

Joyfield Township Visioning Results
One Word Description

"One word"	Times Mentioned (Tables 1-7)	Votes Received
Beautiful	1-4, 6-7	16
Rural	1-7	16
Divided	1-3, 5, 7	9
Agricultural	1, 4, 5	7
Peaceful	3, 4, 6	6
Farming	2, 3	5
Home	6, 7	5
Scenic	5	4
Diverse	1, 6, 7	3
Natural resources	1	3
Rural - farming	7	3
Changing	1, 2, 7	2
Recreational	1, 4	2
Troubled	4	2
99% private property	3	1
Gateway	4	1
Generational	1, 2	1
Natural	1, 3	1
Quiet	2	1
Retirement	4	1
Small Town	2	1
Stressed	7	1
Struggling land use rights	3	1
Uninformed	7	1
Active	2	
Award-winning schools	3	
Centralized	4	
Community	3	
Dusty	6	
Evolving, changing	5	
Family	1, 4	
Friendly	1, 3	
Fruity	6	
Fun	7	
Geographically diverse	2	
Get away	4	
Great place	1	
Growing	7	
Heritage	7	
Isolated	2	
Non-active	2	
Outdoor recreation	3	
Pastoral	2	
Picturesque	2	

Joyfield Township Visioning Results
 One Word Description

"One word"	Times Mentioned (Tables 1-7)	Votes Received
Religious	1	
Reserved	4	
Residential	3	
Resources	3	
Rolling hills	3	
Safe	5	
Tourist destination	3	
Un-zoned	1	
Water resources	2	
Wildlife	5	
Woodlots	5	

Joyfield Township Visioning Results
What We Have Done Well

"Done Well"	Times Mentioned (Tables 1-7)	Votes Received
Neighborliness	2, 3	9
Land stewardship; balanced land use	4, 7	7
Kept scenic beauty	5	5
Agricultural productivity, focus	1, 4	4
Roads: good system, snow removal	2, 6, 7	4
Civic proactivity	6	3
Low taxes	1, 2, 4	3
Sense of safety	2	3
Community involvement	1	2
Financial management at township level	7	2
Mind your own business	3	2
Kept government out of our lives	1	1
Social acceptance	4	1
Support schools	6	1
"NIMBY"	3	
Attract permanent residents	7	
Friendly neighbors	6	
Lack of modern infrastructure	2	
Maintain rural character	4, 5	
Sense of community	7	
Use of natural resources	1	
Volunteer fire department	6	
Wildlife	6	

Joyfield Township Visioning Results
 What We Could Have Done Better

"Could've Done Better"	Times Mentioned (Tables 1-7)	Votes Received
Zoning/planning	2, 3, 6	12
Plan for future	1, 5	7
Communication	1-5, 7	6
Employment growth	4	4
Meaningful jobs	7	4
Protect property rights	3	4
Consideration of all property owners	4	3
Find common ground	6	2
Respect each other	5, 7	2
Attracting commercial development and jobs	7	1
Pave Arner Road	6	1
Truthfulness	1	1
Value our neighbors	6	1
"NIMBY"	3	
Compromise	1, 5	
Financial planning	2	
Housing, low-income and affordable	3	
Listening without bias	7	
Low taxes	2	
Modern infrastructure	2	
Openmindedness	7	
Protecting against worst fears	3	
Public space	2	
Working together	7	

Joyfield Township Visioning Results
Barriers to Our Goals

"Barriers to Our Goals"	Times Mentioned (Tables 1-7)	Votes Received
Miscommunication; lack of communication; communication prior to major issues; government doesn't listen	1, 3, 5, 6, 7	13
Division in community	2, 3, 5, 7	12
Economy/financial struggles (personal and governmental)	1, 2, 3, 5, 6	7
Demographic changes	3, 6	6
Differing views on property rights	3	6
Lack of goals	2, 4	6
Lack of planning	1, 5	6
Opposing views	4	6
Lack of zoning	2	5
Leadership	1, 3	5
Differing occupations/hopes	2	4
Apathy about participation and issues	2, 5	3
Lack of infrastructure to support commercial development	7	3
Resistance to change	1, 6, 7	3
Anti-industrial/development	3	2
Cultural gap between established agriculture and new/retired incoming population	1	2
Lack of opportunity for local employment	4	2
Not supporting entrepreneurial spirit	7	2
Lack of land for commercial development	7	1
Limited middle ground	4	1
Communication infrastructure	2	
Distrust	1, 4	
Lack of compromise	2, 5, 6	
Lack of technology	6	
Natives vs. non-native "move-ins"	3	
Working	6	

Joyfield Township Visioning Results
Who Should Be in the Sandbox

"Who Should Be in the Sandbox?"	Times Mentioned (Tables 1-7)	Times Mentioned (Tally)
Farm Bureau	1, 2, 4, 5, 7	5
MI Department of Environmental Quality	1-3, 6, 7	5
Township board	1, 2, 4, 5, 7	5
County government	1-4	4
MI Department of Natural Resources	3, 4, 5, 7	4
Conservancy, land	3, 4, 6	3
Benzie County Planning Commission	6, 7	2
Benzie County Road Commission	2, 7	2
Benzie Leelanau Health Department	1, 3	2
Chamber of Commerce	6, 7	2
Conservancy, Grand Traverse Regional Land	2, 7	2
Emergency services	1, 2	2
MI Department of Transportation	3, 4	2
Smeltzer's Orchard Co.	1, 7	2
Benzie County Parks Commission	7	1
Benzie County Small Business Association	2	1
Board of education	6	1
Conservation District, Benzie County	7	1
Consumer interest groups	4	1
Economic Development Corp., Benzie County	7	1
Economic development groups	6	1
Fish and wildlife	3	1
Grassroots community groups	2	1
Local universities	6	1
MI Department of Agriculture	3	1
Michigan State University Extension	7	1
National Rifle Association	4	1
Native Americans	3	1
Neighboring townships	6	1
Northwest Michigan Council of Governments	7	1
Private employers	4	1
Public schools	3	1
Residents	2	1
Taxpayers	1	1

Joyfield Township Visioning Results
Envisioning Our Future

"Envision Your Community"	Times Mentioned (Tables 1-7)	Votes Received
Agriculture, expanded and diversified, specialized practices (vineyards, CSAs, organic, alpaca, etc.)	4, 6, 7	18
Zoning and planning: appropriate, fair, equitable, diverse, implemented	1-3, 5	15
More industry and jobs	1, 7	8
Rural	2, 7	7
Beautiful and rural	3	5
Non-industrial dark	2	5
Support of local resources	1	5
Cleaned up	6	4
Community collaboration	4	4
Undivided community	5, 7	4
Developed natural areas	6	4
Farming community	7	4
Industrial complexes, none	5	4
Industry to support agriculture	3	4
Locally owned small businesses	3	4
Scenic character, retain	5	4
Small business expansions on M-115 and US-31	4	4
Utility infrastructure, improved	4	4
Current aesthetic value with paved roads	6	3
Financial stability	3	3
Recreational area (township park, ballpark)	1	3
Retention of property rights	3	3
More small business	6	3
Agricultural	2, 3	2
More community participation	5	2
Controlled growth, maintain rural atmosphere	1	2
Green community	7	2
No change	4	2
Peaceful	2	2
Still safe	2	2
US-31 corridor developed with more businesses	1	2
More agriculture, with limited subdivisions	6	1
Close knit	5	1
Appropriate commercial development	7	1
Respect for all members of community	5	1

Joyfield Township Visioning Results
Envisioning Our Future

"Envision Your Community"	Times Mentioned (Tables 1-7)	Votes Received
Less divisiveness	3	1
Farm market	4	1
Multimodal bridge across Betsie River	7	1
Thriving economy	1	1
Agri-tourism business	5	
Beautiful and scenic	2	
Adequate community center	2	
Community supported agriculture	3	
Sense of community	3	
Friendly	2	
Growth has limited impact on natural resources	7	
Junk ordinance	1	
More natural gas access	1	
Openminded	7	
Planned Unit Development	7	
Predictability: what is going to be allowed?	3	
Purchase/Transfer of Development Rights programs	3	
Revitalized housing	4	
Good roads	2	
Water and sewer district	1	
Young families	7	

Joyfield Township Visioning Results
 Actions to Accomplish

table	More industry and jobs	Zoning and planning	Support of local resources/businesses	Implement zoning / planning
1	Friendly tax structure			
1	Improve infrastrucutre: roads, utilities			
1	Promotion of area			
1		Community support		
1		Diverse committee		
1		Master plan		
1		Ordinances		
1		Tax structure to support		
1			Incentives for local business	
1			Promoting local business	
1			Spending money locally	
1			Tax relief	
2				Communicate better
2				Continue L2L involvement
2				Define parameters of development
2				Education of community members
2				Heal rifts
2				Participation improvement

Joyfield Township Visioning Results
 Actions to Accomplish 2

table	Rural Environment	Non-industrial dark	Rural, beautiful	Industry to support agriculture	Locally owned small businesses
	Define, education on "rural" expectations				
2					
2	Farmland protection				
	Find compromises that work for all groups				
2		Light limits			
2		No large-scale industry			
2		No tall structures			
3			Appropriate zoning		
3			Support agriculture		
3				Appropriate zoning	
3				Open, regional communication	
3					Buy locally
3					Cottage industries
3					Specialized products

Joyfield Township Visioning Results
 Actions to Accomplish 3

table	Agriculture	Utilities	Business	Retain scenic character
4	Study options available, consult with success			
4	Survey community interests			
4	Work with MSU, planning commission			
4		County commissioner program support		
4		Planning commission, discussions with stakeholders		
4		Study options available, consult with success		
4		Survey community interests		
4			Planning commission	
4			Study options available, consult with success	
4			Survey community interests	
5				Communication
5				Education materials for homebuilders
5				Planning and zoning

Joyfield Township Visioning Results
 Actions to Accomplish 4

table	Undivided community	No large industrial complexes	Specialized agriculture	Develop natural areas	Clean up (enforce junk ordinance)
5	Communication				
5	Community involvement				
5	Compromise				
5	Mutual respect				
5	Teamwork				
5		Planning and zoning			
			Marketing and research on government support of local farmers		
6			MSU Extension services		
6				Communicate/organize with conservancy	
6				Tax insensitives	
					Make it easy to cleanup: "free" cleanup weekend;
6					fine
6					Not too crazy

Joyfield Township Visioning Results
 Actions to Accomplish 5

table	Growth in agriculture	Job opportunities	Keeping a rural community
7	Explore different marketing ideas; diversify		
7	Re-educate; re-think end user		
7		Be open-minded; sustainable business opportunities	
7		Infrastructure to attract business: water, sewer, 3-phase electric, fiber optic internet	
7		Supporting hopme occupations	
			All of the above Giving options

Joyfield Township Visioning Results
Collective Prioritization

Collective Prioritization	Votes
Retain scenic character - developed natural areas	31
Growth in agriculture - specialized	29
Implement zoning/planning	26
Maintaining a rural character/environment	21
Increase job opportunities - support local business	17
Utilities	6
No large industrial complexes	3
Undivided community	1
Clean up - beautification	0