen Arbor because too many people would think I am spoiling the scenic beauty because of the warehouse space I would need and with the amount of trucks that would come in and out of my facility. I will say that I respect the fact that a lot of people in this area don't care about making a lot of money, but you'll never grow out of your dependency for tourism without people like me.

278. Please adopt an ordinance prohibiting a marijuana dispensary, both medical and recreational. I don't want to see our village become a mecca for all the county's users – Traverse is close enough for such an enterprise. If you don't, you will have out of state or county buying property just to establish residence to obtain a license. The whole thing will become a nightmare!

280. This seems like an awful lot of effort to create new ordinances and rules that wont be enforced anyway. I was promised by this Planning Commission almost three years ago that a neighboring property owner would be required to adhere to the plans he set forth for changing the use of his property. He has

done nothing so far as I can see. And it really makes me wonder why we even bother with zoning rules at all.

281. No further strip-mall like businesses. High quality affordable housing – apartments. Constant environmental care – no pesticides, no littering. A high quality grocery store is a must. Draw businesses that are environmentally cognizant and those that will hire full time at least \$15.00/hr.

289. Providing a small map of Empire Township would have been helpful for this survey (a drawing of a map). No dollar stores or big box stores or fast foods please. There's a lot of attention paid to tourists and their needs. More focus should be placed on year-round, hard-working residents. These new businesses if built should be businesses that pay a good wage – not minimum wage jobs. Property costs are too high to be used as farmland and property taxes as well. Help needs to be offered to farmers.

292. I love the area in Empire, but the roads are very hard to navigate in the high tourist season. I think if you added highways and allowed development (while protecting the dunes) it would really help Michigan. But, I know this is hard to do. Still, it seems like the access is so limited. May you could add an airport? I know of people who would fly up there. M-22 and the other roads are just too crowded in the summer. Could you add a toll road? Also, do not allow any construction unless the developer has a way (and plan) to get rid of it (e.g. no PFAS without an environmental plan for controlling in Lake Michigan or the respective site).

295. No big box stores! Ever.

297. I think that the old lumber yard/hardware could be converted to housing.

304. Better connection for both cars and pedestrians between New Neighborhood and the village would be great. Please, please, please help facilitate new grocery store. Consider charging much more for beach parking. Considering discontinuing beach fires without special permit.

316. How many households, persons and jobs will Empire Township need or wish to provide for in the next few decades? MDOT has population and employment projections by county done about every 3 years. That change will likely happen, but the location of houses and workplaces within the county depends partly on choices by local governments about how much each wishes to accommodate and how much the others wish and plan to accommodate. Empire Township can confer with the county and the regional planning organization to find reasonable numbers with which to plan. Whatever development occurs and is planned should be good enough in design to compensate for the land and natural resources that is taken up. Sprawl type development is not a worthwhile trade for farms and forests. I believe that growth or change in housing and commerce should be as compact and walkable as is feasible. That type of development saves public and private funds. Planned growth is better than haphazard change, but bad, good and better plans are all possibilities.

324. Have just purchased property. Too new to area. I love my initial mental conclusions and remembered visions of Empire. My sister taught there. My brother-in-law was superintendent of schools there. Wonderful small town. Hope we don't lose it – but it's a struggle. Set parameters now.

331. The township should be more active in supporting developing services and businesses in Empire Village and other commercially zoned areas.

333. Set up regulations to prevent Dollar General type stores from being built there. I'd like to see all township residents supporting the Empire beach, either through parking or taxes.

334. Pressing need for grocery store Village of Empire.

341. If the Conservancy paid taxes then there would be more funds for Empire Township to better itself. Also, if that land was in private hands more families could buy property and live in Leelanau County. Private land ownership where everyone pays into the system works best.

342. I have lived in Elmwood Township most of my life. I'm now retired. We purchased Lot #61 (a non-view lot) in Empire Hills. We now have it for sale for \$30k, \$15k less than we paid for it 15+ years ago – a poor investment. We have always enjoyed visits to Empire and the beach area, hiking and the National Park. Empire does not have a middle or high-end restaurant; only a bar and hamburg café – would a good upscale eating establishment make it in Empire? Maybe only seasonal. Could a dentist or doctors office make a living in the village of Empire – maybe if only open several days a week with another main office in TC. Would Munson Medical Center set up a urgent care office in Empire? Is it needed? Can the township get more professional people? Offices to open up and live in Empire? Do teachers in the local schools have affordable housing in Empire? Is it needed? We come to Empire with our family and friends for hikes and walks on the beach. We will not eat in Empire and will leave for a better choice to eat. We will shop in the several very nice art shops and have an ice cream. Too bad Empire doesn't have a nice place to eat a meal, this is needed.

343. Please let's encourage Empire to grow. Let there be more private property ownership which brings money in. Less Park and Conservancy which pay nothing and only reduce funding for Empire Township.

344. Less taxes period!

345. Development in Empire is good! The Village is dying! Lost – grocery store, laundromat, pharmacy, hardware. Empire only has the beach and rentals to lure money here. Don't stop people from downstate from enjoying our area and bringing money here. We need an economy here – and tourism is our best bet, like it or not. Good families rent our home.

346. Empire must grow or die. We need a sewer for the commercial area.

347. Empire must grow or die. We need a sewer in the commercial zone.

349. Let the market determine how Empire grows. Less government, more people, market driven winners.

355. As a part-time resident paying double the taxes as a homestead resident, we feel that the additional tax we pay (double) should not only go to the schools. Some should be given to the township for the questions and programs outlined in this survey.

356. I am not against growth, but I feel that tourism should not be encouraged. When I moved to Empire some 25 years ago, it was a lovely quiet community with many year round residents and a reasonable influx of summer folks. It was delightful and I loved it. Now, with business promoters creating festivals and encouraging tourism, that peacefulness is gone. I live on Niagara Street (the road to the beach) and its crazy in July. I tend to leave when the festivals happen and people park all over my yard. This was bound to happen living in the middle of a National Park, but I feel the Empire Chamber of Commerce has

pushed to put little Empire Village on the map and now we have lost what we so loved – peacefulness. We live in a beautiful place and I am happy to share it with folks who wish to visit our National Park, the dunes, the beaches, the lake, yes. And our village too, but not business promoting festivals. Sorry.

361. Rentals are a good thing for our economy here.

362. We love Empire and have had family property in Village or Township for 35+ years. We are extremely grateful for Sleeping Bear and provisions that have kept Empire from developing horrible waterfront like Frankfort condos. We love the library! We love the little festivals. However, it's a ghost town in winter. Resort communities in West have adopted restrictive covenants to require owner residence and something like that is needed to keep the village and neighborhoods vital. Obviously, sewer needs to be installed and small businesses encouraged, particularly a grocery.

363. I would like to see township residents have the right to vote on things affecting the city of Empire instead of limiting it to just city residents. We need to entertain options to the sewer and water situation. Build the infrastructure necessary to encourage economic growth as opposed to sticking our heads in the sand and leaving things they way they are.

366. Should township consider taking over maintenance of roads in developments including snow removal? This in my opinion affects attractiveness of buying homes in developments in Empire. Also developers should install infrastructure for high speed internet. Affecting sale of homes in developments in Empire.

369. Empire Township has many attractive qualities. It needs to decide how it wants to position itself. It has natural beauty. However, land is not cheap and is limited. It most likely will not pursue manufacturing of large retailers. It won't pursue large health care providers. Most large employers will not consider locating there. Too little land and employees. As a result, its focus on tourism and retirees makes sense. It is much harder for someone earning minimum wage to live a comfortable life in Empire Township. Less housing than 40 years ago. The National Park tore down many houses that used to be along M-22 where modest houses and families lived. Zoned developments cater to larger lots with nicer amenities, requiring costlier homes. Not sure if Empire encouraged the new village west of Taghon's garage. If Township wants good jobs, it needs to encourage employers and support them. If it wants affordable housing, it needs to pursue practices that don't drive up the cost of housing and make it unaffordable to build. Section C - If you want lots of "open space" that means no space for families and companies. If too much open space, then the wealthy will gravitate to the area and bid up few remaining parcels/homes. Look at what has happened around Glen Lake over last 40 years. Where 10 to 30 families with school age children use to live around the lake, this is much more difficult to do as property values have increased. If the National Park expands and the Leelanau Conservancy expands, as a property owner I am blessed by the set aside beauty. However, there are consequences. The working class will struggle to find affordable homes. Jobs catering to tourism and wealthy retirees will be plentiful, but workers will struggle to find housing. Look at Glen Arbor businesses and their struggle. Section D – Employment opportunities will be limited. There are tradeoffs to living in paradise. If you want an excellent job, the more ambitious youth will have to leave and go to larger cities. If lucky, they get to come back and vacation and then retire. For those that remain, job opportunities are modest. The township needs to encourage business. Look at the difference between Empire and Glen Arbor over the last 40 years. Glen Arbor has grown. Empire has lost a number of businesses.

372. Empire has such a warm and wonderful small town feel. While I understand that may be impossible to maintain, would it be reasonable to work with architects and town planners to thoughtfully integrate any new plans with what exists? There needs to be a source of fresh produce and meat available to local residents who don't drive. Perhaps a larger market, like Andersons or the store in Honor could sponsor a twice-weekly food truck? There are existing programs, none that I know of in this area, that do something like this for areas known as food deserts.

373. Regarding growth in township – I feel it is very important to support smart growth in village! Personally I do not want to see sprawl along M72 and/or M22 – I believe this will happen if you do not plan wisely. I would like to stress that I very much would like to see the township much more open to special events. It is frustrating to me to see great opportunities squelched by few. The empire area needs to welcome young people that want to bring entertainment and vitality to our area. Regarding community – the township is a large area so difficult to pinpoint answers. Architectural controls, signage are far more important area than say Beeman Road, where their impact is not as great. Hope I made my point understandable. Likely, short term rentals in a village setting compared to outlying areas are very different due to impact on neighbors.

378. Employment opportunities will probably always have more to do with tourism because of the nature of our area. That doesn't preclude creating jobs having to do with clean manufacturing, engineering, etc.

379. The sewer systems are nonexistent and while unpopular, all sewer systems need to be inspected. Depending on season, many areas have a smell. South Bar is likely polluted. Much of the areas around the legal limits of Empire Village need to be annexed into the Empire Village. The taxation system is unfair (voters will always decide to make other non-voters pay for their schools, roads, services). The Empire Township bears responsibility for what the local villages and towns decide. Much of the responsibility and cause of the current issues are due to long-term Michigan residents who vote to ignore many of the issues. Unfortunately the more liberal voices are being heard and listened to (i.e. legalized marijuana in Michigan).

381. Empire Township needs a leaf disposal area.

387. Empire Township and Village of Empire should explore merging governance – create an exploratory committee. There's more to gain than lose! Why do two Master Plans, and duplicate efforts? The population doesn't warrant two governing bodies and residents care about both the village and township. Please consider it!

393. Really no new housing development is the most important thing to preserve the open spaces. WE don't want housing everywhere, e.g. on every piece of property along M-22 and M-72. This will happen if we don't do something now. Keep the township safe – especially for children – and safety for bikers. Surveillance cameras around where children are – and let people know it. Work closely with police.

395. Co-join Village and Township under one governmental unit. Pursue idea of joining Village of Empire to township governmental unit. Get rid of village governance entirely. Redundant government isn't better government! Township needs to create adequate environmental and scenic setbacks along M-22 and M-72 now! Future development on these two corridors will be major issues in foreseeable years ahead.

399. Need stricter noise and smell regulations. Businesses that blow noisy odors out of their buildings really change the character of an area (i.e. Cherry Republic food factory in Empire).

400. I believe the township and Village of Empire should seek outside expertise to help shape the growth and revitalization of the area. We should pursue grants, and MEDC funding to support a planned approach. We pay substantial tax to the state and taking advantage of all state funded supports (funded and expertise) should be pursued. If that means we become a redevelopment ready community we should do so.

401. This survey indicates bigger and more government. This is totally against the belief of a free market. We are losing our tax base to the ideals of protecting land, i.e. Conservancy. Plenty of current protected land with the National Park in our back yard. How much tax dollars has been taken out of the township due to conservancy? Last year, last 5 years, last 10-20 years? Why are they exempt in paying taxes? It should be part of the township plan to tax any additional conservancy preservation so tax burden is not put on current tax payers. Why take tax dollars out of our base? Where is this being made up? Tax payers!

402. Each piece of property in Empire is unique unto itself. We expect you to judge appropriately with the future in mind. We have rented a cabin next to us for over 30 summers. We have never had a complaint from any of our neighbors during the 30 years. It is important that you as elected officials look to the future – make intelligent decisions as to where the city is going.

406. Need Empire grocery

409. Centralized/group/community/modernized sewage disposal systems should be promoted/required. Manage associated growth via careful, comprehensive, tight zoning restrictions. Better public transportation to Traverse City should be established.

410. I think a septic system is top priority. It would attract more businesses and more homeowners to the village. I heard the grocery store sale was recanted partially due to septic requirements. No one can use a commercial property and make changes without the possibility of new septic. We are going to have to do it sooner or later, why not sooner. I read that Northport put in septic and it has been very positive for businesses (public and private) and residents. We really do need a grocery store back. A lot of elderly would shop there and now it is more difficult for them transportation wise. Also the grocery added life to the village. Made it seem like a self contained community, which it was. Grants/low interest loans are needed to provide funding to homeowners to improve historical houses and to businesses to improve historical buildings. Empire is a jewel. We should try to keep it that way! Grants/low interest loans for middle and low income houses and start up businesses are also needed.

411. So many beautiful spaces/buildings could be utilized in creative ways if there was a septic system in Empire Village.

412. It is inefficient to have both a village council and a township board. We should just be a township. That way the improvements we need in Empire Village would be shared by all taxpayers. We would all benefit from a downtown sewer system in the village just as all township taxpayers benefit from the beach and the campground. All township and village taxpayers together need to share in necessary improvements in the village in order to keep both downtown Empire and the entire township thriving.

420. Monstrosities that block the view of lakes or significant properties or destroy historical buildings to build should not be allowed, nor should buildings that overwhelm neighboring properties or are built property line to line should not be allowed.

+422. We love Empire Township and our place for its natural beauty and tranquility. I strongly feel that it's about time that Empire could do something more to promote such a beautiful place. These are some thoughts: Please design or create a "theme" that represents Empire so that visitors and travelers know what and where Empire is about. E.g. Travers City is the cherry town, Hershey is the "sweetest place", Detroit is the auto city. How about Empire? Pick a classy, catchy word. Empire has so many educated business professionals and they can come up with something real special. Then put such wordings on internet, bigger road signs, and use free tweets, etc. Empire has many retired grandparents. I believe that we can have a two-day summer festival to get younger children involved. Such as bands, swing contest, [rowing?] contest, fun but not too extravagant. We stop by the beach park most summers but feel so alone. A simple two-day event on July 1st and 2nd could bring lots of fun and revenue. Why not give it a try? How about a two-day autumn festival? We often have to stay in a hotel 30 min away from Empire. Is there any way that Empire could spare one old store (not in use) and convert it to a simple lodge for summer and autumn? Then the board can rent it out during off seasons. When you bring tourists, you bring business to the area. I'm not sure if Empire is willing to do this – just an idea, btw. Baking sweets is a must. Our family firmly believes in preserving Empire natural beauty and Leelanau Conservancy. May be some "outdoor specialists" can design a two-hour and four-hour walk tour along beautiful shore or lakes? These ideas may not work that well in the beginning. However, once such events take place for 2-3 years, you will see it becomes a tradition to many people.

424. Septic overflow – leaching – leaking is a serious problem. Empire Township can lead the way. When I build I need my home inspected. It has required a bigger circuit breaker, new fire/smoke alarms that are good for my safety. People who add to homes need bigger/better septic for all of our safety. Ducks and geese can not be blamed for polluted water. Once every other year residents to seasonal residents need to clean out their septic tanks. Good for local business, good for ground water, good for the county, good for the lakes, good for children, animals, tourism, our sense of worth. Maybe a reward system that gives a tiny rebate if you have your tank cleaned, or a sticker for your car, or \$10 off your taxes, or something.

425. At some point the new Michigan Marijuana Laws will have to be addressed by the Empire Township and Village. I think a smart growth policy should be laid out. A lot of different businesses could pop up with this new law. This could provide jobs to service this new industry.

427. Keep the small town atmosphere. Have good zoning and building ordinances. Public (township) property available to citizens as much as possible. No "out of place" developments that detract from the natural beauty of the area.

431. I love this town! We all want it to stay nice. I think some growth would be wonderful. Sounds like we need a new septic system to accommodate some growth. I approve of new businesses and care of our village. I am willing to help pay for it with taxes if we need to.

432. Concentrate housing within walking distance to grocery, etc. Suburbs in rural settings are everyone's least favorite development strategy. Preserve open space, prioritizing critical habitat above farmland. Critical habitat is forested areas, wetlands, wildlife corridors. Preserve farmland to keep it

actively farming. Fallow fields have little ag/economic/wildlife value. Septic ordinance is becoming more important as shoreline development is increasing.

436. Reasonable growth in and adjacent to Empire Village makes sense. Smaller lot sizes in a limited number of areas for residential development also make sense. Work with the Leelanau Conservancy to support their existing efforts to preserve farmlands. Adopting a point of sale septic system inspection and upgrade ordinance is very important. I don't believe rental of cottages/homes should be prohibited but it could be limited to a minimum of 5 or 6 nights. Local residents do need more employment options but I don't see the basic nature of the tourist based local economy changing. Allowing a limited number of for-profit events like the M-22 Challenge is OK, but these events should cover the full cost of holding them.

438. Thank you for doing this survey. I love the Empire area and Leelanau County in general. I support planned growth and preservation of open space and farmland. I am especially interested in preserving important wildlife habitat. I think walkable communities that are higher density is better than urban sprawl. For development away from villages, I think clustering homes on smaller lots while preserving open space is preferable to large lots for habitat preservation as well as human interaction. Adjoining developments with pedestrian pathways that include wildlife corridors connecting communities is a good thing for people and wildlife too.

439. Did you have a township visioning session for all township residents? The reason I ask is, many of your questions should be based on the collective vision for the township. The visioning process helps build a consensus, whereas, a survey has no way for one to listen to others ideas and opinions, come to a consensus, and decide on a collective course of action. Empire Township and Empire Village appear to be two political silos. This needs to change. We are too intertwined and dependent upon each other not to plan and coordinate our collective future. Just as the Glen Lake Community Library is part of the fabric of Empire Village, so is the fire station. All options need to be considered to keep this facility in the village!

440. If you're adjusting the Master Plan you all need to think harder before you take away private property rights by rezoning use types. Not right to take away and or restrict a use like commercial zoning and strip away the value of the property. You better not be wasting tax money for a fire consultant. Rumors are moving around about breaking away from Glen Arbor for fire services and forming a separate department. Don't do it. That's the best thing the township has going for it. Regular people are being pushed out because they can't afford to live here or buy here. We will be surrounded by rentals.