

Baroda Area Community Survey – Document Overview

The first two pages of this document summarizes the results of the survey, and offers recommendations based on the analyst's experience with the data, and with the community at large. The balance of the document contains detailed survey data, including all verbatim comments, and a copy of the survey itself.

Executive Summary

The survey was open between May 1 and May 31, 2014. A total of 381 people responded to the survey. There were 137, 142, and 102 responses from Village, Township and Other residents, respectively. Based on generally accepted statistical principles, the margin of error (MOE) is 6% for combined responses of the Village and the Township. A MOE of 5% or provides more accuracy in interpreting results. Because we did not obtain sufficient responses to drive accuracy up, Village and Township responses are combined.

Mid way through the period, we discovered a technical problem with the survey that was isolated to people using certain versions of Internet Explorer. This only impacted those questions that asked people to rank their responses. We do not believe that this materially impacted the overall survey or its results.

Infrastructure. Repairing Church Street overwhelmingly emerges as the top priority with 61% of the resident respondents ranking it first. The other three projects, paving Menser Drive, improving parking, and extending First Street streetscaping, received approximately equal votes for first priority.

Downtown Business. Residents and non-residents alike put a Bakery/Coffee Shop as the top priority for downtown with 33% ranking it first. Specialty Food shops and gas stations came in second and third. All other options received fewer than 10% of first place rankings.

Attracting Business. Tax incentives and low interest loans were the top ranked responses for attracting businesses to Baroda.

There were 123 comments to these first three questions. The top comments focused on these three topics:

- Create another village park in the old school lot.
- Clean up the storefronts on First Street.
- Respondents are generally divided on attracting outsiders, but are open to attracting traffic if we maintain the "small, old-village charm."

School Lot Development: Establishing a Farmer's Market or building a Public Garden are the first choice for most of the survey respondents (87% and 77% respectively). Bed & Breakfast and Restaurant were the next choices (64%, 61%). Less than 40% of the respondents said "yes" to a retirement facility, church or hotel.

Comments to this question primarily favored the development of another park in the village.

Rezoning 2nd Street. Respondents were most favorable to the idea of rezoning both sides of the street (63%). Interestingly, this breaks down to 55% of residents and 82% of non-residents. Across the board, non-residents are more significantly more favorable to the idea of rezoning both sides or either side of the street. Comments to this question offered a variety of options to scale back the rezoning to less than the entire length of 2nd Street, and to include the old school lot. Comments also suggested that efforts to fill vacant buildings on First Street should take priority.

Second Street Use. There is no statistically significant difference between any of the options suggested for use of Second Street. Again, non-residents are significantly more favorable to the ideas presented. The suggested options were: B&B, combined residential and retail, professional, commercial and restaurants. Comments to this question focused on filling First Street buildings before developing Second Street, and there were several comments favorable to attracting art related businesses.

Attracting more traffic to stimulate economic growth. There is no difference in the responses between residents and non-residents. Overall, 80% of respondents agree with attracting more business, 21% do not (does not add to 100% due to rounding).

Demographics: 67% of respondents noted that the village or township is their primary residence. 14% of respondents are visitors. 13% of respondents own a business in Baroda. 72% of respondents are between 35 and 64 years of age. 14% are below 35; 14% are above 64. These demographics lend validity to the results of the survey: most respondents are residents, and are in their prime income earning years – ultimately, people vote with their dollars.

Recommendations:

- Conduct a benchmark visit to a similar community, such as Three Oaks, to learn what they did to gain public support, and attract business to the community.
- Refresh the community 20-year plan with a new vision and strategy. An effective vision will blend the “Casual Country Charm” concept with attracting appropriate businesses.
- Hire a part time community ambassador or spokesperson. There may be ways to achieve some of this work on a voluntary basis.
- Develop a communications campaign to increase awareness that we must change our focus for Baroda to remain a viable community.
- Become more active in attracting business. Leverage awards won by the village and other positive publicity.

Baroda Area Community Survey – Detailed Responses

Margin of error based on registered voters and response rate.

	Registered Voters	Responses	Margin of Error
Village	686	137	8
Township	1545	142	8
Combined	2231	279	6
Other		102	

The margin of error is calculated based on generally accepted statistical methods.

The “margin of error” is the plus-or-minus figure usually reported in newspaper or television opinion poll results. For example, in our survey, if 47% of village residents picked an answer, you can be "sure" that if you had asked the question of the entire population between 39% (47-8) and 55% (47+8) would have picked that answer. This summarizes why it was important to drive up the response rate.

Items marked with an (*) are statistically significantly different than other responses based on the response rates we received for the survey.

Question 1

Infrastructure: Please rank the following in order of your priority.

Percent of people who ranked each option as first priority.

	Total Survey	Village/Twp	Non-Residents
Repair Church Street	56*	61*	41*
Pave Menser Drive	19	19	22
Improve parking	12	10	17
Extend street scape	13	11	21

Columns may not add to 100% due to rounding.

Question 2

Business Types: Please rank type of businesses or services you would like to see developed in the downtown area

Percent of people who ranked each option as first priority.

	Total Survey	Village/Twp	Non-Residents
Bakery/Coffee Shop	33*	35*	31*
Specialty Foods	18	18	19
Gas Station	14	12	17
Restaurant – Fine Dining	9	9	9
Specialty Stores	8	7	7
Professional Offices	6	6	6
Theater	6	7	5
Restaurant – Fast Food	5	4	3
Dry Cleaner/ Laundry	1	1	2
Liquor Store	1	1	2

Columns may not add to 100% due to rounding.

Question 3

Attracting Businesses: How should we recruit these businesses to locate in the Village of Baroda?

Percent of people who ranked each option as first priority.

	Total Survey	Village/Twp	Non-Residents
Tax incentives	48*	45	53
Low interest loans	34*	36*	30
Business plan competition	19*	19*	17

Columns may not add to 100% due to rounding.

Question 4

Please provide any additional ideas you have regarding infrastructure improvements and attracting businesses to downtown Baroda. Please use this comment box.

Comments from Village and Township Residents (96)

1. work with current merchants to offer deals: Tap, Casual Cuts, Barber, Nyes
2. Owners of downtown buildings work cooperatively with business owners to provide low rent, building improvements, and support based on business success and profit. I would also suggest a solid plan to attract and keep visitors in town.....flea markets, entertainment, outdoor food fairs, etc.
3. Lower taxes
4. Speed enforced more for First Street. A slow down children at play sign would be nice and more speed limit signs so that people are aware. Also a more distinct Dead End sign.
5. Get Fence business into industrial area where they belong or fine them for not cleaning up mess they make! Do it daily. Existing businesses should attract their own traffic.
6. Something for village residents instead catering to Chicago or out of town people
7. I think Baroda would like having a coffee shop for those in a hurry in the mornings grab and go.
8. keep potholes patched, street clean and park mowed
9. If you clean up DT Baroda and give incentives to local business, they will return to Baroda. Getting away from that "abandoned" look is more important than anything.
10. You need to start with church street and redo that road and then have like a 10 year or longer plan to do so many roads a year and just keep rotating it does not need to be crazy too do the few things this village needs done
11. When I think of casual country living I don't think of fast food or industrial parks. Maybe the empty "industrial park" would be better utilized as a place for specialty shops
12. I have always suggested the "Southwest Michigan Wine Museum"
13. not having the Party on the Paver's!!!!!!!!!!!!!!!!!!!!!! In August or every, Baroda has enough events going on, Support our Troops, July 3rd, Nimby Pond and Barodafest.
14. Residents of adjoining subdivision will have no part in a parking lot by water tower. It will benefit bikers and winery patrons while reducing the quality of life and home values of HOMEOWNERS/residents.
15. Drive in theater
16. store fronts need improvement/painting. Resolve the "dead end Main Street issue. Too many metal buildings look Industrial for Main Street. Plant more small trees to hide metal buildings.
17. How about a frisbee golf park
18. keep it the way it is, no more changes! That's what made Baroda the town it is. simple!
19. "Submit / Apply for State and/or Federal Grants to fund the installation of utilities in the Industrial Park. This could be done by applying for a Grant to be able to build a new / larger Fire Station in the Industrial Park. This could include having a large Community Room, to host Community Events. Building a new Fire Station would allow for utilities to be installed in the Industrial Park, funded by Grant Money. No Business is going to come into the Industrial Park, if they have to fund all the utilities being installed, on their own. The Village should purchase the vacant lot, where the former Baroda School was located and turn it into a Park / Green Space for hosting events. This would be a great location for hosting Wine Tasting Events and having all the local Wineries invest in the redevelopment of the property. It is a great location in the heart of the Village and could be used for the Community, not just a vacant weed lot."

20. Open up to out-of-the-box ideas. Traditional and quaint can be charming, but people (especially YOUNG people) like innovative use of spaces, non-typical building materials and slightly more edgy finishes. This doesn't have to clash with casual country charm. Look at Austin, you have a beautiful mix of old and quaint mixed with more progressive and cutting-edge (eclectic) vibes working well together. I AM going to keep my dreams for Baroda alive. I've spent the last 4 years working on my knowledge base and education just so that I can come back and help grow this lovely community.
21. More businesses in vacant buildings all down main st.
22. We need a grocery store....
23. market to industry publications for business types that you want to attract
24. advertise in wine publications in Chicago, Detroit, grand rapids and kzoo
25. worry about public support. we will never get grants to cover all that is needed to maintain and replace its needs. need more specialty stores to bring more traffic.
26. Walkway to Hess Park, place to walk, bike, exercise walking path. Advertise something besides wine & beer. Not everyone enjoys alcohol.
27. Restrict competition for first year when starting a new business.
28. More flowers and trees
29. Please extend sidewalks along Church Street and also on Cleveland Avenue.
30. as a city we should move more solar and this is how we as a city should do it we will pay for installation as the city then half of the power would go to the city and other half to property owner
31. I think facade improvements along the length of First Street would be a positive. I'm most concerned with the buildings on the corner of South and First Street. As time goes on and the residential street have to be replaced I would love to see Baroda adopt a "Complete Street" mentality and intall sidewalks throughout the community.
32. Extend infrastructure to include the entirety of Baroda with competitive broadband internet access, water and sewage.
33. Turn Baroda School property into another village park.
34. Improve the Façade and signage for the businesses that are already here. Tabula Rasa, Public House, and Baroda Tap all look great and make me proud. Other businesses, especially the feed mill, are in sore need of improvement. The industrial area could be "greened up" with bushes to hide all the ugly steel buildings.
35. "More things for the kids to do. Seasonal water park (the one in st. Joe and new buffalo have great turn out) It would be great if there were businesses in the building on first street. Farmers market?"
36. "State wide advertising. Advertising to other states (Ex. Ohio, IN..etc.)"
37. Fixing church street is not only an option, but priority. It is one of the main roads where people walk, kids ride bikes, etc. It is also very narrow. I would live to see in addition to the street its self being repaired, but widened and side walks along both sides of the road for the length of the road. It would be safer for folks that do like to walk, run, bike and so on. That would be wonderful to see and I tgink that it would really clean up the look of the town as well.
38. I don't believe visitors should have anything to do with this survey, they don't live here, we do. Or do you think the Chicago people will further all your business agendas
39. If businesses want to come here great, let them. we seem to have enough already. as much as you don't want to here this. This isn't St Joe!! and we lie it that way
40. Baroda doesnt need any new development, all the people from chicago need to stay on their side of the lake. My taxes are way to high as it is.
41. Have to give them basic buildings that don't need a ton of repair.... buy the buildings, fix the exteriors, fix the mechanicals - give them somewhere to move to. Downtown looks run down past Connies
42. We need a grocery store! When a business moves into town, people need to be NICE to them. We MUST give BIG tax incentives to anyone willing to start a business in town and put to use our buildings that line first street. What about another park where the school use to sit. Buy it from that poor guy and beautify Baroda.

43. Advertising
44. A dollar store would be nice and movie theater
45. Need a motel/hotel in the near by area to draw weekend stays to take in the sites at Baroda and participate in all the events Baroda provides. Entice out of town persons to stay longer in Baroda.
46. Keep up the good work... You all should be proud of Baroda what it has been and what your plan for the future is!
47. Thanks BABA for being proactive in our village!
48. Let's keep going in the right direction! Round Barn has been a great addition to the community. More unique places to spend time during the day and reasons for people to come to our community (and bring their money). No chains. NO FAST FOOD.
49. "develop the area where the school used to be new homes"
50. Extend first street to Shawnee Rd.
51. One of the things that I like about Baroda is the charm. A lot of towns that update themselves lose the charm. Baroda had (when I was a kid) places like the Sunday shop with the hand dipped ice cream. That is what this town is all about the little things like that, that give Baroda its charm. Bring in things like this.
52. If it isn't already being done, maybe we ought to encourage apartment living on the upper levels of village buildings.
53. I moved to Baroda township over 30 years ago. Because I wanted to live in a small farming community-not Chicago east, St. Joe/Stevensville south or New Buffalo north. I LOVE the fact that we have a dead end Main Street. If you really want to get business, put something really good like a high end restaurant or theater at the end of the street. That way, everyone who visits travels through town twice. I would really like to see another mom and pop grocery store and soda fountain in town. I also think that the Baroda City Mill and the personal attention that Elmer and Joy give their customers is the town's biggest asset. It is sad to me that big cities like Grand Rapids have introduced laws to allow a small number of hens to be kept in backyards but Baroda, a farm town won't allow them. Not all growth is good. Don't sell out the charm of our community.
54. Does any of this have anything to do with Baroda's Industrial Park, which seems to be one of those coming-soon things that will never come? Maybe instead of rezoning 2nd Street, part of the industrial-park land could be used for new businesses. (Easy for me to say, of course.)
55. The only thing Baroda needs to be spending money on is whatever will attract business to come back. It does not matter about what we would like to have because if we do not have jobs to pay taxes and provide a base, we will run out of money and soon be gone. If this is not the plan, be prepared to be absorbed by Lake township.
56. There is no need to extend the 1st St. 'scape until all the current buildings are occupied.
57. Natural landscaping with bike trails and biking store/destination---a children's park and more visible children/family attractions a water fountain, fish pond, playground biking trails walking trails things like that...motherlodefarm@gmail.com
58. Fix Lemon Creek Rd heading east to Ruggles from 1st St.
59. Get the Industrial Park ready for New businesses and Advertise it.
60. We could use more selections of restaurants and could use a gas station or a grocery store
61. none
62. All downtown buildings to have the same style façade. Like Stevensville village.
63. Update the store fronts. They look tired and old in the unused section.
64. Please add back boards to the tennis courts!
65. I choose to live in Baroda for its small town country charm. If I wanted to live in a more "developed" town I would move to Stevensville. I just don't want Baroda to become an extension of its surrounding towns and lose the characteristics that make it endearing and unique.
66. Grocery store like Hardings
67. "Maybe put together a marketing plan targeting the types of businesses we see as helping invigorate the downtown landscape and provide them with a plan to for growth and community support. Could also think about a targeted direct mail campaign to lure

businesses tangential to the wine/craft beer industry about the benefits of locating in Baroda."

68. As I thought about businesses to attract, I had included a gift/card shop also but after a recent trip to Baroda City Mills, I dropped that because they have such neat stuff already. So what I did come up with is to also highlight the shops that are already there in your publicity (Ex. Baroda, home of Baroda City Mills, Ott Insurance, etc.!!) Other ideas: a Farmer's Market in the summer, bring back Classics-type store (antiques), designate a bike path, hiking path around the hub of the city. Bring back the 5K walk/run in the fall and make it go through the main street, let alone the beautiful countryside as it already did. Add some outdoor eating space for restaurants (I see that you are already doing this and it is an exciting feature to that restaurant.) Coffee shop with breakfast menu or donuts and bagels. Any one interested in opening a Bed and Breakfast in a house near the center of the city? Continue to promote city events on the sign at the corner of Cleveland and Stevensville/Baroda Road - but can we get a more permanent and better looking sign? I am so glad that you are wanting to improve - I think we have a lot to offer! Thanks!
69. Maintaining roads, parking and infrastructure are critical to attracting businesses as well as homeowners. The question to pose might be, are we looking to be a tourist town or a business town? Or both? The Goodwill boutique in Stevensville is doing brisk business- shows that people will shop locally for the right prices!
70. intern program to help
71. Social media blasts
72. I love our little town, and I'd hate to see us lose ourselves in attempts to become the next tourist destination.
73. Put a roundabout south of Public House
74. Gas, sewer, water, and broadband internet should absolutely be offered to the entire Ruggles Rd community, it should not have been offered to Sonoma Court house owners only.
75. Social media campaign, crafted marketing material distributed to local wineries, breweries & distilleries hard copy & electronically
76. The old location of the Baroda school is begging to become a central park!
77. Close down Connie's!!!! Keep the drunks out of Barida like Dan Nitz!!!
78. Corner of Hills and First looks like a junk yard. Manufacturers and industrial type businesses like auto repair should be moved out of the main retail area.
79. are all those empty buildings safe? ie are they fire hazards? Why are there not any businesses interested in renting them.
80. Develop industrial park to bring in jobs and taxes to village/township.
81. Farmers Market on Saturdays including fruits veggies, flowers ect. in the field where the school was
82. what about artist studios? combine art and the wine/beer tours
83. If we connect first street to the Shawnee Rd. straight some way some how . It will bring more traffic in Baroda . That's all we all want . Easy excess to our downtown . It will make our downtown all businesses busy all the day . Yes it will cost lot's of money . But we will have more business and more property value in Baroda after that .
84. I would like to see any improvements done, to keep our rural atmosphere. This is a slice of Americana we need to preserve. We don't need any fast paced, slick, establishments. Lets keep it simple with common sense.
85. Recently, we had a visitor from out of State and we showed them our hometown of Baroda. While the improvements are outstanding, the empty buildings were a focus. Maybe the owners should have a time limit as to how long they're allowed to leave a building looking like it's not being used. It gives Baroda the look that businesses are failing at a rapid pace.
86. This survey did not work for me. Auto ranked regardless of what I entered. Would like to take the survey though. Janice Cole, Baroda
87. Sewage treatment
88. developing industrial businesses, an industrial park

89. Join with the other towns in MI and have a real discussion about seceding from the union and becoming the country of MI (we'd be larger than Germany). Then you'll attract all kinds of business AND people.
90. I wish there was some type of lodging in Baroda.
91. Use as a model Traverse City
92. Major improvements to downtown buildings. Better parking.
93. Tear down some of the old buildings. Make it more appealing!
94. We need retail shops to support the concept of having patrons explore and stay in our town. Adding more food options and specialty store will not generate the traffic our town needs to sustain itself. There MUST be retail spaces. NOT consignment stores, etc.
95. Extend First St. to Shawnee Rd.
96. A tasting room that provides wines from all local wineries - one stop shopping.

Comments from Non-Residents (27)

1. Fixing church street needs to be the number 1 priority!!!!
2. Stop the political bickering and get it done for the good of Baroda.
3. don't know
4. The Main Street of town should not be a dead end street!
5. Baroda needs a Dollar General type store, a grocery store & school. Maybe lobby Lakeshore to consider re establishing an elementary school in Baroda
6. It is my understanding there is no storm sewer for water run off. That might be a good incentive to promote growth.
7. Baroda needs a grocery store back in their area to add jobs and also cut down on gas costs going outside of the area! maybe a save alot, or aldis!
8. Grocery store Meijer, martins
9. "1.A out door flee market behind the legion. 2.Coach Kelly and the N D foot ball team signing autographs before the fire works. 3.We need a grocery store in Baroda."
10. Well paved roads and signage. Bring in several businesses at the same time to show immediate growth. Can share cost of utility, construction of sidewalks, etc.
11. Push to develop empty store fronts downtown. No one wants to see empty buildings in town. Three Oaks is a good example of what a small town atmosphere should look like. There should be a mixture of businesses to attract people of various interests.
12. Happy to see church street repair, i was going to put this in this box if it was not on the survey!
13. Let the market drive demand for any given business type, not surveys. Do not use federal money, grants, or loans even if proxied through the state of MI as that would be unconstitutional and bad for the market. Tax incentives can only punish the market by shifting the burden to all other businesses not getting the tax incentive. Try freedom. It works.
14. Clean the gutters.
15. "Business owners should be limited to how many employee / owner vehicles can park on First Street. A great plan would be limiting parking to two hours on First street in an attempt to keep cars circulating more, and make the town look less stale. Employees can park in city lots or side street - a little walk would do people good. Also, in an attempt to free up spaces for other businesses, owners / employees should only be allowed to park on their side of the street in front of their building. No parking in front of your building (I believe there's only one in the downtown district with this issue) - park on the side streets. On the flip side : the extreme of making all employee / owner cars park off Front Street would make the village look desolate during most business hours. How about issuing say two permit stickers annually to village businesses signifying that the cars can park on First St all day? Even easier, a simple numbered / stamped / labeled laminated card issued by the village could be displayed. This way, if an employee changes, etc you can transfer / cancel permits. Without enforcing the parking law, the exercise is useless. Secondly, Connie's still needs to clean up

the side of the building. The village will never be taken seriously with such graffiti greeting visitors. The village should enact a new code regarding building upkeep, where no one is grandfathered in. Everyone needs to clean up their spaces / buildings before the city can move forward. I firmly believe this is why people have taken more business risks on start ups in places like Bridgman and Buchanan. They don't have anything Baroda doesn't have except for a cleaner general appearance. Again - how is this enforced? Who will do it? What will the fines be? Lastly, the village needs to start a review program for any remodeling or new construction. Many cities are initiating a drawing review to ensure that the structure fits into the a general look and feel that the city is trying to convey. I'm not saying that everything needs to fit a ""casual country charm"" esthetic, but quality and creative building practices can make the village as a whole much more appealing to new businesses and residents alike. Contrary to popular belief, these previously mentioned quality and interesting construction materials don't always break the bank. Not so many years ago, before the big box construction supply stores opened, people hired what were called architects, who studied many years to understand building materials and approaches, and drew out a project to conceptualize it before beginning the job. I believe all work must be submitted for review - showing the proposed design and materials that a review board, comprised of artistic / creative type residents - along with an architect or two can study and stamp for approval. These architects would probably not work for free, but possibly we could include a fee into commercial building permits that would have a percentage (say \$100) to go towards architects fees for review + comments / suggestions. Long winded I know, but ultimately - Baroda doesn't need another windowless steel building or bad remodel job done with tasteless, unsustainable materials (ie vinyl siding, etc) to litter the city scape. Thank you for your time."

16. The bottom line is that I LOVE Baroda as a Small Rural Farming village/community. If you like the big city and all that it offers then go to Chicago, New York, etc. It really chaps my ass to see big city people coming to these towns/areas with the idea to make them in to a "Little Chicago". Please leave and go back to where you came from!
17. You have two evening restaurants that are creating a wait time for dinner, it would be nice if they had a place to check out while they were eating/waiting like little shops. Having more daytime businesses (office wise) would help make it less industrial. I also think more of those types of store front further south on First Street would be nice...but there is no way to get off that street when you get to the end. It really doesn't help having so many businesses on a deadend street.
18. Develop a comprehensive plan for the downtown area, re-use/re purposing of existing buildings....make downtown more vibrant. Focus on craft beer/wine industry to make our mark on the map. Offer low interest loans, more building facade loans, etc.
19. Continue to build on the wine trail/brewery attractions.
20. BUY THE OLD SCHOOL LOT!!!! First St. is very limited. Having an open "town square" could move the business "center" to 2nd and 3rd Streets. And of course change zoning to allow boutiques and offices.
21. Baroda is off the beaten track a little so it needs to keep getting more reasons for people to come like round barn, and vintage restorations
22. I own a business and would love to locate it in downtown Baroda, but there isn't much there right now. You need to draw in more retail even if it's just small gift shops!
23. With Berrien Springs getting closer to finalizing plans for their new Substantial Equestrian Arena / Concert Venue Baroda would behoove itself to insure they are on route for this destination and can accomodate the potential for the type of business that can capitalize on the traffic to this destination. ie, restaurants, specialty equestrian store, bed and breakfast, hotel?
24. Na
25. Must have needed storm sewer to have future development . Number one priority.
26. Possible. Farmers market.
27. Go with the winery businesses, they seem to draw large crowds

Question 5

What type of development of the former school lot would you support?

Percent of people indicating “yes” for each option.

	Total Survey	Village/Twp	Non-Residents
Farmer’s Market	87	86	89
Public Garden	77	79	72
Bed and Breakfast	64	62	72
Restaurant	61	58	69
Professional Offices	57	54	72
Commercial Business	57	52	67
Townhouses / Cottages	48	46	53
Retirement Facility	40	38	48
Church	34	33	44
Hotel	33	28	38

Comments from Village and Township Residents (38)

1. art and crafts indoor/outdoor displays, including music and food
2. Ice cream parlor new kind; town homes only not cottages
3. park with benches
4. not having the Party on the Paver's in August
5. community center
6. single dwelling homes
7. Build a Community Building / Park
8. Dog Park
9. Let the owner of property decide what they want to do with it... it is not up to the community.
10. outdoor theatre with fountain
11. Single family homes
12. Library, water fountain, something for kids like curious kids
13. sports facility
14. empty buildings in town should be used before building more commercial buildings
15. Seasonal water park
16. You people just wont stop till you get your damm bed and breakfast will you. Its private property, Its not yours!!!! People will build houses there when they get good dam and ready
17. Park
18. movie theater one like in niles
19. needs to remain residential in this area. park is the best idea, with a weekend farmers market
20. Combine the checked boxes into one vision and create.
21. Lumber yard
22. Theater/bowling facility
23. A park. Maybe named for Walter who was killed in the Baroda School explosion.
24. industrial complex (real jobs)
25. Community Center

26. dog park
27. community pool or splash pad area?
28. See previous comments!
29. sports
30. Concert band shell
31. I really like the idea of a walking/ bike path. Because of the lack of sidewalks in Baroda there are not any safe areas for kids to ride bikes. I would love to see a path similar to the path at Roosevelt Elementary.
32. Theater in round for live performances like Ravinnia
33. what do you mean by "support"?
34. dog park!!! 1/2 dog park and 1/2 kid playground, people park
35. Artist workshops - something unique to draw visitors
36. play ground
37. Perhaps a SCHOOL?!
38. School

Comments from Non-Residents (8)

1. community garden
2. Need storm sewer
3. dog park
4. I do like the idea of a green space close to downtown, even if we already have a park.
5. someone should buy it and decide what to make it
6. Just a comment : A full size, year round hotel / B&B etc is unsustainable in Baroda. We don't need another church. We don't need an ugly office / doctors office. We need people to come to Baroda. Why we don't have a farmers market is beyond me. We ARE the epicenter of farming for the area. We've been handed this on a silver platter, yet refuse to do anything with it.
7. The public garden option is intriguing, but I would like to see something else paired with that, not for the entire site.
8. Single family homes

Question 6

Would you support rezoning Second Street to Mixed-use development, that is, a combination of residential and small business?

Percent of people indicating “yes” for each option.

	Total Survey	Village/Twp	Non-Residents
Both Sides	63	55	82
East Side	53	46	71
West Side	41	33	64

Comments from Village and Township Residents (27)

1. If current homeowner are reimbursed for property or converted to a new retirement facility
2. Ok with the old school lot.
3. not having the Party on the Paver's in August
4. This is a neighborhood area.
5. East side of the street to Center. Small business along the rest of the length for places like b&b's or professional offices.
6. Why do you need to rezone anything on 2nd street when half of Main street has empty building... Take a walk thru Baroda sometime..
7. would support the old school lot only
8. include school lot
9. not needed until downtown area is filled up
10. only from lemon creek to church
11. Fill up industrial park first and old building in village to make Baroda unique
12. focus 100% on business, residential will grow elsewhere
13. Develop 1st St first. Stay out of the residential area.
14. development from Post Office south - either side of street
15. EAST side only. Retain the fireworks field for public use.
16. a bed/breakfast is ok, but no businesses that take away from residential feel of the neighborhood. There are enough empty buildings along first street to accomodate growth without building more. try remodeling the fronts of buildings, tearing down old eye sores, and modernizing first street. But please leave 2nd st out of it.
17. Utilize open space to accommodate the tourism with your natural resource and with place to stay.
18. If you can do just the school lot fine. Otherwise...no.
19. SMALL mom and pop type businesses or residential only
20. When 1st St. is fully occupied, THEN we can look into this.
21. Keep it Residential
22. south street south to the legion lot both side of road I would support
23. is it necessary to go all the way to the field? Why not stop at church street?
24. businesses only
25. Include school lot
26. Should also include school lot
27. this is a Q for the home owners on that street

Comments from Non-Residents (4)

1. Do not rezone in a way that implements Agenda 21
2. A better option might be jus the East side of 2nd street between Center & South

3. not sure ?
4. Just the end by second street

Question 7

What types of businesses would you support in the rezoned Second Street?

Percent of people indicating “yes” for each option.

	Total Survey	Village/Twp	Non-Residents
Bed and Breakfast	70	65	83
Combination Residential & Retail	69	64	85
Professional Offices	68	62	84
Commercial Business	67	60	83
Restaurant	63	58	77

Comments from Village and Township Residents (21)

1. Just old school lot
2. not having the Party on the Paver's in August
3. Farmers market
4. restaurant only for small capacity venue
5. artist studios and day camps
6. Tax incentives or low interest loans to improve houses.
7. Doctors offices should stay on first st or if on second more toward lemon creek... Hotel bed and breakfast and farms market with a walk about garden sounds perfect for the old school lot.
8. Yoga studio!
9. Agan, small.
10. industrial complex (real jobs)
11. Keep as Residential
12. Schools and studios
13. Cooking school and artist studio and classes
14. we can't even fill up first street, do we really need to think about 2nd street?
15. I love the artsy theme!
16. this is a Q for the home owners on that street
17. before developing 2nd street shouldn't the first street building be filled

Comments from Non-Residents (4)

1. Need storm sewer for anything
2. Develop empty store fronts on First St. before Second St.
3. Do not apply zoning in a way that violates property rights
4. not sure ?

Question 8

Please indicate how strongly you agree or disagree with the following statement, "We should put emphasis on attracting more traffic into the Baroda area to drive economic growth."

Percent of people indicating level of agreement

	Total Survey	Village/Twp	Non-Residents
Strongly Agree	37	37	37
Agree	43	42	43
Disagree	9	10	4
Strongly Disagree	12	11	16

Columns may not add to 100% due to rounding.

Question 9

Where do you live?

Percent of people indicating their residency location

Baroda Village	36
Baroda Township	37
Other	27

Columns may not add to 100% due to rounding.

Those who specified other indicated their place of residency (102), sorted by count

21	Stevensville
10	Bridgman
9	St. Joseph
8	Lake Township
6	Buchanan
6	Lincoln Township
5	Berrien Springs
5	Oronoko Twp.
4	Former
3	Niles
2	Baroda Area
2	Royalton Township
2	South of Baroda
1	Ann Arbor mi
1	Bainbridge Township
1	Baroda
1	Baroda Township
1	Benton Harbor
1	Berrien County
1	Charlevoix, Michigan
1	Chicago Ridge, IL
1	Covert

- 1 Detroit
- 1 Edwardsburg
- 1 Kalamazoo
- 1 Madison Wisconsin
- 1 Northern Michigan
- 1 Oak Park, Illinois
- 1 Out of State
- 1 Sawyer
- 1 Sodus
- 1 Three Oaks, MI

Question 10

Please check all of the following that described your current residency status in the Baroda area.

Percent of people indicating their residency status

Home owner – Primary residence	67
Home owner – Secondary residence	3
Mobile home owner	4
Renter	7
Own or operate a business in Baroda but live elsewhere	8
Visitor to the area (see below for purpose of visit)	14

Columns may not add to 100% due to multiple responses.

Visitor's purpose for visit (49)

- 6 Visit
- 6 Visit family
- 5 Shopping
- 4 Work in Baroda
- 3 Do Business
- 2 Visit wineries and Public House
- 1 Banking
- 1 Bars/Restaurants
- 1 Dining
- 1 Dining, Family, Friends
- 1 Family Business
- 1 Go every day
- 1 Grew up there
- 1 Local Business
- 1 Market Baroda
- 1 My mother lives in the township. I use to live there.
- 1 Own property
- 1 Potential Business Owner
- 1 Provide services to the Village (and Twp), a very interested 'outsider'
- 1 Round Barn Brewery And Pub
- 1 To see friends, bike, kayak, your winery
- 1 Vacation
- 1 Viking LLC
- 1 Visit children, car repairs
- 1 Visit friends
- 1 Visit friends, family, wineries
- 1 Visit several times a week
- 1 Visit wineries
- 1 Work at winery

Question 11

Do you own or operate a business within the Village of Baroda?

Percent of people indicating "yes."

	Total Survey	Village/Twp	Non-Residents
Own business in Baroda	13	11	19

Question 12

What is your age?

Percent of people indicating their age range

	Total Survey	Village/Twp	Non-Residents
Under 18	1	1	0
18 to 24	2	3	1
25 to 34	11	11	13
35 to 44	20	20	22
45 to 54	29	29	29
55 to 64	23	22	26
65 to 74	9	10	7
75 or older	5	6	3

Columns may not add to 100% due to rounding.

Baroda Community Planning Survey

Introduction

DEADLINE EXTENDED TO MAY 31! WE NEED YOUR INPUT!! PLEASE COMPLETE THIS SURVEY AND ASK FOUR OF YOUR FRIENDS AND NEIGHBORS TO COMPLETE THE SURVEY.

Dear Baroda Village/Township Resident, Business Owner or Visitor:

The Village of Baroda Planning Commission and the Downtown Development Authority is conducting this survey to help guide the future development of the Village of Baroda. We encourage you to share your thoughts and opinions. Please take a few minutes to answer this online survey. Thank you for sharing your voice to help us determine the direction of our community.

*Village residents: Survey responses are not the only input to Planning Commission decisions; however your opinions are important. The Planning Commission holds public meetings when there are major zoning issues to address, and encourages all residents to attend to provide input about these issues.

NOTE: Please complete only one survey per person. Please respond by May 31, 2014.

Thank you for your time and consideration,
Village of Baroda Planning Commission & Downtown Development Authority

For interesting things to see and do in the Baroda area, please go to ilovebaroda.com.

Baroda Community Planning Survey

Downtown Development

1. Infrastructure: Please rank the following in order of your priority (1 through 4 with 1 being highest priority). Please note that as you make a selection the list is automatically re-ordered.

Repairing Church Street.

Installing a paved road (Menser Dr.) through the industrial park connecting First Street to Hills Road.

Create and improve parking, specifically the new lot under the village water tower and the lot on Second Street (the northeast corner of Center Street and Second Street between Center Street and Lemon Creek Road).

Extending the First Street street scape further south toward the American Legion.

2. Business Types: Please rank type of businesses or services you would like to see developed in the downtown area (numbering 1 through 10, 1 being your first choice, in descending order). Please note that as you make a selection the list is automatically re-ordered.

Bakery/Coffeeshop

Dry cleaner/Laundromat

Gas station

Liquor store

Professional offices (e.g. lawyer, doctor, accountant, etc.)

Restaurant - fast food

Restaurant - fine dining

Specialty foods (e.g. butcher, cheese, chocolate, ice cream, etc.)

Specialty stores (e.g. art, antiques, pets, books, etc.)

Theater

Baroda Community Planning Survey

3. Attracting Businesses: How should we recruit these businesses to locate in the Village of Baroda? Please rank the methods you would support (numbering 1 through 3, 1 being your first choice, in descending order). Please note that as you make a selection the list is automatically re-ordered.

<input type="text"/>	Tax incentives
<input type="text"/>	Low interest loans
<input type="text"/>	Business plan competition

4. Please provide any additional ideas you have regarding infrastructure improvements and attracting businesses to downtown Baroda. Please use this comment box.

Baroda Community Planning Survey

Future Land Use

5. What type of development of the former school lot would you support (please indicate yes or no)?

	Yes	No
Bed and breakfast / Inn	<input type="radio"/>	<input type="radio"/>
Church	<input type="radio"/>	<input type="radio"/>
Commercial business e.g. shopping	<input type="radio"/>	<input type="radio"/>
Farmer's market	<input type="radio"/>	<input type="radio"/>
Hotel	<input type="radio"/>	<input type="radio"/>
Professional offices e.g. doctors office	<input type="radio"/>	<input type="radio"/>
Public garden with sculpture and walking paths	<input type="radio"/>	<input type="radio"/>
Restaurant	<input type="radio"/>	<input type="radio"/>
Retirement facility	<input type="radio"/>	<input type="radio"/>
Townhouses / Cottages	<input type="radio"/>	<input type="radio"/>

Other (please specify)

6. Would you support rezoning Second Street to Mixed-use development, that is, a combination of residential and small business (please indicate yes or no for each option)?

	Yes	No
Full length of Second Street from Lemon Creek Road to the American Legion field, on both sides of street	<input type="radio"/>	<input type="radio"/>
Entire length just East side of street	<input type="radio"/>	<input type="radio"/>
Entire length just West side of street	<input type="radio"/>	<input type="radio"/>

Other (please specify)

Baroda Community Planning Survey

7. What types of businesses would you support in the rezoned Second Street (please indicate yes or no)?

	Yes	No
Bed and breakfast	<input type="radio"/>	<input type="radio"/>
Combination residential and retail	<input type="radio"/>	<input type="radio"/>
Commercial business e.g. shopping	<input type="radio"/>	<input type="radio"/>
Professional offices e.g. doctors office	<input type="radio"/>	<input type="radio"/>
Restaurant	<input type="radio"/>	<input type="radio"/>

Other (please specify)

*8. Please indicate how strongly you agree or disagree with the following statement.

	Strongly disagree	Disagree	Agree	Strongly agree
We should put emphasis on attracting more traffic into the Baroda area to drive economic growth.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Baroda Community Planning Survey

Information about You

*9. Where do you live?

- Baroda Village Resident
- Baroda Township Resident
- Other (please specify city and state)

10. Please check all of the following that described your current residency status in the Baroda area:

- Home owner - primary residence
- Home owner - secondary
- Mobile home owner
- Renter
- Own or operate a business in Baroda but live elsewhere
- Visitor to area

11. Do you own or operate a business within the Village of Baroda?

- Yes
- No

12. What is your age?

- Under 18
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 or older

Baroda Community Planning Survey

Thank You!

Thank you!

Your thoughtful responses will help Village officials make informed decisions now and in the future.

PLEASE ASK FOUR OF YOUR FRIENDS AND NEIGHBORS TO COMPLETE THE SURVEY.

Save the date! 1st Annual Party on the Pavers - Saturday, August 23rd, 2014 from 3-8pm, in downtown Baroda!!

For other interesting things to see and do in the Baroda area, please go to ilovebaroda.com.