

**Barlow Garfield Neighborhood Plan  
Appendix B – Results of Public Engagement**

# Acknowledgements

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Chuck Korn ..... Supervisor  
Jeane Blood Law ..... Treasurer  
Lanie McManus ..... Clerk  
Molly Agostinelli ..... Trustee  
Steve Duell ..... Trustee  
Denise Schmuckal ..... Trustee  
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Joe Robertson

## Table of Contents

1. Public Input Session and Online Survey .....	5
2. Survey of Property Owners.....	20



## I. Public Input Session and Online Survey

The Township held a public input session for the Barlow Garfield Neighborhood Plan on Monday, October 21, 2019 at 6:00 PM at the Grand Traverse County Health Services Building. There were about 20 people in attendance. Township Staff began the session with an overview of the planning process and the existing conditions report.

Before beginning the visual preference survey, attendees were asked if they lived within the Barlow Garfield neighborhood, in the surrounding areas of Traverse Heights (in the City of Traverse City) or along LaFrainer Road, or elsewhere. Where attendees live was reflected by the following:

Where attendees live	Percentage of attendees
Within Barlow Garfield neighborhood	28%
LaFrainer Road / Traverse Heights	11%
Elsewhere	61%

Attendees participated in a visual preference survey designed to gauge reactions to different types of development, land uses, landscaping, and other design elements. These people were asked how well they thought each image fit within the neighborhood or portion of the neighborhood, based on the following scale. Participants were shown 18 different images.



**Absolutely!**



**I like it.**



**I could live  
with it.**



**No Way!**

An online version of the visual preference survey was posted on the Township project website after the public input session. This survey received eight total responses.

The full presentation is shown on the following pages, including votes from attendees for all images. This is followed by the total combined votes from the public input session and online survey.

# Barlow Garfield Neighborhood Plan

Public Input Session  
October 21, 2019



## Public Input Session

- Overview of Planning Process
- Overview of Existing Conditions
- Visual Preference Survey
- Next Steps



## Overview of Planning Process

- Existing Conditions
- Public Input Session / Online Survey
- Draft Plan - October-January
- Final Plan - January-February



Location - key regional corridors



New housing construction - Aspen Pines on Floresta

Mentimeter



Recent housing construction - Carson Square

Mentimeter



Recent housing construction - Duplexes on Woodward

Mentimeter



Economic / retail challenges - Cherryland Center

Mentimeter



Mentimeter

New investment / Industrial - Cherry Capital Foods



Mentimeter

New investment / commercial - Serra Toyota



Mentimeter

Sidewalks / streetscape / public realm



Mentimeter

Sidewalks / streetscape / public realm



Mentimeter

Sidewalks / streetscape / public realm



ter

Sidewalks / streetscape / public realm



Mentimeter

Opportunity Zone



Mentimeter

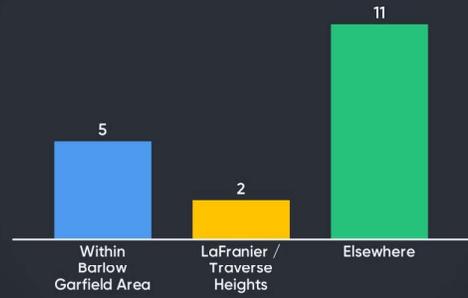
### Other considerations

- Ideal area for smaller household housing units
- Nearby investment - LaFranier & Traverse Heights
- Garfield Township Strategic Plan

## Existing Conditions Report

To read the full report visit the project website:  
[<http://www.garfield-twp.com/barlowgarfield.asp>]

## Where do you live?



Absolutely!



I like it.



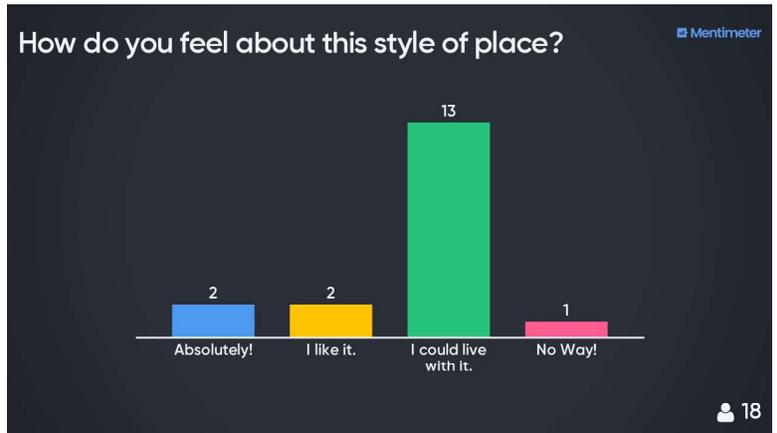
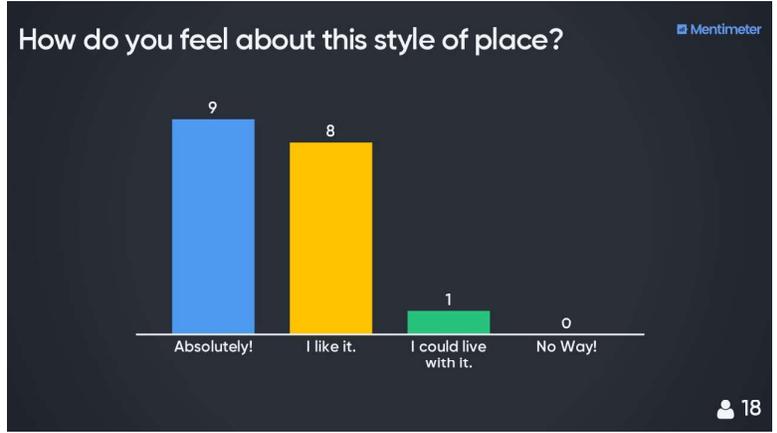
I could live with it.

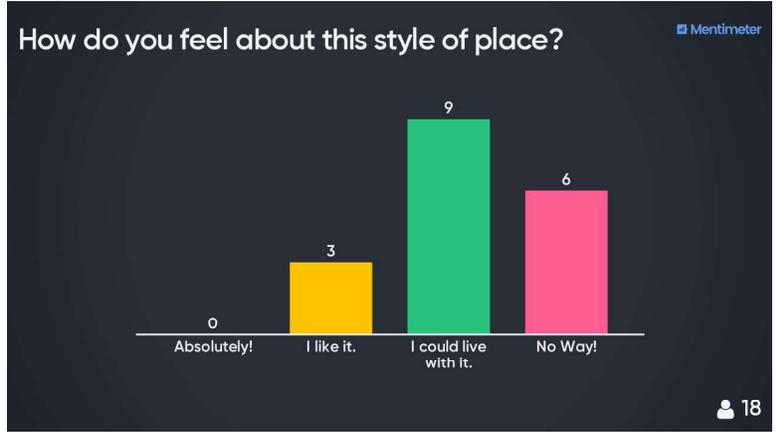


No Way!

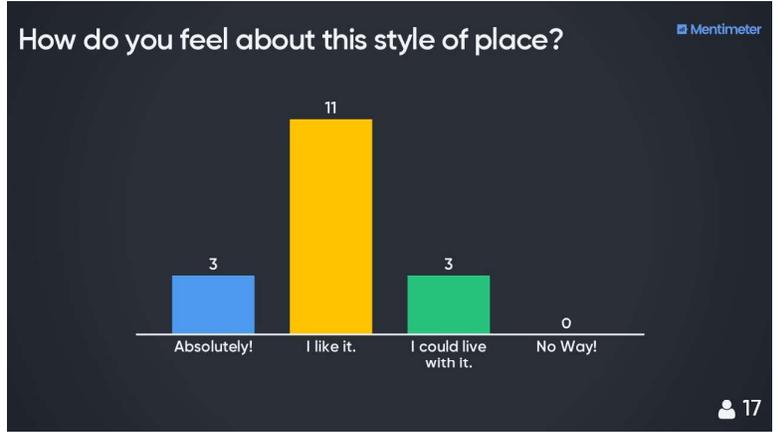
### Visual Preference Survey

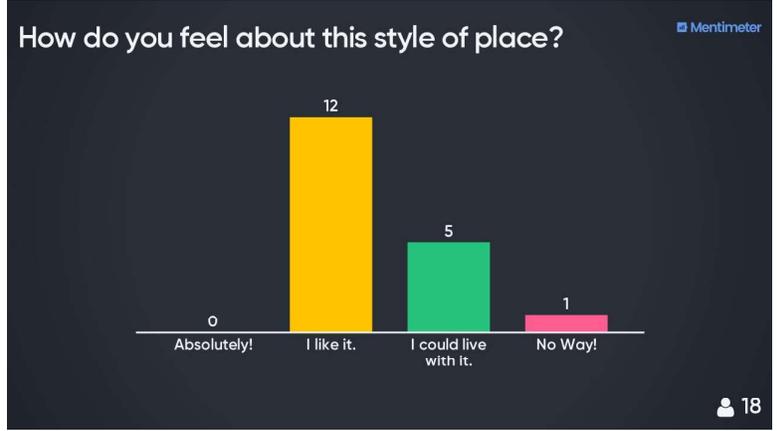
- Absolutely!
- I like it.
- I could live with it.
- No Way!

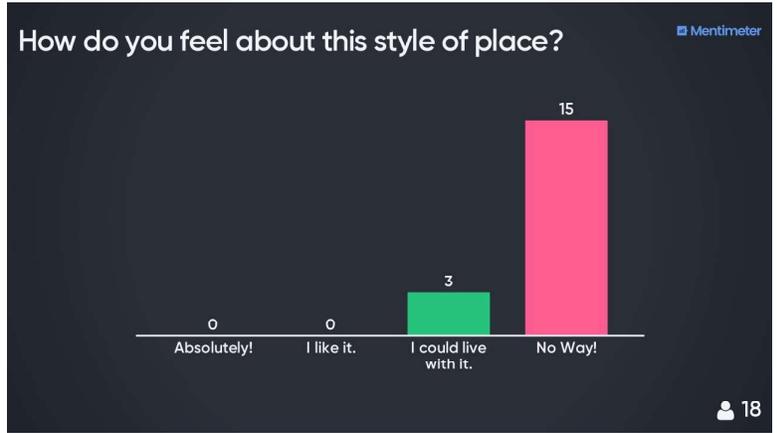
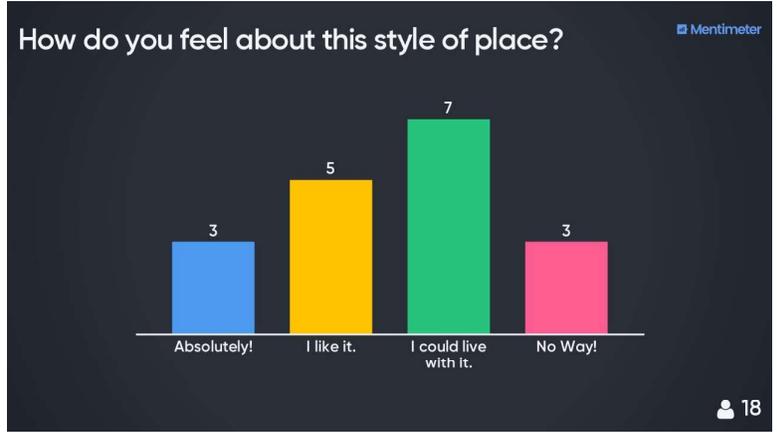


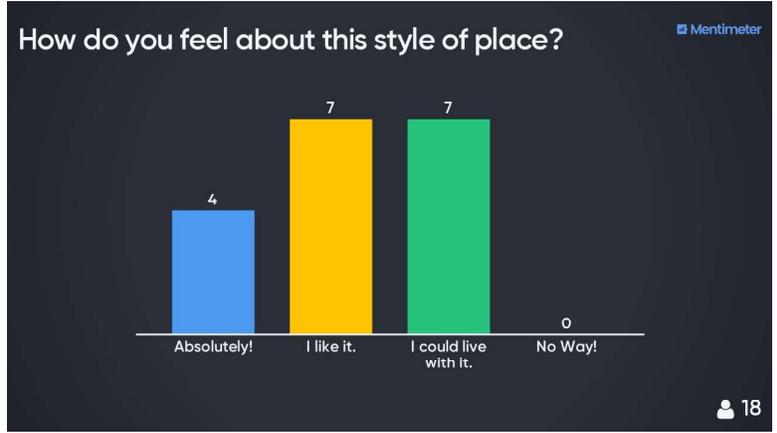












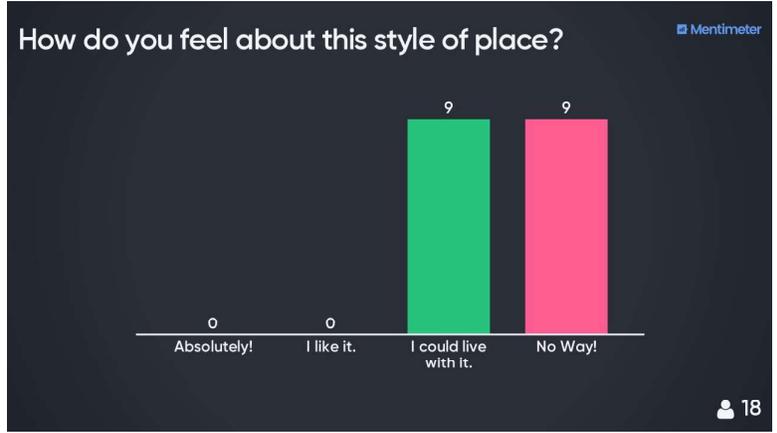




Image	Absolutely!	I like it	I could live with it	No way!	Total Votes	Weighted Score
#1	13	13	2	0	28	23.75
#2	3	5	17	3	28	16.00
#3	1	4	13	10	28	13.00
#4	7	12	7	1	27	19.75
#5	3	10	11	4	28	17.00
#6	1	4	13	10	28	13.00
#7	4	15	8	0	27	19.25
#8	0	7	14	7	28	14.00
#9	1	14	8	5	28	16.75
#10	6	11	11	0	28	19.75
#11	4	8	10	6	28	16.50
#12	0	0	6	22	28	8.50
#13	5	11	12	0	28	19.25
#14	2	11	12	3	28	17.00
#15	0	0	13	15	28	10.25
#16	1	12	13	2	28	17.00
#17	5	15	6	2	28	19.75
#18	3	12	9	4	28	17.50

Top Five Highest-Rated Images
Top Five Lowest-Rated Images

## 2. Survey of Property Owners

The Township mailed out a survey in late November 2019 to property owners in the neighborhood, with responses accepted until late December 2019. The survey asked three questions:

- What aspects do you like about the neighborhood?
- What aspects do you NOT like about the neighborhood?
- What changes would you like to see in the neighborhood?

The Township received the following responses to the survey:

What aspects do you like about the neighborhood?	What aspects do you NOT like about the neighborhood?	What changes would you like to see in the neighborhood?
Improved Garfield cooridor. Improved business landscape & lawn care. Neighbors improving homes w/remodeling.	Cherryland mall - need HOTEL for Airport Travelers & improve GREEN SPACE. I would offer to be involved in such a study for this use.	Street Scape Plan - bike paths w/improved lit streets. New lights needed for S. Forestlane/Mall could be a great attraction to resturants & businesses alike.
At this point none. Garfield township let me down. I look forward to moving out of it.	Lack of sidewalks. Inability to put up a fence to block the business' I now look at after the airports tree cutting.	More sidewalks & trees.
Minimal thgough traffic. Large areas of undeveloped space. Easy access to main road routes, at all hours. The occasional drive throughs by law enforcement. The people are nice enough.	plus/minus 80% of traffic does not stop at the STOP signs; ("my" corner-Linwood/Woodward Ave). Most drive well above the speed limit. Dilapidated mail boxes.	Fewer rentals/absentee landlords. More primary owners. Junkie mailboxes replaced with new(er) properly placed boxes. Thank you.
You addressd the light at Logans. Great!	S. Airport is a mess	Sidewalks along south airport complete path around Boardman Lake.
Everythingis so convenient	Yard is getting so trashy, Junk cars, two trailers on one lot Garfield township used to have some restrictions. Teens speeding in the neighborhood-STOP.	Clean up the neighborhood they put couches and chairs in their yard for the trash and they're there for 2or3 years it used to be clean area.
The trees! The 4 way stop at Boon & Barlow.	Cutting the trees down - too many rentals.	Replant the trees that were cut down! Less Rental, NO Roundabout.
Clean growth for lower priced housing.	Changes that have already been approved changed midway through development.	More open conversation with Garfield.
It's quiet most of the time.	Furniture everywhere + Park needs to be a park if there is a sign that says park. I would like to be able to burn sticks w/out Fire Dept.	I would like to have option of -bulk garbage picked up once a year. Ex. Couches, chairs, etc. so they aren't sitting in people's yards
Busy!	No sidelwalks	Sidewalks & more control on signage.
Retail and commercial area.	Too many visibly impaired bums wandering around.	More shopping! Fewer bums!
Proximity to main resources		More self storage, more apartments, senior housing
Shopping	Petty crime-small time criminal activities	Eradicate the vagrant population.
Commercial area with a lot of business activity.	Too many trailer parks and cheap apartments.	More commercialization.
The wooded area where we live.	No sidewalks. How the trailer parks are allowed to be junky. There doesn't seem to be any rules about how much stuff you can pile up in front on your trailer. Carson St Apt also have some people who seem to be unruly and loud-screaming. We are tired of calling the police to that place.	Making the neighborhood look nicer and appealing.

What aspects do you like about the neighborhood?	What aspects do you NOT like about the neighborhood?	What changes would you like to see in the neighborhood?
<p>It seems I have reversed where the "like" and "don't like" comments are suppose to be. My apologies. In spite of our list of concerns we love our location being close to shopping, our church and work. It is affordable for us to live here. We are also pleased with the staff of Garfield Township. We have interacted a few times and have been treated kindly and professionally. We want to be proud to tell people we live on Linden Ave but right now it doesn't feel that way.</p>	<p>Thank you for your efforts to make our neighborhood better. While we do like where we live we do have some concerns. We live on Linden Ave. There are several properties that are eyesores and neglected. One of those properties is on the corner of Barlow and Floresta. Broken windows, waist high grass and a collapsed fence. It is an invitation for drug use and certainly unsafe for the children in the neighborhood. Another is the corner of Floresta and Crescent St. Car parts, old snowmobiles and trash are littered over the entire property. We understand the income situation in the neighborhood but it doesn't take money to keep your property tidy. There are also active drug dealers. There have been arrests but it is still a big problem. When walking our dog we have found used syringes. Obviously a health hazard. There is also a park I believe between Gladewood and Crescent. We don't know if it is a Township park or not, the sign is unreadable. It is also not maintained and is a place for people to dispose of their garbage. It would be nice to take our grandchildren there. It is also the habit of many home owners to set used furniture by the street in the hope that someone would take it. It is often unusable and will sit for several months, even after the weather has finished it off. There are also several people who use burn barrels and firepits to burn their trash and furniture. We have called the fire department a few times. I have asthma and there are times I cannot go outside or have our windows open in the summer. There are also vacant properties that are neglected, in particular across the road from us at 1649 Linden. It has been a very active drug house and currently has a severe black mold problem. We have considered</p>	<p>We would like to see Garfield's junk ordinance enforced. I served on the Kasson Township Planning Commission in Leelanau County in the past and I know it can be a difficult task to enforce but it must be done. Perhaps the installation of street lights would help diminish the illegal activity that occurs at night.</p>
The Airport	No sidewalks	New sidewalks on Garfield Ave & Airport
Location location location	Traffic needs to slow down on S Garfield from Boon St to S Airport	I completed survey once and thought a light at city limits sign by GMC oil change might work but now I think it might be too close to the Cherryland center light, but instead of that would a drop in the speed limit from 45 to say like the rest of Garfield keep at 35 MPH from Boon St to S Airport would make it safer for all exiting and entering all the businesses and residents in Forestlane Sub.
Nothing	The deterioration of the Cherryland Mall	Changes must be made to the Cherryland Mall
Quiet & people seem to take care of their homes	Traffic	Get the Hartmen-Hammond by-pass done ASAP!!! Quit screwing around.....
Town location.	Too many squirrels!	Would like to see leaf pick-up, wifi added
Close to everything-shopping, transportation, hospital, library. Most neighbors easy to get along with.	Housing shacks the people that walk the streets are mostly trouble; drugs, crime, stealing bad area to live in this condition. Street are bad condition.	Junk=cars, garbage, appliance & other. Filth in yards even mobile homes that are unfit, be removed, this area is the ghetto of town.

What aspects do you like about the neighborhood?	What aspects do you NOT like about the neighborhood?	What changes would you like to see in the neighborhood?
I like that you are doing a survey. I don't like that all the trees were cut down in the trailer park by Airport. I rode my bike over there-it's awful! Plant trees to replace the one cut down.	Property owners who rent their property and don't follow thru with up keep and clean up	Better roads-sidewalks. Would like to see light industry or manufacturing; maybe build up the railroad for shipping & supply to this part of Michigan
We like the location. It's close to shopping & most of the services we use.	The old Kmart Plaza is empty-How about a grocery store in there?	Sidewalk/bike trail along Garfield Rd from Boon to S. Airport. Bike trail along Airport Rd. away from traffic (like 8th Street)
Locations	Deterioration of neighborhood. Roads in very poor condition.	Need to allow marijuana grows. Need to look at traffic flows an plan for the future.
Convenience to area shopping	Folks disrespecting area. Parking anywhere the please. Throwing garabe anywhere they please.	Junk ordinances enforced. Many junk unlicensed vehicles in yards. Old sofas in yards. Please help!
My peaceful, quiet neighborhood in the midst of hustle bustle of Garfield. Most responsible residents live here. Keep this development of 52 houses forever residenital. We have big trees here & it feeds the quality of air in the city. Never let this development become condemned & become commercial!!!	Enforcement & lack of subdivision ordinances as it pertains to property maintenance i.e, uncut lawns for weeks storage of undriveable autos, junk in yards etc.	Being in a mobile setting if folk are going to buy these units then rent them to section 8 to be assured of rent or renting in general they should be taxed as a business as that is what it is.
I live close to my doctors and grocery store. The neighbors are great and you can walk the dogs. The community in general helps one another with needs. The parcels allow us elbow room. Country living close to the city. I have affordable housing.	The section of Garfield Avenue from Cherryland Mall past Bill Marsh & up to Serra needs to have more police patrol-it is a drag strip!! A policeman told me he knew it was a drag strip but they don't have enough policemen to patrol it.	A sidewalk on Garfield would be great to walk, (at least towards S. Airport)
I want it to remain the quiet neighborhood that it is. You ca walk down Rose St. & leave your home unlocked when you go out shopping. Very friendly & quaint. Not too much traffic.	Limited sidewalks, no bike paths handicap accessible sidewalks	Property ordinances that are enforced. Police patrol on a regular basis. Solutions & movement on a plan for the empty Cherryland Mall property.
Close to Downtown TC. Close to food & shops.	There has been a lot of new development but the roads do not support additional traffic. Semis, large trucks and general traffic use our roads to avoid jams on S. Airport Rd. and our roads (as Statewide) are already crumbling...need repair.	The trailer park off of Barlow is run down & depressing. I have walked in there. It needs to be restored or condemned. Bike trail near Hannah & Garfield intersection could use an improved sign for safety in 25 mile/hr zone. Bike trail sign needed. Thanks
Great location; most houses kept up in good shape	<b>To much clutter/debris outside of apartments. Needs more local enforcement.</b>	Sidewalks, bike paths, handicap accessible sidewalk
Easy access to all parts of town.	Junk vehicles in yards; terrible to pull out onto Garfield (across from Bill Marsh Buick); hate yard sales.	Underground utilities to every home and road maintenance improved. Investors to make the old Cherryland Mall usable again, (possibly Motel for T.C. Airport patrons.) I would like to see gov. twnp. & county planners work together on traffic, roadways to support additional building.
This is extra income for me to live on.	Rundown-no bike lanes or sidewalks on Barlow St.	Not many if any at all. I'm pretty satisfied the way it is. Residential-no big stores. To be clear: I'm not going to sell my house I want to make that clearly understood
It is convenient to town or rest of community	High taxes and restrictions on business, lots of hoops to jump to get things done	New dog park.

What aspects do you like about the neighborhood?	What aspects do you NOT like about the neighborhood?	What changes would you like to see in the neighborhood?
Quiet	No leaf removal	Something done with Cherryland Center empty building; should be a grocery store on that corner; should be a time-limit for construction-goes on too long
I like our proximity to everything: both downtown and the south side of town are close. There are decent amenities around us, ranging from Big Lots, to fast food restaurants, to convenience stores. I also want to take a moment to thank you (Garfield Township) for *not* allowing U-Haul to come into the Cherryland Center. I very much appreciate how focused you were on the residents and the potential impact on us. Every township meeting write up I've read reiterates for me that you care about residential impact and are thoughtful with zoning accordingly. Thank you for looking out for us and asking for our input in this survey!	That they made me put my new home sideways when I own 4 feet on each side of me. Sorry not fare, zoning laws and my taxes increase.	Add sidewalks & bike lanes to Barlow. Bury above ground lines.
Great location, location, location. Need a traffic light at city limits sign at Bill Marsh oil change before someone gets killed.	I'm concerned by how much of Garfield has now become overrun with car dealership property. This lessens the character and community feel of our neighborhood. I also find it a bit frightening and challenging to walk or ride my bike around Garfield and South Airport. Even crossing at the lights there requires a bit of courage.	Some upkeep on roads.
Convenience for commercial use	Traffic in and out of Forestlane subdivision. There are 4 exits, entrances out of Bill Marsh, plus 2 for the bowling alley. There have been multiple accidents and serious injuries in this corridor. Traffic goes too fast to make safe left and or right turns because of multiple cars in and out of the dealership. Cars even get in center left turn lane forcing residents turning left facing north out of their lanes instead of hitting someone. Cars get into left turn lane also going south starting at city limits sign, where oil change is to go into the new car area which is a block away, it is very scary living in Forestlane and this would force cars to slow down a lot also. Don't need a roundabout Smile. just a traffic light. I've lived at 912 N Forestlane Dr for 51 years and hopefully my car won't be Tboned and me killed at my home intersection. Garfield officials please keep us in the loop with meetings, etc. so we can provide future input.	Cherry land Center Development
Central location	Anything that appears trashy and does not contribute to the neighborhood feel	Ditto
Good mix of residential and business	No curbs on Barlow St; need another light to slow traffic; Mobile home Park is sketchy	Fix park.

What aspects do you like about the neighborhood?	What aspects do you NOT like about the neighborhood?	What changes would you like to see in the neighborhood?
<p>The new 4- way stop on Boon and Barlow. I like the trees that remain. I like the two parks on Boon street. I like the little bit of sidewalk that there is.</p>	<p>Not a lot of public spaces. Would be nice to have parks</p>	<p>consideration given for turning Garfield and South Airport (as well as La Franier &amp; South Airport) into a roundabout. As some of your county studies have shown, safety is significantly increased with roundabouts. People coming in from the south, on Garfield, are often flying right through that Garfield/S. Airport light. A roundabout would both force them to slow down and keep more traffic flowing through a critical intersection. I would like to see Cherryland Center turn into a community-focused offering. I recognize much of that is beyond your control (as you don't own it) but there is great potential for it to become an alternative farmer's market--similar to Detroit's downtown market. Where the TC downtown market currently blocks vendors from out of town, a market at the Cherryland Center could welcome them from any part of the state. This would bring our residents affordable food and produce. In the winter it could offer indoor activities, craft markets, etc. It could become a significant destination place for the county, and has the underlying infrastructure (Parking and property) to support it. A park could be added at the Cherryland Center, too. There could be a community garden plot, a park, and maybe a skating rink for the winter. I'd also like to see more sidewalks around our neighborhood and initiatives to make our entire neighborhood more walkable. This would help improve our community health in multiple ways: physically and mentally. People may be encouraged to develop relationships with their neighbors and be more invested in seeing the community thrive. Whatever can be done to help attract more small, affordable restaurants and fast food places would be great.</p>
	<p>I don't like that there are hardly any sidewalks, especially on Boon street, which cars use as a cut-through. It is very dangerous to walk down Boon street. I also don't like that the Boon street parks haven't been updated since the 70's. The slide is metal! Barlow could really use sidewalks and bike lanes!</p>	<p>See above reply Frank Greenlaw 912 N Forestlane Dr 49686</p>
		<p>More trees along street</p>
		<p>Change the above</p>
		<p>Need to find stores to fill up Cherryland Center. Worry that it could be a target for vandalism or vagrancy.</p>
		<p>I would like it to be more pedestrian and biker-friendly. Definitely more sidewalks! No more trees being cut down! I would like the parks on Boon street to be updated and be maintained. New slide, new structures!</p>
	<p>Way too much traffic!</p>	<p>Plan and build bridge over Boardman cut down on S. Airport Rd Bottleneck! Please Please Please</p>