

Boyer City Engagement Survey Summary

Question 1

What brings you to Boyer City? (check all that apply)

Answer Choices	Responses	
Access to Lake Charlevoix	53.22%	570
Proximity to trails and recreation amenities	39.68%	425
Overall community character	39.31%	421
Proximity to natural resources	35.01%	375
Personal connection to the community	28.20%	302
Retirement	27.73%	297
Proximity to neighboring communities	21.57%	231
Job or employment opportunity	18.39%	197
I was born here	17.83%	191
Other (please specify)	14.57%	156
Access to nearby goods and services	11.11%	119
Proximity to arts and cultural amenities	9.90%	106
Quality of school system	9.52%	102
Housing quality	7.38%	79
	Answered	1071
	Skipped	0

In order to understand what attracts residents and visitors to Boyer City, a list of options were provided within the survey. The most common responses were to access Lake Charlevoix (53.22%), proximity to trails and recreation amenities (39.68%), the overall community character (39.31%), proximity to natural resources (35.01%), personal connections to the community (28.20%), and for retirement (27.73%). Other responses, such as the quality of housing or school system, proximity to arts and cultural amenities or access to goods and services were the least popular. Only 18.39% of those surveyed indicated that jobs or employment opportunities brought them to the City, and nearly the same percentage of people were born in Boyer City (17.83%).

Question 2

Please evaluate the following statement. It is often difficult for individuals and families to find acceptable housing in Boyer City that they can afford.

Answer Choices	Responses	
Strongly agree	51.02%	476
Agree	25.94%	242
Neither agree nor disagree	17.36%	162
Disagree	4.72%	44
Strongly disagree	0.96%	9
	Answered	933
	Skipped	138

Affordable and acceptable housing options within Boyne City should be evaluated, as 51.02% of respondents strongly agreed that it is often difficult for individuals and families to find such housing, and an additional 25.94% of respondents agreed. Very few indicated that they disagreed or strongly disagreed, further supporting the issue.

Question 3

Please evaluate the following statement. Boyne City lacks an adequate supply of housing options, such as, downtown upper story apartments, duplexes, triplexes and apartments, and other types of homes many people now desire, especially young adults and seniors.

Answer Choices	Responses		
Strongly agree	38.69%	361	68.81%
Agree	30.12%	281	
Neither agree nor disagree	17.58%	164	17.58%
Disagree	8.79%	82	13.62%
Strongly disagree	4.82%	45	
	Answered	933	
	Skipped	138	

In addition to a lack of affordable and acceptable housing options, nearly 70% of respondents either strongly agreed or agreed that Boyne City lacks an adequate supply of housing options such as, downtown upper story apartments, duplexes, triplexes and apartments, and other types of homes many people now desire, especially young adults and seniors.

Question 4

Using the sliding scale, please select your opinion of what price is "affordable" housing for Boyne City. (Dollar value in thousands)

Answer Choices	Average Number	Total Number	Responses	
(no label)	\$207,288.63	193400290	100.00%	933
			Answered	933
			Skipped	138

Question 5

Using the sliding scale is your estimation of affordable rent?

Answer Choices	Average Number	Total Number	Responses	
(no label)	\$1,146.31	1069511	100.00%	933
			Answered	933
			Skipped	138

Question 6

What type of housing is needed in Boyne City?

Of those surveyed, 75% either agreed or strongly agreed that more single-dwelling housing is needed in Boyne City, while 63% agreed or strongly agreed that more duplexes (2 units in one structure) are needed, and 60% agreed or strongly agreed that more apartments (5 or more units) are needed. All other housing types were supported by less than half of respondents, and none were strongly opposed; however, roughly one-third of individuals either disagreed or strongly disagreed that tiny homes (400-650 square feet) were the type of housing needed in Boyne City.

Based on the comments provided, here's a summary of the key themes and opinions expressed regarding housing in Boyne City:

1. Affordable housing: Many comments emphasize the need for affordable housing, particularly for workers, young families, and the middle class.
2. Diversity of housing types: There's a call for various housing options, including small homes, apartments, condos, senior housing, and family homes.
3. Location preferences:
 - Some prefer housing developments outside the downtown area or city limits.
 - Others support mixed-use buildings downtown with retail on the lower level and residential units above.
4. Concerns about vacation rentals: Multiple comments express frustration with short-term rentals and Airbnbs, suggesting they reduce housing availability for full-time residents.
5. Preservation of small-town character: Some commenters worry about overdevelopment and want to maintain the town's appeal and views.
6. Specific suggestions:
 - Modular or manufactured homes
 - Small homes (slightly larger than tiny homes)
 - Townhouses and brownstones
 - Senior housing options
 - Apartments with ground-level access and garages for seniors
7. Zoning and regulations:
 - Some suggest rezoning to allow for more housing development.
 - Others want stricter rules on vacation rentals.
8. Opposing views on multi-family units: While some support apartments and condos, others prefer single-family homes.
9. Affordability vs. location: There's a tension between the need for affordable housing and concerns about where to locate such developments.
10. Infrastructure and economy: A few comments touch on the need for better infrastructure and economic opportunities to support housing growth.

Overall, the comments reflect a community grappling with housing affordability, availability, and the impacts of tourism, while trying to maintain its character and meet diverse housing needs.

Question 7

If, the City were to rezone property for new residential development what type of zone do you think is needed?

If Boyne City were to rezone property for new residential development, 77% of individuals believe that single-family zoning is needed, while 67% believe single-family zoning that allows for duplexes is needed, and 57% believe that multi-family zoning for apartments is needed.

Question 8

In your opinion, does Boyne City have unsightly or poorly maintained properties?

Answer Choices	Responses		
Strongly agree	15.54%	145	55.09%
Agree	39.55%	369	
Neither agree nor disagree	26.80%	250	26.80%
Disagree	15.54%	145	18.11%
Strongly disagree	2.57%	24	
	Answered	933	
	Skipped	138	

Not many respondents strongly agreed or disagreed that Boyne City has unsightly or poorly maintained properties; however, 39.55% agreed that it does, and 26.80% neither agreed nor disagreed. This points to a minor issue within the City regarding its properties, which should be further investigated.

Question 9

Please use the sliding scale. What is your estimation of the percentage of poorly maintained properties in the City?

Answer Choices	Average Number	Total Number	Responses	
(no label)	23.9%	22368	100.00%	933
			Answered	933
			Skipped	138

The survey gathered percentage estimates from the respondents regarding the number of poorly maintained properties within the city. The average number was 24%, which further supports the minor issue of unsightly or poorly maintained properties within the city.

Question 10

Do you intend to move out of Boyne City in the next two (2) years?

Answer Choices	Responses	
Yes	2.68%	25
No	77.71%	725
Not sure	12.97%	121
Not applicable	6.65%	62
	Answered	933
	Skipped	138

To understand long-term residency within the City, residents were asked of their intentions to move out of the City within the next two years. The majority (78%) answered that they had no intention of moving outside of Boyne City within this timeframe. Roughly 16% indicated that they were either not going to be moving or were not sure if they would be moving.

Question 11

Please rank what type of land use is most needed in Boyne City (1 is the highest preference, and 5 the lowest preference)

Rankings for various types of land use needed within Boyne City were provided. Residential land use was overwhelmingly ranked at 63.79%, followed by open space/parks at 19.62%. The land use that ranked the lowest was industrial/research, where 42.83% found it to be the least needed land use within the City.

Question 12

If you live in the city, what is a challenge facing your neighborhood? (chose a MAXIMUM of 3 responses)

Answer Choices	Responses	
Housing affordability	33.86%	302
Too many Short-term rentals	32.62%	291
Insufficient supply of available housing	26.79%	239
Poorly maintained properties	21.41%	191
I do not live in the City of Boyne City	17.49%	156
Unoccupied seasonal homes	15.02%	134
Poorly maintained infrastructure (sidewalks, roads, lights, water, sewer, etc.)	14.46%	129
Parking	13.45%	120
Other (please specify)	12.00%	107
Lack of walkability; no sidewalks	9.75%	87
Lack of infrastructure (paved streets, water, sewer, etc)	6.17%	55
lack of quality open space and areas to recreate	5.49%	49
Traffic congestion	4.37%	39

	Answered	892
	Skipped	179

Residents of Boyne City selected the most pressing challenges facing their neighborhoods. The most common challenges were found to be housing affordability (33.86%), too many short-term rentals (32.62%), insufficient supply of available housing (26.79%), and poorly maintained properties (21.41%).

Based on the comments provided, here's a summary of the key issues and concerns mentioned by residents:

1. Traffic and Transportation:

- Speeding in residential areas and on main roads
- Lack of speed limit enforcement
- Need for crosswalks and bike lanes
- Traffic congestion, especially during summer months
- Concerns about noisy vehicles and illegal exhausts
- Requests for street lights for evening walking

2. Housing and Property:

- High property taxes
- Lack of affordable housing options
- Concerns about abandoned or unlicensed cars in yards
- Issues with unkempt properties and noise from neighbors
- Need for more upscale housing and short-term rentals

3. City Services and Infrastructure:

- Poor road conditions, including unpaved roads within city limits
- Inadequate drainage and water control
- Lack of city services like tax-paid trash pickup
- Requests for improved park maintenance
- Need for more handicap accessibility, including ramps and parking

4. Marina and Waterfront:

- Insufficient marina slips for local residents
- Need for marina updates and expansion
- Concerns about on-street boat and trailer parking

5. Community Development:

- Desire for more retail options and restaurants
- Requests for a fitness center and movie theater
- Concerns about non-retail businesses occupying prime locations
- Need for an affordable grocery store

6. Environmental Issues:

- Light pollution
- Goose droppings in public spaces
- Concerns about drug rehabilitation homes near family residences

7. Governance and Planning:

- Concerns about part-time residents having too much influence on city plans
- Requests for allowing dogs on leashes in parks
- Desire for removal of alleys in residential areas

8. Positive Feedback:

- Some residents expressed satisfaction with their neighborhoods and lack of issues

It's worth noting that some comments came from people who don't live within city limits or are part-time residents, which may affect the relevance of their concerns to city-specific issues.

Question 13

Please evaluate the following statement. It would be advantageous to have a continuous waterfront non-motorized shared pathway from Open Space Park to Sunset Park.

Answer Choices	Responses		
Strongly agree	44.25%	389	75.54%
Agree	31.29%	275	
Neither agree nor disagree	17.06%	150	17.06%
Disagree	5.23%	46	7.39%
Strongly disagree	2.16%	19	
	Answered	879	
	Skipped	192	

The majority of survey respondents supported the idea for a continuous waterfront non-motorized shared pathway from Open Space Park to Sunset Park, where 76% either agreed or strongly agreed. Less than 10% answered that they either disagreed or strongly disagreed, further emphasizing support for this initiative.

Question 14

Please describe your ideas and vision for how the Boyne City waterfront should be used in the future.

Based on the responses provided, here is a summary of how people believe the Boyne City waterfront should be used:

1. Open space and public access: Many respondents emphasized keeping the waterfront open and accessible to everyone, with unobstructed views of the lake. They value the existing parks and green spaces.

2. Recreational use: There's strong support for using the waterfront for recreation, including beaches, swimming areas, picnic spaces, playgrounds, and walking/biking paths.

3. Marina expansion: Opinions are divided on marina expansion. Some support expanding the marina and adding more boat slips to attract boaters and boost the economy. Others oppose marina expansion, preferring to keep the waterfront open.

4. Limited development: Most respondents want to limit or prevent new buildings, condos, or commercial development along the waterfront. They prefer to preserve the natural beauty and views.
5. Community events: Many suggested using the waterfront for community gatherings, concerts, festivals, and family-friendly activities.
6. Improved amenities: Some called for better maintenance of existing facilities, improved beaches, more seating areas, and updated playground equipment.
7. Natural preservation: Several responses emphasized maintaining the natural state of the waterfront, including native plants and wildlife habitats.
8. Continuous public space: There's interest in creating a connected waterfront with paths linking all the public areas.
9. Local priority: Many stressed that the waterfront should prioritize local residents' needs over tourist attractions.
10. Specific suggestions: Ideas included adding a boardwalk, creating a bandshell or amphitheater, relocating Honeywell to create more public space, and improving the city marina.

Overall, the majority of responses indicate a strong desire to keep the waterfront primarily as an open, public space for community use and enjoyment, with careful consideration given to any future development or changes.

Question 15

What type of "personalized" recreation do you participate in? (Select all that apply)

Answer Choices	Responses	
Walking	88.05%	774
Swimming (Lake)	72.24%	635
Bicycling	65.42%	575
Hiking	61.32%	539
Power Boating	48.58%	427
Kayaking	45.62%	401
Fishing	35.95%	316
Mountain Biking	22.87%	201
Paddleboarding	20.36%	179
Yoga	20.25%	178
Jogging	17.86%	157
Canoeing	17.06%	150
Sailing	16.72%	147
Other (please specify)	15.24%	134
Skateboarding	3.19%	28
Parasailing	0.46%	4
	Answered	879
	Skipped	192

More than half of respondents participate in personalized recreational activities such as walking (88.05%), swimming (72.24%), bicycling (65.42%), and/or hiking (61.32%); and more than a third of respondents participate in power boating (48.58%), kayaking (45.62%), and/or fishing (35.95%). The least number of respondents participate in parasailing (0.46%) or skateboarding (3.19%). Other personal recreational activities included paddleboarding, canoeing, sailing, mountain biking, jogging, yoga, or other specified activities; all of which less than a third of respondents indicated that they participated in.

Question 16

Please rank your preference for first floor (ground level) uses in downtown Boyne City? (Please rank your selection from 1 being the highest preference to 5 being the lowest preference.)

Respondents provided rankings for their preferences for first floor (ground level) uses in downtown Boyne City. The range of uses included retail (general and specialty); eating and drinking establishments; finance, insurance, and real estate; professional offices (attorney, accountants, medical, etc.); and public, non-profit and governmental. 53.81% of respondents selected eating and drinking establishments as their highest preference, followed by 37.41% selecting retail (general and specialty). In regards to the lowest preference, 45.96% of respondents selected public, non-profit, and governmental for first floor uses in the downtown, followed by 34.18% of respondents who selected finance, insurance, and real estate as their least preferred use.

Question 17

Approximately how frequently do you visit downtown Boyne City?

Answer Choices	Responses	
Multiple times per week	34.87%	302
Everyday	27.02%	234
I live in downtown Boyne City	17.78%	154
Multiple times per month	15.36%	133
Less than once a month	4.97%	43
	Answered	866
	Skipped	205

Respondents indicated that they frequently visited downtown Boyne City, as 34.87% said they visited multiple times per week, 27.02% said they visited every day, and 17.78% said they live in downtown Boyne City.

Question 18

What is the primary purpose of your most often visits to downtown Boyne City?

Answer Choices	Responses	
Dining/Restaurant/Pub	49.42%	428
Shopping/Retail	23.67%	205
Business/Work	8.78%	76
Recreation	7.85%	68

Other (please specify)	7.62%	66
Visiting friends and family	2.66%	23
	Answered	866
	Skipped	205

The survey provided options for respondents to share the primary purpose of their visits to the downtown; these options included shopping/retail; dining/restaurant/pub; business/work; visiting friends and family; recreation; and other (please specify). Nearly half (49.42%) of respondents said that dining, restaurants, or pubs were their main purpose to visit the downtown area; followed by 23.67% who said that shopping and retail are the primary purposes of their visits. Based on this survey, visitors are the least likely to come to the downtown area to visit with friends and family (2.66%). All other responses gathered less than 10% of responses.

Question 19

How long did it take to find parking?

Answer Choices	Responses	
Right away	43.75%	378
5 minutes or less	32.75%	283
Other (please specify)	8.33%	72
I walked or biked and didn't need to park a vehicle	7.29%	63
10 minutes of less	6.02%	52
10+ minutes	1.85%	16
	Answered	864
	Skipped	207

When visiting downtown Boyne City, parking tends to be readily available to visitors. 43.75% of survey respondents indicated that they find parking right away, while only 1.85% indicated that finding parking exceeded ten minutes. Other responses included visitors who walked or biked and didn't need to park a vehicle (7.29%), and those who selected other (8.33%), which included responses such as "I don't drive".

Question 20

Where did you park?

Answer Choices	Responses	
On-Street parking	65.32%	550
Public parking lot	21.50%	181
Other (please specify)	7.72%	65
Private parking lot	5.46%	46
	Answered	842
	Skipped	229

The available parking in the downtown area has been found to be mostly on-street parking (65.32%), or within a public parking lot (21.50%). Other options included private parking lots or other, but neither were a popular choice amongst respondents.

Question 21

If, you parked in a PUBLIC parking lot how many blocks did you have to walk to your destination?

Answer Choices	Responses	
Parked less than 1 block from destination	43.43%	281
1 Block	20.09%	130
2 Blocks	18.70%	121
Other (please specify)	6.96%	45
I parked in a private parking lot	5.56%	36
3 Blocks	3.71%	24
4 Blocks	0.93%	6
5 or more blocks	0.62%	4
	Answered	647
	Skipped	424

Of the visitors who parked in public parking lots, over two thirds of the lots were located within two blocks of their destination, as 43.43% parked less than one block away, 20.09% parked one block away, and 18.70% parked only two blocks away. A small number of visitors (0.62%) found public parking lots five or more blocks away from their destination, indicating that public parking lots are located close to popular destinations.

Question 22

The following goal statements are sourced from existing community-informed plans in Boyne City. Of this list, what do you think are the five most important priorities? (choose a maximum of FIVE responses)

Answer Choices	Responses	
Protect lakeshore views and public access	69.65%	140
Protect Lake Charlevoix and Boyne River	52.74%	106
Increase housing availability	45.27%	91
Preserve neighborhood character	35.32%	71
More family and year-round residents in the City	33.33%	67
Encourage vibrant downtown development that includes residential units	32.34%	65
Be excellent stewards of taxpayer funds	30.35%	61
Preserve historic character of buildings	29.85%	60
Keep Boyne City's economy strong and resilient	26.37%	53
Investing in infrastructure improvements (street, water, sewer, etc)	25.37%	51
Promote Boyne City as a year-round destination for visitors	24.88%	50
Prioritize redevelopment over new buildings	21.39%	43
Enhance recreational opportunities in Boyne City's parks and public places	15.92%	32
Local access to health care providers	10.95%	22
Improve arts/culture	6.47%	13
Communicate better with the community	4.98%	10
Encourage industrial expansion	4.98%	10
	Answered	201
	Skipped	870

Previous goal statements were sourced from existing community-informed plans for Boyne City, and respondents were able to prioritize the five most important goals in relation to forming this new plan. Over half of respondents prioritized protecting lakeshore views and public access and protecting Lake Charlevoix and Boyne River. Additionally, over one third of respondents prioritized preserving neighborhood character, increasing housing availability, and more family and year-round residents in the City. The goal statements that were least prioritized included encouraging industrial expansion and communicating better with the community.

Question 23

In a few words, what is the most important subject the Master Plan should address?

Based on the provided comments, here's a summary of the key themes and concerns expressed by community members:

1. Housing:

- Affordable housing for year-round residents, especially young families and workers
- Concerns about short-term rentals (e.g., Airbnb) and their impact on housing availability
- Need for diverse housing options, including low-income and senior housing

- Some support for new housing developments, while others prefer preserving existing neighborhoods

2. Community Character:

- Desire to maintain the small-town feel and charm of Boyne City
- Concerns about overdevelopment and becoming too urban or like larger cities
- Emphasis on preserving historical aspects and natural beauty

3. Economic Development:

- Support for a vibrant downtown with diverse retail options
- Balance between catering to tourists and serving year-round residents
- Encouraging industrial growth for better-paying, year-round jobs
- Mixed opinions on tourism: some see it as vital, others want less focus on it

4. Infrastructure and Amenities:

- Improvements to streets, sidewalks, and utilities
- Desire for better parking solutions, especially during tourist season
- Support for parks, trails, and recreational opportunities
- Requests for community spaces, especially for teenagers

5. Environmental Concerns:

- Protecting Lake Charlevoix, Boyne River, and other natural resources
- Preserving open spaces and lake views

6. Governance and Planning:

- Calls for balanced growth that considers both residents and visitors
- Some criticism of current decision-making processes
- Appreciation for the opportunity to provide input on the master plan

7. Specific Projects:

- Mixed opinions on proposed apartment buildings downtown
- Suggestions for marina improvements
- Ideas for repurposing vacant buildings, including the old theater

Overall, there's a clear tension between the desire for growth and development (especially in housing) and the wish to preserve the city's current character. Many comments reflect a need to balance the interests of year-round residents, seasonal residents, and tourists.

Question 24

Overall, how do you rate the quality of the following public facilities and services within the city?

Most respondents (875) decided not to rate the quality of public facilities and services within the City. Of those that provided ratings, the farmers market, library services, and police, fire, and ambulance ranked the highest within the "excellent" category. The public facilities and services that received the largest number of "poor" ratings included the city marina and cultural facilities, further, these both ranked higher within the "fair" and "good" categories but ranked lowest within the "excellent" category. Other facilities and services such as streets, sidewalks, recreation and parks, and city snow removal were commonly ranked as "good" or sometimes as "fair". Considering all categories, the

public facilities and services generally ranked “good” or “excellent”, meaning that respondents were generally satisfied.

Question 25

How often have you or a member of your household used Charlevoix County Transit?

Answer Choices	Responses	
Never used the service	72.96%	143
Less than once a month	17.35%	34
Once a month	3.06%	6
A few times a month	2.55%	5
Every day	2.04%	4
A few times a week	2.04%	4
About once a week	0.00%	0
	Answered	196
	Skipped	875

The usage of the Charlevoix County Transit was skipped by most respondents (875), however, of those that responded 72.96% have never used the service, and 17.35% use it less than once a month. This indicates that the respondents are not utilizing the transportation service frequently, however, this does not provide insight into the number of regular users of this service.

Question 26

How would you rate the physical condition of all streets in the City?

Answer Choices	Responses		
Very high quality	1.53%	3	34.69%
High quality	33.16%	65	
Neither high nor low quality	55.61%	109	55.61%
Low quality	8.16%	16	9.69%
Very low quality	1.53%	3	
	Answered	196	
	Skipped	875	

The physical condition of Boyne City’s streets were rated by a minimal number of respondents (196). Of those that rated the conditions, 55.61% rated all streets neither high nor low quality; but 33.16% rated all streets high quality. Nearly 10% rated all streets either low quality or very low quality, and all responses may be reflective of personal transportation routes.

Question 27

How would you rate the physical condition of the street in front of your home or place of business?

Answer Choices	Responses		
Very high quality	8.16%	16	51.53%
High quality	43.37%	85	
Neither high nor low quality	32.14%	63	32.14%
Low quality	10.20%	20	16.32
Very low quality	6.12%	12	
	Answered	196	
	Skipped	875	

When rating the physical condition of the street in front of a respondent's home or business, 43.37% rated the roads high quality, and 32.14% rated the roads neither high nor low quality. Roughly one sixth of the respondents rated the roads low or very low quality.

Question 28

How often do you use the following forms of mobility?

The most common forms of mobility included respondents always being either a passenger or driver in a motorized vehicle (65.82%), followed by always walking for exercise or recreation (20.92%). Other common forms of mobility which respondents answered that they used very frequently included again being either a passenger or driver in a motorized vehicle (31.63%), walking for exercise or recreation (50.51%), walking for other purposes such as going to work, a friend's house, or the store (41.84%), and bicycling for exercise or recreation (28.57%). The forms of mobility that are least utilized include never using public transit (Charlevoix County Transit) (75.00%), and never skateboarding, roller-skating, or riding a scooter (83.16%). Interestingly, 48.47% of respondents occasionally utilize public transit (Ironton Ferry).

Question 29

Which FIVE issues from the list below are most critical for Boyne City government to address in the next five years?

Answer Choices	Responses	
Family-sustainable wage jobs	54.87%	107
Downtown vitality	51.79%	101
More type of housing choices	49.23%	96
Reduce the amount of short-term rentals	48.21%	94
Keeping young adults in Boyne City	44.62%	87
Expand public ownership of the waterfront	33.33%	65
Non-motorized trails / paths	31.28%	61
Add more greenspace and parks	28.72%	56
Business diversity	27.18%	53
City finances	27.18%	53
Child care	24.62%	48
Subsidized housing	17.44%	34

Other (please specify)	15.38%	30
Blight	13.33%	26
Private development on the waterfront	10.26%	20
Building sites for business expansion	8.21%	16
Allow more short-term rentals	6.67%	13
Volunteers	6.67%	13
	Answered	195
	Skipped	876

Nearly half of respondents believe that the five most critical issues for Boyne City government to address within the next five years include providing family-sustainable wage jobs (54.87%), downtown vitality (51.79%), providing more types of housing choices (49.23%), reducing the amount of short-term rentals (48.21%), and keeping young adults in Boyne City (44.62%).

These comments appear to be responses to a survey or feedback request about priorities for development or improvement in a community, likely Boyne City, Michigan. Here's a summary of the main themes:

1. Housing:

- Affordable housing, especially for young people and low-income residents
- Long-term rentals for locals
- Concerns about large apartment complexes

2. Marina and Waterfront:

- Expanding the marina and increasing boat slips
- Preserving the waterfront
- Improving boat launch facilities
- Developing a waterfront boardwalk

3. Transportation and Infrastructure:

- Improving public transit (Charlevoix county transit)
- Creating motorized trails and paths
- Supporting e-bikes and "onewheels"
- General infrastructure improvements

4. Economic Development:

- Attracting more businesses (grocery stores, pharmacies, restaurants)
- Balancing permanent resident housing with tourist accommodations
- Promoting development while maintaining the city's character

5. Recreation and Activities:

- Providing more activities for residents and visitors
- Improving existing parks

6. Government and Planning:

- Collaboration with adjacent jurisdictions
- Re-zoning to be more development-friendly
- Enforcing short-term rental caps

- Reducing property taxes

7. Services:

- Eldercare

Overall, there's a mix of desires for growth and development balanced with preserving the community's character and meeting the needs of year-round residents.

Question 30

How do you receive information about local community news and events? (check all that apply)

Answer Choices	Responses	
Social media (Facebook, Instagram, etc)	54.69%	461
Word of mouth	50.18%	423
Chamber/Mainstreet Newsletter	46.98%	396
Mailings	36.18%	305
Email	28.23%	238
City Web Site	27.64%	233
Local newspapers	11.39%	96
TV	6.41%	54
Radio	4.98%	42
Other (please specify)	3.91%	33
	Answered	843
	Skipped	228

Over half of information about local community news and events is received through social media such as Facebook or Instagram (54.69%), or through word of mouth (50.18%), and more than a third of information is received through the Chamber/Mainstreet newsletter (46.98%) or through mailings (36.18%). Both the radio (4.98%) and TV (6.41%) have become less common platforms for receiving information.

Based on the comments provided, here's a summary of the main reasons people gave for not participating or volunteering in Boyne City events and committees:

1. Age and health limitations: Many respondents cited being elderly, having disabilities, or health issues that prevent them from participating.
2. Non-resident status: Several people mentioned being part-time residents, seasonal visitors, or living outside the city limits, which limits their ability to participate.
3. Time constraints: Many respondents cited being too busy with work, family responsibilities, or other commitments.
4. Already volunteering elsewhere: Some people mentioned they're already involved in other volunteer activities or organizations.

5. Feeling unwelcome or excluded: A few respondents felt that the community wasn't welcoming to newcomers or that certain groups dominated decision-making.
6. Dissatisfaction with local government: Some expressed frustration with city leadership, policies, or perceived favoritism.
7. Lack of interest: A few people simply stated they weren't interested in the types of events or activities offered.
8. Burnout: Some mentioned having volunteered extensively in the past and no longer wanting to continue.
9. Recent arrivals: New residents indicated they might be interested in the future but haven't gotten involved yet.
10. Crowds and tourism: A few people expressed concerns about the focus on tourism and the impact of events on the community.

Overall, the responses reflect a diverse range of personal circumstances, preferences, and perceptions about community involvement in Boyne City.

Question 32

We are trying to reach as many voices as possible in this engagement process. That means yours! Which of the following activities are you most likely to participate in? (Select all that apply)

Answer Choices	Responses	
Online survey (like the one you're taking now)	80.12%	673
In-person small-group events	39.40%	331
In-person large-group events	34.29%	288
Virtual events (Zoom, YouTube, Facebook)	25.00%	210
None of the above	3.21%	27
Other (please specify)	3.10%	26
	Answered	840
	Skipped	231

Respondents selected that they were most likely to participate in engagement processes, such as the survey, if it were presented as an online survey (80.12%), or if the engagement activities involved in-person small-group events (39.40%), or in-person large-group events (34.29%). The least amount of survey participants would be likely to participate in virtual events such as zoom, YouTube, or Facebook (25.00%) or other activities (3.10%).

Question 33

Which of the following describes your experience? (Select all that apply)

Answer Choices	Responses	
I own my home	69.69%	584
I live in the city, year-round	54.42%	456
I visit and/or recreate in the city (for fun, vacation, worship, event, activities, etc.)	31.03%	260
I own property in the city	21.00%	176
I live outside the city	19.09%	160
I live in the city, seasonally	17.66%	148
I work for a business in the city	12.65%	106
I work remotely for a business that is located outside the city	7.76%	65
I own a business in the city	6.56%	55
I rent my home	5.01%	42
I go to school in the city (elementary through high school levels)	1.55%	13
None of the above	0.60%	5
	Answered	838
	Skipped	233

The survey found that most respondents own their home (69.69%) compared to a limited number who rent their home (5.01%). Over half indicated that they lived in the city year-round (54.42%), but a decent number lives in the city seasonally (17.66%). The responses were similar for living either within or outside of the city, roughly 19-21% for either choice. More individuals work for a business within the city (12.65%) compared to working remotely for a business that is located outside the city (7.76%), or owning a business in the city (6.56%). An insignificant amount of individuals indicated that they go to school in the city (elementary through high school levels) which may be due to the grades prompted in the survey. Many people (31.03%) visit and/or recreate in the city (for fun, vacation, worship, event, activities, etc).

Question 34

What area of the city do you live in?

Answer Choices	Responses	
South of the Boyne River	47.26%	396
North of the Boyne River	31.50%	264
I do not live in the city	21.24%	178
	Answered	838
	Skipped	233

Although some respondents do not live in the city (21.24%), most live South of the Boyne River (47.26%) and roughly one third live North of the Boyne River (31.50%).

Question 35

What is your age?

Answer Choices	Responses		American Community Survey (ACS)	Representation Compared to ACS
0 to 14 years old	0.00%	0	8.00%	Under
15 to 19 years old	0.48%	4	4.00%	Under
20 to 24 years old	1.56%	13	8.00%	Under
25 to 34 years old	6.01%	50	12.00%	Under
35 to 44 years old	10.22%	85	12.00%	At Par
45 to 59 years old	23.44%	195	14.00%	Over
60 to 74 years old	43.75%	364	26.00%	Over
75+ years old	14.54%	121	9.00%	Over
	Answered	832		
	Skipped	239		

Of those surveyed, over 81% were above the age of 45, with most being between 60-74 years old and some being older than 75. A very small proportion (0.48%) were aged between 15-19 years.

Question 36

Approximately what is your household's total annual income, before taxes? Consider all sources (salary, bonuses, investment income, etc.) of every working member of your household.

Answer Choices	Responses	
Less than \$25,000	1.34%	11
\$25,000 - \$49,999	7.78%	64
\$50,000 - \$74,999	9.23%	76
\$75,000 - \$99,999	14.09%	116
\$100,000 - \$149,999	16.65%	137
\$150,000 - \$199,999	10.45%	86
\$200,000 or more	17.98%	148
I prefer not to say	22.48%	185
	Answered	823
	Skipped	248

When asked of the total annual household income (considering all sources of income), many of the respondents preferred not to answer (22.48%). Of those that did, 17.98% selected that their income was \$200,000 or more, and 16.65% chose \$100,000-\$149,999. Of the respondents, it was rarely selected that their total annual household income was less than \$25,000 (1.34%).

Question 37

How many people reside in your household? (Including unrelated individuals)

Answer Choices	Responses	
1	10.59%	88
2	59.33%	493
3	9.75%	81
4	12.03%	100
5	6.02%	50
6	0.84%	7
7	0.60%	5
8+	0.84%	7
	Answered	831
	Skipped	240

Many individuals reside in households of only two people (59.33%), followed by 12.03% with four person households, and 10.59% of individuals who reside alone; the choices provided also included unrelated individuals. Less than 1% of residents who answered this survey reside in households of either 6, 7, or more than 8.

Question 38

Please provide your email address if you would like to be updated on future opportunities to engage in this project. We will only send you project updates/invitations and this email list will expire upon project completion. Regardless of whether or not you provide your email, your survey responses will remain anonymous.

Answer Choices	Responses	
Email:	100.00%	417
	Answered	417
	Skipped	654

Around 40% of those surveyed provided their email address to be updated on future opportunities to engage in this project, while others skipped this question.

Question 39

Finally, what did we miss? Is there anything else you would like to share?

Here is a summary of the key themes from these comments:

1. Housing affordability and availability:

- Many express concern about lack of affordable housing for workers and young families
- Some want more housing options like apartments, while others oppose large developments
- Short-term rentals are seen as contributing to housing shortages by some

2. Development and growth:

- Mixed views on growth - some want to preserve small town character, others support smart growth
- Many oppose large 4-story buildings downtown
- Desire to keep waterfront public and limit development there
- Some want more businesses/restaurants, others feel current mix is good

3. Infrastructure and services:

- Calls for road/sidewalk improvements and maintenance
- Requests for more parking downtown, especially during events
- Interest in expanding the marina and boat slips
- Suggestions for more recreational amenities (bike paths, pool, etc.)

4. Community character:

- Strong desire to maintain small-town charm and character
- Concerns about catering too much to tourists vs. year-round residents
- Appreciation for events and activities, but some feel they've gotten too large

5. Governance:

- Appreciation for city management, but some feel meetings are too long
- Requests for more enforcement of ordinances (property maintenance, noise, etc.)
- Desire for more resident input and transparency in decision-making

6. Other:

- Environmental concerns (dark skies, lake health)
- Interest in more diverse dining/shopping options
- Calls for better public transportation

Overall, there's a tension between desire for improvements/growth and maintaining Boyne City's current character. Many appreciate the city's efforts but want careful, thoughtful planning for the future.