

Village of Grand Beach Master Plan



Village of Grand Beach
Berrien County, Michigan

Adopted: July 29, 2009

MCKenna
ASSOCIATES

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Adopted by the Village of Grand Beach Planning Commission: July 29, 2009
Adopted by the Village of Grand Beach Council: August 19, 2009

Prepared by:

MCKenna
ASSOCIATES

I N C O R P O R A T E D

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Acknowledgements

The participation and cooperation of community leaders and residents in the preparation of the Village of Grand Beach Master Plan is greatly appreciated. In particular, we acknowledge the efforts of the following individuals:

PLANNING COMMISSION

Raymond Kelly – *Chair*
Bob Trainor – *Vice Chair*
John Boden, Jr. – *Secretary*
George Soper – *Deputy Secretary*
Kaye Moriarty – *Ex officio Commissioner*

VILLAGE COUNCIL

James Bracewell – *President*
Pete Carroll, Jr. – *President Pro-Tem*
– *Golf & Pro-Shop Commissioner*
– *Parks & Beaches Commissioner*
Bob Grim – *Water & Streets Commissioner*
Deborah Lindley – *Police Commissioner*
Kaye Moriarty – *Building & Zoning Commissioner*

VILLAGE STAFF

Mary Robertson – *Clerk/Treasurer*
Marjorie Royce – *Deputy Clerk*
William Owens – *Building & Zoning Administrator*
Robert Dabbs – *Superintendent*
Chief Dan Schroeder – *Police Chief*
Donald Butler – *Pro-Shop Manager*

Grand Beach Master Plan Adopting Resolution Village of Grand Beach Planning Commission

Master Plan Adopting Resolution Village of Grand Beach Planning Commission

WHEREAS, Act 33, Public Acts of Michigan, 2008, as amended, provides for a Municipal Planning Commission to prepare and adopt a Master Plan for the physical development of the community; and,

WHEREAS, the Village of Grand Beach Planning Commission has prepared a physical development plan for the Village in compliance with said Act 33, including relevant charts, maps and text; and,

WHEREAS, the Village of Grand Beach Planning Commission has provided opportunity for public input into the Master Planning process; and,

WHEREAS, the Village of Grand Beach Council approved and subsequently distributed a draft copy of the Master Plan to all of the bodies required by said Act 33 for review and comment; and,

WHEREAS, no person or entity submitted comments indicating that the proposed Village of Grand Beach Master Plan is substantially inconsistent with the Master Plan of any adjacent community; and,

WHEREAS, The Village of Grand Beach Planning Commission held a formal public hearing on the draft Master Plan on July 29, 2009 in order to provide additional opportunity for public comment; and,

WHEREAS, the citizens of the Village of Grand Beach were afforded the opportunity to provide oral and written comments on the draft plan, which comments have been carefully considered by the Planning Commission; and,

WHEREAS, based on the consideration of public comments the Village of Grand Beach Planning Commission is satisfied that the Master Plan is ready for adoption; and,

WHEREAS, the Village of Grand Beach Council approved an Ordinance on August 15, 2008 granting the Village of Grand Beach Planning Commission the power to formally adopt the master plan, in whole or in part; and,

NOW, THEREFORE, LET IT BE RESOLVED, that the Village of Grand Beach Planning Commission does hereby adopt the Village of Grand Beach Master Plan, said plan to be dated as adopted this day of July 29, 2009; and,

FURTHER, LET IT BE RESOLVED, that the Village of Grand Beach Planning Commission does hereby direct the Commission Chair and Commission Secretary to sign this Resolution signifying the adoption of the Village of Grand Beach Master Plan, and to file attested copies of the Plan with the Village Clerk.

CERTIFICATE OF ADOPTION:

Offered by Commissioner Raymond Kelly, supported by Commissioner Thomas Johnson

Yeas: 5

Nays: 0

Absent: 0

RESOLUTION DECLARED ADOPTED BY:

Raymond Kelly
Planning Commission Chair

Raymond Kelly
Planning Commission Secretary

Date of Adoption: July 29, 2009

**Grand Beach Master Plan Adopting Resolution
Village of Grand Beach Council**

Resolution #09-07
**Master Plan Adopting Resolution
Village of Grand Beach Council**

WHEREAS, Act 33, Public Acts of Michigan, 2008, as amended, provides for a Municipal Planning Commission to prepare and adopt a Master Plan for the physical development of the community; and,

WHEREAS, the Village of Grand Beach Planning Commission has prepared a physical development plan for the Village in compliance with said Act 33, including relevant charts, maps and text; and,

WHEREAS, the Village of Grand Beach Planning Commission has provided opportunity for public input into the Master Planning process; and,

WHEREAS, the Village of Grand Beach Council approved and subsequently distributed a draft copy of the Master Plan to all of the bodies required by said Act 33 for review and comment; and,

WHEREAS, no person or entity submitted comments indicating that the proposed Village of Grand Beach Master Plan is substantially inconsistent with the Master Plan of any adjacent community; and,

WHEREAS, The Village of Grand Beach Planning Commission held a formal public hearing on the draft Master Plan on July 29, 2009 in order to provide additional opportunity for public comment; and,

WHEREAS, the citizens of the Village of Grand Beach were afforded the opportunity to provide oral and written comments on the draft plan, which comments have been carefully considered by the Planning Commission; and,

WHEREAS, following the consideration of public comments, the Village of Grand Beach Planning Commission was satisfied that the Master Plan is ready for adoption and duly adopted the Plan on July 29, 2009; and,

NOW, THEREFORE, LET IT BE RESOLVED, that the Village of Grand Beach Council does hereby adopt the Village of Grand Beach Master Plan this day of August 19, 2009 confirming the previous adoption by the Planning Commission; and,

FURTHER, LET IT BE RESOLVED, that the Village of Grand Beach Council does hereby direct the Village Clerk to sign this Resolution signifying the adoption of the Village of Grand Beach Master Plan, and to file attested copies of the Plan with the Village Clerk.

CERTIFICATE OF ADOPTION:

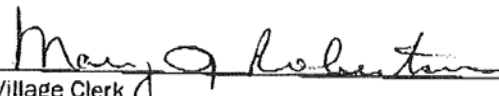
Offered by: James Bracewell, supported by: Robert Grim

Yeas: James Bracewell, Walter Carroll, Robert Grim, Deborah Lindley,
Kaye Moriarty.

Nays: None

Absent:

RESOLUTION DECLARED ADOPTED BY:


Village Clerk

Date of Adoption: August 19, 2009

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1. Introduction

The Grand Beach Master Plan sets forth the vision that Village leaders and residents have for the future of Grand Beach, and serves as a guide to achieving that vision.

A. USES OF THE MASTER PLAN

A master plan is used for a variety of purposes. At the most basic level, a master plan is used as the basis for a community's zoning ordinance. One of the requirements that make zoning constitutionally valid is that the ordinance be based on a comprehensive plan for the development of the jurisdiction. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that zoning ordinances be based on a plan.

In context of the Michigan Zoning Enabling Act, the master plan is a study of the present and future growth of a municipality that identifies the land needed for various types of activities, including agriculture, single-family and multi-family residences, commerce, and industry. After a master plan is adopted, a municipality can then adopt a zoning ordinance to assure that land is available and allocated to meet the community's long term needs.

A common use of the master plan is for reference for zoning changes and special use permits. One of the primary considerations in a rezoning is compliance with the master plan and the future land use map. Another important function of the master plan is giving guidance to developers and potential homeowners in making investment decisions. Consistent and reasonable application of the master plan by the Village reduces risk and uncertainty in the real estate market.

The master plan provides guidance and coordination in the provision of public services. Understanding long-term growth patterns is helpful in making decisions for public investments, such as parks, and water and sewer infrastructure.

A master plan can be the basis for proactive projects and programs to improve a community. A fundamental part of the master planning process is the public involvement that forms the basis for the future land use plan and indicates the community's desires for its future and its long-term vision. The goals and objectives of a master plan reflect desires for physical development.

A master plan presents the vision of a community over the next 20 years, but also includes a number of specific, short term implementation activities intended to realize the overall vision of the Plan.

This document, then, is the Master Plan that has been developed and adopted by the Village of Grand Beach Planning Commission and accepted by the Village Council pursuant to the Michigan Planning Enabling Act.

Introduction

B. ORGANIZATION OF THE MASTER PLAN

The master plan contains eight sections:

- Introduction – this section, an overview of the Plan and its uses
- Community Profile – a survey of existing demographics including population, housing and economic conditions
- Existing Conditions – the existing land use and natural features
- Community Facilities Infrastructure – a survey of community facilities, utilities, services and roads in the Village
- Public Input – a review of the public input received throughout the process of preparing the plan
- Goals and Objectives – the functional goals upon which the plan is founded
- Future Land Use – the future land use plan for the Village
- Implementation – a summary of activities necessary to implement the recommendations of the plan

C. HISTORY OF GRAND BEACH¹

The Village of Grand Beach was founded by the Grand Beach Company of Chicago, Illinois in 1903 as a resort community. The Grand Beach Company was started by Floyd R. Perkins and George Ely who purchased 600 acres of land slated for a shooting preserve. The land was soon transformed into a resort community when they purchased 20 cottages from Sears and Roebuck in 1907. Through the momentum created by the purchase of land and construction of the first homes, roads, bridges, waterworks, four miles of beach frontage, and eventually a golf resort were built.

By 1911 there were a total of 48 homes in the Village, and the community's development continued with the 18-hole golf course and clubhouse to compliment the existing 9-hole course. Chicago residents would arrive three times a day by the Michigan Central Railroad and enjoy the golf course and resort atmosphere. Given the attraction of the community, three Frank Lloyd Wright homes were built in 1916 - the Bagley House, the W.S. Carr House, and most famous Ernest Vosburgh Summer House. The W.S Carr House was torn down in 2004, but the Vosburgh house remains on the corner of Crescent Road and Royal Avenue similar to its original design.

The Golfmore Hotel opened in 1921 with 175 rooms with the adjacent golf course, entertainment such as movies and concerts, a ski jump in the winter on the dune behind the hotel, and a wooden bridge connecting the hotel to the beach and pier. The hotel closed in

¹ www.harborcountry.org/grandbeach; www.grandbeach.org/history

1931 because of the Great Depression but was re-opened in 1936. In 1934, while the hotel was closed, the Village of Grand Beach became incorporated as a village. When the hotel was reopened the intention was to make it a Las Vegas-style gambling attraction, but this was soon stopped by the Governor of Michigan in 1937 and the hotel never recovered financially. The hotel was destroyed by a fire in 1939, and the owner decided to shed his assets and approached John Jay Fox, president of the Grand Beach Home Owners Association, about purchasing the golf course. John Fox and Ben Budenger raised enough funds, \$6,000 to be exact, to purchase a complete nine-hole golf course. To avoid the eventual tax burden of the property, the property owners donated the golf course to the Village which still owns the land today.

In addition to the golf course, the beach was and continues to be an important attraction for the Village. A pier was built out into Lake Michigan which offered dining and dancing in the 1920s. The pier remains out in the water at the end of Whitewood Avenue, but it is closed to public use because of safety concerns. The lake levels have fluctuated over the years, when in the 1950s through the 1970s, the levels were high and the beach area limited. However, in recent years the water levels have been lower and the beach much wider for enjoyment in the summer months.

D. GRAND BEACH TODAY

The Village of Grand Beach and the surrounding areas have undergone changes and upgrades to become the attractive and unique resort area it is today. The Village is a quiet residential area located within a mixed landscape of rural and suburban/urban communities with a shoreline of similar small cities and villages, such as Michiana and New Buffalo (see Regional Location map). A number of large, expensive homes and developments have been built in the area, and it remains as an accessible resort area for both Michiganders and out-of-state visitors. The Village has maintained a permanent population of approximately 240 residents and 100 households, with a large seasonal population and supply of seasonal and recreational homes.

Introduction

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Print date: 8/6/2009 8:51 AM Project: Berrien\Berrien\Grand Beach Regional_Location.mxd

Regional Location

Village of Grand Beach, Michigan

Data Source: ESRI StreetMap USA



McKenna
ASSOCIATES
7/14/09

Introduction

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2. Community Profile

This section presents an overview of the demographics in the Village, including a summary of the demographic makeup of the people who live in Grand Beach, an analysis of the housing stock and economic conditions that will impact the future development, redevelopment, and preservation of the Village.

A. POPULATION ANALYSIS

General Population Characteristics

The population of the Village of Grand Beach has been steady since 1990 with a large increase between 1990 and 2000. A majority of the permanent residents in the Village moved into their homes between 1995 and 1998, thus consistent with the population increase during this period. Projections from ESRI² anticipate continued but low growth in the Village reaching a total of nearly 250 residents in the year 2013.

Table 2.1: Change in Total Population, Village of Grand Beach, 1990 to 2013

1990	2000	% Change 1990 to 2000	2008	% Change 2000 to 2008	2013	% Change 2008 to 2013
186	221	18.8%	239	8.1%	245	2.5%

Sources: US Census Bureau, ESRI Business Analyst

When compared with other local communities and Berrien County, the Village of Grand Beach has demonstrated continued growth since 1990, with an overall increase of roughly 28 percent during the period between 1990 and 2008. Over the same time, only the Village of Michiana showed comparable population growth. The City of New Buffalo experienced a population loss between 1990 and 2000 but has grown slowly since 2000 while New Buffalo Township experienced moderate growth during the same period. The County as a whole has seen an overall two percent increase since 1990 with a low growth of less than one percent during each time period.

Table 2.2: Change in Total Population, Selected Communities, 1990 to 2013

	1990	2000	% Change 1990 to 2000	2008	% Change 2000 to 2008	2013	% Change 2008 to 2013
Grand Beach	186	221	18.8%	239	8.1%	245	2.5%
Michiana	169	200	18.3%	216	8.0%	222	2.8%
New Buffalo, City	2,327	2,200	-5.5%	2,246	2.1%	2,266	0.9%
New Buffalo Twp.	2,409	2,468	2.5%	2,614	5.9%	2,672	2.2%
Berrien County	161,378	162,453	0.7%	163,816	0.8%	164,757	0.6%

Sources: US Census Bureau, ESRI Business Analyst

² Environmental Systems Research Institute (ESRI) Business Analyst

Community Profile

Seasonal Population

While the 2008 Village population is estimated to be 239 residents, this is only for those calling Grand Beach their full-time home. The community experiences a large influx of seasonal residents for the summer months. Grand Beach also experiences changes in the level and types of services and needs required by residents based on the season. Trash collection, recycling, water use, snow removal, lawn care, and general services fluctuate given the changes in population and season. Also, the needs of the community change based on the demographics of the residents with more families and children in the summer and a generally older population the remainder of the year. Overall, more and more residents are making Grand Beach their permanent home each year particularly with the number of homes built in Eiffel Tower and Golfmore Estates in recent years.

During the winter and spring the population is primarily permanent residents who are retired, empty nesters and/or those working locally or commuting to Chicago or South Bend. There are few children or young families other than those visiting relatives. Residents with second homes in the Village come for long weekends, holidays, and getaways during this time.

At the onset of summer, seasonal residents begin arriving in mid-June with most there by July 4th. The residents are of all ages, including a number of children with their families or grandparents. The golf course, park, tennis courts, basketball, and beach all get busy and the Social Club hosts a number of events throughout the week and on the weekends. Most seasonal residents leave by mid-August or Labor Day. The summer population increases to an estimated 409 to 426 homes/households based on Village water bills, projections of seasonal housing and people, and the nearly 1,000 people for Family Fest weekend. It is reasonable to assume that during the summer season, there are over 1,000 people living in the Village, which is more than five times the permanent population.

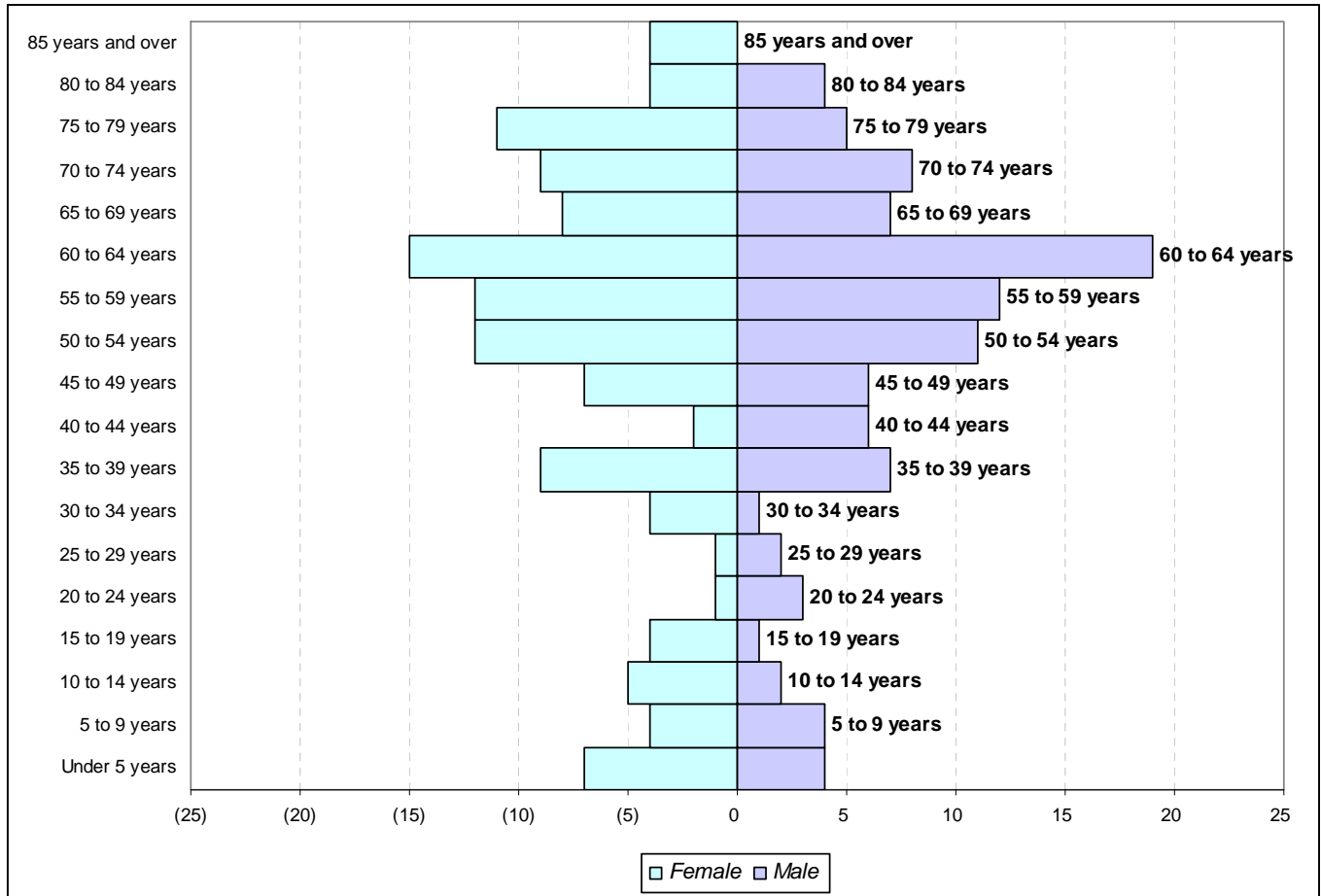
The fall is a time when many residents come back to winterize their homes and enjoy the warm fall weekends, but many do not return until summer. The golf course and park are still utilized during this time weather permitting. The permanent residents are the majority of the Village's population by December.

Age Structure of Population

Figure 2.1 shows the age structure of Grand Beach in 2000, divided by gender with females on the left and males on the right. The overall structure of the population pyramid is typical of a seasonal community with a majority of the population over the age of 50 and the highest concentration of the population between the ages of 50 and 64. The next highest concentrations are in the family households (30 to 50 years old) and seniors (65 years and older). The population of children and teens is notably low but expected in a seasonal community where most of the young population are not permanent residents.

With respect to gender, the population of Grand Beach is generally well-balanced, with the expected higher amount of females in the over-60 category (due to women's longer life expectancy).

Figure 2.1: Total Population by Gender and Age, Village of Grand Beach, 2000



Source: US Census Bureau, ESRI Business Analyst

The table below show the number and percentage of the Village population in each of five age group categories, or cohorts: under 5 years, 5-19 years (school age children), 20-34 year olds (young adults), 35-64 year olds (middle-age adults), and seniors 65 years and older. Overall, the age structure of the Village is anticipated to be relatively consistent through 2013, suggesting a stable full-time population of middle-age adults and older citizens, not including the seasonal population.

Table 2.3: Population by Age Groups, Village of Grand Beach, 2000 to 2013

	2000	% of Population	2008	% of Population	2013	% of Population
Under 5 years	11	5.0%	8	3.4%	8	3.2%
5 to 19	20	9.1%	24	10.2%	26	10.4%
20 to 34	12	5.4%	16	6.7%	15	6.0%
35 to 64	118	53.4%	112	47.3%	107	43.3%
65 and over	60	27.2%	77	32.5%	91	36.8%

Sources: US Census Bureau, ESRI Business Analyst

Community Profile

B. HOUSING ANALYSIS

Households

As is to be expected with an increasing population, the total number of households in Grand Beach increased between 1990 and 2000, and the average household size decreased from 2.12 to 2.05, consistent with regional, state, and national trends. This points to a high percentage of families without children, as evident in the decrease of married-couple families with children at home from 17.4% to 12.0%.

The percentage of one-person households in Grand Beach decreased from 1990 to 2000 and is consistent with the surrounding communities and Berrien County. Of particular note is the significant decrease of single female-headed households with children at home. From 1990 to 2000, the percentage of single-mother households in Grand Beach decreased from 7.2% to 2.8%. The 2000 figure is considerably lower than the neighboring communities and Berrien County as a whole. This data suggests a relatively older population of married couples living without children in the home and single adults living alone within the permanent population of the community. This excludes the seasonal population when a number of families and young children are living in the community.

Table 2.4: Selected Household Characteristics, Selected Communities, 2000

	<i>Grand Beach (1990)</i>	Grand Beach (2000)	Michiana	New Buffalo, City	New Buffalo Twp.	Berrien County
Number of Households	69	108	108	947	1,093	63,569
Average Household Size	2.12	2.05	1.85	2.32	2.23	2.49
Married-couple Families	56.5%	60.2%	43.5%	50.0%	55.8%	51.2%
With children at home	17.4%	12.0%	7.4%	16.9%	15.9%	20.9%
Single-mother Households	7.2%	2.8%	7.4%	9.3%	6.8%	13.2%
One-person Households	36.2%	30.6%	34.3%	30.8%	29.2%	27.1%

Source: US Census Bureau, ESRI Business Analyst

Housing Units

The percentage of housing units that are single-family structures decreased slightly between 1990 and 2000 to 99.4%, a higher percentage than any of the communities compared and the Berrien County average with the exception of the Village of Michiana. The Village has no multiple-family units. This data points to a stable housing base and are consistent with the high percentage of married couple households in the Village and the seasonal nature of the community.

Grand Beach has a much lower percentage of owner-occupied housing units than either Berrien County or the surrounding communities, with the exception of Michiana. The percentage of owner-occupied housing was 30% in 2000 compared to a range of 51% in

New Buffalo Township to nearly 87% in the County as a whole. This is attributable to the large number of seasonal homes in the Village. The home ownership rate has increased slightly since 1990, and the vacancy rate has decreased 7% in this same time. The vacancy rate is only surpassed by Michiana. Both communities have a large number of seasonal homes, but the numbers indicate more residents are staying year-round and occupying their homes.

Table 2.5: Percentage of Housing Units by Type, Selected Communities, 2000

	<i>Grand Beach (1990)</i>	<i>Grand Beach (2000)</i>	<i>Michiana</i>	<i>New Buffalo, City</i>	<i>New Buffalo Twp.</i>	<i>Berrien County</i>
Total Housing Units	278	340	354	1,417	2,148	73,445
Single Family Home	100.0%	99.4%	100.0%	79.0%	93.9%	76.5%
2 – 4 Unit Structure	--	--	--	7.9%	0.9%	7.8%
5 + Unit Structure	--	--	--	12.4%	3.5%	9.6%
Other Housing Units <i>(including mobile homes)</i>	--	0.6%	--	0.7%	1.8%	6.0%
Rental Units	2.2%	1.8%	0.8%	18.7%	7.1%	24.0%
Vacant Units	75.2%	68.2%	70.0%	33.6%	48.9%	13.4%
Seasonal, Recreational, Occasional Use	72.3%	61.2%	62.5%	25.2%	42.4%	7.2%

Source: US Census Bureau, ESRI Business Analyst

Housing Age

As shown in Table 2.6 below, nearly 60% of Grand Beach’s total housing units in the Village are over 40 years old. Compared with Berrien County, these percentages are quite high, with only 13.6% of all housing units in the County constructed before 1970. Of the 60% of the housing units built before 1970, 52% of the units were built before 1960 and 30% before 1940.

Grand Beach began in the early 1900’s as a summer resort destination. A significant number of homes were built in the 1920s and 1930s reaching a peak following World War II, as evident by the median year structure built. Many were not intended for year-round occupancy, but most of the homes are single family.

Table 2.6: Housing Units by Year Structure Built, Selected Communities, 2000

	<i>Grand Beach</i>	<i>Michiana</i>	<i>New Buffalo, City</i>	<i>New Buffalo Twp.</i>	<i>Berrien County</i>
1969 or Earlier	199	234	849	1,231	47,650
1970 to 1979	29	33	197	253	11,664
1980 to 1989	22	34	242	186	6,044
1990 to 1994	30	25	55	213	3,413
1995 to 1998	42	24	33	208	3,475
1998 to March 2000	11	4	41	57	1,199
Median Year Structure Built	1958	1958	1964	1963	1960

Source: US Census Bureau, ESRI Business Analyst

Community Profile

Housing Value

Housing values in Grand Beach are generally higher than the surrounding communities or Berrien County as a whole. The median value of the housing units in the Village was \$285,874 in 2000, while the median value in Michiana was \$231,250, the City of New Buffalo was \$108,333, New Buffalo Township was \$165,925 and the County was \$93,280. It should be noted that the City of New Buffalo and New Buffalo Township have a more even distribution of housing values, with a higher percentage of lower-value homes than Grand Beach where over 90% of the housing units are valued at \$150,000 or greater. Nearly 60% of the housing units are valued over \$250,000 with 16% valued over \$750,000.

Table 2.7: Value of Owner-Occupied Housing Units as Percent of Total Housing Units, Selected Communities, 2000

	Grand Beach	Michiana	New Buffalo, City	New Buffalo Twp.	Berrien County
Less than \$50,000	0.0%	0.0%	6.2%	5.0%	17.3%
\$50,000 to \$99,999	0.0%	4.5%	39.6%	20.6%	38.4%
\$100,000 to \$124,999	7.8%	10.1%	12.8%	11.8%	13.3%
\$125,000 to \$149,999	0.0%	4.5%	13.8%	7.6%	9.7%
\$150,000 to \$174,999	8.8%	3.4%	6.2%	7.8%	6.3%
\$175,000 to \$199,999	10.8%	13.5%	2.5%	10.2%	4.0%
\$200,000 to \$249,999	16.7%	22.5%	5.7%	9.3%	4.0%
\$250,000 to \$299,999	7.8%	4.5%	3.7%	3.8%	2.6%
\$300,000 to \$399,999	13.7%	11.2%	4.7%	7.9%	2.2%
\$400,000 to \$499,999	8.8%	10.1%	1.6%	4.8%	0.7%
\$500,000 to \$749,999	9.8%	6.7%	0.7%	5.5%	0.8%
\$750,000 or more	15.7%	9.0%	2.6%	5.5%	0.5%

Source: US Census Bureau, ESRI Business Analyst

Given the seasonal nature of Grand Beach, the value of the housing units is not surprising. Many of the homes are large, older, and built with the intention of serving as a summer residence. The housing values are also reflective of the location near Lake Michigan.

C. ECONOMIC and EDUCATION ANALYSIS

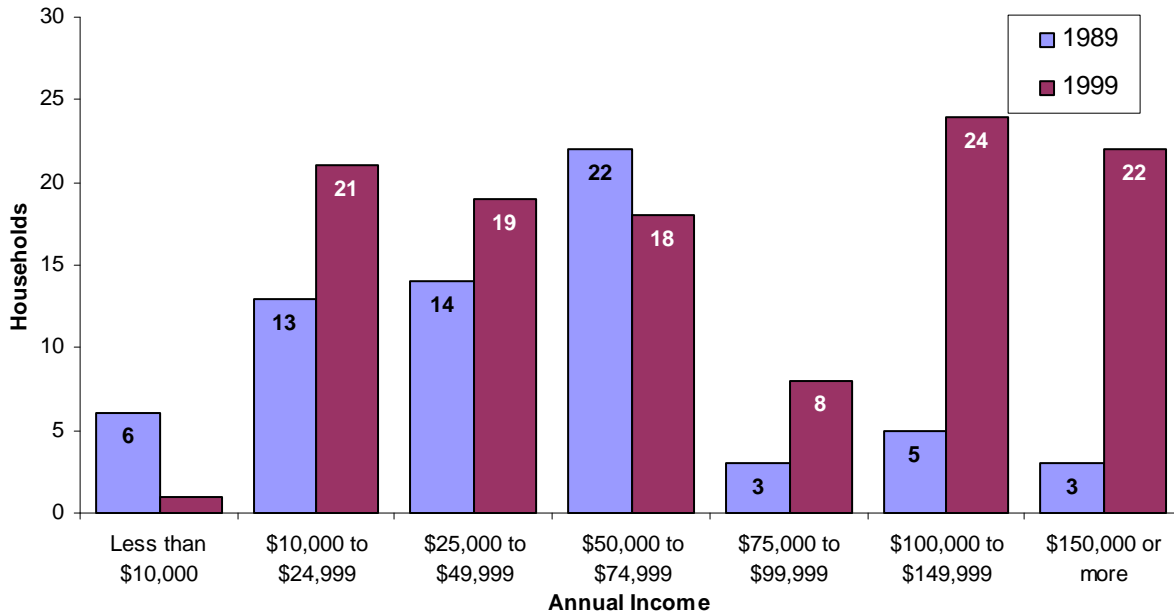
Household Income

The Village of Grand Beach showed a generally even amount of low to middle income levels as well as high income levels in 1999. As shown in Figure 2.2 below, greater than one in three households earned less than \$50,000 in 1999, while greater than one in five earned between \$50,000 and \$100,000. One household (0.9%) earned less than \$10,000 for the year, while 46 households (40.7%) earned \$100,000 or more in 1999. The median household income in 1999 was \$61,875, up from \$50,000 in 1989.

When compared with the income data from the previous Census, it is readily apparent that household incomes not only increased but also became more distributed toward high incomes. The high income levels, specifically those above \$150,000, have increased by nearly 330% since 1989. Figure 2.2 shows that 50% of households in 1989 earned less than \$50,000; by 1999, only 36% of households in Grand Beach fell into the same category.

Conversely, only eight households earned \$100,000 or more in 1989, while ten years later the number of households with six-figure incomes had increased to 46.

Figure 2.2: Distribution of Household Income with Number of Households, Village of Grand Beach, 1989 and 1999



Source: US Census Bureau

Employment

Grand Beach is predominately a residential community with no major employment within the Village. Nearly half of the Village’s residents are not in the workforce but not due to unemployment. Those working are primarily in management/professional and sales/office occupations totaling approximately 90% of the workforce. The remaining residents are employed as shown in Table 2.8 below. A change in statistical methods used by the Census Bureau in the 1990s means that employment data for some industries cannot be directly compared between 1990 and 2000. The management/professional sector saw a significant increase, however, growing from 43.8% of jobs in 1990 to 62.0% of jobs in 2000. The percentage of Village residents working in sales/office shrank by almost half, from 43.8% of jobs in 1990 to 22.3% in 2000.

Table 2.8: Civilian Employed Population 16 Years of Age and Older by Occupation, Village of Grand Beach, 1990 and 2000

	1990	1990 %	2000	2000 %
Management, professional and related	28	43.8%	62	66.0%
Service	5	7.8%	5	5.3%
Sales/office and admin support	28	43.8%	21	22.3%
Farming, fishing and forestry	0	0.0%	0	0.0%
Construction, extraction and maintenance	3	4.6%	4	4.3%
Production, transportation and material moving	0	0.0%	2	2.1%
Total Employed	64	100.0%	94	100.0%

Source: US Census Bureau, ESRI Business Analyst

Community Profile

Education

As compared with the State of Michigan overall, Grand Beach had a higher percentage of high school graduates, college graduates, and residents with graduate or professional degrees in 2000. The Village was consistently higher than Berrien County in all three categories as well. Grand Beach is comparable only to the Village of Michiana. It should be noted that the education attainment of Grand Beach residents has increased since 1990, when 71.6% were high school graduates and 31.0% held college degrees.

Table 2.9: Educational Attainment of Persons 25 Years or Older, Selected Communities, 2000

	High School Diploma or higher	Bachelor's Degree or higher	Graduate or Professional Degree
Grand Beach	93.1%	54.2%	28.9%
Michiana	98.0%	64.5%	28.4%
New Buffalo, City	84.0%	17.3%	4.3%
New Buffalo Twp.	84.8%	30.5%	12.6%
Berrien County	81.9%	19.6%	7.4%
State of Michigan	83.4%	21.8%	8.1%

Source: US Census Bureau, ESRI Business Analyst

Community Profile Summary and Conclusions

POPULATION ANALYSIS

- Population has increased every decade since 1990 and is projected to continue increasing through 2013.
- The Village population has increased by 28% since 1990, a higher rate of growth than Berrien County (2%) or the surrounding communities.
- The age distribution of the Village is typical of a seasonal community with a predominately older population. Age distribution is projected to remain stable through 2013, suggesting that the Village is attracting and retaining a stable middle-age and older population.
- Gender distribution is generally equal, with a larger population of females over the age of 60.

HOUSING ANALYSIS

- The average household size in 2000 was 2.05 persons, a decrease from 1990, consistent with the trends and indicated by the high percentage of families without children at home (88%).
- The percentage of Village residents living alone has decreased 5.6% since 1990, and is consistent with the county and neighboring communities.
- The percentage of households headed by single mothers has decreased since 1990, and is significantly lower than other communities in the area or the County as a whole.
- Nearly 100% of the housing units in the Village are single-family residences.
- Only 1.8% of all housing units are rental units, and 68.2 % of all housing units are vacant (61.2% of which are seasonal, recreational, occasional use homes).
- 52% of owner-occupied houses in the Village were built before 1960, and the median year the structure was built being 1958.

- 92.2% of owner-occupied housing units in the Village were valued over \$150,000. The Village of Michiana is the only comparable community at 80.9%
- Housing units valued at more than \$250,000 accounted for nearly 60% of the houses in Grand Beach with Michiana second with 41.6% of the homes over \$250,000.

ECONOMIC AND EDUCATION ANALYSIS

- The median household income in 1999 was \$61,875, up from \$50,000 in 1989.
- 40.7% of households in the Village earned more than \$100,000 in 1999, while 36% of households earned less than \$50,000.
- The top two industries employing Village residents in 2000 were management/professional (66%) and sales/office (22%).
- 93.1% of Grand Beach residents hold a high-school diploma and 54.2% are college graduates (28.9% of which have a graduate or professional degree). County-wide, 19.6% of residents have graduated from college.

Community Profile

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3. Existing Conditions

A. EXISTING LAND USE

The survey and examination of existing land uses is an essential step in the preparation of a Master Plan. The existing land use survey provides a snap shot of land use and development activity at a given moment in time, and becomes part of the Village's historical record, helping to tell its continuing story written in the pattern of its activities and land uses. When compared against future existing land use surveys, it reveals which land uses are growing and which are not. As a community shapes its master plan and resolves and balances its land use and development issues, the land use survey remains a valuable resource and reference point.

The existing land uses are displayed on the Existing Conditions map. The information for the existing land uses was gathered through windshield surveys conducted during the winter of 2008-2009. The accuracy of the data was confirmed through conversations with Village Staff and Planning Commission members.

The following is a brief description of each of the land use categories identified in this survey delineated on the map:

Single Family Residential: Improved land parcels having dwelling units utilized for predominately residential purposes. All of the units are detached, single family homes on lots a minimum of 6,000 square feet in size and larger. The residential areas are permitted a range of densities from 2.9 to 7.3 units per acre, based on the specific zoning regulations.

Civic: Land owned by the Village and utilized as the Village Hall, Police Station, Maintenance Garage, and the water tower property. The Village Hall is located in the former clubhouse building adjacent to the golf course.

Public/Semi-Public: The land and facilities which are operated by the Village and available for use by the public or those with a particular interest. This includes the park on Royal Avenue, the golf course, and the public beach along Lake Michigan. There are a number of Village-owned easements providing access points throughout the neighborhoods along the entire beach frontage.

Conservation Area: There are two conservation areas in the northeast portion of the Village, one on each side of Deer Park Drive. The conservation areas are designated by the Nature Conservancy as the Grand Beach Marsh Preserve and Hamburger-Mathias Nature Preserve on the west and east sides of Deer Park Drive, respectively.

Commercial: The Village does not contain commercial uses within its jurisdiction, but is served by adjacent commercial across US 12 and throughout New Buffalo Township, City of New Buffalo and adjacent Michigan City and LaPorte, Indiana.

Existing Conditions

Reserved Space: This category includes publicly-owned parcels, potential park properties, and land set aside for open space or other purposes through development throughout the Village. The parcels include the corner of Station Road and Royal Avenue, Parc 1 and Parc 2 to the west and east of Anna Livia Way adjacent to Grand Beach Road, a public easement north of Ridge Road, Strauss Park adjacent to High Point Lane, and a parcel adjacent to Golfview Avenue west of Deer Park Drive.

LAND USE AND DEVELOPMENT

The location and layout of the different categories of land uses provide a basis for land use decisions to be made. The Existing Conditions map indicates the existing use of each parcel in the Village. Following is a discussion of where the land uses are located and a description of the role that they play in the Village today.

A majority of the Village is devoted to single family residential uses. This includes year-round and seasonal homes. The residences are located in three different zoning districts, as evident by the lot sizes. The LDR, Low Density Residential District permits a minimum lot size of 15,000 square feet; the MDR, Medium Density Residential District permits a minimum lot size of 12,000 square feet; and the HDR, High Density Residential District permits a minimum lot size of 6,000 square feet. The majority of the original portion of the Village is on smaller lots with the parcel sizes increasing to the northeast side of Grand Beach where many of the new homes are located.

The Village is unique in that the residential area contains a range of home types and styles, from small cottages to large multi-million dollar homes. The community began with 20 cottages from Sears and Roebuck in 1907 and contained three Frank Lloyd Wright homes at one time. The most famous of the three, the Vosburgh home, remains on the corner of Crescent Road and Royal Avenue. All of the residential areas are characterized by abundant and mature woodlands and narrow tree-lined roads. The roads are generally curving through the middle and southern portions of the Village and grid-like in the neighborhoods on the southwest and northeast ends of the lakeshore.

The additional uses in the Village consist of the Village Hall, Police Station, Maintenance Garage, the Village-owned golf course and park on Royal Avenue, the public Lake Michigan lakeshore, the conservation areas adjacent to Deer Park Drive, and reserved publicly-owned parcels and potential park properties. The golf course is a prominent feature of the



Existing Conditions



community and has been owned by the Village since the 1940s. The Village Hall is located in the former clubhouse, and the police station is located adjacent to the clubhouse. The park on Royal Avenue is to the southwest of the golf course and contains basketball, tennis, play structures, benches, picnic tables and parking.



In addition to the Village-owned properties, the entire Lake Michigan shoreline is public. The Village originally designated the entire shoreline as a platted road, Grand Beach Boulevard, to keep the beach in public ownership. In 1993 the Village adopted a resolution to establish the easements as pedestrian ways and not a road. There are public easements at twelve points along the Village shoreline, a number of which have stairs down to the beach.

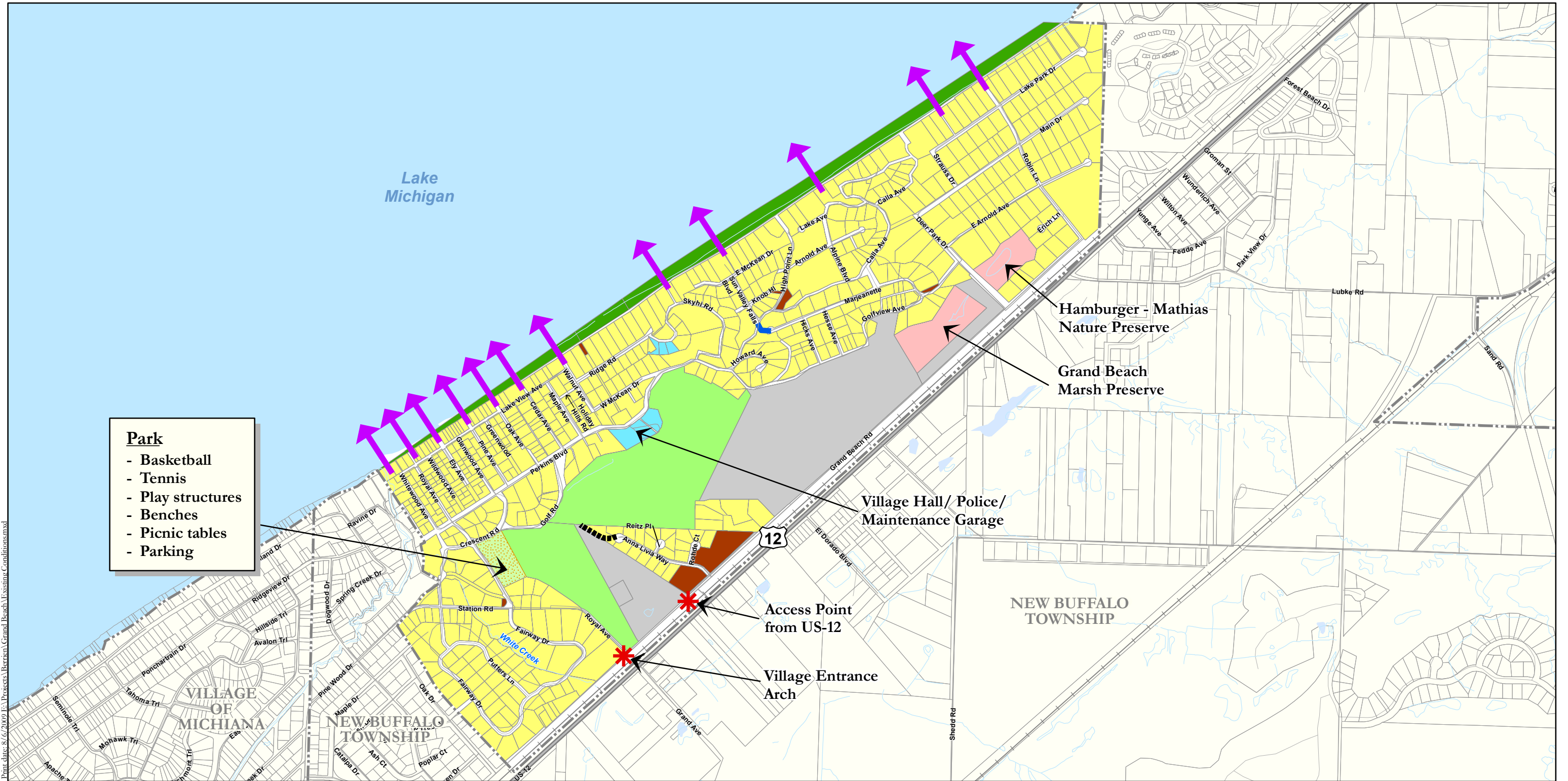


There are two conservation areas located on both sides of Deer Park Drive. They contain protected wetlands and woodlands that have been designated by the Nature Conservancy as the Grand Beach Marsh Preserve (west) and Hamburger-Mathias Nature Preserve (east).

As noted above, there are no commercial uses within the Village. All of the commercial uses are located across US 12 in New Buffalo Township. Grand Beach is not only served by New Buffalo Township but also by communities such as the City of New Buffalo, Three Oaks, Buchanan, St. Joseph, Niles, and Indiana communities to the south.

Existing Conditions

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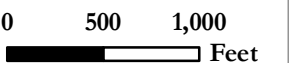


- Park**
- Basketball
 - Tennis
 - Play structures
 - Benches
 - Picnic tables
 - Parking

Existing Conditions

Village of Grand Beach, Michigan

- | | | |
|---------------------------|-------------------|---|
| Single Family Residential | Pedestrian Access | Surrounding Municipalities/
Village Boundary |
| Civic | Cart Path | Parcels |
| Park | Beach Access | Water |
| Golf Course | Village Entrance | Railroad |
| Public Beach | | |
| Conservation Area | | |
| Reserved Space | | |
| Vacant | | |



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Data Source: Berrien County GIS, 2008



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Existing Conditions

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B. NATURAL FEATURES

The natural features in the Village play an important role in the development of current and future land uses and are part of the character of the community. The Village must ensure careful preservation of the natural features through continued protection, as once they are destroyed they are not easily repaired.

Soils

The character of soils can have a profound impact upon the suitability of future land uses in the Village. The U.S. Department of Agriculture, Natural Resources Conservation Service, has prepared a soil survey for Berrien County. The Soil Survey identifies specific individual soil units throughout the County based upon the characteristics of the upper soil layers. The survey reveals that the Village is characterized mainly by “Oakville fine sand” soils except along the shoreline and Grand Beach Road. The Oakville fine sand soils present only slight limitations to home construction where grades are 6% or less, although a significant part of the center of the Village and along the bluffs are characterized by steeper grades of greater than 18%. In those cases, the soil may present limitations due to slope conditions including increased erosion potential. The Oakville fine sand soils may also present limitations to septic systems and home construction and require engineered foundations and special erosion control measures. The specific site conditions in Grand Beach do not appear to be as limiting or severe despite the presence of Oakville soils.

The shoreline areas of the Village are characterized primarily by Udorthents/Udipsamments, a combination of clay and sand soils that present severe limitations to construction due to slope conditions, and are particularly vulnerable to erosion. A second shoreline soil type, classified as “dune land”, is situated in the middle of the Village adjacent to the shoreline bluff. The areas along Grand Beach Road and adjacent to the wetlands in the conservations areas are characterized by Granby and Morocco soils. These soils are loamy sand, very deep and poorly drained with minimal sloping.

Vegetation

Vegetative cover in Grand Beach is comprised largely of woodlands, residential lawn areas, and the manicured golf course. Perhaps one of the most unique aspects of the Village, as a somewhat high-density single-family residential community, is the abundance of mature trees and wooded areas. The predominant tree type is oak, but other species present include maple, hickory, beech, and ash.



Wetlands include areas characterized by the presence of water that either saturates the soil or covers the land surface for all or portions of the year, and where such environments foster the growth of specific plant species. According to the U.S. Fish and Wildlife Service, the Village contains a line of wetlands in the conservation area into the vacant parcel northeast of the golf course and a small wetland to the southwest of Royal Avenue feeding into White Creek. All of the wetlands are described as primarily emergent or forested and semi-permanently, seasonally or temporarily flooded. Some areas are forested or scrub/shrub with broad-leave deciduous plants and trees.

Existing Conditions

The woodlands and wetlands are important because of the vital role these resources play in flood control, runoff purification, groundwater recharge, wildlife habitats, and supporting the desired character of the Village. Wetlands are environmentally sensitive resources and can experience degradation and destruction due to changes in water levels, erosion and sedimentation, filling, dredging, and draining. The degradation or pollution of a wetland area can have a destructive impact upon wetlands and related woodland resources distances away due to the frequent physical linkages between these resources. In addition to the environmental constraints wetlands pose for development, wetlands present severe physical constraints on land development due to flooding and instability of soils.

Lake Michigan Shoreline

Certainly one of the most distinguishing natural features of the Village is the Lake Michigan shoreline. The entire shoreline is open to the public, and access points are provided adjacent to the residential areas down to the beach. The Village is fortunate to have wide sandy beaches and unique dune formations. The dunes are a great natural feature for not only the Village but the state as a whole, as the state's dunes are the world's largest assemblage of fresh water dunes and provide habitat for federally listed threatened and endangered species.



The state's concern over the protection of its sand dunes led to the passage of the Sand Dune Protection and Management Act of 1976 (administered by the MDEQ). The scope of the Act was expanded in 1989, and the provisions of the Act are now embodied in Part 353 of the Michigan Natural Resources and Environmental Protection Act (PA 451 of 199, as amended). "Critical Dune" areas are considered to represent the highest and most impressive of the state's dunes. The entire area of shoreline and portion of the inland area of Grand Beach, northeast of Maple Avenue, is classified as a Critical Dune area. Development on these dunes is subject to the provisions of Part 353 and its Rules. The rules address such matters as application and procedural requirements for development permits; standards to protect the integrity of the dune including minimizing soil and dune erosion and the unnecessary alteration of grades, managing storm waters, prohibition of development on certain slopes, and minimum building setbacks; and related protection provisions including rules addressing variances and existing nonconforming structures and buildings.

Portions of the state's shoreline areas are particularly vulnerable to erosion due to water levels, storms, winds, runoff, and frost. To minimize destruction to structures and minimize financial loss, the state has identified "high risk erosion areas" (HREA). A HREA is a Great Lakes shoreline where the recession of the erosion zone has been occurring at a long term average rate of one foot or more per year. The area at the north border of Grand Beach into adjacent New Buffalo Township is classified as a HREA. The specific area is broken down into three areas with specific projected 30 and 60-year recession distances. They range from 50 to 90 feet in 30 years and 85 to 165 feet of recession in 60 years. This is significant given the location of the homes and significance of the Lake Michigan shoreline. Development in HREAs is subject to the provisions of Part 353 of the Michigan Natural Resources and Environmental Protection Act, and its Rules (administered by the MDEQ).

The rules primarily address application and procedural requirements for development permits; minimum setbacks from erosion areas for moveable and permanent structures; regulations for proposed shoreline protection improvements; and special exception provisions.

Climate

The climate of Grand Beach and the surrounding area can be classified as generally mild. There are no unusual climatic conditions which severely impede activities within the Village. Data obtained by the Department of Agriculture in Benton Harbor reveals an average daily maximum temperature of 58.5 degrees and average daily temperature of 40.1 degrees. The average annual precipitation is 36.5 inches with an average annual snowfall of 70.3 inches. January and June are the snowiest and rainiest months, respectively. Due to the variations in the weather patterns in Southwest Michigan and location on Lake Michigan, local residents experience the four seasons together with increased cloudiness, lake effect snow, and consistent moderate temperatures throughout the year.

White Creek

The White Creek environment is a unique feature of the Village. In addition to accommodating storm water and protecting the public health, safety and welfare, the creek is a combination of water, shrub and woodland environments. Because of the critical role this drainage way plays and its environmental character, White Creek provides for the protection of natural resources of the Village. Development in close proximity to the creek will threaten its environmental character and its storm water management role. Removal of vegetation along the creek will increase erosion and sedimentation, and increase other contaminants flowing into the creek. The erection of buildings and alteration of grades near the creek should be discouraged except where no practical alternative exists for reasonable use and enjoyment of neighboring residential properties. Any alteration to the creek area, including clearing, grading and structures should not receive Village approval until satisfactory evidence has been submitted verifying the acquisition of all necessary county, state and federal permits.

Potential Conservation Areas

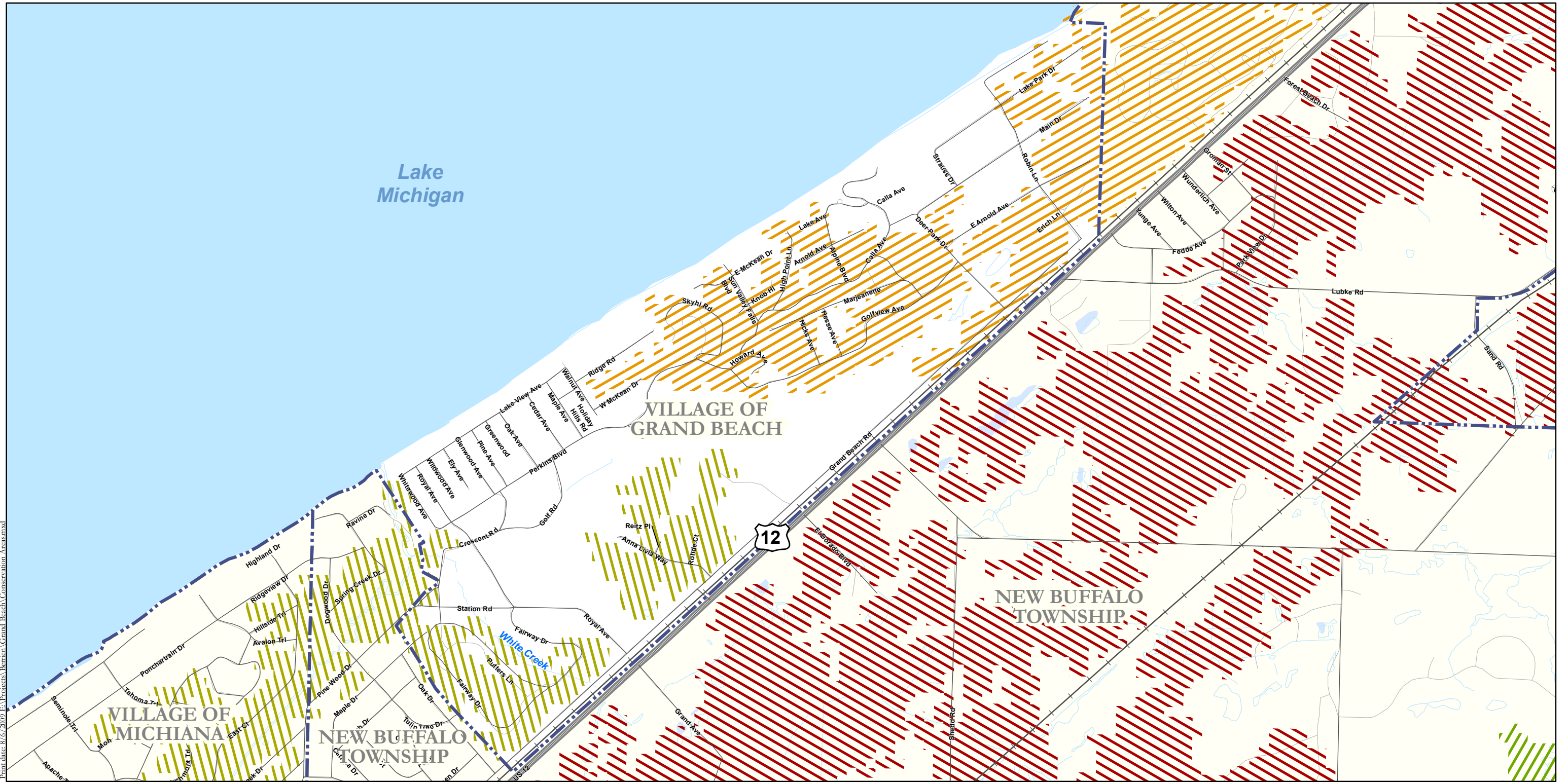
The Village is home to a number of unique natural resources, as identified above. The Southwest Michigan Planning Commission prepared a report with the assistance of the Michigan Natural Features Inventory in August 2007. The report identifies and ranks Potential Conservation Areas (PCA's) remaining in Berrien County, as well as Cass and Van Buren Counties. Potential Conservation Areas are defined as "places on the landscape dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features. In addition, these areas may provide critical ecological services such as maintaining water quality and quantity, soil development and stabilization, pollination of cropland, wildlife travel corridors, stopover sites for migratory birds, sources of genetic diversity, and floodwater retention." Consequently, it is to the Village's advantage that these sites be carefully integrated into the planning for future development. Striking a balance between development and natural resource conservation and preservation is critical if the area is to maintain its unique natural heritage.

The areas within each of the counties were ranked on a number of criteria which include total size, size of the core area, stream corridor length, landscape connectivity, restorability of surrounding lands, vegetation quality, and bio-rarity score (quality natural communities

Existing Conditions

and rare species). The total possible number of points based on the scoring system was 41, and the analysis broke the points into four classes: Medium (1 to 7 points), High (8 to 11 points), Higher (12 to 19 points), and Highest (20 to 34 points).

The Potential Conservation Areas map for the Village is included below and shows areas of both High and Higher rankings. The High PCA's are located in the southern end of the Village adjacent to White Creek and in the Fifteen Acres area. The Higher PCA's are located in the central and northern portion of the Village, mainly in the residential areas. It should be noted that the areas of Highest ranking are concentrated heavily in New Buffalo Township across US 12. This is a part of a larger area that received the highest ranking in Berrien County which includes Chickaming and Three Oaks Township along the Galien River. Many of the PCA's in the Village and surrounding areas have been developed and are preserved as recommended. However, it is important to consider these areas as the Village continues to develop and redevelop over time. Those areas that may still be put into conservation should a high priority for the Village.

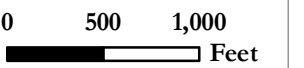


Potential Conservation Areas

Potential Conservation Areas (SWMP)

- Highest
- Higher
- High
- Medium

- Surrounding Municipalities/
Village Boundary
- Water
- Railroad



Village of Grand Beach, Michigan

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Data Source: Berrien County GIS, 2008



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Existing Conditions

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4. Community Facilities and Infrastructure

This section presents an overview of the community facilities and infrastructure in or serving the Village. This includes the facilities and services and access and circulation within and adjacent to Grand Beach.

A. COMMUNITY FACILITIES AND SERVICES

Civic Resources

The Village Hall, police department, golf course and park are centrally located within the Village. The Village Hall is located in the former golf course clubhouse and the police station and maintenance garage is adjacent to the hall off Perkins Circle. In the winter the Village constructs an outdoor ice rink at the Hall for resident use. The golf course is located along Royal Avenue near the entrance to the Village and wraps around adjacent residential areas extending through the middle of the community. The golf course has been a central feature of the Village since its beginning. The park on Royal Avenue is to the southwest of the golf course and contains basketball, tennis, play structures, benches, picnic tables and parking.



In addition to the above civic resources, the entire Lake Michigan shoreline is open to the public and beach access points are located along the entire frontage. The Village owns easements and adopted a resolution in 1993 to establish the easements as pedestrian ways. Finally, there are two conservation areas located on both sides of Deer Park Drive. They contain protected wetlands and woodlands that have been designated by the Nature Conservancy as the Grand Beach Marsh Preserve (west) and Hamburger-Mathias Nature Preserve (east). Given the abundant natural features and recreational resources, a five-year parks and recreation master plan should be prepared which details the goals and objectives for parks and recreation in the Village. A current adopted plan is required to be eligible for grants from the MDNR and can be utilized for land acquisition, park construction and maintenance.

Schools

The Village is served by New Buffalo Area Schools. There are no public or private school facilities located within the Village.

Community Facilities and Infrastructure



Emergency Services

The Village provides its own police protection through the police department located adjacent to the Village Hall as noted above. The department is headed by Chief Dan Schroeder with three full-time and six part-time officers and has a total of two cars with one on duty at all times. Fire and emergency services are provided by adjacent New Buffalo Township.

Utilities

All residents are served by the 100,000 gallon water tower located on Skyhi Road. In 1981 the Village entered into a 40-year contract to purchase water from Michiana with the water coming up from Michigan City, Indiana but the system was not available until 1983. Two upgrades, one in 1998-1999 and one in June 2008, were made to the system. The Village is adequately served by water at this time, but will need to consider a larger capacity tower in the future. The majority of the Village residents have their own individual septic systems with the exception of the Golfmore 2 subdivision located on the southwest border of the Village which has a sewer system. The Berrien County Health Department is responsible for issuing permits for on-site sewage disposal. A permit will not be issued unless all County requirements have been met. Telephone, gas and electric service are available to residents from outside providers as well.

B. ACCESS AND CIRCULATION

The road system is of vital importance for the overall well-being of the Village and its residents. At its most basic level, a transportation system provides a means of moving people and goods within a geographic area. Roads and road rights-of-way provide locations for public utilities, such as water, gas, electric, and telephone lines. Roads provide the means by which emergency and public services are delivered to residents and provide access to parcels of land, thereby increasing the development potential of vacant lands. Most important, the road system establishes the basic form of the Village.

Because of the many functions of the road system, transportation has a significant impact on the economy, environmental quality, energy consumption, land development, and the general character of a city or village. Accordingly, it is prudent to identify and understand deficiencies in the road system and to prepare alternatives to address those deficiencies.

Road Network

Regional access to Grand Beach is primarily by Interstate 94 (I-94) and US 12. I-94 travels east and west from Detroit to Chicago, and passes within four miles of the east side of the Village. US 12 also travels in an east-west direction, parallels the Lake



Community Facilities and Infrastructure

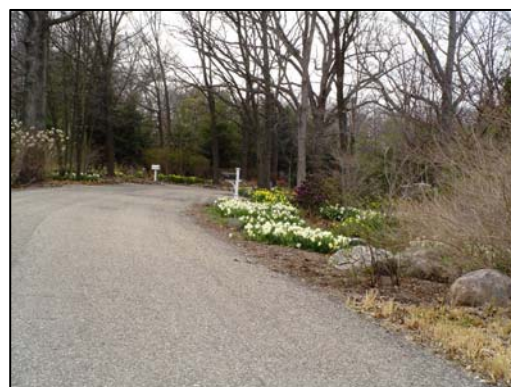
Michigan shoreline in the vicinity of the Village, and provides access to local streets within one-quarter mile of the Village. The I-94/US 12 interchange is located approximately five miles northeast of the Village. There are two entrances into the Village off US 12 with the first being the main entrance northeast of Royal Avenue at Grand Beach Road the second across the Michigan/Indiana state line after the Village of Michiana. There is no stoplight at either entrance, and the lack of a stoplight at the main entrance has been identified as a need and hazard by the Village.



The Village's road network is of a varying character. The gateway into the Village is located at Royal Avenue and is marked by the stately white fence and arch over the road. Royal Avenue winds its way into the Village along the golf course. The residential roads to the west of Crescent and Station Roads and those in the middle of the Village between Skyhi Road and Deer Park Drive are curvilinear and quite hilly in some areas. The road network along the shoreline north of Perkins Circle between Whitewood and Walnut Avenues are a grid-like pattern. This is

the original platted area of the Village. All of the roads to the northeast of Deer Park Drive from the southern Village boundary to the shoreline, including East Arnold Avenue, Main Drive and Lake Park Drive, are traditional neighborhood roads ending in cul-de-sacs.

A majority of the Village's roads southwest of Deer Park Drive are paved, tree-lined and comparatively narrow with minimal shoulder area. All of the roads in the new residential areas are paved and wider in nature with some areas of trees and vegetation. The overall road network in the Village is designed for local, low volume traffic. With the exception of a short stretch of Grand Beach Road northeast of the US 12 intersection and portions of several roads surrounding the Hamburger-Mathias Nature Preserve Subdivision, all roads in the Village are publicly owned and maintained.



Road Classification

Of significance is the functional classification of the Village's roads as established by the Federal Highway Administration (FHA). The classifications take into account the Federal Highway Administration's Functional Classification Guidelines as utilized by the Michigan Department of Transportation (MDOT). The FHA classifies road segments according to their function – the extent to which the road is intended to facilitate traffic movement over long distances and/or the collection of locally generated traffic, versus access to abutting property. All of the roads in the Village are classified as "local streets and roads." Such roads are intended to serve primarily for access to adjacent properties. Absent in the Village are any roads classified as interstates, freeways, principal and minor arterials, and urban, major and minor collector roads. These latter roads place a greater emphasis on the collection of traffic and the movement of traffic across longer distances. The nearest roads that fall under any of these higher classifications are I-94 (interstate), US 12 (minor arterial),

Community Facilities and Infrastructure

and Wilson Road (major collector). Federal aid for road projects is limited to roads classified as major collectors or higher. Roads classified as minor collectors have only limited eligibility. Roads classified as local streets are not eligible for federal funding.

All public roads in the Village are under the jurisdiction of the Village. This is in contrast to nearby townships in Michigan where all public roads are under the jurisdiction of the Berrien County Road Commission (excluding state and federal highways). Also of significance is the classification of roads by the Berrien County Road Commission in adjacent New Buffalo Township. Pursuant to Michigan Act 51 of 1951, the Road Commission classifies all roads under its jurisdiction as either “primary” or “local” roads. Primary roads are considered the most critical in providing regional circulation throughout the county. Nearby roads in New Buffalo Township classified as “primary” are limited to Wilson Road, approximately 0.2 miles northeast off of US 12.

Pedestrian System

There are no sidewalks throughout the Village; however, as noted above, the roads are designed for low volume traffic making the Village easier and safer for pedestrians. A major limitation to pedestrians is the steep grades within the Village and down to the shoreline. The Village has provided access stairs down to lower residential areas as shown on the Existing Conditions map. Similar stairs have also been provided down to the shoreline at a number of the access points. Continued maintenance should be provided to ensure the stairs are safe and



consideration should be given to making more areas of the Village handicapped accessible. Also, opportunities for trails and pedestrian and bike pathways connecting the neighborhoods, natural areas and beaches should be explored as well as streetlights provided throughout the Village.

5. Public Input

This section presents an overview of the public input process. The input of the public is an important step in formulating the goals and objectives and ultimately the future land use recommendations of the community. The survey results provide critical information regarding the community perspective on various planning issues.

A. COMMUNITY SURVEY

The Village designed and mailed a survey to 475 addresses (based on tax and utility billing data) in January 2009 to gather input on a range of issues. This included all properties in the Village, including both full and part-time residents as well as vacant landowners. The following questions were asked on the survey (the full survey and results can be found in Appendix A):

1. How old are you? *(0-17, 18-24, 24-44, 45-64, 65-84, 85 & Over)*
2. What subdivision do you live in? *(Old Village Area, Holiday Hills, Fifteen Acres, Sun Valley Falls, Hidden Valley, Alpine Valley, Eiffel Tower Area, None of the Above)*
3. What types of housing would you like to see in Grand Beach? *(Single family, condominium, other)*
4. How often do you use the following Village amenities, weather permitting? *(Lakefront, golf course, tennis courts, park, why not?)*
5. Please indicate your level of satisfaction with the following in the Village *(Appearance, water system, fire, lakefront, Village Council, building permits, parks and recreation, police, golf course, garbage collection, tennis courts, streets)*
6. In your opinion, how important are each of the following priorities for the Village to address over the next 20 years? *(Maintaining and improving the Village Hall Area, golf course, lakefront, better access to the lakefront, improving police and fire protection, maintaining residential character, improving sidewalks, installing sanitary sewer, maintaining existing roads, improving parks and recreation, enforcing zoning and home maintenance rules, improving garbage collection, establishing pedestrian and bike paths, preserving natural habitat)*
7. Please list some of the most positive and/or negative aspects of living in Grand Beach, and any additional comments, concerns, or suggestions you may have for the Master Plan, particularly for any paragraph to which your response was less than satisfactory.

Public Input

B. SURVEY RESULTS

Out of the 475 surveys mailed out, the Village received 286 completed surveys. The number of completed surveys exceeds the minimum of 265 necessary to generate results representative of the Village of Grand Beach population with a 5 percent confidence interval and at a confidence level of 95 percent. In fact, the number of completions brings the survey results into the 99 percent confidence level where 277 completed surveys are necessary. Overall, the results can be seen as highly representative of the community and helpful in formulating the goals and objectives of Grand Beach.

Question 1. How old are you?

Answer Options	Response Frequency	Response Count
0-17	0.0%	0
18-24	0.0%	0
25-44	14.5%	40
45-64	51.1%	141
65-84	33.7%	93
85 and over	0.7%	2
<i>answered question</i>		276
<i>skipped question</i>		10

The majority of the respondents were between the ages of 45 and 64, with between 65 and 84 the next highest category. Overall, 85 percent of the respondents were between the ages of 45 and 84 which is representative of the permanent population of the community.

Question 2. What subdivision do you live in?

Answer Options	Response Frequency	Response Count
Old Village Area	43.3%	119
Holiday Hills	7.6%	21
Fifteen Acres	4.7%	13
Sun Valley Falls	5.1%	14
Hidden Valley	4.7%	13
Alpine Valley	2.2%	6
Eiffel Tower Area (Eiffel Tower Bluffs, Dunes of GB, New Park Addition)	17.8%	49
None of the Above (Identify closest intersection)	14.5%	40
Identify closest intersection		44
<i>answered question</i>		275
<i>skipped question</i>		11

The majority of the respondents live in the Old Village Area, which is the oldest and densest part of the Village. Next, nearly the same number of people indicated they lived in the Eiffel Tower area or identified a specific intersection as their place of residence. Of those that identified another place in the Village, the largest response was from those who live in Golfmore Estates.

Question 3. What types of housing would you like to see in Grand Beach?

Answer Options	Response Frequency	Response Count
Single family	97.1%	267
Condominium (multi-unit)	6.2%	17
Other:	1.5%	4
Other (please specify)		14
<i>answered question</i>		275
<i>skipped question</i>		11

The overwhelming majority of the respondents noted single family housing as their top choice. Other responses include townhouses, senior housing, and a hotel for visitors. The community's vision is clearly for future development to be of a single-family nature. Interestingly, over half of the responses for condominium came from the Old Village Area, where the housing is the densest.

Question 4. How often do you use the following Village amenities, weather permitting?

Answer Options	Never 1	2	A Few Days a Month 3	4	Nearly Every Day 5	Response Count
Lakefront:	5	32	65	87	82	271
Golf course:	46	59	69	70	23	267
Tennis Courts:	114	79	44	17	2	256
Park:	45	73	72	53	14	257
For those amenities you never use, please indicate why not:	3	6	7	5	2	23
Other (please specify)						157
<i>answered question</i>						278
<i>skipped question</i>						8

The lakefront is clearly the most used amenity with over 86% of respondents using the lake a few days a month or more. Nearly 40% of respondents from the Old Village Area indicated they use the lakefront every day. This would indicate it should be a priority for future planning activities. The golf course is also popular with 161 people (60.7%) indicating that they use it a few days a month or more (response of 3, 4, or 5). This is not surprising considering the equipment, time, and interest needed to enjoy golf. It was more popular with those who live in Old Village Area, Holiday Hills, Fifteen Acres, and Hidden Valley than those from Sun Valley Falls, Alpine Valley, or Eiffel Tower Area. Similarly, the park was evenly divided among those who never use and those who use it quite often. Finally, the tennis courts were the least used of the amenities. Nearly eighty percent (76%) of respondents indicate they never or rarely (1 or 2) use the tennis courts. This was fairly consistent regardless of the age of the respondent or where he/she lived.

Those who indicated why they do not use the amenities stated overwhelmingly that they do not play tennis, they do not have children or grandchildren, they don't play golf, they are part

Public Input

time or not residents yet, and that they are too old to use the amenities. All of the specific responses are included in Appendix A.

Question 5. Please indicate your level of satisfaction with the following in the Village:

Answer Options	Poor 1	Fair 2	Satisfactory 3	Good 4	Excellent 5	Rating Average	Response Count
Police protection	1	4	32	106	135	4.33	278
Overall appearance	2	4	40	148	84	4.11	278
Public water system	3	14	44	121	94	4.05	276
Park and recreation	0	4	63	128	76	4.02	271
Golf course	0	10	63	120	73	3.96	266
Tennis courts	6	8	65	90	70	3.88	239
Garbage collection	14	22	48	98	91	3.84	273
Lakefront	8	20	57	118	75	3.83	278
Fire protection	6	16	76	107	62	3.76	267
Streets: maintenance, signage & condition	7	29	645	109	62	3.70	272
Village Council	6	17	90	100	53	3.67	266
Building & construction permits	15	42	88	66	35	3.26	246
<i>answered question</i>							283
<i>skipped question</i>							3

The results of this question are very positive and indicate residents are satisfied with the community. The vast majority of responses were 3, 4, or 5, which is satisfactory, good, or excellent. In most cases, the scores were primarily in the good to excellent range, as evidenced by the averages over or near 4.00. The highest averages were given to police protection, overall appearance, public water system, and parks and recreation. These are clearly viewed as strengths of the community and should be protected and maintained to ensure Grand Beach remains a premier community. The lowest average score was for building and construction permits. As this is directly related to implementing this plan, more information should be collected about this dissatisfaction so any concerns can be addressed.

When results were analyzed based on where people were from, some interesting results were identified. Although everyone is satisfied with the police protection, there was a wide variety of satisfaction for fire protection. Residents of Holiday Hills and Fifteen Acres were very satisfied with fire protection (avg. 4.00) while residents of Sun Valley Falls (2.92), Alpine Valley (3.00), and Hidden Valley (3.54) were all less satisfied than the average score. This could be due to the response time it takes to respond to a call due to the geography of the community and the location of these neighborhoods. Or there could be another factor or a recent event that is leading to these scores. Also, the Eiffel Tower Area showed dissatisfaction toward the building and construction permit process (2.72), which helped pull that average down.

As for the satisfaction with the various amenities provided by the Village, the results were fairly positive and generally related to the use of the facility. When the satisfaction results for the golf course, lakefront, and tennis courts were analyzed based on how often people

used each of those amenities, it confirmed that the respondents who use those amenities also are satisfied and are usually more satisfied than the average score reflects.

Question 6. In your opinion, how important are each of the following priorities for the Village to address over the next 20 years?

Answer Options	Not Important 1	Somewhat Not Important 2	No Opinion 3	Somewhat Important 4	Important 5	Rating Average	Response Count
Maintaining residential character of Village without commercial development	3	5	10	23	240	4.75	281
Maintaining and improving the Lakefront	3	4	9	66	199	4.62	280
Preserving the natural environment (e.g. woodlands, wetlands, wildlife habitat, groundwater, etc.)	6	10	21	43	191	4.49	271
Enforcing zoning and home maintenance rules	10	18	41	76	134	4.10	279
Maintaining and improving the Golf Course	10	14	41	91	122	4.08	278
Maintaining and improving existing roads	9	14	40	121	93	3.99	277
Improving fire protection	8	16	59	85	100	3.94	268
Maintaining and improving the Village Hall/surrounding area	12	27	48	100	86	3.81	273
Improving parks and recreation	10	28	50	117	71	3.76	276
Improving police protection	15	29	66	86	78	3.67	274
Providing better access to the Lakefront	36	42	47	49	100	3.49	274
Installing a sanitary sewer system	52	24	53	63	83	3.37	275
Improving or changing garbage collection	55	41	63	51	61	3.08	271
Establishing pedestrian and bike paths	65	36	43	69	59	3.08	272
Improving sidewalk availability and maintenance	68	41	58	58	47	2.91	272
<i>answered question</i>							285
<i>skipped question</i>							1

As the Village begins to establish goals and set priorities for the next 20-30 years, this input is a tremendous asset in guiding those efforts. In the previous question, we saw that the respondents were very satisfied with the community. To maintain that satisfaction with limited resources, the Village must prioritize its activities.

Public Input

There were a number of priorities for which the majority of responses was important (5). Of note are two that fell towards the bottom of list in terms of average score – providing better access to the lakefront and installing a sanitary sewer system. These are noteworthy because while the largest response group was “5”, the responses were well distributed across all of the responses, including “1” – not important. This is what resulted in such low average scores for these items. This shows that there is clear disagreement, at least among these two items.

Top priorities identified by the respondents were maintaining the residential character of the Village without commercial development, maintaining and improving the lakefront, and preserving the natural environment. All three of these had scores of at least 4.50, which means a strong majority of the respondents indicated that the priority was important (5).

The lowest score was for improving sidewalk availability and maintenance. The most popular score here was “1” – not important. However, again, the scores were well distributed across all options. While it may be that some do not want sidewalks to maintain privacy or the rural hamlet character, others may want to encourage their development to ease walkability in the community.

When results were cross tabulated, a couple interesting findings emerged. Older residents (65-84) felt improving police and fire protection was far more of a priority than younger residents (25-44). The older residents are also much more in favor of improving garbage collection. The 45-64 year old age group feels strongly that improving sidewalks and providing bike paths should not be a priority, much more so than the other age groups.

In terms of where residents live, residents of Sun Valley Falls feel much less strongly (2.85) than average (3.51) about providing better access to the lake. Regarding sidewalks or pedestrian / bike paths, Holiday Hills and Alpine Valley felt more positively than average about both of these priorities, while Sun Valley Falls and Hidden Valley did not feel these should be priorities. Sun Valley Falls and Alpine Valley were also well below average in terms of installing a sanitary sewer system and Hidden Valley and Fifteen Acres in terms of improving garbage collection.

Question 7. Please list some of the most positive and/or negative aspects of living in Grand Beach, and any additional comments, concerns, or suggestions you may have for the Master Plan, particularly for any paragraph to which your response was less than satisfactory.

Nearly half of the respondents provided answers to the above question. The primary responses addressed the golf course, lakefront, keeping the community character the same, enforcing the rules, garbage and recycling collection, and road maintenance. The comments were generally consistent with the answers to the previous questions. A list of all the comments can be found in Appendix A.

6. Goals and Objectives

The purpose of the Master Plan is to serve as a guide for Village officials, residents, and landowners in making future land use and other decisions. As such, an overall vision for the community first must be identified. During the planning process, a community survey was distributed to residents of the community to ensure that the Master Plan reflects the vision of Village residents, representatives, and property owners. In addition, meetings of the Planning Commission were conducted to discuss the draft Plan, including a public hearing, in which public feedback and interaction were welcomed.

Goals are general in nature and, as related to community planning, are statements of ideals toward which the Village wishes to strive. They represent the ultimate purpose of an effort stated in a way that is both broad and immeasurable. Goals also express a consensus of community direction to public and private agencies, groups and individuals. Goals are long-range considerations that should guide the development of specific objectives.

Objectives are a means to achieve the overall goals of the Plan. Objectives take the form of more measurable standards, or identify the methods in which the goals of the plan may be realized. In some instances, they are specific statements which can be readily translated into detailed design proposals or action recommendations. Together, the following goals and objectives provide the foundation of the Master Plan and a framework for future implementation strategies.

COMMUNITY CHARACTER AND ENVIRONMENT

GOAL: Preserve Grand Beach's historic, natural and quiet residential character

OBJECTIVES:

- Ensure new development and redevelopment is designed in scale with adjacent properties and the Village as a whole, through reasonable standards.
- Encourage the maintenance of the Village's older housing stock as both a link to the Village's past and consistency for the future.
- Encourage a greater sense of community cohesiveness in response to the seasonal nature of the Village.
- Recognize the vital role of the public Lake Michigan shoreline, Village Hall, and the golf course in fostering a sense of community identity and providing opportunities for neighborly gathering, and preserve these areas in a manner that perpetuates these roles.
- Discourage the authorization of commercial uses and inform persons of the improved opportunities for commercial uses in the immediately surrounding area.
- Encourage new development and improvements that will enhance the quality of life of the community and improve the year-round conditions.

Goals and Objectives

RESIDENTIAL DEVELOPMENT

GOAL: Protect the character and stability of the Village's residential areas, and retain the Village's scenic residential character.

OBJECTIVES:

- Encourage the continuation of the existing dominant character of residential areas where all new residential development should be single-family in nature.
- Preserve the scale and character of the existing neighborhoods.
- Encourage housing densities that are compatible with existing development and capable of being supported by the land and utilities.
- Encourage rehabilitation and upkeep of existing older homes and the preservation of historically significant dwellings.
- Promote the maintenance of a peaceful residential setting through reasonable regulations.
- Ensure that rental properties are managed so as to minimize nuisances upon other properties, including the parking of vehicles, the proper containment and storage of trash, and the upkeep of the premises.

LAKE MICHIGAN SHORELINE

GOAL: Protect and enhance the Lake Michigan shoreline

OBJECTIVES:

- Maintain and improve the beach access stairs.
- Monitor the condition of the beach continually to ensure the beach is maintained and cleaned as necessary (i.e. pre-summer maintenance, placement of trash containers, and raking of the sand).
- Protect the integrity of the public lakeshore by prohibiting development along the shoreline through appropriate regulations.
- Ensure the continued access of the shoreline through Village-owned easements.
- Explore beach protection measures such as sea walls or revetments to ensure longevity of the shoreline utilizing MDEQ regulations and assistance.
- Ensure property owners are aware of Village easements along the shoreline when locating seawalls, revetments, and similar devices.
- Coordinate with MDEQ during permitting process to ensure these shoreline protection devices remain on private property.
- Review and update the Village Code as necessary to ensure the shoreline is maintained in an effective and responsible manner.

PARKS, RECREATION and GOLF COURSE

GOAL: Provide and maintain parks and recreation lands and facilities for access and enjoyment by residents and their visitors.

OBJECTIVES:

- Prepare and maintain an updated MDNR-approved Parks and Recreation Master Plan.
- Plan for and ensure funding for continued maintenance and improvements to the golf course and Village Hall area.
- Establish a committee of the Village Council to receive public input and direction on the administration and oversight of parks and recreation in the Village.
- Explore the possibility of creating additional park areas in the Eiffel Tower and Golfmore Estates neighborhoods.
- Plan for and ensure funding for the enhancement of existing park areas in the Village.

STREETS and CIRCULATION

GOAL: Preserve the character of the Village's street system with continued enhancements to maintain safe vehicular travel and improved non-motorized transportation.

OBJECTIVES:

- Ensure that street improvements are made in a manner that is consistent with the existing visual character.
- Discourage land uses that generate traffic levels in excess of the capacity of the streets.
- Explore options for funding street improvements and address specific streets and intersections in order of need.
- Establish and reinforce parking provisions throughout the Village, particularly with beach and guest parking.
- Encourage the development of non-motorized pathways and trails connecting neighborhoods, natural areas and beaches within the Village.
- Provide for continued maintenance of the beach and neighborhood access stairs to ensure safety.
- Explore areas throughout the Village where barrier-free accessibility can be provided to the beach.
- Work with the Grand Beach Land Development Company to ensure continued access and maintenance of Grand Beach Road and other roads at the northeastern end of the Village.

Goals and Objectives

COMMUNITY FACILITIES and UTILITIES

GOAL: Maintain, expand, and improve community facilities and utilities to improve quality of life for Village residents.

OBJECTIVES:

- Replace aging infrastructure, such as the water tower, as necessary.
- Encourage the provision of utilities in a manner that minimizes disturbances to the Village's character, including the installation of underground utilities where practical and feasible.
- Explore feasibility of sanitary sewers throughout the Village.
- Provide for the maintenance and improvement of the Village Hall, Police Department and Maintenance Garage.

NATURAL RESOURCES and ENVIRONMENT

GOAL: Preserve intact significant natural features located in the Village and integrate natural feature preservation into land use decisions.

OBJECTIVES:

- Ensure the protection of the environmental resources of the Village including the Lake Michigan shoreline and dunes, Grand Beach Marsh Preserve, Hamburger-Mathias Nature Preserve, White Creek, and the Village's wetlands and woodlands.
- Establish a reasonable development application and review process that ensures construction projects conform to environmental standards and do not disturb natural areas.
- Explore the most appropriate regulatory programs to address environmental preservation interests including local versus state regulatory programs, and the most appropriate local review and enforcement programs where local authority is exercised.
- Explore the feasibility and desirability of a Village land preservation fund for the purpose of purchasing sites of significant natural character or conservation.
- Provide greenway connections between natural areas in (Grand Beach Marsh Preserve, Hamburger-Mathias Nature Preserve, Lake Michigan shoreline) and adjacent to (White Creek corridor in adjacent Village of Michiana, Lake Michigan shoreline, New Buffalo lakefront) the Village through a combination of protection and restoration.

PLANNING and GROWTH DEVELOPMENT

GOAL: Ensure ongoing community planning and the implementation of the Master Plan.

OBJECTIVES:

- Review and update the Master Plan every five years to address changing conditions, redevelopment opportunities, and the changing needs of the community.
- Cooperate with nearby communities, Berrien County, and other governmental organizations through the exchange of information on development and redevelopment issues and other shared interests, such as community facilities and services, conservation developments, and development along shared boundaries.
- Revise the zoning ordinance to be compatible with the recommendations of this plan.

Goals and Objectives

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7. Future Land Use Plan

A. INTRODUCTION

The principal planning components of the Village Master Plan are contained in the Future Land Use Plan. The Future Land Use Plan is designed to guide the 20-year vision for the Village created throughout the master planning process and identifies the desired pattern of land use and development in the Village. The Village's Zoning Ordinance is the primary implementation tool of this Master Plan, and appropriate changes to the Ordinance may be necessary to fully realize the community's vision. The key components of the Future Land Use Plan are:

Preserve Community Character

The Village of Grand Beach is a community with unparalleled character. The community is predominately residential in nature with the shoreline, golf course, established neighborhoods, and a variety of natural features. A primary purpose of the Future Land Use Plan is to provide guidelines for the treatment of the areas of varying characteristics. The orientation of this Plan is toward preservation of these characteristics rather than to accommodate significant potential development.

Protect Residential Areas

Above all other considerations, viable and stable residential areas must be protected from change. The Future Land Use Map does not recommend density or land use changes for any of the existing residential neighborhoods. Only uses currently permitted in single family areas should be permitted in those areas in the future.

Commercial Development Not Desired

Commercial land is not desired in the Village and thus shall continue to be prohibited from development in the established residential neighborhoods. Further, where there is vacant land yet to be developed in the Village, commercial uses shall not be permitted in these areas either. The commercial needs for the Village have been satisfied along the US-12 corridor and in nearby New Buffalo and Michigan City. There is no need to encourage further growth and competition in Grand Beach.

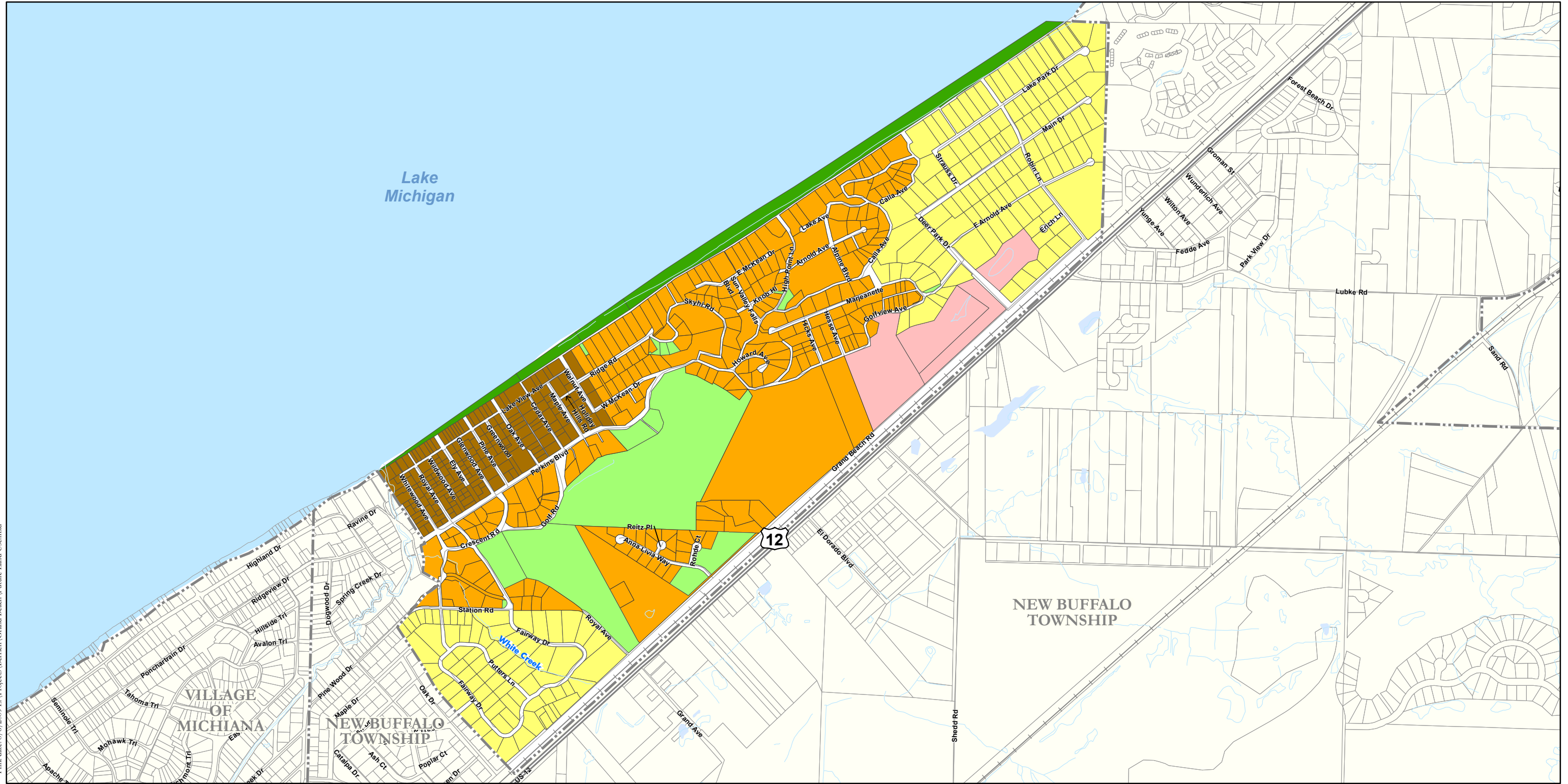
Protect Natural Features and the Shoreline

Important components of the community's character are the natural features and the Lake Michigan shoreline. The continued protection and improvement of these areas should be a top priority as the community grows. Conservation and open space developments should be encouraged, and the shoreline should remain in public ownership.

Future Land Use Plan

B. FUTURE LAND USE AREAS

The land use categories are graphically displayed on the Future Land Use Map and are described in this section of the Future Land Use Plan. The amount of land dedicated to each use on the Future Land Use Map is noted in the descriptions below.

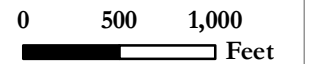


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Future Land Use

Village of Grand Beach, Michigan

- | | |
|---|---|
| Low Density Residential | Surrounding Municipalities/
Village Boundary |
| Medium Density Residential | Parcels |
| High Density Residential | Water |
| Public/Quasi Public | Railroad |
| Shoreline Area | |
| Conservation Area | |




 Data Source: Berrien County GIS, 2008 7/14/09

Future Land Use Plan

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Residential

The majority of the Village is single family residential uses which are further broken into three categories:

Low Density Residential

The Low Density Residential area is intended to accommodate single family residential and associated accessory uses on large lots. 137.7 acres (29.7%) of land are planned for low density residential uses. The permitted maximum density is 2.9 units per acre with lots starting at a minimum of 15,000 square feet in size. The Low Density Residential areas are located in the southwest corner of the Village in the Golfmore Estates area and the entire northeast corner of the Village from Calla Avenue to the east.

Medium Density Residential

The Medium Density Residential area is intended to accommodate single family residential and associated accessory uses on medium-sized lots. 175.1 acres (37.7%) of land are planned for medium density residential uses. The permitted maximum density is 3.6 units per acre with lots starting at a minimum of 12,000 square feet in size. The Medium Density Residential areas are located to the east of the golf course along Crescent Road and Perkins Boulevard and the entire middle of the Village delineated by Walnut Avenue on the west, Calla Avenue on the east and north of the Village Hall and golf course. The vacant land available for development in the Village has been designed for Medium Density Residential development.

High Density Residential

The High Density Residential area is intended to accommodate single family residential and associated accessory uses on small-sized lots. 34.9 acres (7.5%) of land are planned for high density residential uses. The permitted maximum density is 7.3 units per acre with lots starting at 6,000 square feet in size. The High Density Residential area is located in the Old Village Area delineated by Perkins Boulevard to the south, New Buffalo Township to the west and Walnut Avenue to the east. Redevelopment in this area must be done with particular care due to the tight density and proximity of the homes as well as the character of some of the older, smaller cottages that were originally constructed versus the newer, larger homes that are being built today.

In addition to the above, key policies of the Residential land use categories should be:

- Dominant use should be residential.
- Dwellings should be single-family detached homes.
- New development and redevelopment should be consistent with the current development densities and not exceed those required in the zoning ordinance.
- Compatibility with neighboring properties should be encouraged through standards for setbacks, building heights, lot coverage, and lighting.
- Public sewer, if provided in the future, should not change the density policies of the residential areas and serve as a basis for densities greater than the dominant character of the Village.

Future Land Use Plan

Public/Quasi Public

The Public/Quasi Public area is intended to accommodate publicly owned and semi public uses, including the park, golf course, public parcels, and the Village Hall, Police Department and Maintenance Garage. 67.2 acres (14.5%) of land are planned for public/quasi public uses. The area planned for public/quasi public uses correspond with the existing facilities and no new areas have been planned for these uses. The majority of the Public/Quasi Public area begins at the Royal Avenue entrance and is bounded by the east side of Royal Avenue, the north side of the golf course and Village Hall area, and the northeast and south sides of the golf course adjacent to Fifteen Acres. Additional Public/Quasi Public areas include the corner of Station Road and Royal Avenue, Parc 1 and Parc 2 to the west and east of Anna Livia Way adjacent to Grand Beach Road, a public easement north of Ridge Road, the water tower property south of Skyhi Road, Strauss Park adjacent to High Point Lane, and a parcel adjacent to Golfview Avenue west of Deer Park Drive.

In addition to the above, key policies of the Public/Quasi Public land use category should be:

- The Village Hall, Police Department and Maintenance Garage should continue to function in the same general manner as they currently exist with maintenance and upgrades as necessary.
- Existing public sites should be retained under public ownership.
- Existing public sites should not be substituted with alternative uses, such as the golf course changing to residential.
- All improvements to public sites should maintain the existing character and protect natural resources where applicable.

Conservation Area

The Conservation Area is intended to protect and preserve the existing natural features (wetlands and woodlands) and designated conservation areas in the Village. 27.8 acres (6.0%) of land are planned for the conservation area. This area includes the two conservation areas located on both sides of Deer Park Drive and designated by the Nature Conservancy as the Grand Beach Marsh Preserve (west) and the Hamburger-Mathias Nature Preserve (east). This area also extends to the west of the Grand Beach Marsh Preserve to Hesse Avenue and along Grand Beach Road.

In addition to the above, key policies of the Conservation Area land use category should be:

- Buildings and development should be discouraged.
- Uses should be limited to an open space character.
- Ensure that appropriate MDEQ and MDNR regulatory programs are utilized if development of these areas is proposed.

Shoreline Area

The Shoreline Area is intended to protect and preserve the Lake Michigan shoreline. This area encompasses the area of the shoreline owned by the Village set aside through the original plats. The original intent of this act was to ensure the protection of the beach area for the future residents of Grand Beach. By creating this future land use area and setting this area aside from other development types, the Village is preserving that intent for future generations as well. 21.5 acres (4.6%) of land are planned for the shoreline area. The shoreline area includes the entire Lake Michigan frontage which is owned by the Village.

In addition to the above, key policies of the Shoreline Area land use category should be:

- Buildings should be set back from the lake's edges as far as reasonably possible to protect the shoreline and minimize erosion.
- All activities should be subject to rules and regulations intended to protect the dunes and high risk erosion areas.
- The beach should be monitored and maintained as necessary to keep the area in its premier condition.
- Erosion mitigation, beach protection, and dune enhancement measures shall be taken as necessary to ensure the protection of the shoreline but shall be the minimum necessary to satisfy the goals of the project and result in no adverse impacts elsewhere along the shoreline.

C. ZONING PLAN

This section outlines the zoning plan for the Village. It includes a brief explanation of the relationship between the Master Plan and the Zoning Ordinance. The zoning districts in the Village are described and their relationship to the Master Plan discussed along with recommended changes to the Zoning Ordinance to make it more closely aligned with the Master Plan.

What is a Zoning Plan?

A "zoning plan" is required by the Michigan planning and zoning enabling acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, requires that the plan prepared under this act, serve as the basis for the zoning plan. The Michigan Zoning Enabling Act, PA 106 of 2006, as amended, requires a zoning plan be prepared as the basis for the zoning ordinance. It must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Village. These matters are regulated by the specific terms in the zoning ordinance.

Relationship to the Master Plan

The Master Plan sets forth the vision, goals, objectives and policies for growth and development in the Village for approximately the next twenty years. It includes guidelines and strategies for managing growth and change in land uses and infrastructure of this period, and, as required by statute, will be periodically reviewed and updated at least once each five years. This section is intended to guide the implementation of this Plan through future changes to the Village Zoning Ordinance.

Districts and Dimensional Standards

The following table describes each of the zoning districts and the dimensional standards and each district's relationship to the Master Plan designation. The zoning plan is followed by the Dimensional Requirements from the zoning ordinance. See the Village Zoning Ordinance for further explanation of the Dimensional Requirements and the Zoning Map.

Future Land Use Plan

Zoning District	Purpose	Future Land Use Plan Designation
LDR, Low Density Residential	<p>The purpose of this district is to provide for large lot single family housing neighborhoods free from other uses, except those which are (1) normally accessory to and (2) compatible with, supportive of and convenient to the resident families living within such residential land use areas. The size for lots and parcels should be planned so that they can provide for connections to public systems.</p> <p><i>Permitted Principal Uses:</i> Single family dwellings, essential public services <i>Permitted Accessory Uses:</i> Normal existing accessory uses, accessory uses to special uses, pools, television satellite dish antennas <i>Special Uses with Conditions:</i> Churches, public and private educational institutions, group day care homes, home occupations, short term rentals</p>	Low Density Residential
MDR, Medium Density Residential	<p>The purpose of this district is to provide for medium sized lot single family residential neighborhoods free from other uses, except those which are (1) normally accessory to and (2) compatible with, supportive of and convenient to the resident families within such residential land use areas. The size of lots and parcels should be planned so that they can be served by healthful and sanitary water supply and wastewater disposal systems through public systems.</p> <p><i>Permitted Principal Uses:</i> Single family dwellings, essential public services <i>Permitted Accessory Uses:</i> Normal existing accessory uses, accessory uses to special uses, pools, television satellite dish antennas <i>Special Uses with Conditions:</i> Churches, public and private educational institutions, group day care homes, home occupations, short term rentals</p>	Medium Density Residential Public/Quasi Public
HDR, High Density Residential	<p>The purpose of this district is to provide for small lot single family housing. The relatively small size of existing lots and parcels in this district should be limited in development to comply, at the minimum, with the requirements of this Ordinance and require each dwelling to have connection to, if available, public water supply and sanitary sewer system.</p> <p><i>Permitted Principal Uses:</i> Single family dwellings, essential public services <i>Permitted Accessory Uses:</i> Normal existing accessory uses, accessory uses to special uses, pools, television satellite dish antennas <i>Special Uses with Conditions:</i> Churches, public and private educational institutions, group day care homes, home occupations, short term rentals</p>	High Density Residential
Environmental District	<p>The purpose of this district is to promote the conservation of important unrenewable natural resources and to protect the desirable qualities of the natural environment which may involve the saving of important vegetation, wildlife cover, watersheds, shorelines, areas which periodically flood, features controlling wind or water erosion, wetlands, and areas of topographical, archeological, geological, historical or agricultural significance for present and future generations for the purpose of preserving or conserving specific features and areas of these natural resources and environments.</p>	Conservation Area Shoreline Area

Flood Plain District	<p>The flood plain district was established to protect the public health, safety and welfare and the lands and resources of the Village of Grand Beach.</p> <p><i>Permitted Principal Uses:</i> Gardening, horticulture, open recreational uses such as parks, playgrounds, play fields, athletic fields, golf courses, bridle trails, and nature paths; in areas above the 100-year flood plain, uses permitted by the zoning district otherwise established for the lot and subject to the district regulations; in areas below the 100-year flood plain, land may be used to supply open space or lot area requirements of a lot partially located above provided no buildings or structures shall be located below the 100-year flood plain</p> <p><i>Permitted Accessory Uses:</i> Below the 100-year flood plain area, off-street parking is permitted as a use accessory to a principal use above the 100-year flood plain on the same lot, provided no buildings, structures or equipment other than boundary monuments are permitted below the 100-year flood plain as an accessory use</p> <p><i>Uses Requiring Board of Appeals Special Exception Permit:</i> Below the 100-year flood plain area, dumping or backfilling with any material in any manner is prohibited unless through compensating excavation and shaping of the flood plain, the flow and impoundment capacity of the flood plain will be maintained or improved and unless all applicable state regulations are met; below the 100-year flood plain area, the construction or location of bridges, outdoor play equipment, bleachers, and similar outdoor equipment and appurtenances is prohibited unless such elements would not cause any significant obstruction to the flow or reduction in the flood plain</p>	Conservation Area
-----------------------------	--	--------------------------

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Lot Coverage (%)	Min. Gross Floor Area (sq. ft.)	Min. Yard and Setback Requirements (ft.)			Max. Height (ft.)
					Front Yard	Side Yards	Rear Yard	
LDR	15,000 (sanitary septic or sewer & potable water)	100	30	1,800	40- street right-of-way 50- shoreline or surface water	15, unless side yard abuts a street or shoreline, front setback required	30	30 for residential; max. 75% of principal structure for accessory structures
MDR	12,000 (sanitary septic or sewer & potable water)	75	30	1,200	30- street right-of-way; shoreline or surface water	10, unless side yard abuts a street or shoreline, front setback required	20	30 for residential; max. 75% of principal structure for accessory structures
HDR	6,000 (sanitary septic or sewer & potable water)	40	40	1,200	20- street right-of-way; unless a variance is granted or greater setback required	5, unless side yard abuts a street or shoreline, front setback required	20	25 for residential; max. 75% of principal structure for accessory structures

Future Land Use Plan

RECOMMENDED CHANGES TO THE ZONING ORDINANCE

Given that the Plan incorporates new policies, land uses, and other measures related to further improving the quality of life in the Village, there are recommended changes to the zoning ordinance that could be made to fully realize the community's vision and make the ordinance an effective implementation tool. These changes have been identified throughout the plan as well as during the discussions with the Planning Commission, Village, and residents. These changes should be pursued over time and as the need or opportunity presents itself. This being said, these are recommendations and are fluid in nature. As the Village grows and conditions change, so will the necessary revisions to the zoning ordinance.

The following changes are recommended:

- Allow cluster developments or planned unit developments (PUD) to encourage preservation of open space and natural features. Develop regulations for these types of development.
- Establish shoreline regulations.
- Examine the required dimensional requirements for their effectiveness, desired character of development, location of natural features and actual results.
- Establish regulations for ordinance violation and enforcement issues, particularly related to rental homes.
- Consider establishing a Public/Quasi Public District to address public lands rather than allowing them in a residential district.
- Provide additional design requirements to the criteria for site plan review such as materials, lighting, and public improvements.
- Establish natural features (wetlands, woodlands) regulations.

8. Implementation

The Master Plan represents a vision for the future of Grand Beach – a vision to preserve and enhance the best characteristics of the Village while making the most of opportunities that come with new development. The Plan in itself is a vision and provides goals and objectives that should be considered in daily decision-making. Successful implementation of the Plan will be the result of actions taken by elected and appointed officials, Village staff, public sector agencies, and private citizens and organizations.

Finally, this chapter concludes with a chart summarizing the recommended actions or strategies, and the entities primarily responsible for implementing each action or strategy.

A. SUMMARY OF RECOMMENDATIONS

This chapter identifies and describes actions and tools available to implement the vision created in this Master Plan. Broadly stated, the Plan will be implemented through:

Planning and Zoning: Evaluation of the Village’s Zoning Ordinance, and if necessary, amendments to Village regulations is necessary to implement the recommendations of this Plan. Continuous evaluation of the recommendations of this Plan must occur at regular intervals to ensure that the overall vision for the future development of the Village remains relevant.

Circulation Improvements: Improvements to the Village’s motorized and non-motorized circulation system fall into this category.

Civic Improvements: Improvements such as parks, public spaces, and utility systems fall into this category. Civic improvements are generally funded through public funds and are tangible “bricks and mortar” projects.

B. IMPLEMENTATION PROGRAM

The chart on the following page presents a detailed summary of all of the recommended implementation activities, who is responsible for completing the activity, and available funding resources for each activity.

Implementation

PLANNING and ZONING							
PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING	
			Village	Other Gov't	Private	Public	Private
Revise the Zoning Ordinance to be consistent with this Master Plan	A	1	PC			●	
Create Lake Michigan shoreline protection regulations	A	1	PC	MDEQ		●	●
Create natural features protection regulations	A	2	PC	MDEQ		●	●
Create architectural and design standards for uses in the Village	A	2	PC			●	
Educate all citizens about the vision, goals, objectives and policies of the Master Plan and provide technical assistance in the integration of these elements into property owner development and redevelopment efforts.	A	5	PC VC VS			●	●
Discourage the authorization of commercial uses and inform persons of improved opportunities in surrounding communities	A	5	PC VC VS			●	
Utilize the Plan in analysis and review of proposed rezonings, amendments, site plans and new or amended master planning of neighboring communities submitted to the Village for statutory review and comment	A	5	PC VC VS			●	
Adopt/Update Parks and Recreation Plan every 5 years	B	2	PC VC	MDNR		●	●
Encourage planning cooperation with nearby communities, Berrien County, and other governmental organizations	B	2	PC VC	AC BC		●	
Establish an ordinance for rental properties in the Village	C	5	PC VC			●	
Encourage the rehabilitation and maintenance of older and historic homes	C	3	PC VC VS			●	
Review this Master Plan every 5 years	C	5	PC			●	

CIRCULATION IMPROVEMENTS							
PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING	
			Village	Other Gov't	Private	Public	Private
Explore options for funding street improvements and address specific streets and intersections in order of need	A	1	VC VS			●	●
Ensure that road improvement projects are designed consistent with the recommendations of this Plan	A	5	PC VC VS			●	●
Pursue the installation of a traffic light at the US-12 entrance to the Village	B	2	VC VS	MDOT		●	●
Provide greenway and non-motorized connections between the natural areas, neighborhoods	B	2	PC VS			●	●
Explore the need for sidewalks where needed for safety purposes.	C	3	VC VS			●	●

CIVIC IMPROVEMENTS							
PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING	
			Village	Other Gov't	Private	Public	Private
Provide for the maintenance and improvement of the Village Hall, Police Department and Maintenance Garage	A	2	VC VS			●	●
Explore Lake Michigan shoreline protection measures such as sea walls or revetments	A	3	VC VS	MDEQ	PO	●	●
Provide for the maintenance and improvement of the beach access stairs on a yearly basis	A	5	VC VS			●	
Monitor the condition of the beach continually and provide for maintenance and cleaning as necessary	A	5	VS		PO	●	
Plan for and ensure funding for continued maintenance and improvements to the golf course and Village park	A	5	VC VS			●	●
Address existing garbage contract and improve service	B	2	VC VS			●	●
Support efforts to improve and provide handicapped access throughout the Village	B	2	PC VC VS			●	
Explore the feasibility of community sanitary sewer improvements	B	2	VC VS			●	●
Provide additional streetlights where necessary in the Village	B	3	VC VS			●	
Replace aging infrastructure as necessary throughout the Village	B	5	VC VS			●	●
Encourage underground utilities throughout the Village	C	3	PC VC VS			●	
Provide for the improvement of the Grand Beach Pier	C	3	VC VS			●	●

KEY

Priority	
A	Most Important
B	Very Important
C	Important

Timeframe	
1	W/in one year
2	1-3 years
3	3+ years
4	As Available
5	Ongoing

Responsibility (Color)	
VC	Project Lead
VS	Key Participant
PO	Contributor

Responsibility (Abbreviation)

AC	Adjacent Communities	PC	Grand Beach Planning Commission
BC	Berrien County	PO	Property Owners
MDEQ	Michigan Department of Environmental Quality	VC	Grand Beach Village Council
MDNR	Michigan Department of Natural Resources	VS	Village Staff/Administration
MDOT	Michigan Department of Transportation		

Funding

Public	Includes public funds from the Village operating budget, County, and State funding. May also include local government bonds.
Private	Includes funds from private sources such as grant monies, corporate funding, or property owners

Appendix A

Summary of Public Input

Grand Beach Master Plan Community Survey

January 2, 2009
Grand Beach Master Plan
Community Survey

The Village of Grand Beach Planning Commission is in the process of preparing a Master Plan to help guide the future growth and development of the Community. We are seeking the opinion of residents and stakeholders like you in order to understand the Community's preferences for the future development of the Village and the surrounding area. The information received from this survey along with public input received at Commission public meetings will be a critical component of the new Master Plan. McKenna Associates, a Community Planning firm from Kalamazoo, will be assisting us through this process and compiling the results of this survey.

Please take a few moments to complete this survey to help us in this effort. When you are finished, please return it in the enclosed, self-addressed envelope or drop it off at the Village Hall (48200 Perkins Blvd., Grand Beach, MI 49117) as soon as possible so that we can begin to compile the results. Please return the survey by January 28, 2009 in order to be tabulated.

If more than one person in your household would like to participate in the survey, you can make your own copy, complete and return, or we would be happy to mail or e-mail you a duplicate copy. For this or any other questions, please call the Village/Planning Commission Clerk at (269) 469-3141 or McKenna Associates at (269) 382-4443 [gmilliken@mcka.com]. Thank you for your time and your prompt response.

-
1. How old are you? (Circle one): **0-17** **18-24** **25-44** **45-64** **65-84** **85 & Over**

 2. What subdivision do you live in? (Check one. If you do not live in a subdivision, either check the one you live closest to, or check none of the above, and list the closest intersection):

 ___ **Old Village Area** ___ **Holiday Hills** ___ **Fifteen Acres**
 ___ **Sun Valley Falls** ___ **Hidden Valley** ___ **Alpine Valley**
 ___ **Eiffel Tower Area** (Eiffel Tower Bluffs, Dunes of GB, New Park Addition)
 ___ **None of the Above** (identify closest intersection): _____

 3. What types of housing would you like to see in Grand Beach? (Check all that apply)

 ___ **Single family** ___ **Condominium (multi-unit)**
 ___ **Other:** _____

 4. How often do you use the following Village amenities, weather permitting? (Check one per item):

	<u>Never</u>	<u>A Few Days a Month</u>	<u>Nearly Every Day</u>
a. Lakefront:	1.....	2.....	3.....4.....5
b. Golf Course:	1.....	2.....	3.....4.....5
c. Tennis Courts:	1.....	2.....	3.....4.....5
d. Park:	1.....	2.....	3.....4.....5
e. For those amenities you never use, please indicate why not: _____			
-
-

Appendix A

5. Please indicate your level of satisfaction with the following in the Village: (check one box per line: 1=poor, 2=fair, 3=satisfactory, 4=good, 5=excellent)

	1	2	3	4	5		1	2	3	4	5
a. Overall appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. Park and recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Public water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	h. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Golf course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Lakefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	j. Garbage collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Village Council	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	k. Tennis courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Building & construction permits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	l. Streets: maintenance, signage & condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. In your opinion, how important are each of the following priorities for the Village to address over the next 20 years? (Check one box per line: 1=not important, 2=somewhat not important, 3=no opinion, 4=somewhat important, 5=important)

	1	2	3	4	5
a. Maintaining and improving the Village Hall/surrounding area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Maintaining and improving the Golf Course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Maintaining and improving the Lakefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Providing better access to the Lakefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Improving police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Improving fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Maintaining residential character of Village without commercial development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Improving sidewalk availability and maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Installing a sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Maintaining and improving existing roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Improving parks and recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Enforcing zoning and home maintenance rules	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Improving or changing garbage collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Establishing pedestrian and bike paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Preserving the natural environment (e.g. woodlands, wetlands, wildlife habitat, groundwater, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1 = Not important 5 = important

7. Please list some of the most positive and/or negative aspects of living in Grand Beach, and any additional comments, concerns, or suggestions you may have for the Master Plan, particularly for any paragraph to which your response was less than satisfactory:
(Attach additional sheets if necessary.)

When complete, please return the survey in the self-addressed envelope by January 28, 2009.

Thanks again!

Respondent Survey Results

Question 1. How old are you?

Answer Options	Response Frequency	Response Count
0-17	0.0%	0
18-24	0.0%	0
25-44	14.5%	40
45-64	51.1%	141
65-84	33.7%	93
85 and over	0.7%	2
<i>answered question</i>		276
<i>skipped question</i>		10

Question 2. What subdivision do you live in?

Answer Options	Response Frequency	Response Count
Old Village Area	43.3%	119
Holiday Hills	7.6%	21
Fifteen Acres	4.7%	13
Sun Valley Falls	5.1%	14
Hidden Valley	4.7%	13
Alpine Valley	2.2%	6
Eiffel Tower Area (Eiffel Tower Bluffs, Dunes of GB, New Park Addition)	17.8%	49
None of the Above (Identify closest intersection)	14.5%	40
Identify closest intersection		44
<i>answered question</i>		275
<i>skipped question</i>		11

Identify closest intersection:

Golfmore Estates	8	Golfview/Hesse	1
Perkins/Howard	3	Fox Trail	1
Skyhi	3	Golfmore/Station	1
Grand Beach Road/Oak	2	High Point Lane	1
Holiday Hills/Ridge Road	2	Calla	1
Grand Beach Road/Royal	2	Fairway/Royal	1
Golfview/Calla	2	Station/Ravine	1
Golfview/Perkins	2	Arnold Ave.	1
Golfview/Hicks	2	Grand Beach/Fox Trail	1
Calla/Marjeanette	1	Own a vacant lot on Station Road	1
Ravine/Crescent	1	Non-resident, but lifelong Grand Beacher	1
Perkins/Howard/Golfview/Skyhi	1	Employee- police department	1
Fairway/Station	1		
Perkins/High Point	1		

Appendix A

Question 3. What types of housing would you like to see in Grand Beach?

Answer Options	Response Frequency	Response Count
Single family	97.1%	267
Condominium (multi-unit)	6.2%	17
Other:	1.5%	4
Other (please specify)		14
<i>answered question</i>		275
<i>skipped question</i>		11

Other:

No condos/cottages	4
Townhouse/duplexes	2
Anything	2
Senior citizen/retirement type homes	2
Vacant	1
Lakefront and golf course	1
Hotel for visitors	1

Question 4. How often do you use the following Village amenities, weather permitting?

Answer Options	Never 1	2	A Few Days a Month 3	4	Nearly Every Day 5	Response Count
Lakefront:	5	32	65	87	82	271
Golf course:	46	59	69	70	23	267
Tennis Courts:	114	79	44	17	2	256
Park:	45	73	72	53	14	257
For those amenities you never use, please indicate why not:	3	6	7	5	2	23
Other (please specify)						157
<i>answered question</i>						278
<i>skipped question</i>						8

Other:

Don't play tennis	68
Don't have children/grandchildren/children grown	28
Don't play golf	25
Too old	8
No interest; not a priority	9
OCCASIONAL USE: Only use park and tennis courts when family is visiting; only use the park/playground when we have guests with children; all of those we use maybe once or twice a year, usually; our guests use golf course and tennis; visiting family members use all amenities; as a summer resident I use the park when I'm in Grand Beach	7
No time; too busy with other activities	6

Appendix A

PART TIME RESIDENT: Not able to be at our Grand Beach home more than a few days a month; we try to go up for a few days every six weeks and we spend about 6 weeks in GB during summer; too far away; weekend house; only there a few times a year	6
BEACH: I would like to use the beach more. But it needs to be taken care of. Sand could be grated and debris picked up our walks down to the beach could be maintained. Maybe new benches and steps (Old Village Area); our beach is kinda dirty, would use more if kept cleaner; we are part-time residents and use the named amenities while there, the beach almost daily; we enjoy staying a home and being at the beach; lakefront nearly everyday when I'm there; as a summer resident, I use the lakefront	6
Health problem	5
NOT RESIDENT CURRENTLY: Absent vacant land owner; currently do not reside or have a home built in GB. Vacant property with intent to build in next 5-10 years; have not built a home on the land I own. When home is built in approximately 6-7 years, my wife and I will become full-time residents of Grand Beach. We plan to retire there	4
Can't get out to golf or hit balls as often as we like; don't play golf on a regular basis; we don't play golf but we do use the driving range to learn	3
Stairs; all times of year use of lake is limited because stairs are difficult	2
Like the park	1
Snow and ice	1
Don't play tennis but children do	1
Belong to local private club	1
Tennis but we are out of shape, next year we'll use the park, a baby is on the way	1
Love them all	1
Would like a dog park area to run dog	1
Enjoy the lake and friends pools and our own patio	1
Just moving in- full time residents	1
Husband belongs to golf club, hoping to use tennis courts more this year and no young kids to use park	1
Village Hall should be rented to Village homeowners and their immediate family only	1
Use tennis courts less because of new surface. Prefer more standard surface; tennis courts bad surface	1
Friends and family use basketball court. It's great for kids. Nice Job!	1
Golf every Sat and Sun	1
We like our home and belong to a golf course	1
Once kids are older, we will use it more. Would love to have a campfire with the children at sunset or early evening. Would love to camp in a tent overnight. Makes no sense that it is prohibited. Maybe instead of a one time permit, you can get a full year permit for campfires and camping (\$20 each).	1
Don't know how to register for court time. No Village/GBSC tournaments, round robins, etc.	1

Appendix A

Question 5. Please indicate your level of satisfaction with the following in the Village:

Answer Options	Poor 1	Fair 2	Satisfactory 3	Good 4	Excellent 5	Rating Average	Response Count
Police protection	1	4	32	106	135	4.33	278
Overall appearance	2	4	40	148	84	4.11	278
Public water system	3	14	44	121	94	4.05	276
Park and recreation	0	4	63	128	76	4.02	271
Golf course	0	10	63	120	73	3.96	266
Tennis courts	6	8	65	90	70	3.88	239
Garbage collection	14	22	48	98	91	3.84	273
Lakefront	8	20	57	118	75	3.83	278
Fire protection	6	16	76	107	62	3.76	267
Streets: maintenance, signage & condition	7	29	645	109	62	3.70	272
Village Council	6	17	90	100	53	3.67	266
Building & construction permits	15	42	88	66	35	3.26	246
<i>answered question</i>							283
<i>skipped question</i>							3

Appendix A

Question 7. Please list some of the most positive and/or negative aspects of living in Grand Beach, and any additional comments, concerns, or suggestions you may have for the Master Plan, particularly for any paragraph to which your response was less than satisfactory.

Keep improving golf course. It has a chance to be a very special place, cut out of the woods.

Bldg/construction permits done w/o adherence to rules. It is a walking community, no need for street signs, except to keep auto traffic within legal & safe limits. Police protection will improve when each resident adheres to the law-no exceptions-all families accept responsibility for their own.

The village should be a place to relax, to renew, to forget the hustle and bustle of city and development. All young and old need opportunities to apply their own creativity and visit a time gone by. Any improvements should be of highest quality and craftsmanship, not cookie cutter. All dogs on leashes. Bring back the bats, frogs and snakes and eliminate mosquito fogging a highly toxic process.

There are no commercial enterprises which create an atmosphere of getting away from it. The upkeep of trees and grounds which keep it looking beautiful. Definitely prefer no multiple housing be allowed to be built. My only complain last summer was the dog barking allowed for a length of time.

#6g: I would rather pay higher village taxes to maintain this than have the income to the village come from commercial development.

#5f: Seems to be A LOT of variances issued for "re-building" in the Old Village area. I would not call it "remodeling" an existing home.

I am a new resident, only part time. Grand Beach has been a positive experience so far. No complaints.

Zoning is good, but some of the ordinances that have passed concerning pools and set backs seem somewhat restrictive--as though now people have to pay for the sins of those before them. I hope people/residents realize that bigger =better and cottages are preserved.

I wish that the beauty of Grand Beach not be infringed upon by the building of condos. They would also likely ruin the ambience and beauty of the community. In addition the traffic could be awful. Please do not change G.B. Thank you.

Maintain the essential summer home, single family, simple low traffic wooded, and low density character of the Village as it has been for the last 30 years. I encourage to let "progress" pass us by in Grand Beach.

Wonderful community! We love being a part of it!

The taxes are exceptionally high and the beach isn't always the best. Sometimes there is almost no beach in the Eiffel Tower subdivision or it is very rocky! I think that because this is a "beach/lake" community more \$ needs to be spent on beach/lake improvement!

Housing development is bound to proceed in poor coordination with surrounding homes/environment. No architectural standards, no landscape common, no protection of natural environments. We're putting lawns natural where there was natural dune grass and we are putting dune grass where there was natural forest. Who's at the wheel???

Biggest fear - condos/multi-unit dwellings. Do not want resulting traffic, noise, loss of trees, too many people in one area. Positives - trees/nature, golf, friendly people, lakefront. Please do not overbuild-let the Village remain a Village, not a city. Enforce zoning so there is space between houses. PS swimming pools are very noisy - should be on large lots only, so not disruptive to neighbors.

Construction trucks speeding around and ruining the roads, construction debris. For a coalition with other beachfront communities to build a peninsula/split out in Lake Michigan that blocks the steel mill/steam generator. I love Grand Beach. Preserve its character. Try to clean up Route 12. Office staff is very nice.

Great environment and employees.

I love Grand Beach but rules should be enforced. No dogs on beach, people with dogs are defiant. In the summer recyclables should be picked up once a week, rather than at roadside to look messy for two weeks and they do!

Garbage--greater flexibility to dispose of large items.

Positive aspects of living in Grand Beach is the feeling of family and I'd like it to stay that way. We really need to bring back garbage collection on Mondays and Fridays even if it's just between Memorial Day and Labor Day. It's only 12-14 extra days - not all year. New houses in the Old Section are almost 3 times the size they should be--dislike!!

We love Grand Beach's beautiful wooded setting. Please maintain that and keep population density down. It would be ideal to maintain the preserve--or make a golf course 18 holes, rather than adding more homes. We are totally against multi units or high rises. We love 4th of July and other family activities. Would be nice if there was 1 less hour of golf restricted to each league. Please think about weekly recycle.

Appendix A

Grand Beach is a very family oriented village with a great amount of caring volunteer participation. What makes it special and unique is the lack of commercial development. We are very concerned about the bulk and height of some of the new buildings (tear downs) and new additions, especially along the lake front. We don't want to lose the very thing that makes it desirable and valuable.

Publish issues before the Village Council. Outside public access (from developments) to Grand Beach beaches. Better maintain to north beaches in Grand Beach. Natural environment and open space must be kept. Add Bocce Ball court to park if possible fun for all ages!

Quiet and safe community; while we don't participate (usually a timing issue) with any of Village - homeowners Assoc. sponsored activities, we appreciate that there's sense of community among the residents.

Would like to see a Master Plan to continually upgrade and improve something each year. Stay up with times. Stay vibrant and fresh.

Maintaining clean beaches - equipment is needed to do on-going clean up, i.e. raking debris away from areas for residents to beach.

I came to live in G.B. during the summer of 1932. I am now 82 - I have lived through the years in 8 houses (rent/own). I love the old village even more--it is unique, charming. That is why the houses sell for a steep price even though most of them are made of cardboard and don't change the old village!!!!

The roads were poorly maintained during the Christmas holidays. The posts need to be moved or paths provided on the other side for bicycles and walkers. The beach needs to be raked and debris removed - not buried. The next storm uncovers it. We love Grand Beach.

Never received info on council meeting, minutes, what's happening in village, etc. Need more communication! Snowplowing is always very good. Please mail survey results!

Many amenities to attract people to area either as full time or part time residents. These amenities need to be preserved for this very reason.

The 10' wide drainage easement including 7 drains on either side close to the entrance to Anna Livia Way is very seldom maintained or the drains cleared out despite numerous requests by local residents every year. This results in flooding in this area as well as additional constant sump pump usage. The standing water creates a health hazard as a breeding ground for mosquitoes. The lakefront easements should be handicapped accessible for seniors as well as for young mothers with strollers.

The building inspector was rude and not responsive to requests at the time we built. Construction vehicles cut corners too close and damage dune grass. We have been pleased with the snow removal. The police are friendly and visible. Resurfacing roads in Eiffel Towers is needed.

Water too expensive

Too much police

Golf course is much improved

Able Disposal has done a poor job w/recycling collection. Our recycling has been missed 6 times in past 12 months (26 collection dates). A new vendor or renegotiated contract w/ penalties for missed collection is in order.

Police spend too much time stopping people in a malicious way--hiding behind bushes and around corners. They should concentrate on protecting houses and helping people.

No signs - the signs for Golfmore & Eiffel Tower should go - immediately.

Please consider putting street lighting at the intersection of Calla & Perkins and also along Golfview between Hesse and Calla in the sharp curve. Both places are very dark and a little dangerous without much light. Thanks.

Positives - lakefront, park (basketball, tennis, golf course), community social aspect, safety for young kids, house patrolling in off season. Newspapers available in summer - great addition.

Would like community pool.

Need street lights for security and safety. Taxes for New buffalo are far too high for the services received.

Garbage collection is unsatisfactory - cans thrown about - won't take larger items

Ridiculous for police to cite adults for having a beer on their own beach - use some common sense and discretion.

Lakefront needs more regular trash cleaning in summer. Also needs sand replenishment (I know the village is working on this). People use the beach for private storage (boats, chairs, etc.) - these should be removed. The public access stairs should be marked on the "beach" end so they can be identified easily, so people won't use private stairs by mistake. The beach and conservation areas are our biggest asset (especially beach). These should be carefully maintained. Finally, the village should do a special assessment and build and maintain a community pool (like Forest Beach). That would be a significant asset/improvement. Also the Village should ensure that private stairs are not on public beach property.

Appendix A

Beach should be cleaned and groomed on a regular basis. Either current owners need to store their toys by the beach or there should be a place for everybody to keep their items.

Grand Beach is a great place to live with few exceptions. The garbage pick up people are surly, side streets should have equal snow removal and all over refuge pick up on roads --- pls. pick up road side trash.

Really would like easier access to the beach and maintain the character of the Village.

Limit height of lakeshore home building - cuts off lake breeze and destroys character of lake shore residence. Beach at night needs better supervision, garbage collection once a week in June, July, Aug, Sept totally inadequate - recycle 2x a month is laughable--I won't keep garbage in my garage. Kids driving golf carts now enforced.

Generally very happy with the condition of the village properties and the environment.

I enjoy everything about Grand Beach but I wish they would do something about the drainage at the beginning of Anna Livia. It looks like swampland when it rains and it draws mosquitoes.

Positive - private lake front.

Positive - no condos

I live in 15 acres and I feel we do not get the attention re leaf pick up in streets. Keeping roads clear from one side to the other and keeping the entrance attractive and clean. I think the Village should have a "community pool". This is very important to the desirability of buying in Gr. Beach--we certainly could use some of the free land by golf course.

We chose to move to Grand Beach because of the proximity to the lake and the social character of the community.

Would like very much to see a sewer system to do away with septic system.

Steps down to beach need to be improved down at beach level; Pine Street access especially. Anyway to reduce rocks on beach? Need to constantly maintain irrigation system on golf course. Do not allow commercial or multi-family development.

G.B. is single family (feel it should remain so, love that G.B. has preserved nature's environment. Love that G.B. is private feeling because I use the beach a lot--think there should be garbage cans accessible on or near the beach and beach needs to be kept a little cleaner--overall. Do not want condos.

Sewer system important. Water drain off from streets very important.

Don't let it get too large.

Positive - ability to maintain the character of the village & small town, caring attitude.

Negative - influx of new residents uninformed and/or unconcerned re: rules, policies and regulations.

Need to concentrate on keeping costs and taxes low as most are second homes. Items to attract second home owners (such as golf course) should be given a high priority.

Village council acted inappropriately when they placed a large sign immediately adjacent to our beach property prior to July 4 without any notice to us. This obtrusive sign could have been placed nearby without losing its effectiveness.

Winter garbage collection could be every 2 weeks with the proper size containers.

Police protection is great. The cost of 24/7 patrolling should be reviewed. Staggering the hours in the day time could save substantial funds. The village superintendent and his crew are wonderful and doing a great job.

Since we have an aging population, a landing half-way up the 37 stairs at ELY St would be much appreciated by everyone who lives on Ely and Wildwood, too. The maintenance of the golf course has been excellent and we hope it continues. The park is perfect for our grand children and we thank you all for the good work.

Garbage and leaf pick up also excellent as well as the beautification of the clubhouse and landscaping around it. We love Grand Beach and appreciate all you do to keep it up. Thank you.

Do not think the character of village can be maintained with commercial or multi-family development. Either would make me consider selling.

We have a good council who try to make the village as nice as possible. Village probably needs more money for improvements.

Noise from construction can be irritating. Noise control after July. Garbage cans accessible on beach please. Life guards should not read, get up and walk your post.

I think we need to address water supply. The water pressure is very low in the summer especially. I also think that you could charge more to golf to help for pay for maintenance.

An attached Master Plan Input was added to this survey.

Grand Beach is a great village with many wonderful amenities. The only problem is that in the summer, parties are getting a little long and loud, and there is too much horsing around on golf carts by teens. Everything else is great!

Appendix A

Modernize and improve but maintain "old world" charm.

We enjoy the golf course, beach and ability to drive our golf carts on village streets. However, we would like to see the area around the public works building as well as the area between holes 3 and 7 on the golf course kept neater and not as cluttered. We feel snow removal could be improved as streets are often icy and dangerous. WE do not think snowmobiling should be allowed in any residential areas or on the golf course.

Don't allow multi-unit housing in G.B. it would destroy the village don't let people lawyer their way around the building code--enforce the code better. Keep commercial development out of G.B. Don't allow use of village hall for commercial purposes, like concerts. I'd pay a lot for a sewer system.

The Alpine Valley access is the worst in G.B. - my 80 yr. old mother cannot negotiate the hill--there's ample space to add stairs and still keep access open for construction equipment. The garbage dump or driving range should be cleaned up--what an eyesore.

In Golfmore Estates we get little attention from the village; especially snow plowing. We are charged taxes. I think we should get the same and equal attention as old G.B. and other sections, it is grossly unfair. I would love to have someone to talk to about this but you cannot get a list of contact people at the Village.

It costs a lot of money to maintain our golf course - perhaps it would be a good idea if we raised golf fees to help cover the cost--too much tax money spent there - sewer system throughout G.B. would be great, better for environment. Maintaining character of our village - a must - no commercial.

Water service good, but too expensive. Roads in Eiffel area should have better maintenance. Beach access is erratic--should be improved.

Priorities: Lakefront

Maintaining residential character (w/o commercial development); Preserving natural environment.

Keep travelers out, restrict parking for people who don't live in Village. People who work for village are outstanding.

Owners of rental property have no idea how disrespectful renters are of their neighbors. Doors slamming and loud music late into the night, stuffing bottles, cans and overflow garbage into neighbor's cans, sharing the house with additional renters, day guests--all who have cars. I have lost 3 ft. of lawn to cars, often 15 parking on the street in front of my house blocking driveway, walkway. They park on the street, hills, causing traffic hazards, so you can't see oncoming cars. I have seen people changing clothes behind their car doors. I live next door to a "Motel 6" from June - Sept. Trash thrown in my yard, towels, underwear, and sheets hanging from their railings no less!

Also like: everyone has access to beach, golf carts, friendliness of small town.

We enjoy the small community feel. WE wouldn't mind seeing some townhouse's for retiree's or older people in G.B. in the summer months. WE also would like to see planned growth without crazy restrictions.

There is a great need for stop signs, yield signs and speed limits. The beach accesses are poorly maintained and must be improved. Our streets are in poor condition and need repair.

G.B. area is a beautiful and peaceful place to live. This is why more and more people want to build here. If the natural open spaces are not preserved or considered important--then all we will see are buildings on a beach.

I am concerned about the ease of which property owners can get variances of existing zoning rules from the village council. Examples are setbacks, variance of 30 feet and house dimensions. These zoning rules are making it more difficult to enjoy a less crowded neighborhood.

Would like a larger beach.

Fewer visible garbage cans.

G.B. is a lovely, wonderful place as is. Please don't screw it up with some grandiose plan. There is a nice balance to recreation facilities vs. infrastructure. I do feel guilty that we are on top of our recreation and water resource and we remain on a very old septic system. P.S. Whatever became of the \$150 plan we contributed to long ago???

Living here in G.B. is wonderful. My family loves it and so do we.

Dogs should not be allowed to run unleashed. The ordinance should be enforced.

I would like to see G.B. restore the posts and chains along the roads. Especially replacing them (at owner's expense) where they have been removed for construction. Also residents need to be more aware of parking when they have visitors. Arrangements should be made to shuttle visitors from another parking location. The roads are too narrow. Why is Pine no longer one way in the summer????

We have lived in G.B. since 1970. Loved every minute of it. We would be very opposed to any commercial or condo building coming into our community. Also, we would like to see recycling of our garbage every week instead of once every few weeks.

Appendix A

We hope that future zoning promotes "cottages" versus the cottages that look like they are right out of the suburbs.

We enjoy having the golf course and using the park. We like the old fashioned look of the clubhouse and village hall. I think the lakefront needs improvement. Beach has too many rocks and the 2 steel trailers going into the water are unsightly. Our beach is adequate but could look better.

More attention to beach.

Keep dogs off beach.

Please don't rake sand as part of lake front improvement

I would like to see security station at front and back entrance with person hired to let people in and out. I would like to see a community pool. I would like to see the clubhouse remodeled. I would like to see all the residents assessed for these projects.

Sewer system would be a huge improvement.

After Christmas recycle not picked up yet.

Our home borders the golf course. It would be great if the village would collect leaves from the edge of the golf course, near where the drainage ditch used to be. It is very difficult to get these leaves to the street.

We are mostly seasonal but love to visit during all seasons. Everything needs to be maintained over the next 20 years. The area will be changing during that time for more younger families.

Improving access to the lakefront in the Eiffel Tower Area.

Would love to see a bike/walking path down Royal-especially from the entrance ARCH to the area past the park-very dangerous. Move white posts over and widen road a bit. Would love to see city sewer. IF anyway possible to add some water features on the golf course (small man made ponds on the long holes).

Flowers that bloom during the seasons. Leaf collection could be better. People should be told when collection is going to happen.

Very negative is unreasonably high taxes for non-Michigan residents, particularly in view of declining housing values.

We need cell phone access. I adore G.B. I've lived there 71 summers. Police & fire protection are absolute necessities-around the clock now but could be even better. Building permits need improving. Ban commercial development. Consider senior citizen condo. Many women have told me they would love it.

I think Grand Beach is wonderful

Some access ways to beach are better than others. I wish there could be amore uniformity but overall well done.

Please let dogs stay off beach.

The village always looks great. There's plenty of access to the beach. Sidewalks would be nice but there's really no room for them. Sewer system would be great-if not too many dollars.

Great place - important to stay true to non-commercial, single family, friendly place.

The lakefront is beautiful and needs to be maintained as well as the golf course, parks and the natural environment. It would be nice to see some of the homes repaired and taken care of. This is a beautiful community so let's keep it that way. We love being in the old section - it has lots of character.

I would like the Village of Grand Beach to remain single family residences and to retain its small town/country feeling. This is the reason most residents purchased homes in G.B. Village ordinances and zoning codes should be updated on a regular basis. All commercial signage should be eliminated--no one "grandfathered".

We enjoy the atmosphere and the characteristics of the "Old Village". It is warm, homey and quaint. We are very satisfied.

Pleasant, low key atmosphere make this a great place to live. My main concern is over building and the creation of "compounds" in areas that were neighborhoods.

Dogs don't belong on the beach, because owners rarely follow rules: time, leash, clean-up, etc. Also some children are allergic to dogs. Dogs urine and feces are unsanitary on the beach. All the easements to the beach should be posted.

Current rules are overly structured relative to boaters who live in Grand Beach but can't approach shore.

The charm of Grand Beach is that it is NOT commercially developed. It's an extraordinary escape to another time and place where neighbors greet and enjoy family time in a relaxed environment. It would be a mistake to alter the "feel" with sidewalks or artifice. Access to the lakefront could be improved - stairs and landings with benches and sunset lookout. Cell phone access needs improvement throughout Harbor Country.

Excellent police force! It would be great to have a uniform sea-wall appearance on the lake. Currently it is a real hodge-podge and looks unkempt in areas.

Appendix A

Although police do overall "Great" job I think they can be a bit over zealous in actions. Let's use some judgment and leave some room for parenting instead of tickets and arrest.

It is very important for myself, my children, grand children and great grandchildren to strongly maintain the unique, non-commercial, single residence village that we have treasured for almost 80 years. There is plenty of other kinds (condos, shopping, the Casino, etc.) within 4 miles - Grand Beach really does not need today's buzzword of CHANGE. Some things are best left as they are!

RELAXING and pleasant surroundings. Thank you for taking this survey.

We have to protect lakefront and limited open and recreational areas left in the village. They are wonderful assets for our community. Consideration should be given to parks in the Eiffel Tower and Golfmore Estates areas.

Golf course is in great shape, as is the park area. Seems that the beach could be cleaner.

Status quo is good for me. Village improvements have been great so far. I would like to see further growth closely watched to maintain village flavor.

Assist in providing better cell phone and wifi service-work with some company to improve towers.

Cell phone and wifi access.

A retirement/assisted living village could be a desirable addition to Grand Beach.

Permit process was real hassle in our experience. Grand Beach is 2nd home for us, so we would like it to be relaxing environment; don't think it's useful to spend a lot of time/energy telling residents what they can't do. Better to seek compromise/consensus. Golf course would require a lot of work to make it attractive to serious players (but that may not be the goal).

With the land available a few more golf greens would be wonderful.

I'm very happy with the maintenance guys, but I'm not crazy about the roads & beach access @ Eiffel and Dunes subs. We finally got some stop signs.

Overall appearance of Village very important. It seems times have changed for need of good police enforcement and protection in village. Residential character of village very important. Be careful not to put too many building/construction rules that restrict expansion; at same time maintain character of village. So far you seem to be in control.

Board members represent the residents of this community. Their names are shown on the G.B. web site. Include their phone numbers and/or email addresses to improve communication, as many other communities have done.

Register snowmobiles and charge a fee equal to golf cart fee. A sticker is required if used in G.B. This provides revenue and better regulations for control and safety.

No high density housing for master plan. Nicer landscaping (shrubs/Flowers) at circle at clubhouse & entrance. Enforce village resident parking on streets in summer. Restrictions on occupancy level for recitals; too many people, too much noise. Unsightly clutter & junk on my neighbors' front porch. Serious number of increase in deer population. Safety issues, driving in Village and damage to property. Better maintenance of beach stops, also litter on beach; trans & chairs/umbrellas.

It is necessary to do something to help those of us who live in an area where we suffer from damage, etc. from non-resident snowmobilers. Why can't snowmobiles have village stickers, purchased or free? Snowmobilers do not have to be abundant to damage plants, sprinkler heads, and disturb the peace. We feel that this topic is always ignored because all neighborhoods are not affected as ours. These are not village residents but those who live nearby.

Residential character in a natural setting is important to maintain. Take more responsibility for garbage collection (recycling pick up does not occur on Skyhi Rd., yet. Provide additional holes for the golf course.

Garbage - recycling truck will not come up Skyhi.

Attaching equal importance to all areas of GB with attention to street maintenance and beautification of entrance ways. 15 acres never receives any of the attention that the main gate area of the Village receives. Road maintenance on GB Road is poor more often than not. We love the woods, golf course and lakefront access. We would like to see access areas improved and beautified. It is the most spectacular asset to our wonderful community.

If some of the items listed means spending more money (raising taxes), I'm not sure its worthwhile. The Village council has been fiscally responsible and should continue to be checking how much money is available.

Over the years the beach has gone from a fairly pristine place to a storage point for all manner of beach equipment. Quite frankly it's not pleasant to walk any longer. People should clear the beach at night as our ordinance requires!!!

Appendix A

1. We are permanent residents and this winter the snow removal is totally inept and needs to be improved.
2. Why are we not informed about council meetings & elections?

Reduce hostility of village police.

Improve appearance of village hall.

Enforce access into Eiffel Tower.

Create building code to ensure some continuity for community.

Improve nature conservancy upkeep.

Focus on taxes for real estate for non-resident homeowners.

Very happy living in G.B. The only negative that I have is how much garbage (plastic) there is on the beach. Last summer we collected many bags of debris and yet there is more large debris in the stream which was too big to remove.

Many positives, will list negatives. Need to keep the beaches CLEANER. Maybe a community clean-up once a month? Would love to have a beach cleaning machine to pick up the rocks. At the same time, we should allow campfires and camping on the beach for families. No permitting, just follow clean-up rules. CLEAN, CLEAN, CLEAN the beach and keep the water clean. Campfires at sunset would be great - tell cops to lay off families. Possibly have more commercial aspect to the clubhouse...newspapers, coffee, breakfast???? Other than that, things are good.

Positive - I feel our house is secure due to police protection.

Negative: too many people from neighboring subdivisions driving golf carts into Eiffel Tower Bluff causing "constant" traffic in the summer months.

I see steady improvement in all areas. Keep it up.

No snowmobiles.

We hope the Village will continue to maintain its peaceful, family friendly atmosphere which is the #1 reason we have a home in Grand Beach. Please do not expand anything. Thank you and good luck.

The street I live on is riddled with patchwork and potholes. We would love to have sewers. Police response, attitude, service is excellent. Grand Beach is superior to the other beach towns we have lived in.

Sanitary sewer system would tear this village apart.

Do not add more beach access. Will only make more inviting to outsiders to visit our public beach. They will bus them in. North end needs "entrance markers," "Grand Beach". We pay taxes too.

The taxpayers of GB should be charged a lesser fee for golf than non paying tax payers. This includes Michiana, Michigan Shores, other communities and out of state. Same should be applied to golf cart users. Their fees now are too low. Village hall requires improvements, including kitchen up date, lighting and air conditioning.

No snowmobiles on golf course.

One of the most important things Village could do is set up a better retirement program.

Housing too expensive to live in Grand Beach, no sidewalks, narrow roads, light poles are only in old section, not newer section. Lighting needs to be added to beach access areas for night time and stairway lights.

Positive - social club, police dep., golf course, community events, beach, golf carts, no commercial.

Negative: none

Efficient leaf collection - stop wasting fuel and man hours driving around looking for leaves.

Quiet, family oriented.

Rules prohibiting dogs on beach should be relaxed in terms of hours.

Building construction and zoning rules do not seem to be consistent. Zoning permits in particular seem to change at the whim of the committee.

Quality of life in GB is important-maintaining a safe, friendly environment.

Important to control level of noise and gas fumes at beach. The jet skis are out of control (realize this is probably not something you can control?)

Garbage s/b collected 2 times per week in summer months, at least on 3 day holidays. Garbage in front of houses over the weekends was very unsightly.

Beaches need more clean-up, less police surveillance.

Looking forward to living in Grand Beach because it is a quiet community. Could use lighting on the roads. The area is much too dark at night. Plan on getting involved in issues relating to development of the area once I become a full-time resident.

Maintenance/clean-up attention should be paid to trash and recycling pick-up, leaf pick up and road maintenance and painting of entrance arch and chains. Improve beach access areas and beach maintenance/clearly a Grand Beach jewel. Continue to enforce dog rules on beach. G.B. is a beautiful community. If additional funding is needed to maintain services or make improvement, it should be considered.

One of the negatives is the building of very large homes on the lakeshore limiting lake views--this has changed the character of the community. Another negative is the lack of concern for cleanliness on our beach after some residential usage.

Some streets are breaking up with little maintenance and large potholes, i.e. Fairway. Many items above are wish list items but inappropriate in current fiscal crisis. Don't spend us into tax nightmare. Grand Beach is a great, friendly environment with natural beauty that we must maintain along with maintenance of housing. Don't make us a suburban development - no sidewalks, no expanded park, keep natural beauty.

To start off I am personally SHOCKED and sorry that the millage didn't pass. I do like the quaintness of Grand Beach and would like it to stay that way as much as possible. I'm not at all in favor of high rises and condos, the police would have less control over who is coming and going, besides crowding our beaches. I would like the changes to be of necessity as to keep the village up to date with progress.

I've lived in Grand Beach since the mid 1940's and am saddened to see the immense homes built in the village where charming cottages once stood. But it's done now. My subdivision - Eiffel Tower is more suitable. I'm against putting in curbs or sidewalks. Maintain what is there, but don't add. Let's try to hold onto the charm and coziness that still exists in Grand Beach.

#1 Wish we had a sewer system instead of septic systems. #2 Wish we had garbage pick-up 2x in summer even if it cost a little more. #3 Pete Carroll has done a great job improving the parks.

No condos please!! We have enough of them in New Buffalo, which have really destroyed the character of that community. Let's not wreck Grand Beach too.

Better street lighting in the newer areas so people can walk at night. BAN snowmobiles or charge a fee/license (This is liability that I don't think the Village should assume). Improve beach access off of Calla. Keep Village single-family, no apts. no condos, charge user fee for services to pay for expense of maintaining tennis as you do for golf. Better cleaning and maintenance of beach in all areas, not just the old town. Water is fine but expensive - maybe a well. Street maintenance is good.

We don't need sidewalks and where would we put them. Garbage collection is fine. People would still walk and ride the streets. Enforce rules for kids driving golf carts on streets.

Decisions and rulings on important issues should be put to the homeowners and council members need to be objective. Let's maintain what we have, yes, patch, repair. Control new building - we need to protect open spaces to assure "all" the beauty of nature. On top of the water tower, affix an antenna to allow the residents cell phone access. Think GREEN! Support windmill development on Lake Michigan to capture gusts of wind. The coming generation will thank us. Landfills - what is being done about contaminated coal ash/heavy metals (Pinter, IN) affecting Lake Michigan? Has the council looked into regulations? Topic threats.

Beach front needs attention. Unsightly sea walls, open pipes from lake front homes draining onto beach should be removed or camouflaged with plantings. Ugly cement blocks that have been displaced should be removed. Wooden stairs need to be more maintained in a timely way.

It would be nice to have some flowers at our road entrance. Also, water on the golf course (to drink). I have a large cooler to donate, but needs to be on a frame.

Garbage collection is poor on dead end streets. Over zealous police force at times, should emphasize safety and security but not harassment. Need better balance. We love Grand Beach.

Garbage collection is absolutely horrible in summer, especially on dead end roads. Recycling bins never get picked up because truck refuses to come down dead end roads. Every summer it requires several calls and driveways are often blocked and with poor turning radius because of cars parked on street. Parking issues in peak season. Dead end roads, Greenwood, Ely and Wildwood, should be through streets.

The best part of living in Grand Beach is the community feel and access to the park, beach, and golf course. The lack of sanitary sewer, especially in Old Grand Beach is a problem given the age and density of the homes. Rental activity is probably necessary, but takes away from some of the positive aspects of the Village.

A full fence needs to be constructed on the breakwall to prevent kids from setting off fireworks during the weeks leading up to and following Independence Day. Grand Beach and Michigan State police should put in extra beach patrols and fine them for all the mess they leave from their spent fireworks.

Would like weekly pick-up of recyclables in July and August.

Courtesy and helpfulness of all your employees.

The Village needs to do a better job of maintaining road right-of-ways, even if no road exists. They need to keep debris and limbs off utility lines.

Appendix A

Need a sidewalk on Royal from Perkins to Frontage Rd. to keep pedestrian and bikes off of too narrow Royal Ave. Perhaps widening of Royal would work. Removal of white concrete markers and chain on west side of Royal. Keep on golf course side. Never allow any commercial use anywhere. Never increase height of buildings allowed. 3 and 4 are essential to maintain character of Village.

Most positive single-family community, where families return year after year, easy transportation in golf carts around Village, beaches, well-maintained. Negatives: Few sidewalks, makes me hesitant to allow kids to bike/walk alone to golf course, park, friend's houses, particularly in hilly area near clubhouse.

Easements belonging to the Village should be better maintained. Just because they aren't used to access the beach doesn't mean maintenance isn't needed. They should have aesthetic value and not detract from lake views. The trail of garbage in the streets is also unsightly.

The lakefront is our most important asset. The erosion, access and cleanliness have suffered the past few years. I also like the golf course. It certainly can be improved, but I am not sure what that cost might be. The roads appear to be well maintained. Our Village Hall could also use some updating. We have very high taxes. I hope you are spending or saving them wisely.

I think we have enough police, but I think they should worry about more serious crimes such as burglaries and not stuff like gnu-flecting through stop signs. The way Grand Beach has grown its going to be hard to protect from fire, but I don't see any improvement in the last 30 years or so. I think we should quit expanding and concentrate on what we have.

Recycle pick up should be done weekly June thru Sept., large containers provided. Beach easement area should use garbage cans on beach.

The service in Grand Beach has been excellent. Police services could be reduced. We should have single family units only in Grand Beach. NO apartments.

Garbage cans everywhere everyday. With garbage collection once a week, to leave receptacles out in front looks terrible. Everything blows around, it is disgusting. My visitors laugh and call it "garbage town". Garbage cans should be put out in front on Sunday night and returned to back of house on Monday afternoon.

Planning a Master Plan for Grand Beach is excellent idea. My family has lived in the Old Village Area for over 50 years. My specific complaint- garbage containers! Every house keeps one to 4 containers out in front, constantly, every day of the week. Garbage is collected only once a week. As it accumulates, it all blows around – diapers, liquor cartons, food containers – unclean and unattractive. Why can't garbage be put out on Sunday evening and containers be put at the back of the house on Monday afternoon?

I have no complaint about the garbage service itself, although I prefer 2 times per week pick-up. Nice that they will pick-up 1 large item a week, and that the leaves are all collected in the fall – that may be Grand Beach. Several years ago, I was very concerned about the overall look of Grand Beach. I created a large folder, and spent a great deal of time analyzing the problems as I saw them. I photographed the public Grand Beach areas, and then compared them to other Villages and their public buildings. I would hope that the Village has that info in their files.

Subjects that were mentioned – the look of the Village Hall signs, the golf shop (service is okay), but the look it is inside is primitive. Fire department/police looks like a jail, and there is no sign identifying it. The steps to the beach at Pine St. were falling apart – they did build new ones. Last summer the sand was lower than bottom steps, so there needs to be an extension of them. Zoning- is there any control at all about size of homes, how high and how close to lot lines? Is there a design and review board to decide if the house style is appropriate or ridiculous for Grand Beach?

Other- services are good, please NO condominiums, keep improving the park and lakefront, golf course seems to get better each year, new tennis surface is good.

Re: Heavy, Noisy Construction and Delivery Trucks- Why can't they go into other entrance of Grand Beach? Most of the building is at that end anyway. The main entrance and Perkins Blvd. are very dense areas. Those trucks are hard on the roads, and the noise is extremely irritating, and a negative to the Village – they bomb by the tennis courts, golf course, homes on Perkins at all hours. Grand Beach is supposed to be quiet, a refuge from hectic city life, but those trucks destroy all of that. They are also dangerous to walkers, bikers, and children. Put a sign just beyond railroad tracks, saying "all trucks and service vehicles must use other entrance to Grand Beach." All in all, a community survey is a great idea, and needed, we think.

Garbage collection needs to be improved.

Single family homes only.

Positive, closed community and safe for young people and need to improve maintenance and care of beach and lakefront. It is the most valuable part of Grand Beach! You can't build lakefront.

The master plan's goal should be to keep the Village the way it is and make it better.

The old area of Grand Beach should keep the look and feel that it has had for the last hundred years. It is important that we keep a cottage feel and recreate suburban sprawl. I am against any type of clustered housing.

Cut all wages (staff and committee) by 50%!

Grand Beach is becoming overbuilt with too many variances granted to build mega-homes on small plots. Preserving the natural beauty (what remains) should be the top priority.

Grand Beach is fantastic. Adding any commercial development would take away from the beauty of why Grand Beach is so special. Garbage pick ups should occur 2 times per week. One time a week creates a mess and problems with raccoons and other critters. Recycling pick-up once a week in the summer would also be a huge help in this green world.

Update streetlights to lessen light pollution. Maintain single family homes. Keep character of Village. Grand Beach should be a family friendly place.

Snowmobiles- The board suddenly allowed snowmobiles a few years ago without introduction to residents or discussion. The policy was poorly conceived and executed and has been mismanaged. It is unacceptable that there are registrations/fees/stickers for golf carts but not for snowmobiles. It is unacceptable that golf cart usage is restricted between sunset/sunrise but snowmobiles are used at all hours and often late at night. Grand Beach does not or cannot enforce the Village Resident Only Policy. There is heavy and frequent snowmobile traffic coming in from Michiana. Michiana snowmobile traffic has been observed entering at 10 pm. Michiana vehicles enter from GB Road (just past Fox Trail and the gate) to the driving range. This is obvious to anyone driving in over the railroad – there are constant snowmobile tracks leading out of/into Michiana – and should be vigorously addressed by the board and police. The greater Harbor Country area is aware of this situation and it is not good for real estate values/resale opportunities. Snowmobiles should be banned because GB does not or cannot enforce policies. If they are not banned for the above reason:

- Efforts should be made to identify, restrict and fine Michiana snowmobilers. The trail(s) off Grand Beach Road used by Michiana snowmobiles should be closed off. Anna Livia Way should be posted "Resident Snowmobiles Only". Residents/taxpayers should be kept apprised of this situation.

- Snowmobiles should be registered by GB and pay a GB fee. Minimally, fees should be as much as golf carts but snowmobile fees should be sufficient to cover all costs so expenses are not passed on to other taxpayers.

- Because policies are being abused, snowmobilers should be required to check in/out at the Village office/police station, display a PROMINENT GB vehicle number that is easy to read day/night and keep the same hours as golf carts.

- Residents/taxpayers should be provided the following information and allowed to vote on the use of snowmobiles: (1) All costs associated with snowmobiles (time, maintenance, repair, and insurance plus liability issues/implications); (2) Advised that snowmobiles, unlike golf carts, are not stickered or charged a fee; (3) Advised about the amount of traffic coming in from Michiana (including night traffic) and informed that GB doesn't have the means or resources to block traffic from outsiders or enforce policies.

Cost Management- All communities are cutting costs in this economy and GB should look for ways to be more productive and efficient in an effort to reduce costs and cut taxes. At this time GB should not embark on programs/plans that increase taxes.

Wetland Management & Mosquito Control- The wetlands bordering GB Road have been flooded for two years. The seven drains and two culverts in the Fifteen Acres areas are not maintained/kept open and this should be managed on a regular basis. In addition, GB should explore options for better drainage of the wetlands. More proactive mosquito control is necessary throughout GB.

Village Area- The area between the maintenance shop and the golf course is unsightly and should be cleaned up. The woods between the driving range and golf course are also messy. The chain links are rusty.

Lakefront- Better clean-up of debris, especially garbage near/under the stairs leading to/from the lake.

Have they considered placing garbage cans near some of the stairs?

Homes- Unoccupied homes should be reasonably maintained. Homeowners should be required to replace dilapidated mailboxes.

Pedestrian and Bike Paths- It is not worth the cost to build paths; the roads are fine as is.

Boats, Etc.- Boats, ski-doo's, etc. should not be stored on driveways.

Appendix A

I have been a resident in Grand Beach for nearly five years since retiring in 2004. I could not have selected a better place to retire. I love living here full time except for occasional vacations. I am appalled by the danger and nuisance posed by snowmobiles.

During the summer, garbage pick up needs to be at least 2 times a week.

Friendly community. Fear of people not allowing space for water runoff and septic fields with increased number of homes and bathrooms.

Have been waiting 6 months for recycling bin promised in July. When speaking on the phone requesting recycling bin I was greeted with how you join and a promise. 6 months later, still no action. Enforce building codes the same for all residents.

1. The golf course needs to be improved for the modern game.

2. Another suggestion would be to add lockers at the beach access areas for families to rent for the summer, allowing people the chance to leave chairs, rafts, etc. at the beach.

1. The Staff and Board do an exceptional job making Grand Beach a wonderful place to live. It's easy to miss the coordinated efforts that result in a well cared for community when you visit on weekends only. Mary (with limited resources) fields a myriad of activities that ensure coordination and execution while also focusing on budget requirements; Bob Dabbs and his team are on top of even the small details that make the Village inviting and well kept; Chief Schroeder thoughtfully manages a peaceful, safe community with perfect pitch. The Board has a focus on future as well as present needs of residents and community while maintaining open lines of communication. This is better than well done.

2. We believe that the lakefront/dune are critical community assets and demand special focus (zoning, ongoing management, natural resources expertise, etc.) for current and future families to enjoy. Inasmuch as part of the Grand Beach dune and lakefront are not covered by the DEQ, special care rests with the Village.

3. Regarding undeveloped land (associated with the golf course driving range?) - we think some form of appropriately priced, architecturally sympathetic multi-family might be an asset to the Village. The Board and Bill Owens do a thoughtful excellent job in considering development topics and we feel it's in their good hands. We don't think the addition of commercial/retail would add value.

4. Regarding garbage collection - the current vendor does a fine job collecting garbage. The current recycling service, while typical, does not really fit the nature of the Grand Beach Community. Is there a better fit at a better price?

5. We'd like to suggest:

- a. A new construction fee to fund road repairs:
- b. Letter of credit for new construction to ensure code compliance.

6. We believe that the social, community aspects of Grand Beach are critical. Generations of families and wonderful sense of history are distinctive and important.

I've always been upset that we tore down Sky High and Sugar Loaf, and gave up the "dinger" community center. I don't want to see any more construction going on in Grand Beach unless it's renovation of existing structures or tear down/rebuilds of properties that are so deteriorated that they can't be redone. The tear down of the Frank Lloyd Wright house next to Dan Moriarty's house on the beach was very disturbing.

I'd love to walk or bike to New Buffalo without having to use the highway. I do it all the time now, but I have to walk my bike through fifty yards of undeveloped land that separates Grand Beach from Forest Beach; then I have to do a similar walk-through to get to the condominium project between Forest Beach and New Buffalo. So all you would need is a total of about a hundred yards of bike path to give us paved access from Grand Beach to New Buffalo. I guess that can only be done through the two other community associations. I love to take the dogs to play at the beach, but I always go to Michiana because they don't require that the dogs be leashed. There is a group of people who meet there on weekend mornings to let their dogs play together while we, the owners, enjoy conversation with each other. It's one of my favorite things. So, I hope you can get all of this accomplished. Good luck and thank you for your endeavors.

I think everything on question 4 makes a good community. These are all unique amenities to our community. I do think Grand Beach can look a little unkempt at times. However, love the quaintness and wouldn't want it too polished! The beach can be a disaster at times too- even unsafe with rusty beams sticking up through the sand. Police should enforce "quieting down" after 2 AM!

As I have stated, I was appalled by the decision by the Council to allow snowmobiles on the Golf Course and this year has been my worst nightmare. At all hours of the day and night snowmobiles have sped by my house. They have gone down the cart path by the hole two tee box which is only feet from my deck and house. They have plowed through the stakes which are erected to protect the tee box and hold number one green. I have seen young kids driving the vehicles and towing other young kids in sled or on boards behind the snowmobiles. I have seen people trying to cross country ski across the fairway on number one be accosted by others who have no regard for their safety or right of way. In addition the noise from the vehicles is at times deafening as I attempt to watch television in the comfort of my living room.

I feel that the snowmobiles are not only a pervasive nuisance but a danger. I not only fear for those who are attempting to sled, cross country ski and/or snow shoe but also for the kids who are driving these vehicles. If you examine the data on snowmobiles, you will note the high number of injuries and deaths due to these vehicles. I think that when parents make the decision to allow them to go out on the golf course, they think they are safe because they are only on the Grand Beach Golf Course. However, I don't feel that anyone is safe out there.

I have called the Grand Beach Police Department and feel that they are truly handcuffed in regards to enforcing the law which is posted on our GB website. They do not have the equipment, personnel or respect of the snowmobilers. On one occasion, a snowmobiler sped through my side yard while a police woman stood with me and watched them. She pursued the person down to Michiana but the speed and agility of the snowmobiler elude her. Recently, I called the Chief of Police over to observe the areas into which the vehicles are venturing. He shared with me the frustration which he and his officers are facing in attempting to enforce the law.

The final thing I would like to draw your attention to is the fact that in the four summers which I have had the pleasure to live in Grand Beach, last summer the golf course has never looked better. The new people we have taking care of the course have done an incredible job. I cannot believe that we are allowing people to rampage on it in snowmobiles in the winter. I also was told by the Chief that only Grand Beach residents are allowed to bring snowmobiles on to the course. However, I can guarantee you that many of the offenders are not residents here and have no respect for our community or our precious facility. I would offer anyone from the Council an invitation to join me on my deck during a busy Saturday or Sunday afternoon in the winter and experience exactly what I am describing. In the interim, I am attaching some recent pictures I took to demonstrate what I am attempting to help you envision. Thank you!!

The community has a wonderful feel to it and we hope that it won't be lost over the years with so called improvements. High-rise condos would be horrible. Please don't allow it. We would also love to see a better tennis court surface at some point. Thank you.

Building is too difficult.

Summary of Tallied Comments

Beach / Lake / Access	67	Sewer	13
Housing Types / Development	42	Parks / Recreation / Amenities	12
Police / Enforcement / Rules	39	People / Family	10
Traffic / Trucks / Roads / Maintenance / Streetlights	36	Pets / Dogs	10
Garbage / Recycling / Leaves	32	Generally Positive	9
Golf Course	27	Snowmobiling	9
Staff / Office / Village Council	26	Rentals / Visitors	9
Vision / Character	22	Pools	6
Zoning / Teardowns	20	Seawalls / Lake Construction / Public-Private	6
Natural Features / Environment	18	Cell Phone Service	6
Commercial	18	Drainage / Flooding	4
Beauty / Aesthetics	16	Noise	4
Taxes / Water Costs	16	No Complaints / No Change	3
Paths / Walks	13	Activities	3

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