

Comstock Township, Michigan
Parks and Recreation Strategic Plan
2020-2024



Parks and Recreation Commission

2016-2020

Linda Law, Chair
Judy Joling, Vice Chair
Teresa Young, Secretary
John Weir, Treasurer
Marc Rizzolo, Commissioner

Table of Contents

INTRODUCTION	1
<i>Mission Statement</i>	<i>1</i>
<i>Values and Principles</i>	<i>1</i>
<i>Strengths, Weaknesses, Opportunities and Threats</i>	<i>2</i>
<i>Vision Statement.....</i>	<i>2</i>
GOALS AND OBJECTIVES.....	2
<i>Development of Goals and Objectives</i>	<i>2</i>
<i>Goals</i>	<i>2</i>
<i>Objectives and Action Steps.....</i>	<i>3</i>
a) <i>Services</i>	<i>3</i>
b) <i>Finances and Resources.....</i>	<i>5</i>
c) <i>Operations</i>	<i>6</i>
APPENDICES	8
<i>Appendix A Description of Comstock Township.....</i>	<i>8</i>
<i>Appendix B Comstock Township Parks and Recreation Department Assets.....</i>	<i>9</i>
<i>Appendix C Barrier-Free Accessibility.....</i>	<i>12</i>
<i>Appendix D Other Recreational Facilities.....</i>	<i>13</i>
<i>Appendix E Administrative Structure</i>	<i>16</i>
<i>Appendix F Funding</i>	<i>18</i>
<i>Appendix G Planning and Public Input Process.....</i>	<i>19</i>
<i>Appendix H Future Projects List / Action Plan</i>	<i>21</i>
<i>Appendix I Documents</i>	<i>23</i>
<i>Recreation Grant History and Reports.....</i>	<i>24</i>
<i>General Park Surveys.....</i>	<i>38</i>
<i>Programming Surveys</i>	<i>46</i>
<i>Township Master Plan 2025 Survey.....</i>	<i>50</i>
<i>Parks & Recreation Commission Meeting Minutes.....</i>	<i>89</i>
<i>Public Notices.....</i>	<i>113</i>
<i>Resolution.....</i>	<i>118</i>
<i>MDNR Certification Checklist.....</i>	<i>119</i>
<i>Letters of Transmittal.....</i>	<i>121</i>

INTRODUCTION

Mission Statement

The Comstock Township Parks and Recreation Commission works on behalf of the citizens of Comstock Township to build a healthy community and a sustainable environment by promoting active lifestyles and strong individuals and families through parks, programs and partnerships.

Values and Principles

- a) *Innovation:* The Comstock Township Parks and Recreation Commission seeks and supports innovative and creative ways to address issues and trends in our community. The Comstock Township Parks and Recreation Commission embraces positive change and encourages flexibility so that the Township can benefit from new and unique opportunities.
- b) *Excellence:* The Comstock Township Parks and Recreation Commission strives for excellence in providing exceptional parks, facilities and programs.
- c) *Integrity:* The community can trust and rely on Comstock Township Parks and Recreation Commission and its staff to deliver services based on core values.
- d) *Equity:* The Comstock Township Parks and Recreation Commission provides parks, facilities and programs in a fair and equitable manner, so that residents from all neighborhoods and of diverse abilities, incomes, languages and socio-cultural groups have equal access to affordable services.
- e) *Stewardship:* The Comstock Township Parks and Recreation Commission strives to be an ethical and responsible steward of the District's financial, physical, natural, environmental, historical and cultural resources. Through sound management and best practices, the Comstock Township Parks and Recreation Commission creates a legacy for future generations.
- f) *Respect:* The Comstock Township Parks and Recreation Commission treats all people with respect and dignity. The Comstock Township Parks and Recreation Commission commits to bringing out the best in its members and others, honoring the diversity of people, ideas and cultures within the organization and the community.
- g) *Safety:* The Comstock Township Parks and Recreation Commission aims to provide safe and inviting parks, recreation facilities and programs for social interaction and enjoyment.
- h) *Accountability:* The Comstock Township Parks and Recreation Commission strives to be responsive and accountable to the people of the community. The Comstock Township Parks and Recreation Commission carries out its mission in a manner that builds public trust. Through public engagement, the Comstock Township Parks and Recreation Commission is responsive to the changing needs of the community.
- i) *Fun:* The Comstock Township Parks and Recreation Commission recognizes the importance of play in the lives of all residents and strives to build our community on a foundation of fun.
- j) *Respite:* The Comstock Township Parks and Recreation Commission recognizes the importance of rest and respite as offered through the natural beauty of the parks in the lives of all residents and strives to provide the community with such refuge.

Strengths, Weaknesses, Opportunities and Threats

- a) Strengths
 - i) A community with strong sense of family, friendship, common cause and equality of opportunity
 - ii) A variety of township parks with the potential to meet a wide range of needs and desires for recreation, relaxation and productive activities for Comstock residents
 - iii) A stable departmental administration
- b) Weaknesses
 - i) Limited funding internal and external to Comstock Township
- c) Opportunities
 - i) Energetic community with an interest in pursuing improvements by collaboration between governmental and non-governmental entities in the community
 - ii) Increased incentives to improve the economic conditions and quality of life in Comstock Township
- d) Threats
 - i) A challenging economy with accompanying stresses on the community

Vision Statement

Comstock Township Parks will be

- viewed by Township residents as valued components to enhance the quality of life.
- considered valuable assets for recreation, relaxation and learning in Comstock Township.
- considered as a source of pride for our community.
- recognized as safe and healthy environments in which individuals, families and friends choose to spend time.

GOALS AND OBJECTIVES

The Goals and Objectives section of the strategic plan provides goals for the future of parks and recreation within the community. These goals have been written for the plan based on public input for current and future recreational and respite opportunities. Each goal is defined by the objectives that follow. The Action Plan section identifies proposed projects and programs that help meet these goals.

Goals

The Comstock Township Parks and Recreation Commission aims to

- a) improve the quality of life for Comstock residents by providing safe, aesthetic, attractive and accessible parks and facilities for Comstock residents.
- b) conduct the business of the Parks and Recreation Department in accordance with sound fiduciary principles for the benefit of the people of Comstock Township.
- c) seek the resources required to function and expand effectively.
- d) establish partnerships with businesses, governmental entities, local and regional parks and recreation programs and services.
- e) anticipate and prepare to meet challenges by continually assessing and prioritizing programs, services and community needs.
- f) provide responsible environmental stewardship and preservation of our green spaces and natural resources with recreation, respite and learning opportunities for everyone.
- g) increase the awareness and usage of Comstock Township parks.

Objectives and Action Steps

a) Services

The Comstock Township Parks and Recreation Commission will

i) provide accessible, convenient, safe and attractive parks and facilities.

Accessibility, convenience and safety are essential to a positive recreation experience. The Comstock Township Parks and Recreation Commission will provide clean and inviting parks and facilities including high-quality facilities that foster community pride and parks that are conveniently located and designed for easy access.

Action Steps

- (1) Conduct accessibility reviews and develop an implementation strategy to remove existing barriers at parks and facilities for people with and without disabilities. Renovate existing facilities and/or develop new facilities that meet or exceed the Americans with Disabilities Act (ADA) standards to expand recreational opportunities for all residents.
- (2) Identify opportunities for property acquisition to address needs in underserved areas.
- (3) Recognize the importance of other regional parks, urban parks and green space within Comstock Township, but neither owned nor maintained by the Comstock Township, in satisfying overall park needs.
- (4) Improve communications by creating information including maps and photos of park spaces and maintain the Parks and Recreation website including social media links and newsletters, interactive opportunities and meeting minutes.

The Comstock Township Parks and Recreation Commission will

ii) support active living that contributes to a healthy community.

Health and wellness are critical elements of a livable community. Providing recreation services and attractive, engaging parks is a key means of achieving this goal. Personal health and wellness require opportunities to be physically active, mentally and emotionally recharged and socially engaged. The Comstock Township Parks and Recreation Commission will strive to make Comstock Township a better place to live, work and play by supporting healthy lifestyles for all ages.

Action Steps

- (1) Provide communications (web-based and in print) to encourage participation in outdoor activities in natural settings, relative to all of the Comstock Township parks, other public outdoor resources and their amenities such as hosting at least yearly neighborhood park events.
- (2) Work with existing agencies/organizations and public services to encourage utilizing parks and park spaces as they develop active outdoor recreational opportunities.

The Comstock Township Parks and Recreation Commission will

iii) protect and restore the natural environment for conservation and learning.

The Comstock Township Parks and Recreation Commission will protect, manage, conserve and restore Comstock's natural resources, providing opportunities for the community to enjoy and learn about nature and the outdoors. The Comstock Township Parks and Recreation Commission will promote the ethics of conservation, natural resource management and sustainability.

Action Steps

- (1) Develop and install informational materials about the flowers, trees, shrubs, birds and animals associated with expanded and planned trail changes at McLinden Nature Trails, Jan Schau Wildflower Walks and River Villa Park.
- (2) Develop and install informational materials providing directions and distances for the finished trails located in the McLinden Nature Trails, Jan Schau Wildflower Walks and River Villa Park.

The Comstock Township Parks and Recreation Commission will

iv) *provide affordable and high-quality recreational experiences for a diverse community.*

The Comstock Township Parks and Recreation Commission will provide affordable recreation experiences that meet the needs of our diverse community, including residents of all ages, abilities, family compositions and economic and cultural backgrounds. These experiences will reflect quality and excellence.

Action Steps

- (1) Assess user fee structure yearly and make changes as necessary based on area comparisons and current and/or forecasted economic conditions.
- (2) Secure additional revenue sources and/or encourage volunteer sponsorship partners.

The Comstock Township Parks and Recreation Commission will

v) *collaborate in responsible economic and community development.*

Parks and recreation help fuel the region's economy and make the Township more livable. Diverse recreation and cultural opportunities and signature attractions bring residents, businesses and tourists to the Township. For these reasons, the Comstock Township Parks and Recreation Commission will be an important partner in promoting economic development throughout the region by providing services, parks and open spaces to improve the quality of life for workers in business areas and residents in our neighborhoods.

Action Steps

- (1) Actively provide input in the Comstock Charter Township strategic planning and master plan processes and development.

The Comstock Township Parks and Recreation Commission will

vi) *maximize community resources through partnerships with surrounding governmental and non-governmental agencies.*

Partnerships are a key resource that the Comstock Township Parks and Recreation Commission will use to leverage community resources, while minimizing duplication of effort. The Commission will be a leader in forging and nurturing relationships that forward the Township's mission by moving toward formalized partnerships that ensure equity and tangible benefits to all parties.

Action Steps

- (1) Seek opportunities to connect neighborhood parks to nearby schools, libraries, community centers, etc., by holding periodic discussions with these agencies/groups.
- (2) Monitor and communicate with not-for-profit/non-profit Township activities for which financial or other resources are requested and prioritize them according to need and available resources. Strive to partner with others to enhance the quality of life in Comstock Township, while exercising fiscal responsibility in utilizing residents' taxes.
- (3) Evaluate enhancements to facilities for continued relationships and growth with others such as the Baseball Players Association (BPA), Disc Golf groups and river kayakers.
- (4) Research opportunities for increasing access for people with disabilities.

The Comstock Township Parks and Recreation Commission will

vii) implement plans to minimize contamination by enteric bacteria of the beach and swimming areas at Robert Morris Park and drinking water at all provided drinking fountains.

Action Steps

- (1) Maintain regular monitoring of the water in the swimming area of the park, in conjunction with the Kalamazoo County Division of Environmental Health.
- (2) Provide information to users of the Park on the need for monitoring and the steps that are being taken to safeguard their health.
- (3) If necessary, take measures to close the beach in the event the bacterial load is too high.
- (4) Implement physical barriers to deter geese and other wild fowl from accessing the beach and areas around the beach.
- (5) Educate and train park attendants and maintenance employees on the proper steps to remove wild fowl from the beach area.
- (6) Continue to create natural barriers, including an increased growth of native plants, which rebuild the shoreline to deter geese from the beach/water's edge areas.
- (7) Research and work with DNR to address the problem of geese at the parks.
- (8) Continue to ensure proper goose clean-up processes and regular beach dragging to slow water run-off into the lake during rains.

b) Finances and Resources

The Comstock Township Parks and Recreation Commission will

i) assure that adequate resources are obtained and dispersed in a manner consistent with ethical and fiduciary standards for a public entity.

Action Steps

- (1) Request from the Township sufficient funding for the Comstock Township Parks and Recreation Department to fulfill its mission and meet goals for services.
 - (a) Submit at least two grant and/or CIP (Capitol Improvement Project) applications each year to obtain financial resources necessary for capital development and maintenance of the park facilities which allow renovation of existing facilities and/or development of new facilities that meet changing recreational needs and desires.
 - (b) Collect user fees as appropriate to help offset the overall cost of using public facilities.
- (2) Assure that appropriate accounting practices are reviewed in all financial activities conducted by the Parks and Recreation Department.
- (3) Continue to make the annual budget and monthly updates available for public review at all regular Commission meetings.

The Comstock Township Parks and Recreation Commission will

ii) create diverse, stable and predictable funding strategies to provide the resources required to build, maintain and operate our system of parks and programs.

The Comstock Township Parks and Recreation Commission will use a variety of long- and short-term funding strategies to provide dependable funding for parks and programs. These strategies may include grants, private contributions/donations, foundations (public-private partnerships), bonds, voter-approved measures, maintenance and operating levies, property and sales taxes. The Comstock Township Parks and Recreation Commission will balance cost recovery goals with the needs of the community.

Action Steps

- (1) Seek cooperative funding and community volunteer resources for programs and services with existing agencies, programs and organizations.

c) Operations

The Comstock Township Parks and Recreation Commission will

- i) create an innovative, efficient and effective organization that is responsive to changing community needs.

The Comstock Township Parks and Recreation Commission will strive to respond efficiently to the community's changing priorities and needs.

Action Steps

- (1) Seek community input in planning, designing and implementing park and programming opportunities to more effectively be accountable and creative in meeting community needs.
- (2) Strive to be accessible and responsive to the community it serves, creating new policies, procedures and technologies in response to changing needs over time as reflected by strategic plan goals.
- (3) Increase awareness and appreciation of the diverse scope of our offerings, to generate support and use of our parks.

The Comstock Township Parks and Recreation Commission will

- ii) assure that the Parks and Recreation Department is administered in a professional manner that is consistent with the ethics and values of the Commission and citizens of Comstock Township.

Action Steps

- (1) Assure that the administration of the Parks and Recreation Department is conducted in a manner that is
 - (a) Compliant with all relevant federal and state laws.
 - (b) Efficient and effective in conducting the business of the Parks and Recreation Department.
 - (c) Fiscally responsible in adherence to the established budget, financial policies and procedures of Comstock Township.

The Comstock Township Parks and Recreation Commission will

- iii) provide professional development opportunities for the director, program coordinator and parks maintenance leader.

Action Steps

- (1) Provide training in software and applications as needed.
- (2) Support expected attendance at the Annual Conference and other professional development opportunities of the Michigan Recreation and Parks Association and other related or applicable organizations (if funds are available).

The Comstock Township Parks and Recreation Commission will

- iv) objectively assess the parks director's performance.

Action Steps

- (1) Annually evaluate the performance of the Parks and Recreation Director and provide feedback.
- (2) Following this review, goals will be set for the next 12 months.

The Comstock Township Parks and Recreation Commission will

v) *maintain clean and safe facilities.*

Action Steps

- (1) A plan for maintenance, upgrade and environmental stewardship of each park will be in place. Monthly reviews will be included in the monthly Parks and Recreation meeting minutes and annual report.
- (2) Commissioners will conduct inspections of all parks during each year and provide input to the Director.

The Comstock Township Parks and Recreation Commission will

vi) *assure that all staff will be well-trained, courteous and knowledgeable about their jobs and the parks.*

Action Steps

Direct the Parks and Recreation Director to:

- (1) Prepare and implement training and orientation for each new permanent, temporary and seasonal worker.
- (2) Conduct annual performance evaluations of salaried staff.
- (3) Assess and summarize results of customer satisfaction at least once a year at Robert Morris Park and Wenke Ball Park via park attendee surveys/interviews/discussions.

APPENDICES

Appendix A *Description of Comstock Township*

Comstock Township is in the northeastern region of Kalamazoo County situated in the southwest corner of the Lower Peninsula of the State of Michigan. Comstock is a suburban area near the City of Kalamazoo and includes both the Comstock and Galesburg business districts.

The Township Limits incorporate approximately thirty-five square miles of area within Kalamazoo County in southwest Michigan. The Charter Township of Comstock is bounded by four townships: Richland Township to the north; Charleston Township and the City of Galesburg to the east; Pavilion Township to the south; and Kalamazoo Township and the City of Kalamazoo to the west. The Township includes a mix of land uses including residential, business, light industrial and agricultural.

From the 2010 U.S. Census,¹ the population of Comstock Township was 14,854 people, a growth of 7.3% since the 2000 US census. Comstock Northwest Census Demographic Profile (CDP) ranked 19th in the state for percentage increase in population (21.98%) in 2010.² Of the population, 7,547 (50.8% were female) and 7,307 (49.2%) were male. The median age of residents was 38.9 years, with 20.3% of the population under the age of 18 years and 13.3% over the age of 65 years. Of the 6,059 households in the township, there were 201 households in which three or more generations live and 1,669 persons who live alone.³ African Americans constituted 5.6% of the population, an increase of 1.5% since the 2000 census. The number of Hispanic persons increased from 232 in 2000 to 441 in 2010.⁴

The population density of Comstock Township in 2010 was 445.9 persons per square mile and the housing unit density was 199.1 units per square mile. A substantial part of the 33.3 square miles that comprises Comstock Township is agricultural, primarily bedding plants. In the 3.17 square miles that comprise the urbanized area of Comstock (Comstock Northwest CDP), the population density in 2010 was 1,721 persons per square mile and the housing density was 882.6 units per square mile. The Township's population had a higher level of high school graduation (86.2%) than the state average (83.4%). Poverty affected 7.1% of the population in 2010, the same proportion as in 2000.

¹ Source: U.S. Census Bureau, 2010 Census, Demographic Profiles for Michigan. Released 5 May, 2011.

² Ibid.

³ Source: http://datadrivendetroit.org/web_ftp/Census/SF1/COUSUB/D3_SF1_2607717680.pdf accessed on 7/3/2014.

⁴ Ibid.

Appendix B Comstock Township Parks and Recreation Department Assets

Celery Street Park

Celery Street Park serves primarily as a neighborhood park. The facilities include an open green space, playground equipment, and basketball court. Parking is located along the adjacent street.

Cooper Park

Cooper Park is located around an abandoned mill pond. The park is a passive green space that provides attractive views, fishing and wildlife viewing. Park facilities include play equipment, scattered picnic tables and benches, as well as a waterfall popular with residents at the mouth of the mill pond.

Fleetwood Park

Fleetwood Park is located within a residential neighborhood and serves primarily as a neighborhood park. The park was developed with Access to Recreation Grant funds to include a universally accessible pathway, play equipment, shelter with picnic table and benches.

Fred McLinden Nature Trails

The Fred McLinden Nature Trails include many walking trails along meadows, hills and woods. It also provides limited walking access to Campbell Lake. This site includes a gravel parking lot and natural surface trails. The property is owned by the City of Kalamazoo and the Comstock Township Parks and Recreation Commission maintains it by agreement.

Green Meadow Park

Green Meadow Park is located in the southeast corner of the township. The facilities include a baseball diamond used by athletes 11–14 years old, a gravel parking lot and additional open green space.

Jan Schau Wildflower Walk

The Jan Schau Wildflower Walk is a natural area with a public access off the Kalamazoo River. The park is directly adjacent to the River Villa Preserve, and includes natural surface trails. Parking is available at the adjacent Comstock Community Center.

Merrill Park

Merrill Park is a popular park located within the Comstock Business District on the Kalamazoo River. Merrill Park was renovated in 2019 with funds from a Michigan Department of Natural Resources Trust Fund Grant. The park includes, open green space, walking path, play equipment, two picnic shelters, picnic tables, a boat launch, basketball courts, restroom building and parking lot. Due to its central location, the park is also used for community special events and recreational programs.

Peer Park

Peer Park is located on the west side of an old mill pond south of Cooper Park. The park serves as a passive green space with scattered picnic tables and benches, as well as having historic memorials. Parking is along the street adjacent to the park.

River Villa Preserve

River Villa Preserve is located east of the Jan Schau Wildflower Walk. Parking is available at the Comstock Community Center located west of the Jan Schau Wildflower Walk. The park has natural surface trails and offers public access to the Kalamazoo River. In addition to the natural trail, a portion of the Kalamazoo River Valley Trail winds through the River Villa Preserve.

Robert Morris Park

Robert Morris Park provides public access to Campbell Lake. Facilities at the park include a swimming beach, picnic shelters and tables, an 18-hole disc golf course, horseshoes, sandlot volleyball, playground equipment, shoreline fishing, restrooms and concession stand.

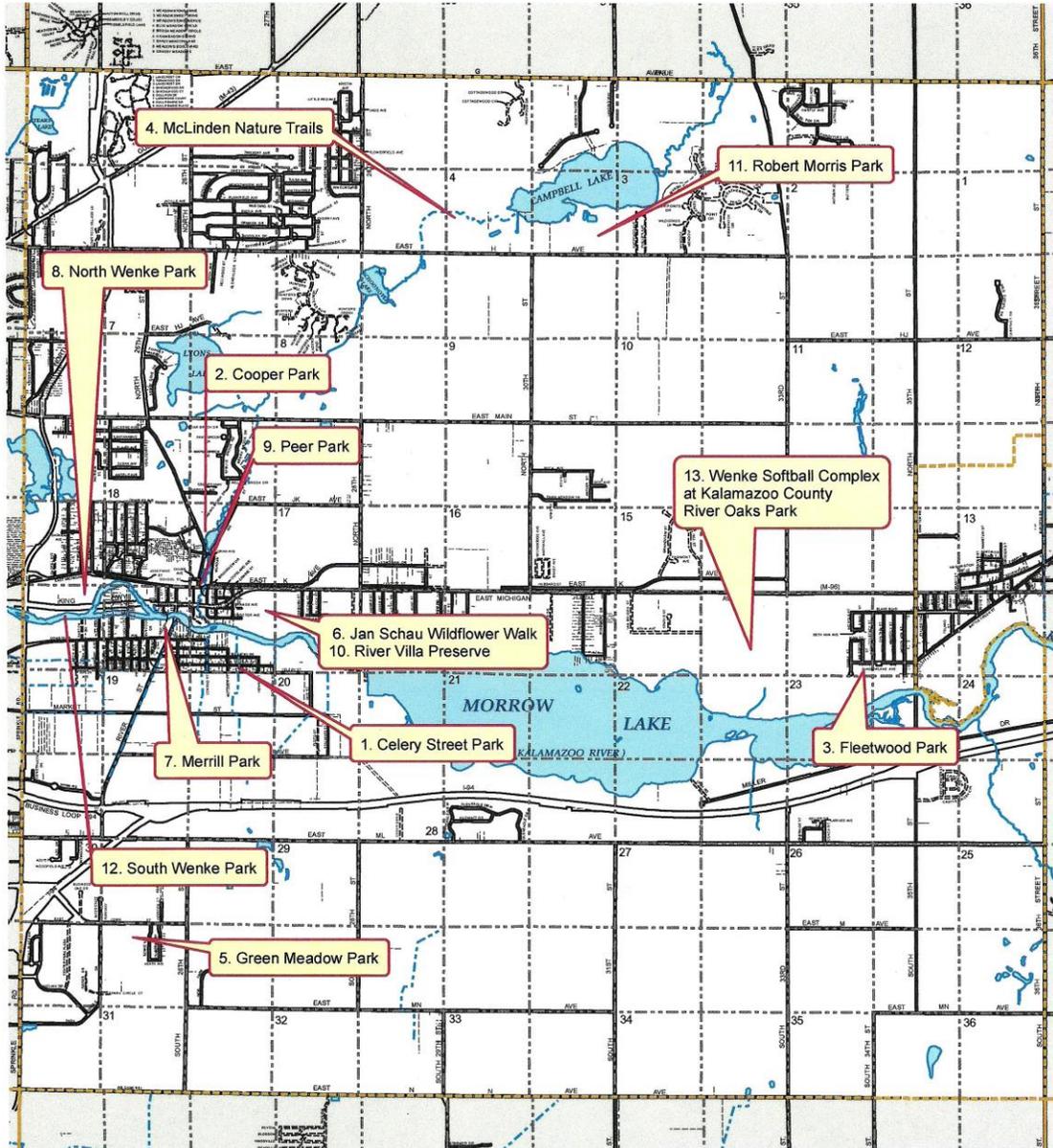
Wenke Parks—North and South

North Wenke Park and South Wenke Park are located on either side of King Highway along the Kalamazoo River. Both parks provide river access, shoreline fishing, scattered picnic tables and parking. South Wenke Park will have a scenic lighthouse on the bank of the Kalamazoo River across from Merrill Park once it has been installed.

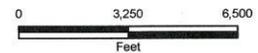
Wenke Softball Complex

The Wenke Softball Complex is located on land owned by Kalamazoo County Parks known as River Oaks County Park. The ten-acre Wenke Softball Complex has four diamonds, parking, shelter, playground equipment, concession stand and restrooms. The map (next page) includes both the Wenke Softball Complex and the larger River Oaks County Park.

Parks	Map Number	Acreage	Softball Fields	Baseball Fields	Basketball Court	Disc Golf	Picnic	Shelter	Playground Equipment	Nature Trails	Swimming	Boat Launch	Off-Shore-Fishing	Restrooms	Water Access	Barrier-Free
Celery Street Park	1	2			X		X		X							
Cooper Park	2	3					X		X				X			
Fleetwood Park	3	3					X	X	X							X
Fred McLinden Nature Trails	4	400								X						
Green Meadow Park	5	16		X												
Jan Schau Wildflower Walk	6	10								X						
Merrill Park	7	4			X		X	X	X			X	X	X	X	X
North Wenke Park	8	2					X						X			
Peer Park	9	1					X						X			
River Villa Preserve	10	2								X						
Robert Morris Park	11	40				X	X	X	X		X		X	X	X	X
South Wenke Park	12	1					X						X			
Wenke Softball Complex	13	40	X	X			X	X	X					X		



Comstock Charter Township
 Kalamazoo Co., Michigan
 Park and Recreational Facilities Locations



This map is intended for reference purposes only. While it is intended to be an accurate graphic representation, its accuracy cannot be guaranteed. Therefore, neither Comstock Charter Township nor Prain&Newhof shall be held liable for its contents. Any conclusions or information derived from this map is at the users sole risk.

Appendix C *Barrier-Free Accessibility*

The Comstock Parks and Recreation Commission is dedicated to improved quality of life for Comstock residents by providing safe, pleasant and accessible recreational parks and facilities for them. The objectives and action plans that outline our intentions to accomplish this goal require adequate funding, as well as the support from the people of Comstock Township, the governing board and administration.

The **Americans with Disabilities Act Accessibility Guidelines (ADAAG)** requires public accommodations that provide goods and services to people with disabilities on an equal basis with the rest of the general public. In addition, it seems prudent to also consider the principles of Universal Design (*the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design*).

It is well known that new facilities must meet the minimum of barrier-free accessibility requirements; however, the regulations also require that existing structural architectural and communication barriers be removed in public areas of facilities when their removal is *readily achievable*. It appears possible to achieve the removal of some existing barriers by making simple changes to the physical environment, once an initial assessment is made along with a barrier removal transition plan.

We continue to partake in an on-going assessment using the help from the local Disabilities Resource Center and tools such as checklists and guidelines, which readily identify accessibility problems and solutions in existing facilities. After this assessment is accomplished, an implementation plan will be developed that specifies what and how improvements are needed to remove barriers, as well as when each solution will be carried out.

Robert Morris Park - In 2013, a DNR Trust Fund grant was obtained to build an accessible restroom facility in Robert Morris Park, Comstock's largest and most visited park. Along with the new facility, changes were made to remove barriers in parking spaces, paths to the beach and picnic pavilions, emergency call box near the beach, and building security. Better signage was installed.

Merrill Park - In 2019, Merrill Park was renovated using funding from a DNR Trust Fund grant to increase the accessibility of park amenities. An accessible restroom facility was built, as well as accessible walking paths, picnic shelters and playground area.

Wenke Softball Complex - This complex was originally built just after ADAAG was established. The ball diamonds and player shelters have recently undergone some improvements. Pathways exist, but stop short of the bleachers to easily accommodate wheelchairs.

Fleetwood Park - The park has an accessible playground, walking pathway and covered picnic facilities which appear compliant with ADAAG.

Celery St. Park, Cooper Park, Green Meadow Park, Peer Park, Fred McLinden Nature Trails, Jan Schau Wildflower Walk, River Villa Preserve, North Wenke Park, and South Wenke Park - Most of these parks were originally developed prior to the ADAAG and do not meet current standards. The individual parks vary in purpose and each must be assessed for compliance to the ADAAG technical provisions.

Appendix D Other Recreational Facilities

Regional Recreational Opportunities

The Charter Township of Comstock is located within Kalamazoo County. Comstock residents can access many other park and recreational facilities within Kalamazoo County, as well as state and county parks in adjoining counties. The Kalamazoo County Parks Department has one park located within the Township and several others within an easy driving distance. In addition, the Kalamazoo River Valley Trail runs through the Township. The City of Kalamazoo is also adjacent to the Township. These and other recreational opportunities are listed below.

Kalamazoo County Parks

Comstock Parks and Recreation maintains a cooperative agreement with the Kalamazoo County Parks Department to lease the Wenke Softball Complex which includes ball fields for public use.

The Kalamazoo County Parks has seven parks located throughout the County with one park located within the Township. For more information see <http://www.kalcounty.com/parks/>

Kalamazoo County Expo Center & Fairground

The County Fairground is located on 120 acres of land. Facilities include the Kalamazoo County Expo Center, a grandstand, fair buildings and a 220-space campground. The Expo Center is a 90,000-square foot facility that holds over 100 events each year.

Cold Brook County Park

Cold Brook County Park is a 276-acre facility providing recreation and boating access to Blue, Long, and Portage lakes. Facilities within the park include a ball field, picnic areas, swimming, fishing, 44 campsites, disc golf, hiking and volleyball.

Markin Glen County Park

This 160-acre park is located on the Kalamazoo River and includes both active components and passive nature areas. Facilities include Maple Hill Mountain Bike Trail, two ball fields, 38 campsites, fishing, hiking, swimming, tennis courts and picnic shelters. The Kalamazoo River Valley Trail runs adjacent this park.

Prairie View County Park

Prairie View County Park is 210 acres in size and provides public access to both Hogsett and Gourdneck lakes. Facilities within the park include multiple picnic shelters, playground equipment, dog parks, swimming beach, rustic boat launch, sand volleyball, sledding, access to ice fishing and shoreline fishing, groomed cross-country ski trails, heated lodge and restrooms.

River Oaks County Park

River Oaks County Park is located within Comstock Charter Township and provides a portion of the park for use as the Township's Wenke Softball Complex. The park is 330 acres in size and provides public use of 20 soccer fields, picnic shelters, splash pad, dog park, volleyball court, boat ramp, playground, restrooms, trails and a boat launch access to the Kalamazoo River.

Scotts Mill County Park

This 110-acre park has a historic grist mill and miller's house located on the property with a large mill pond. Facilities include a picnic shelter, playground equipment and natural surface trails. The pond is available for both shore and ice fishing.

Kalamazoo River Valley Trail

The Kalamazoo River Valley Trail is a non-motorized pathway that is partially constructed, with planned connections to the entire region including joining the Kal Haven Trail to the west and the Battle Creek Linear Park to the east. The pathway runs directly through the Charter Township of Comstock, providing easy access for Township residents. For further map and details see www.kalcounty.com/parks/krvt

Fort Custer State Park

The Michigan Department of Natural Resources maintains Fort Custer Recreation Area which is located to the east of Comstock Township. For further details see <http://www.michigandnr.com/parksandtrails/Details.aspx?id=448&type=SPRK>

City of Kalamazoo—Mayors Riverfront Park

The City of Kalamazoo maintains a few parks to which Comstock residents have access. This includes the Mayors Riverfront Park which provides sports fields where local soccer and semi-professional baseball teams play. For further details see: <https://www.kzooparks.org/>

McLinden Nature Trails

This is city of Kalamazoo property where many wells and a water department facility for the city are located. Through a long-ago agreement, Comstock Township has maintained the parking lot and trails within this property off East H. Ave at the west end of Campbell Lake.

Comstock Community Center

The Comstock Community Center (CCC) is the primary non-profit 501c3 agency that serves the residents within the Charter Township of Comstock in Kalamazoo County. It offers recreational programming for all persons within the community. The facilities include a large multi-purpose room with a kitchen, classrooms and an outdoor playground. The Center is the primary provider of daily community programming for seniors for seniors, youth and families by operating four comprehensive service programs: Adult Activities, Volunteer Coordination, Children and Youth Development and Program Development.

The Community Learning Center (CLC) was created as a division of the Comstock Community Center to help local children and youth grow and develop their fullest potential. The Center collaborates with numerous agencies to deliver a broad range of services that are offered both free and for a fee. For further details see <http://comstockcc.com/>

Hickory Ridge Golf Course and Driving Range

A private golf course open to the public with 27 holes is located within the Township. For further details see <http://golfhickoryridge.com/>

Eastwood Little League

Eastwood Little League is a non-profit volunteer-based community group. The Eastwood Little League site located within the Township has nine ball diamonds with parking, concessions and restrooms. For further details see <http://www.eastwoodlittleleague.com/>

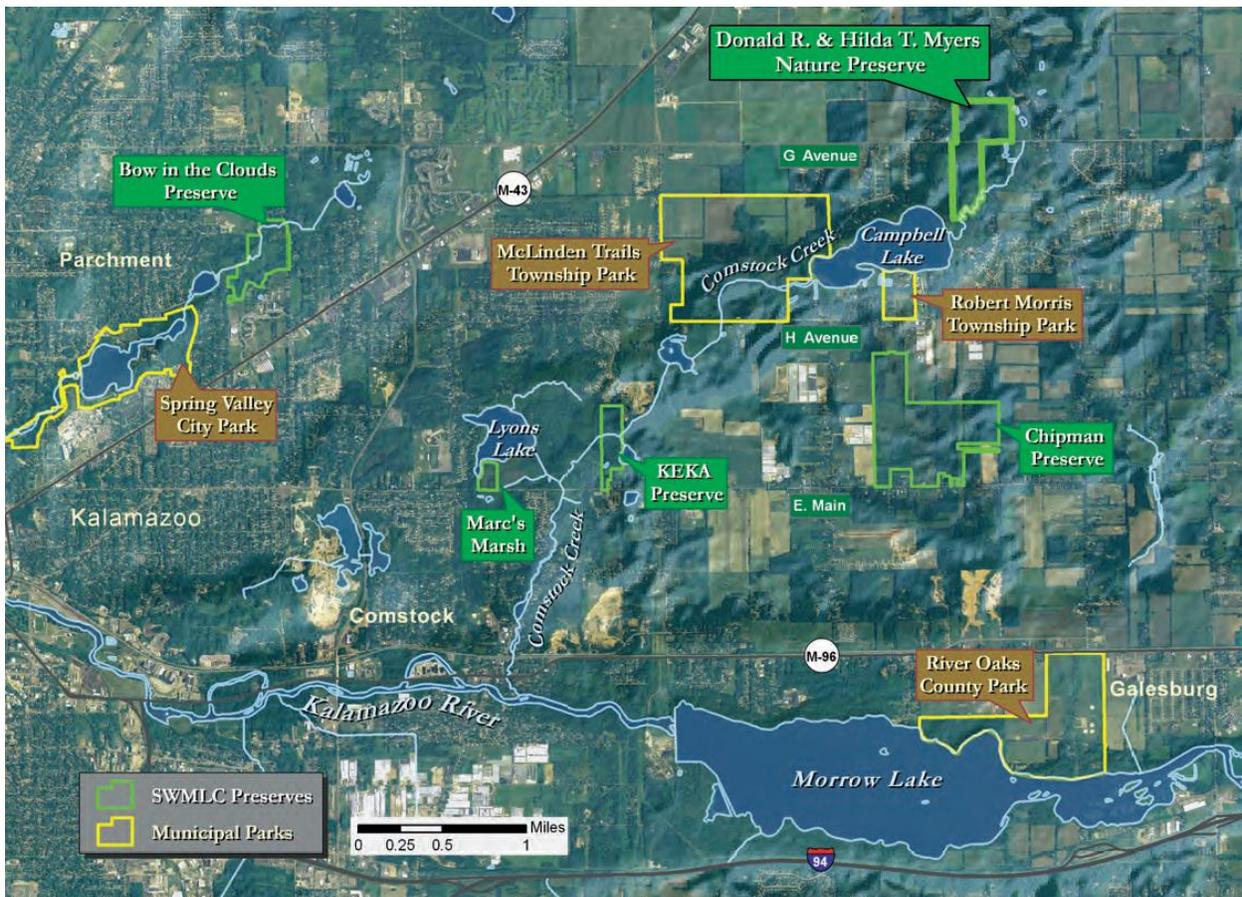
Southwest Michigan Land Conservancy

The Southwest Michigan Land Conservancy (SWMLC) is a nonprofit land conservancy created in 1991. SWMLC works in the nine counties of southwest Michigan to preserve wild and scenic places for today and keep them healthy for tomorrow. Kalamazoo County is fortunate to be a part of this as a recipient of its many benefits. For further details see <http://www.swmlc.org/>.

Chipman Land Preserve

This 228.8-acre preserve with five miles of easy-to-moderate mowed trails in upland habitat is open to the public.

The map below shows all SWMLC-protected properties and municipal parks within the Comstock Creek area and eastern Kalamazoo County. SWMLC preserves offer varying degrees of public access and total over 400 acres, in addition to acres of city, township, and county parks. Map created by Nate Fuller.



Appendix E Administrative Structure

The Comstock Township Parks and Recreation Commission is a five-member elected body long established under Michigan Enabling Legislation Act 1905 PA 157. According to the 2000 edition of the book, Authorities & Responsibilities of Michigan Township Officials, Boards and Commissions authored by John H. Bauckham, this commission has authority to acquire, improve, maintain, manage and control Township parks and places of recreation, establish fees, and adopt rules and regulations (MCL 41.426(a-f)). This commission also has authority to operate a system of public recreation and playgrounds (MCLs 123.51-123.54).

The sitting Comstock Township Parks and Recreation Commission members were elected to a four-year term in November 2016 and began their tenure with the next month's meeting. The commission meets once monthly with the ability to call special meetings as necessary. Its officers are elected at each December meeting for the following year. The commission employs a full-time Parks and Recreation Director to administer the Comstock Township Parks and Recreation Department. The Parks Director reports directly to the board and works closely with the board chair. The Parks and Recreation Director is responsible for all operations, overseeing two full time staff members and seasonal employees, and works with the Commission to prepare and manage the yearly budget.

The Parks Director oversees a full-time Program Coordinator, and a full-time Parks Maintenance Leader. These positions report directly to the Parks Director but are under the Parks Board of Commissioners oversight as well.

The current Commission members and offices are as follows:

Chair	Linda Law
Vice Chair	Judy Joling
Secretary	Teresa Young
Treasurer	John Weir
Commissioner	Marc Rizzolo

The following are full-time positions:

Parks and Recreation Director	Vanessa Street
Program Coordinator	Rachel Roon
Parks Maintenance Leader	Joseph Grabowski

Programming

Recreation programming options currently available through Comstock Township Parks and Recreation Department include adult recreational slow-pitch softball and youth baseball. The softball and baseball programs are run on a fee-based budget with the facility overhead for these programs being off-set by field rentals. Comstock partners with the Kalamazoo County Parks in the operation and programming of the Wenke ball field complex that is in a county park within the township. In addition to leagues, the Program Coordinator also administers several programs throughout the season. Examples of seasonal programs are Walking Clubs, Build-a-Birdhouse Workshops, Kayak the Kalamazoo River, Dino Dig, and Neighborhood Park Days to name a few. A partnership has been established with the Comstock Public Schools to provide the outdoor picnic-type facilities for a summer lunch program.

Volunteers

Individual volunteers are involved in light maintenance or upkeep projects such as painting park structures and picking up litter. Larger maintenance or repair projects have depended upon generous community-based volunteer groups who give willingly of time, energy and equipment.

Relationships

As mentioned above, the Comstock Parks and Recreation Department has positively connected with the county, the schools, the community center and private organizers to make affordably accessible recreational programs and services available to the community. One example of this is the partnership with Comstock Public Schools woodworking program. The materials used for the Parks Departments “Build a Bat House” project are cut by the students as part of their final exams. The students learn quality woodworking skills while supplying materials to be used for community programs through the Comstock Parks and Recreation Department. The Commission continually looks for opportunities to do more of this.

Appendix F Funding

Primary funding for Parks and Recreation is provided by the General Fund of the Township. The Park Commission creates the budget for parks and recreation and makes a recommendation to the Township Commission for approval. The Township Commission reviews the request and appropriates funds for parks and recreation. The Township does not have a separate parks millage.

REVENUES		2019 AMENDED BUDGET	2020 RECOMMENDED BUDGET
101-751-566.000	STATE GRANTS - RECREATION AND CULTURAL	300,000	0
101-751-607.000	BASEBRALL/SOFTBALL FEES	45,000	45,000
101-751-642.000	CONCESSION SALES	30,000	28,000
101-751-643.000	UNCLASSIFIED SALES	250	250
101-751-651.000	FIELD RENTAL FEES	24,000	22,000
101-751-652.000	PARK PERMIT FEES	25,000	20,000
101-751-653.000	PAVILION RENTAL FEES	2,500	2,500
101-751-655.000	PARKING TICKETS	300	300
Totals for dept		427,050	118,050

EXPENDITURES

101-751-702.000	SALARIES AND WAGES	177,390	192,500
101-751-709.000	PAYROLL TAXES	14,100	14,190
101-751-716.000	PENSION	16,450	16,430
101-751-725.000	FRINGE BENEFITS - PARKS & REC	35,050	36,750
101-751-752.000	SUPPLIES	39,000	35,000
101-751-759.000	GAS & OIL	1,800	1,800
101-751-767.000	CLOTHING	750	750
101-751-801.000	CONTRACTED SERVICES	121,764	35,000
101-751-804.000	LEGAL FEES	1,000	1,000
101-751-850.000	COMMUNICATIONS	2,600	2,600
101-751-851.000	POSTAGE	1,000	1,000
101-751-861.000	MILEAGE REIMBURSEMENT	1,000	1,500
101-751-900.000	PRINTING & PUBLISHING	0	1,000
101-751-910.000	PROPERTY & LIABILITY INSURANCE	0	22,000
101-751-911.000	EDUCATION & TRAINING	2,500	3,200
101-751-925.000	UTILITIES	9,900	9,000
101-751-930.000	LAND AND BUILDING REPAIRS	8,000	20,000
101-751-931.000	EQUIPMENT REPAIRS AND MAINTENANCE	5,000	5,000
101-751-932.000	VEHICLE REPAIRS AND MAINTENANCE	200	200
101-751-937.000	INSURANCE	22,100	25,000
101-751-970.000	CAPITAL OUTLAY	635,000	20,000
Totals for dept		1,094,604	443,920

Appendix G *Planning and Public Input Process*

Comstock Parks and Recreation 2020–2024 Strategic Plan

Understanding that the 2014–2019 Strategic Plan would need to be updated and re-submitted for approval during their terms of office, the current Commission members dedicated quality time and effort to review and assess the status of the stated objectives and action steps that consequently led to the goals set out for the past five years. The Commission has determined that some goals have been accomplished; however, much more needs to be done. Therefore, the Commissioners agreed to use the 2014–2019 document (with modification) as the basis to move forward five more years. Documentation of these discussions and decisions are within the Commission’s minutes in Appendix I.

Key Persons Involved in the Process

The Comstock Township Parks and Recreation Director, has taken the lead with some assistance from the Program Coordinator, Commission Chair and Secretary, to facilitate pulling together the planning elements, orchestrating the public input elements and directing timelines down to the final information gathering and publication. All Commissioners have contributed in any number of ways: participating in meeting the public during specific park days; developing the survey tools and volunteering with survey administration; locating resources; and by providing input and insight into updating goals, objectives and action steps.

Tour of Existing Park Properties, Review of Facilities and Accessibility Assessment

Annually, from the month of March through July, each Commissioner is asked to visit every park for the purpose of monitoring conditions both natural and man-made, assessing equipment for safety and accessibility, observing usage and communicating with patrons. Results of these visits are presented to the Parks and Recreation Director along with an opportunity for questions and discussion regarding these visits at the monthly meetings. Many of these group discussions lead to impromptu brainstorming sessions that result in suggestions for repairs, upgrades and ideas for possible future facilities or features. This active involvement by each elected official helps keep them in touch with the dynamic product under their stewardship and with the community that makes use of these wonderful township resources. Documentation of visits and discussions are in the Park Commission meeting minutes in Appendix I.

Program Surveys

Surveys for programs newly introduced in 2017-2019 were administered. The results of these were discussed during regular Park Commission meetings and provided a helpful source of public input. Surveys and results are in Appendix I.

Development of Plan Drafts

The initial draft of Strategic Plan 2020–2024 was developed to include the required sections as outlined by the Michigan Department of Natural Resources. The draft was reviewed and refined by the Parks and Recreation Commission at its meeting of October 14, 2019. The next draft was reviewed and approved during a special Parks and Recreation Commission meeting on November 12, 2019.

30-day Review Period and Public Hearing

On November 24, 2019 the Comstock Township Parks and Recreation Strategic Plan 2020–2024 was made available for public review and comment on the Comstock Township website, at the Comstock Township Offices, and the Comstock Township Library for the dates of November 24, to December 25, 2019. The notice of the 30 day public review and public hearing scheduled for December 30, 2019 was published in the Kalamazoo Gazette on Sunday, November 17, 2019. The public notices are in Appendix I.

Park Commission Recommendation for Adoption

Following the close of the December 30, 2019 public hearing the Comstock Township Parks and Recreation Commission unanimously approved the recommendation for adoption of the Comstock Township Parks and Recreation Strategic Plan 2020–2024. The minutes are in Appendix I.

Township Commission Adoption

The Comstock Township Trustees formally adopted the Comstock Parks and Recreation Strategic Plan 2020–2024 at the January 6, 2020 Comstock Township Board meeting. The minutes and signed resolution are in Appendix I.

MDNR Certification Checklist

A copy of the Community Park, Recreation, Open Space, and Greenway Plan Certification Checklist, completed with the appropriate signatures, is in Appendix I.

Submittal to MDNR

A copy of the transmittal letter to accompany the Comstock Township Parks and Recreation Plan 2020–2024 document for submittal to MDNR is in Appendix I.

Transmittal to West Michigan Planning Commission

This letter is in Appendix I.

Transmittal to Kalamazoo County Parks

This letter is in Appendix I.

Appendix H Future Projects List

This list includes projects such as new facilities within the parks as well as larger maintenance projects. It has been sorted by park site in alphabetical order. During the November 12th Parks and Recreation Commission meeting, commissioners and staff reviewed all potential projects and rated the project priorities based on the public survey input, and consideration of resources available, immediate needs, and long-term goals. The projects are prioritized as high, medium and low priority.

The initial list and modification of project ideas were generated through the public recreation surveys, public workshops and ideas submitted to the Parks and Recreation Commission.

Park	Priority		
	High	Medium	Low
All			
ADA Accessibility	x		
New Signs	x		
Develop/Acquire New Land	x		
Increase Security & Safety at Parks	x		
Create Community Events & Programs	x		
Unified Style/Color Benches & Trashes		x	
Add Recreational Features			
Celery Street Park	x		
Add Recreational Features		x	
Basketball Court Improvements	x		
Cooper Park			
Pave Parking Area			x
Update Playground Equipment		x	
Revonate Waterfall Feature	x		
Fleetwood Park			
Add Recreational Features			x
Fred McLinden Trails			
Trail Distance Markers	x		
Parking Lot Improvements		x	
Green Meadow Park			
Upgrade Ball Diamond		x	
Add Recreational Features			x
Add Walking Trails		x	
Add Bathrooms			x
Parking Lot Improvements	x		
Merrill Park			
Renovate Old Maintenance Building	x		
Resurface Drive & Parking	x		

Phase 2 - Waters Edge Improvements		x	
North & South Wenke Park			
Parking Lot Improvements			x
River Villa Reserve & Jan Schau Wildflower Walk			
Add Benches			x
Increase Signage		x	
Add Distance Markers		x	
Robert Morris Park			
Fishing Pier	x		
Improve Disc Golf Course			x
Disc Golf Benches		x	
Improve Playground Equipment	x		
Improve Beach Water Quality	x		
Upgrade Security	x		
Add Recreational Features		x	
Pave Entrance Drive	x		
Wenke Softball Complex			
Additional Ball Fields	x		
Improve Ball Field Lighting	x		
Parking Lot Improvements	x		
Improve Recreation Features	x		

Appendix I Documents

Included in this section are copies of the required documentation that accompanied the planning and public input process, its governmental adoption and correspondence. All public meeting minutes relating to this new 5-year plan can be found in this Appendix as well as electronically at [Http://www.comstockmi.com](http://www.comstockmi.com).

Document Order:

Recreation Grant History

Grant History Reports

2019 General Park Survey Results

2017 -2019 Programming Surveys

2015 Township Masterplan 2025 Survey

Comstock Township Park and Recreation Commission Meeting Minutes

Public Notices

Resolution

MDNR Certification Checklist

Letters of Transmittal

Grant History Reports



Michigan Department of Natural Resources - Grants Management

PUBLIC OUTDOOR RECREATION GRANT POST-COMPLETION SELF-CERTIFICATION REPORT

*This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.*

GRANT TYPE: MICHIGAN NATURAL RESOURCES TRUST FUND CLEAN MICHIGAN INITIATIVE
 (Please select one) LAND AND WATER CONSERVATION FUND RECREATION PASSPORT BOND FUND

GRANTEE: Comstock Township

PROJECT NUMBER: 26-01104 D2 PROJECT TYPE: Development

PROJECT TITLE: Merrill Park

PROJECT SCOPE: Picnic Shelter, LWCF sign

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Name of Agency (Grantee) <u>Comstock Township Parks & Rec</u>	Contact Person <u>Vanessa Hardy</u>	Title <u>Parks Director</u>
Address <u>PO Box 449</u>	Telephone <u>269-343-8212</u>	
City, State, ZIP <u>Comstock MI 49041</u>	Email <u>Parksadmin@comstockmi.com</u>	

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided?
 If yes, please describe change(s). Yes No

Please refer to the attached boundary map. Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.) Yes No

Are any of the facilities obsolete? If yes, please explain. Yes No

Is the site and all facilities accessible to persons with disabilities? If no, please explain. Yes No

Pavilion + restrooms are accessible. Playground + ball diamond is not

List all additional existing development/facilities at the referenced project site. If the site is undeveloped, please describe the present use and provide a schedule for future development, including a list of proposed facilities.

- Pavilion
- Restrooms/garage building
- basketball courts
- boat launch
- Playground
- ball diamond

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

SITE QUALITY	
Is there a park entry sign which identifies the property or facility as a public recreation area? If yes, please provide a photograph of the sign. If no, please explain.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are the facilities and the site being properly maintained? If no, please explain.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any features near the site which would detract from the use and enjoyment of the site or would pose a health or safety problem? If yes, please explain.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>monitoring park by police, security lights</i>	
Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>mowing on regular weekly basis. Pavilion maintained for rentals</i>	
GENERAL	
Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is a fee charged for use of the site or facilities? If yes, please provide fee structure.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What are the hours and seasons for availability of the site?	
<i>Year round - sunrise to sunset</i>	

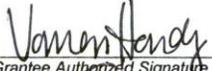
POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

[Empty space for comments]

CERTIFICATION

I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.

<u>Vanessa Hardy</u> Please print	<u></u> Grantee Authorized Signature	<u>10/1/14</u> Date
<u>CLARA ROBINSON</u> Please print	<u></u> Witness Signature	<u>10/1/14</u> Date

**Send completed report to: POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925**



Michigan Department of Natural Resources - Grants Management

**PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT**

*This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.*

GRANT TYPE: MICHIGAN NATURAL RESOURCES TRUST FUND CLEAN MICHIGAN INITIATIVE
(Please select one) LAND AND WATER CONSERVATION FUND RECREATION PASSPORT BOND FUND

GRANTEE: Comstock Township

PROJECT NUMBER: TF 92-129 PROJECT TYPE: Acquisition

PROJECT TITLE: River Villa Preserve

PROJECT SCOPE: Acquisition of 37.2 acres of land

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Name of Agency (Grantee) <u>Comstock Township Parks & Rec</u>	Contact Person <u>Vanessa Hardy</u>	Title <u>Parks Director</u>
Address <u>PO Box 449</u>	Telephone <u>269-343-8212</u>	
City, State, ZIP <u>Comstock MI 49041</u>	Email <u>Parksadmin@comstockmi.com</u>	

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided?
If yes, please describe change(s). Yes No

The Kalamazoo River Valley Trail now runs through the property.

Please refer to the attached boundary map. Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.) Yes No

Are any of the facilities obsolete? If yes, please explain. Yes No

Is the site and all facilities accessible to persons with disabilities? If no, please explain. Yes No

The property is a nature preserve. The Kalamazoo River Valley Trail is accessible.

List all additional existing development/facilities at the referenced project site. If the site is undeveloped, please describe the present use and provide a schedule for future development, including a list of proposed facilities.

The Kalamazoo River Valley Trail is a non-motorized paved walking/biking path. This trail travels through the River Villa Preserve as of 2014.

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

SITE QUALITY	
Is there a park entry sign which identifies the property or facility as a public recreation area? If yes, please provide a photograph of the sign. If no, please explain.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are the facilities and the site being properly maintained? If no, please explain.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any features near the site which would detract from the use and enjoyment of the site or would pose a health or safety problem? If yes, please explain.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. <i>mowing paths weekly in season.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
GENERAL	
Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is a fee charged for use of the site or facilities? If yes, please provide fee structure.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What are the hours and seasons for availability of the site? <i>Year round- sunrise to sunset</i>	

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

CERTIFICATION

I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.

<u>Vanessa Hardy</u> Please print	<u></u> Grantee Authorized Signature	<u>10/28/14</u> Date
<u>CLARA ROBINSON</u> Please print	<u></u> Witness Signature	<u>10/28/14</u> Date

Send completed report to: POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925



Michigan Department of Natural Resources - Grants Management

**PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT**

*This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.*

GRANT TYPE: MICHIGAN NATURAL RESOURCES TRUST FUND CLEAN MICHIGAN INITIATIVE
(Please select one) LAND AND WATER CONSERVATION FUND RECREATION PASSPORT BOND FUND

GRANTEE: Comstock Township

PROJECT NUMBER: CM99-162 **PROJECT TYPE:** Development

PROJECT TITLE: Fleetwood Park Development

PROJECT SCOPE: Develop a community park - benches, walkway, swingset, gazebo

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Name of Agency (Grantee) <u>Comstock Township</u>	Contact Person <u>Vanessa Hardy</u>	Title <u>Parks Director</u>
Address <u>PO Box 449</u>	Telephone <u>269-343-8212</u>	
City, State, ZIP <u>Comstock MI 49041</u>	Email <u>parkadmin@comstockmi.com</u>	

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided?
If yes, please describe change(s). Yes No

Please refer to the attached boundary map. Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.) Yes No

Are any of the facilities obsolete? If yes, please explain. Yes No

Is the site and all facilities accessible to persons with disabilities? If no, please explain. Yes No
walking path, gazebo + picnic tables are accessible.

List all additional existing development/facilities at the referenced project site. If the site is undeveloped, please describe the present use and provide a schedule for future development, including a list of proposed facilities.
Benches + walking path
gazebo + picnic tables
playground + swingset

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

SITE QUALITY	
Is there a park entry sign which identifies the property or facility as a public recreation area? If yes, please provide a photograph of the sign. If no, please explain.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<hr/> <hr/>	
Are the facilities and the site being properly maintained? If no, please explain.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<hr/> <hr/>	
Are there any features near the site which would detract from the use and enjoyment of the site or would pose a health or safety problem? If yes, please explain.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<hr/> <hr/>	
Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<hr/> <hr/>	
Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<hr/> <hr/>	
GENERAL	
Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<hr/> <hr/>	
Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<hr/> <hr/>	
Is a fee charged for use of the site or facilities? If yes, please provide fee structure.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<hr/> <hr/>	
What are the hours and seasons for availability of the site? <i>Year round - sunrise to sunset</i>	

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

[Empty space for comments]

CERTIFICATION

I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.

<u>Vanessa Hardy</u> Please print	<u>Vanessa Hardy</u> Grantee Authorized Signature	<u>10/28/14</u> Date
<u>CLARA ROBINSON</u> Please print	<u>[Signature]</u> Witness Signature	<u>10/28/14</u> Date

Send completed report to: **POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925**



Michigan Department of Natural Resources - Grants Management

**PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT**

*This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.*

GRANT TYPE: MICHIGAN NATURAL RESOURCES TRUST FUND CLEAN MICHIGAN INITIATIVE
(Please select one) LAND AND WATER CONSERVATION FUND RECREATION PASSPORT BOND FUND

GRANTEE: Comstock Township

PROJECT NUMBER: TF11-003

PROJECT TYPE: Development

PROJECT TITLE: Robert Morris Park Development

PROJECT SCOPE: multi-use building, demo, paving.

To Be Completed By Local Government Agency (Grantee)

Name of Agency (Grantee) Comstock Township Parks & Recreation	Contact Person Vanessa Street	Title Parks Director
Address PO Box 449	Telephone 269-343-8212	
City, State, ZIP Comstock MI 49041	Email vstreet@comstockmi.gov	

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided?
If yes, please describe change(s). Yes No

Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.) Yes No

Are any of the facilities obsolete? If yes, please explain. Yes No

SITE QUALITY

Is there a park entry sign which identifies the property or facility as a public recreation area?
If yes, please provide a photograph of the sign. If no, please explain. Yes No

Are the facilities and the site being properly maintained? If no, please explain. Yes No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism. Yes No

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. Yes No
Regular maintenance is performed by our maintenance department and seasonal staff

GENERAL

Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants) Yes No N/A

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain. Yes No

Is a fee charged for use of the site or facilities? If yes, please provide fee structure. Yes No
\$5.00 per day entrance fee, or \$20 annual pass for Comstock Res, and \$35 for non res.

What are the hours and seasons for availability of the site?
9am-sunset, 365 days

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

CERTIFICATION

I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.

Vanessa Street

Please print

Vanessa Street
Grantee Authorized Signature

11/12/2019

Date

Clara Robinson

Please print

Clara Robinson
Witness Signature

11/14/2019

Date

Send completed report to: **POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925**

General Park Survey Results - 2019

The survey was distributed to residents who visited the township hall & library, handed out to neighbors of parks board members, and distributed electronically through Survey Monkey via Facebook (parks page and township page), as well as posted on our website. The dates were from September 24-October 24.

We received 29 electronic responses and 13 paper responses.

*Please note, responses below are copied and pasted from citizens exact responses. Verbatim responses include grammatical errors.

Question 1

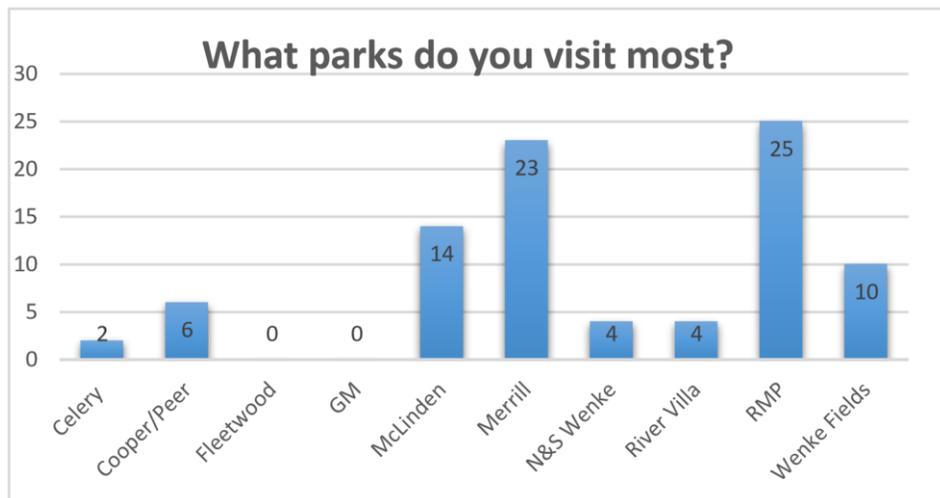
Please indicate the zip code where you live.

49048	37
49053	3
49001	1

Question 2

Which parks do you visit the most?

Celery	2
Cooper/Peer	6
Fleetwood	0
GM	0
McLinden	14
Merrill	23
N&S Wenke	4
River Villa	4
RMP	25
Wenke Fields	10



Question 3

What feature do you like most about each park?

I love all the improvements at RMP. Didn't really think it needed anything but all the improvements have just added more beauty to the park. I love Fred McLinden and think it's perfect the way it is. I love the new entrance to Merrill Park. Do you think it will be completed this year?

Best are the trails, Don't feel safe at River Villa Preserve, have found tents, places where people are sleeping outdoors. 1) It startles me because I am thinking trails not campgrounds, 2) some appear to be homeless nesting areas and others have been elaborate tent setups. If it is going to be campground listing it as a campground makes sense.

I like that it's free! I also like that dogs are welcome.

Best accessibility, water availability, trails.

I like the playground equipment.

I have no problem with them except I would like it if they were better grummed but if they were they would no longer be as appealing

Best - the space/nature

I like the basketball hoop that picnic

Wide open spaces, the water

I have not visited almost all of these parks, but I have been on the mclinden trails a handful of times. However earlier this summer I went on a Sunday morning to go for a walk and there was some guy in a van just waiting in the parking area, and I got creeped out and left. It would also be helpful if there

Love the events you host, and I love the opportunity to get my grandchildren outside and playing. I'd love to see new playground equipment at Robert Morris. And it would be nice if the E. Coli cooperated for the water! I'll be glad when Merrill park is re-opened with the new equipment and path! A new slide at cooper park would be great, and a fence around the waterfall/river. I am scared whenever we go that my kids will fall!

Water

Best: location, beach, playground

Swimming and hiking trails are nice.

Cooper park. I like the Lilly pads.

I like Robert Morris Park the best because the grounds are usually pretty clean and there's something for everyone to do there with the playground, swimming, fishing, and pavilions. On the same note, it also has its drawbacks. I wish there were paddle boats, canoes, and paddle boards available for people to rent and use while there. I also wish there was a better concession stand. A variety of snack foods to choose from, as well as drinks and ice cream. Maybe even some essential items like sunscreen, suntan lotions, fishing worms, ect for people to purchase. Better parking and paying at the entrance would be beneficial also!

Water access, and to be honest I have never heard of most the other parks. I love trails/streams/rivers but have to search Google maps to find things we only go there to feed the ducks

Natural trails

Accessibility, the lake, central to Comstock

Access to water

The Waterfall

Trails, Nature (McLinden), Robert Morris is clean

Cooper Park Waterfall, Wenke Softball Fields

Lake

Like McLidnen for walk, Like Merrill for playground

Good running trails at McLinden

Robert Morris Park - Beach, Merrill Park Playground

I think they are really nice parks. A little of everything between these parks. Softball Park - water spouts, N&S Wenke Parks like the river, nice park, cookouts. McLindens trails.

Beach, concession stand

Water ,facilities playground equipment

Updated Celery, Splash pad at Wenke, Lake at Robert Morris

Everything improved, build a wall so it doesn't flood the park every time

Plenty of parking, clean

Trails at McLinden, Lake at Robert Morris

Question 4

What feature do you like least, and/or what improvements would you like to see?

Under construction

parking lot at McClinden Pavement parking at both McClinden and Chipman

I don't like the time it's taking to get Merrill park open. more places to sit

better trail maintenance, updated play equipment Robert Morris Park

Better marked trails would be great. Farmers market at Merrill would be awesome!

I like better markings on trails goose poop, not

enough seats admission fee and safety at

Robert Morris Park

Removal of lily pads

Trail walkers (McLinden) Safety? Patrolled? Would like to know history or McLinden

Robert Morris Park fishing pier

Would like access for kayaks at Morris

Concerned about the e. Coli at Robert Morris - Did not swim at all last year lower

taxes

Robert Morris Park Fishing dock

Cooper Dam repair & removal of lily pads. Wenke Softball pave parking

Question 5

Do you visit/use parks within the community, but outside of Comstock Township? If so, what parks and for what purpose?

River Oaks and Chipman Preserve to walk and walk my dog, Also just enjoy being out. I visit

River Oaks for the splashpad and dog park. I visit Richland Township park because of the

Yes. Bunch of them to play pickle or for biking.

All the time! I mainly use Richland, River Oaks and Comstock schools playgrounds (for my three kids). I look forward to the new Merrill park.

Yes - Celery Flats and Milham Park for walks

Bronson park events, food trucks, xmas display , etc

Picnic

I have probably visited Spring Valley Park a few times over the last three years, only to launch my kayak on their 'lake'.

We use the Splash Pad at River Oaks.

To play with kids and keep them outside/active.

River Oaks: splash pad; Bronson Park: festivals Chipman

nature preserve.

River Oaks to watch games.

Daily

I dont understand the question, isnt a park thats in my community also in comstock? yes I use park outside of Comstock.

Lillian A arboretum, asylum Lake preserve, Chipman, Hiking

Yes hiking Spring Valley Bow in Clouds Ramona for rocket football and seasonal events

Kindleberger in Parchment - summer concerts. Lakeview in Portage - Fishing dock & playground

Sports - Portage, Trails - Al Sabo, River Oaks - Dog walking.

Bronson events

Richland Park on 32nd St, close to home - nice playground

Richland Park

Bow in the Clouds & Chipman Preserve for walking trails

Question 6

Is there an activity or event that you have attended elsewhere that you would like to see offered in Comstock?

Pickleball courts

Easter egg hunts. Trunk or treat events. More holiday activities

Paved trail at a park

Fireworks

Smashing pumpkins

It's probably not something I would use myself, but might be nice to see tennis courts and or sand volleyball courts?

Nope. Don't love crowds.

Not that I can think of.

Music

Music festivals, art festivals, movie nights

Farmers market

Softball

Yes... mini carnivals that are kid friendly, fishing tournaments, community craft and bake sales, and annual community bbq's would be a welcoming addition for our community.

I heard Comstock days were great! Not sure if it was part of the same event but I heard there used to be a real nice car show/cruise.

Comstock Daze was nice back in the day. Maybe an Arts & Craft show at the new Merrill Park when it's done. Maybe a Flea Market.

Can't think of any off hand.

I would like to see Comstock Days return

Fireworks events like Comstock Days Car shows

Art fairs

Community celebrations, parades, festivals

Music events, community BBQ, band shell, auto show, kite, frisbee tourn, skateboard park

Farmers market at Merrill, car show

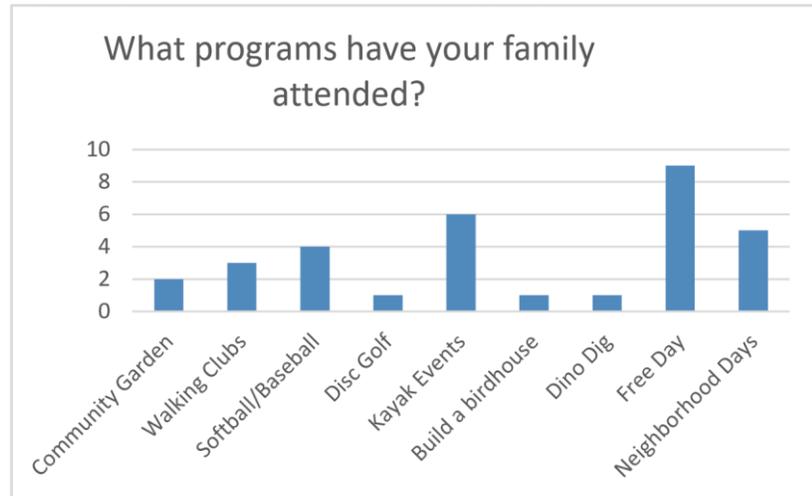
Bike trails - access to river trail

Free concerts

Question 7

Have you or someone in your family participated in a Comstock Township program?

Community Garden	2
Walking Clubs	3
Softball/Baseball	4
Disc Golf	1
Kayak Events	6
Build a birdhouse	1
Dino Dig	1
Free Day	9
Neighborhood Days	5



Question 8

If not, what has prevented you from participating in a Comstock Parks program?

Some I didn't know about and some wasn't physically able to do

Have not participated in walking club because recovering from hip surgery.

Lack of promotion. Not knowing about the programs

I am lazy

No knowledge of

Lack of time/not interested

None within walking distance of my home

I have kayaked on the Kalamazoo River with an organized event from Kanoe the Kazoo, but I do not believe I have attended any of the ones that launched from Comstock parks. I have used the kayak launch once at Merrill Park.

I don't know about most of those things. We accidentally ended up at the free park day! Thanks for the ice cream :) Time...

Unaware

Time or uninterested

Time

I have never heard of any of this? How are you letting people know about what Comstock has to offer? That seems to be the issue, I had no idea about all the parks or any events. I follow Comstock on Facebook and haven't seen announcements for anything other than like trash pickup days. Which are awesome!

No interest in what you're offering

Unawareness

Nothing I'm interested in.

Timing

Not interested

Work

Wanted to participate in the kayak event and community wide free day but was out of town.

Desire

Besides facebook, not sure how would find out about it

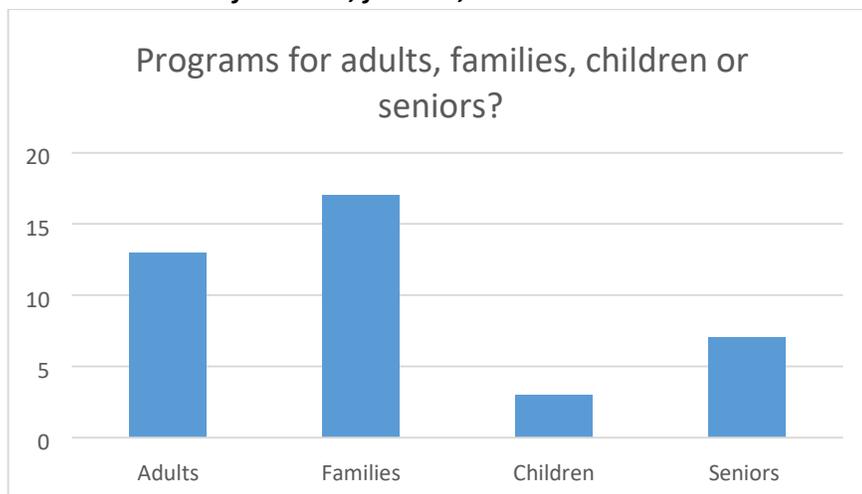
No, not known parks - 1 year resident

Wasn't aware. Would have when kids were young

Question 9

Are you more interested in activities and events for adults, families, children or seniors?

Adults	13
Families	17
Children	3
Seniors	7



Question 10

What other programs would you like to see in Comstock?

lower taxes

More free park days at Robert Morris Park

Lower taxes

Arts & crafts for seniors & children

I am not sure what is possible. Community, music & food.

summer activities for kids

Swimming lessons, tennis & pickleball for everyone, basketball and soccer camps for kids.

Can't think of anything right now.

More exercise programs for seniors

Community clean up events

I don't

Fun family outings (maybe there are some and I'm not familiar with?)

Gus macker

Just fun things to do with family

Family events are great too, I don't have any kids though.

Music in the park.

Pickleball

Sex therapy

Mini carnivals, fishing tournaments, community bake and craft sales, community bbq's.

Not sure, I assume someone gets paid to research this stuff. I recommend Google. How about a block party? Get to know your neighbors type thing Parade was missed this year.....

Outdoor youth activities

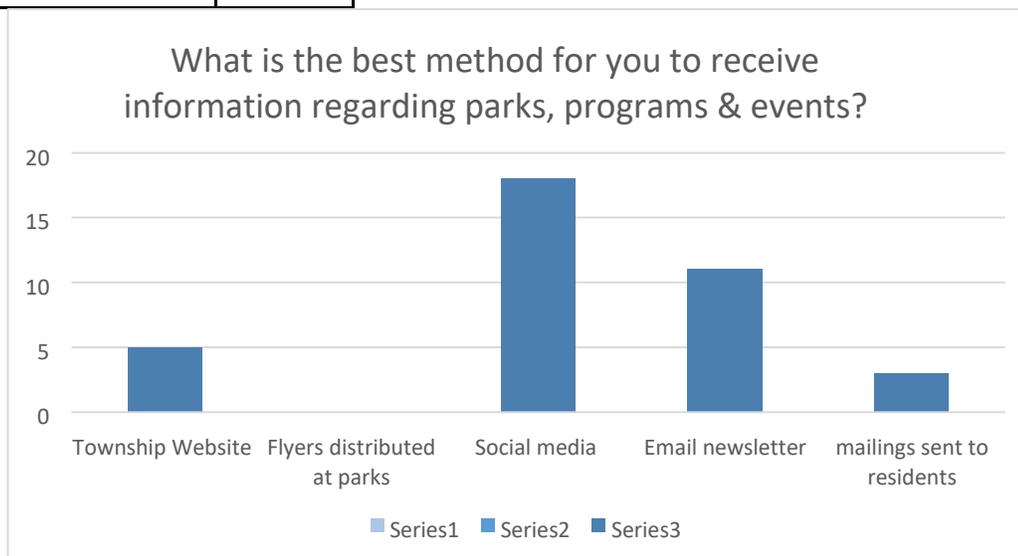
Neighborhood watches

3 on 3 Gus Macker basketball farmers market

Question 11

What is the best method for you to receive information regarding parks, programs & events?

Township Website	5
Flyers distributed at parks	0
Social media	18
Email newsletter	11
mailings sent to residents	3



Survey Results – Programming Events 2017-2019

These surveys were conducted at our Neighborhood Park Days 2017-2019. Each summer month is a different park day, the events are Saturdays 1:00-3:00pm.

Fleetwood Park Day

Questions 1. What do you like about this park?

They take care of it good.

The walking track. Location close to my house. Open, safe, pretty.

That it is in the neighborhood, close walking distance from house, clean.

Great location and swing set and playground

It's convenient, beautiful, and very well maintained. We love it!

We have had this right in the neighborhood for the 17 years we have lived here and it has been very convenient to bring the kids down.

I love that it's a neighborhood park and a safe place for families to come.

Location and the paved circle for bikes/rollerblades.

Question 2. What keeps you from visiting this park?

Nothing we visit frequently

Nothing. We come often.

Not much.

Nothing. Weather.

I'm at the park everyday walking. Only rowdy teens at dusk keep me away.

I'm here all the time.

Questions 3. Would you like to see more programming at this park? What activities would you like?

Any

I like it just as it is.

Neighborhood park activities.

Yes, it would be nice to see community gatherings in spring, summer, and fall.

Music or movies in the park.

Just for the neighborhood not outside activities.

Football game

Question 4. On a scale of 1-5 (with 1 being poor and 5 being excellent), how would you rate this parks appearance?

4- Beautiful when maintained but sometimes get over grown and weedy.

4- Sometimes needs some weed control

4

5- Would like to see the cracks in the walking track fixed for safety

5

5

5

Celery Street Park Survey

Question 1. What do you believe is top priority at this park? (Check all that apply)

New Basketball Court	7
New Playground Equipment	15
Security Lighting and Cameras	13
Picnic Pavilion	8
Tennis/Pickle ball Courts	6
Baseball Field	7
More Parking	4
Soccer Field	5
Other	pool

Question 2. What do you like about this park?

- Good for younger kids.
- Swing
- The field
- Playground
- Space
- They try to keep it maintained
- There is a field to play football
- It's quiet
- Close to home
- The slide
- Good location, excellent for community members
- Close to home, nice for smaller children
- It's a nice one but needs more activities for kids and adults
- It's close to home
- Good for young kids, close to home

Question 3. What keeps you from visiting this park?

- Not enough playground
- We visit a lot
- No kids
- Playground equipment is a little unsafe
- The equipment could potentially be dangerous for small children.
- Motivation
- Not enough play equipment
- Nothing
- Hardly anything for little ones to play on
- Uncut grass
- Not much to do
- Work
- Uncut grass
- Uncut grass
- Bees
- Not enough playground equipment

Question 4. Would you like to see more programming at this park? What activities would you like?

Yes, community events

Swimming

A Kickball game

A kickball game

More activities for kids.

Yes and any activities

I would love to see more programs at the park

Kickball game

Yes

How about a neighborhood potluck, party music etc. yearly

Yes, picnics, fun activities

Yes, holiday events (egg hunts, candy for kids)

Community holiday events for young kids

Baseball games

Yes, Easter egg hunts, community events

Yes, Holiday events/egg hunts

Green Meadow Park Survey

Question 1. What do you like about this park?

We can walk to it! My son can run and practice baseball!
Clean and Close

Question 2. What keeps you from visiting this park?

A swing set and slide would be nice.
No playground equipment.

Question 3. Would you like to see more programming at this park? What activities would you like?

Just more events like this or like how Ramona Park has Monster Mash.
Any includes kids.

Question 4. On a scale of 1-5 (with 1 being poor and 5 being excellent), how would you rate this parks appearance?

4

5

Bike Meeting

Attendance:
Members from Kalamazoo Bike Club
July 14, 2015

The purpose of this bike meeting was to solicit input from the members about biking, trails and recreation in Comstock for the Comstock Vision 2025 Master Plan. Approximately twenty members attended. Their input follows:



Kalamazoo River Valley Trail (KRVT)

- The trail needs regular maintenance. Because trails are not cleaned by car tires as roads are, they are often very slippery and wet, and accidents can happen easily and frequently.
- The KRVT often feels unsafe along M-96 at some crossings because several are blind and cars creep out. As a result, there is a desire for bike lanes and biking on roads.
- On the KRVT, in front of the Township Hall and library was identified as a good place for a bike repair station.

On-Street Biking

- Wherever possible, wider shoulders are always preferred.
- KBC members are more apt to ride in bike lanes or on roads than on trails because they see the roads as safer, faster and better maintained.
- On the road, the transition from Kalamazoo Township to Comstock Township is not well marked.
- Better signage was mentioned several times.
- Major streets from North and South that feed into E. Michigan Ave./KRVT (N. 26th St. was mentioned) should have wide and well-marked bike lanes.
- Bike people hate rumble strips. But, that thin rumble strip area that matches the center stripe in some roads is good.



Others

- South Wenke Park was identified as a good place to add bike parking racks.
- A member noted that there is a bike repair station in River Oaks Park.
- KATS is working on interjurisdictional commuter bike routes and bike maps. A draft is available online at www.bikefriendlykalamazoo.org ("where to bike" tab).

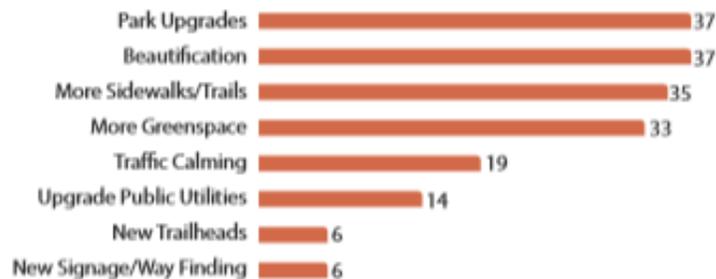
Open House

Comstock Township Office/Library
Attendance: Citizens of Comstock
August 12, 2015

The purpose of Open House is to educate and engage residents about growth trends, local and regional shifts impacting the community and present opportunities and a vision for the future.

Activity 1: Penny Jars

Participants were invited to “invest” three pennies into the jars labeled with various community improvements. The Penny Jar activity helps to gauge community interest and priorities.



Activity 2: Hearts

Participants were invited to write down what they love about Comstock Township. Here is what they said:



- Campbell Lake
- Fire Fighters
- Diversity
- Our Township Leaders
- The Into the Woods Trail
- The Reading Program
- Great Library
- Grandma's House
- Books and MS. Claire
- KRV Trail
- Nature Trail
- My Home and Pet
- Movies to Borrow from the Library
- The Party Is Fun in the Summer
- Small; Personal; Home Town
- Merrill Park
- Police Dept.
- It's Books
- The Books
- River Oaks
- It's Fun
- Children's Programs
- Parks
- It's Diverse

Activity 3: Boards Review (On-going)



- Recreation: Determine preferred non-motorized connections between parks and other community recreation facilities.
- Work: Gauge the level of urbanization, safety, and employment.
- Community: Locate various housing types within the community.
- Mobility: Learn where increased access, improved safety, and transportation options are needed.

Sub-Area Showcase

Comstock Township Office/Library
Attendance: Citizens of Comstock
August 12, 2015

The Master Plan will incorporate an urban design concept of three sub-areas. Participants showed strong interest and support for the concept plans, and they provided the following input:

General Township-wide comments:

- Celebrate the Township's abundant natural features
- Implement community recycling
- Support library, schools and auditorium
- Founder's Day Celebration
- Farmer's Market
- Ice skating
- More art
- Car Show
- Aesthetic improvements
- Swimming lessons at Campbell lake
- Make Sprinkle Rd. safer



COMSTOCK CENTER - VISION PLAN



GULL ROAD - VISION PLAN



MERRILL PARK - VISION PLAN



Downtown Sub-Area Comments:

- Sidewalks and More Trees for Shade
- Canoe Rental
- Canoe/Kayak Launch at Wenke Park
- Convert Existing Building to Small Business Incubator (east side of River road across from Merrill Park)
- Community Gardens (east side of River Rd. across from Merrill Park)
- Locate Gateway Features

Gull Road Sub-Area Comments:

- Beautify
- Calm traffic
- Pedestrian facilities on both sides of Gull Road
- More Clothing Retailers
- More "Up-Scale" Restaurants
- Theater

Merrill Park Sub-Area Comments:

- Art and Sculpture in the River
- Farmer's Market/Crafter's Market
- Concerns about removal of softball field
- Concerns about open green space flooding

Community Survey

Online/Paper
Attendance: Citizens of Comstock
June 1, 2015 -- August 28, 2015

See Appendix 1 for the survey

202 Responses

(note that not every respondent answered every question)

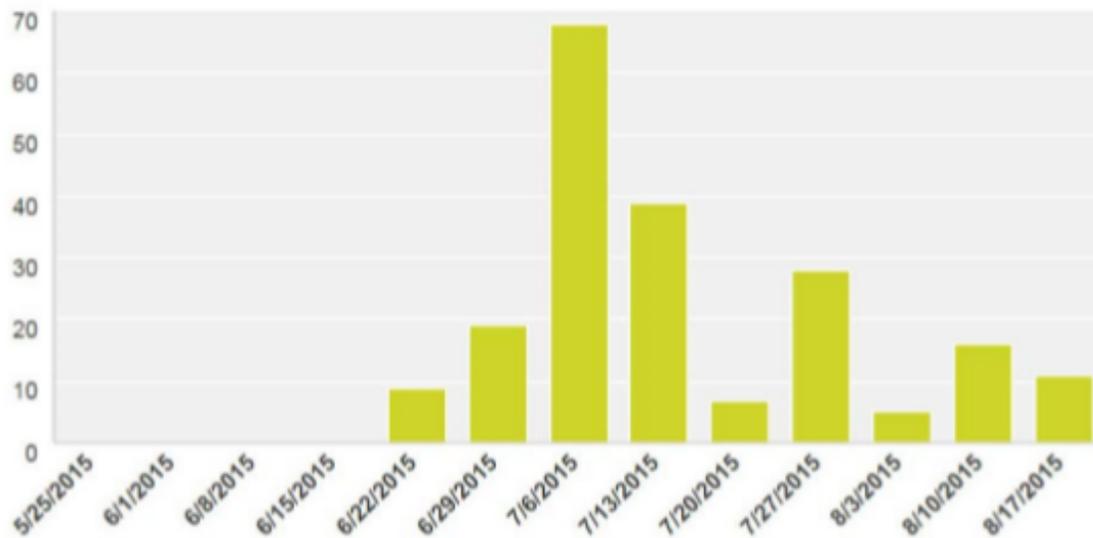
144 Online Responses

Survey Monkey:

<https://www.surveymonkey.com/r/comstockvision>

58 Paper Responses

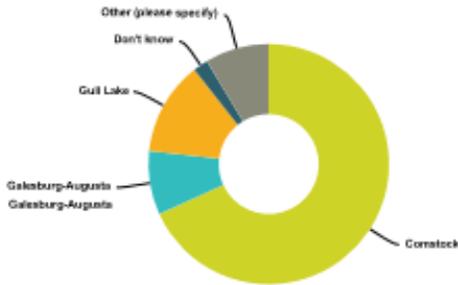
Weekly Responses Volume



Community Survey

Q1 In which school district do you live?

Answered: 198 Skipped: 4



Answer Choices	Responses	%
Comstock	135	88.2%
Galesburg-Augusta	17	8.6%
Gull Lake	25	12.6%
Don't know	4	2.0%
Other (please specify)	17	8.6%
Total	198	100.0%

Others (Please specify)

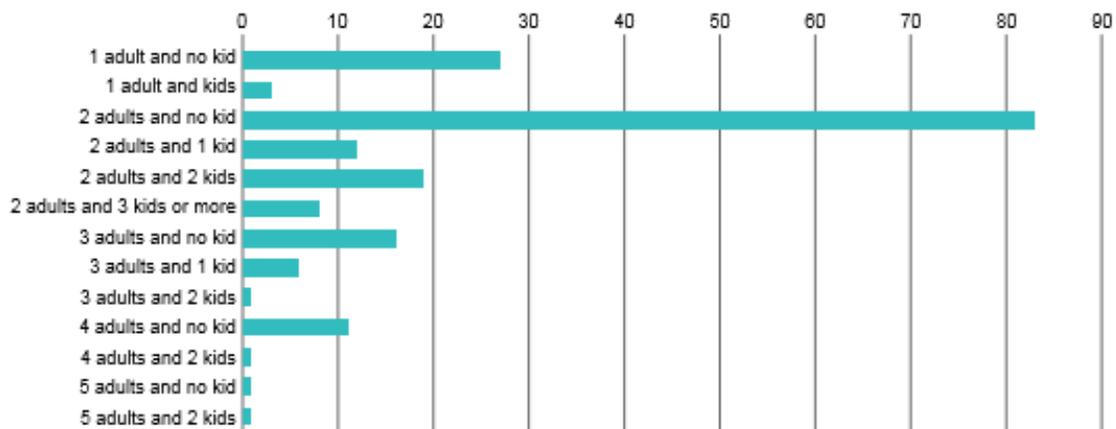
- Kalamazoo Public School District
- Kalamazoo
- Plainwell
- Portage
- school of choice galesburg augusta
- Kalamazoo
- none of the above
- Otsego
- Kalamazoo
- Kalamazoo
- City of Portage
- Portage
- Climax
- Climax
- schoolcraft
- KPS
- GALESBURG

Q2 How many persons are in your household?

Adult: 18+ yrs Children: 0-17 yrs
 Answered: 189 Skipped: 6

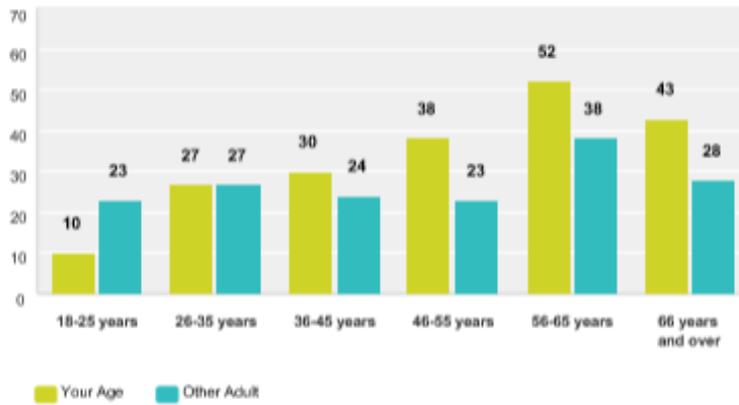
Average

- Adults: 2.12
- Children: 1.11



Q3 What is your approximate age and that of the other principal adult (if any) in the household?

Answered: 199 Skipped: 3



Q4 Do you own or rent your home?

Answered: 197 Skipped: 5

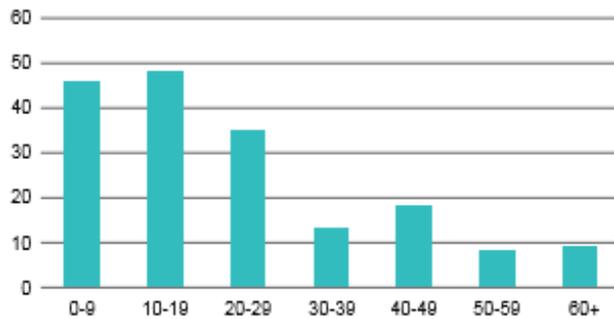


Answer Choices	Responses	%
Own	185	93.9%
Rent	12	6.1%
Total	197	100.0%

Community Survey

Q5 About how long have you lived in Comstock Township? (rounded to the nearest year)

Answered: 182 Skipped: 13

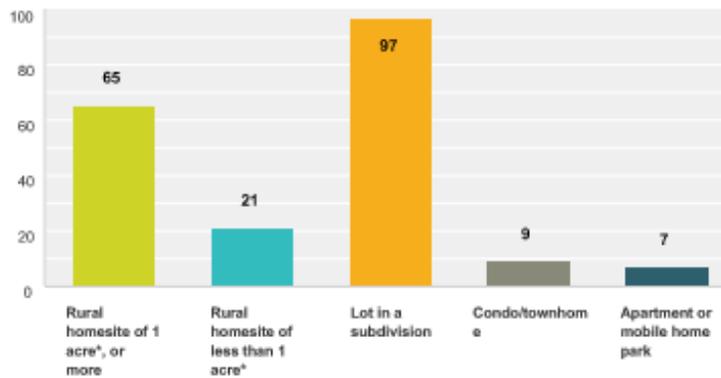


Others answers

- business only
- I've worked here for 8 years
- nearby resident
- We don't

Q6 Which of the following best describes where you currently live?

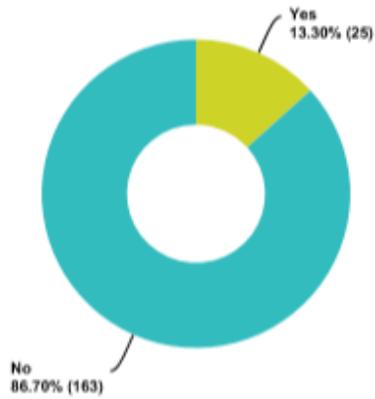
Answered: 199 Skipped: 3



Answer Choices	Responses	%
Rural homestead of 1 acre*, or more	65	32.7%
Rural homestead of less than 1 acre*	21	10.6%
Lot in a subdivision	97	48.7%
Condo/townhome	9	4.5%
Apartment or mobile home park	7	3.5%
Total	199	100.0%

Q7 Do you live in a neighborhood with sidewalks?

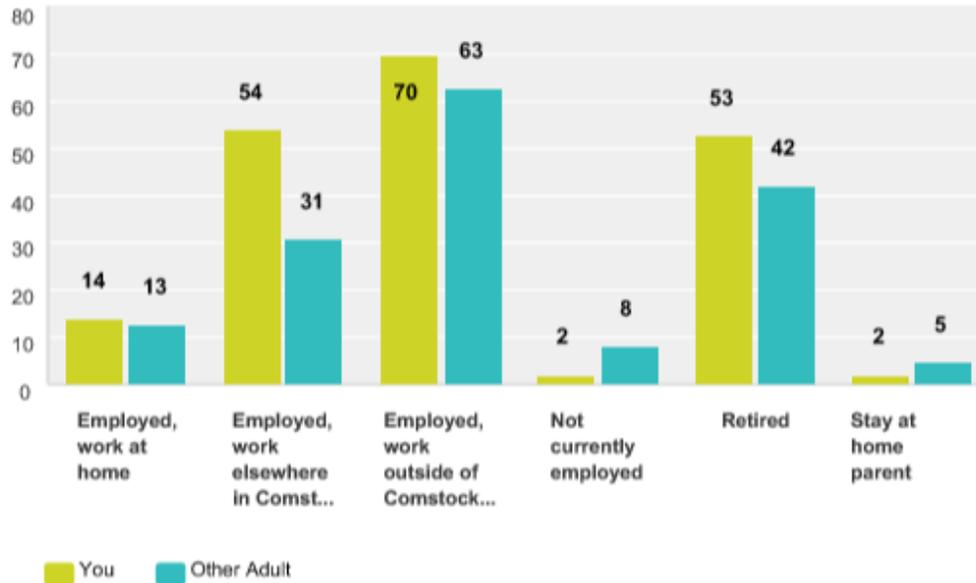
Answered: 188 Skipped: 14



Answer Choices	Responses	%
Yes	25	13%
No	163	87%
Total	188	100%

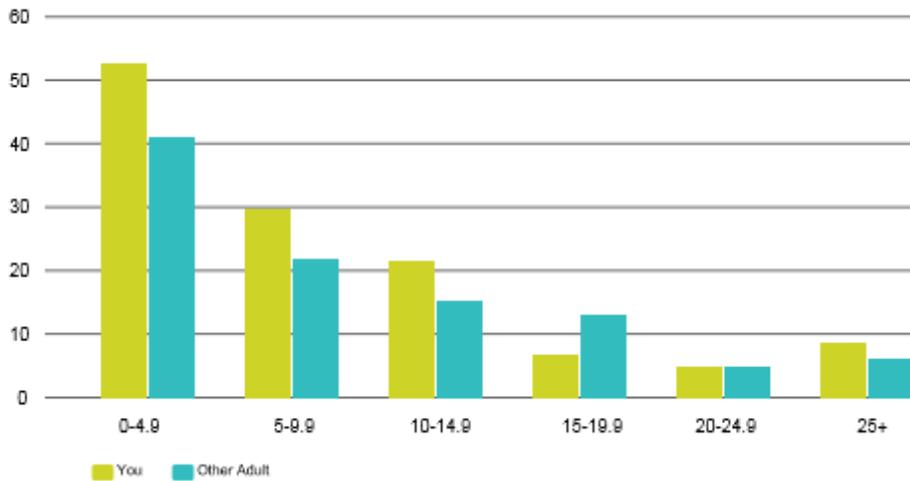
Q8 What is your employment status and that of other adult in the household?

Answered: 191 Skipped: 11



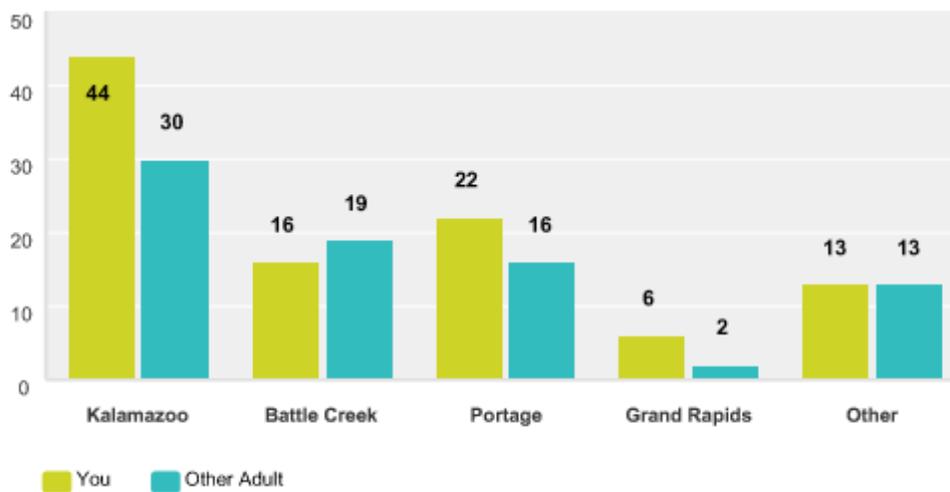
Q9 About how far do you and any other adult in the household travel one-way to work? (in miles)

Answered: 141 Skipped: 61



Q10 If you and/or any other adult in the household travel outside Comstock Township to work, in what general direction do you travel?

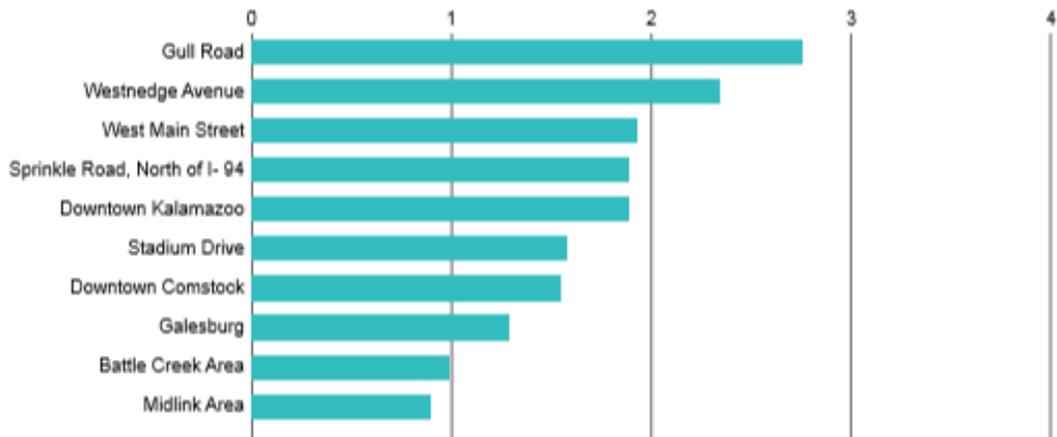
Answered: 118 Skipped: 84



Community Survey

Q11 How frequently do you or your family members shop or obtain services in the following area locations?

Answered: 190 Skipped: 12



	Frequently (weekly)	Occasionally (about once a month)	Rarely (a few times in a year)	Never	Total	Weighted Average
Gull Road	82.80% 154	12.90% 24	2.69% 5	1.61% 3	186	2.8
Westnedge Avenue	45.56% 82	46.67% 84	7.22% 13	0.56% 1	180	2.4
West Main Street	26.59% 46	44.51% 77	26.01% 45	2.89% 5	173	2.0
Sprinkle Road, North of I-94	35.03% 55	29.94% 47	26.11% 41	8.92% 14	157	1.9
Downtown Kalamazoo	26.90% 46	42.11% 72	25.15% 43	5.85% 10	171	1.9
Stadium Drive	12.43% 21	42.60% 72	38.46% 65	6.51% 11	169	1.6
Downtown Comstock	23.95% 40	24.55% 41	35.93% 60	15.57% 26	167	1.6
Galesburg	17.07% 28	23.17% 38	32.32% 53	27.44% 45	164	1.3
Battle Creek Area	7.19% 12	18.56% 31	41.32% 69	32.93% 55	167	1.0
Midlink Area	8.64% 14	14.81% 24	33.95% 55	42.59% 69	162	0.9

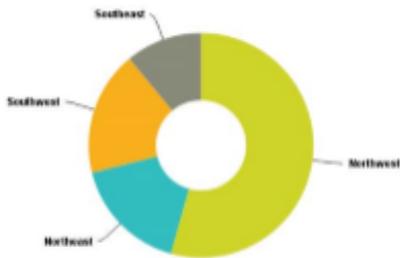
Others answers

- Richland
- Grand Rapids
- on-line
- Grand Rapids
- Portage
- Grand Rapids/East Lansing
- climax
- Grand Rapids
- Portage
- Grand Rapids/East Lansing
- what you need
- OSHÉTEMO
- What??? Dumb????Shop where for what you need

Community Survey

Q12 In which quadrant of Comstock Township is your residence located? (SEE MAP 1 BELOW)

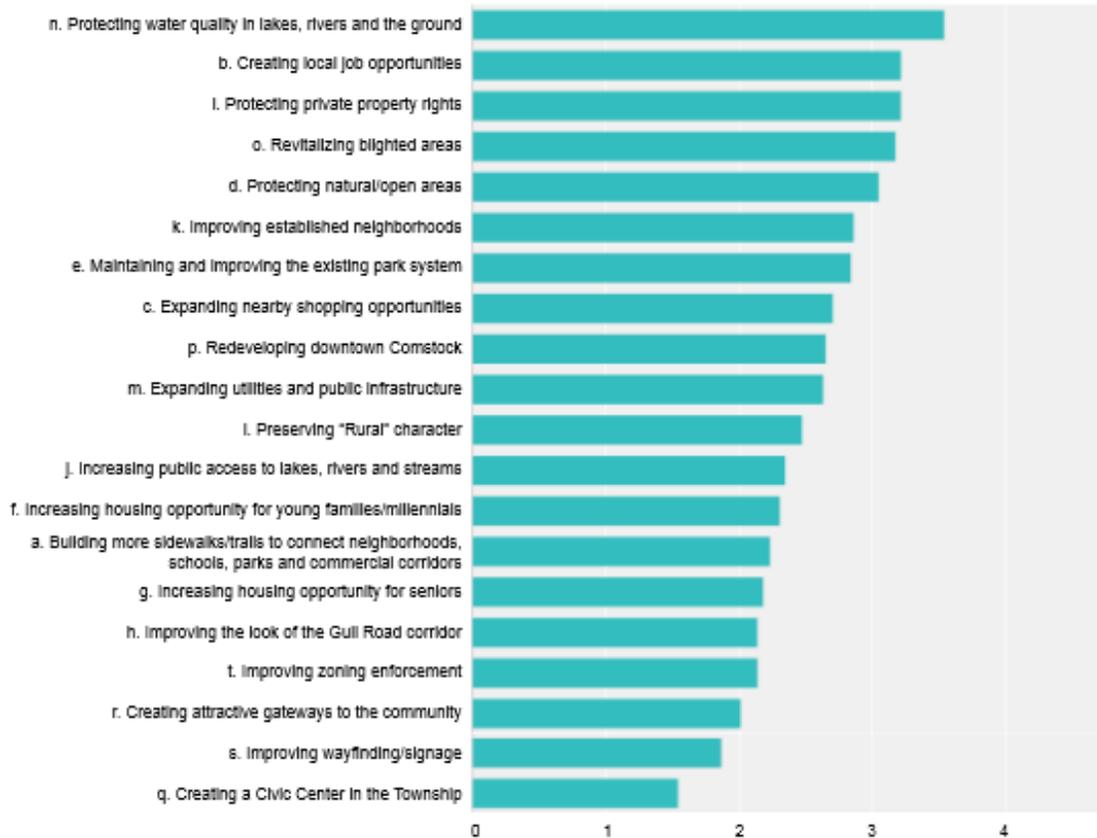
Answered: 171 Skipped: 31



Answer Choices	Responses	
Northwest	54.4%	93.0
Northeast	17.0%	29.0
Southwest	18.1%	31.0
Southeast	10.5%	18.0
Total	100.0%	171

Q13 In which quadrant of Comstock Township is your residence located? (SEE MAP 1 BELOW)

Answered: 184 Skipped: 18



Community Survey

	Very Im- portant		Somewhat Important		Not Im- portant	Total	Weighted Average
n. Protecting water quality in lakes, rivers and the ground	70.17%	17.13%	9.94%	1.66%	1.10%	181	3.5
b. Creating local job opportunities	57.22%	17.78%	17.22%	5.56%	2.22%	180	3.2
l. Protecting private property rights	52.81%	25.28%	14.04%	6.18%	1.69%	178	3.2
o. Revitalizing blighted areas	50.28%	25.97%	17.68%	2.21%	3.87%	181	3.2
d. Protecting natural/open areas	50.00%	17.03%	24.18%	5.49%	3.30%	182	3.1
k. Improving established neighborhoods	38.89%	26.11%	22.78%	6.67%	5.56%	180	2.9
e. Maintaining and improving the existing park system	37.50%	26.09%	25.00%	5.43%	5.98%	184	2.8
c. Expanding nearby shopping opportunities	38.33%	18.89%	27.78%	4.44%	10.56%	180	2.7
p. Redeveloping downtown Comstock	35.56%	22.22%	23.89%	8.33%	10.00%	180	2.7
m. Expanding utilities and public infrastructure	31.11%	24.44%	28.33%	8.33%	7.78%	180	2.6
i. Preserving "Rural" character	28.49%	24.02%	22.91%	15.08%	9.50%	179	2.5
j. Increasing public access to lakes, rivers and streams	23.76%	24.31%	24.31%	18.23%	9.39%	181	2.4
f. Increasing housing opportunity for young families/millennials	17.32%	29.05%	32.96%	8.38%	12.29%	179	2.3
a. Building more sidewalks/trails to connect neighborhoods, schools, parks and commercial corridors	28.89%	13.89%	27.78%	10.00%	19.44%	180	2.2
g. Increasing housing opportunity for seniors	15.17%	25.84%	32.58%	14.61%	11.80%	178	2.2
h. Improving the look of the Gull Road corridor	21.11%	22.78%	25.00%	11.67%	19.44%	180	2.1
t. Improving zoning enforcement	20.45%	21.02%	27.84%	13.64%	17.05%	176	2.1
r. Creating attractive gateways to the community	20.56%	15.56%	27.22%	17.78%	18.89%	180	2.0
s. Improving wayfinding/signage	12.22%	14.44%	37.22%	20.00%	16.11%	180	1.9
q. Creating a Civic Center in the Township	10.11%	12.92%	26.97%	20.79%	29.21%	178	1.5

Others (please specify)

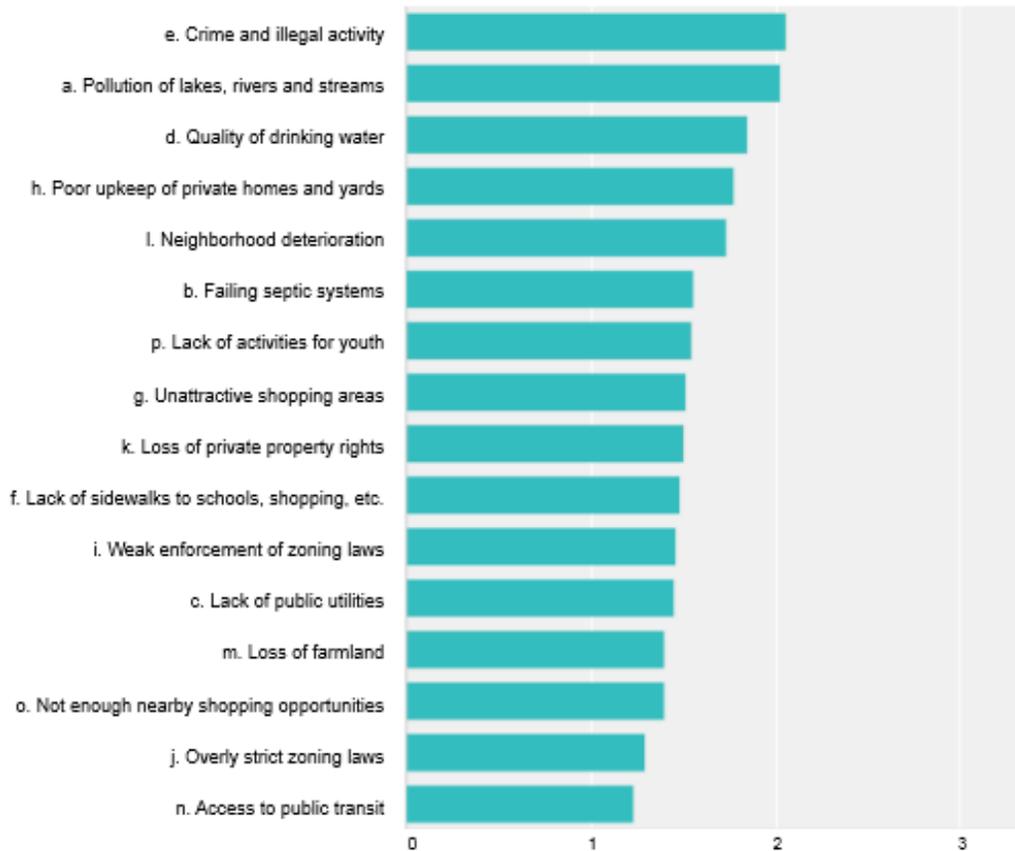
- too many rules about storage, burning on property....number of pets.
- Drive-in movie theatre
- remove silly, intrusive, unenforceable & outdated ordinances from the books!
- Need to implement a community recycling program or trash contract similar to what was done in Climax/Scotts to improve trash service rates and encourage recycling

Community Survey

- Deteriorating and abandoned properties are our most important issues!
- Smaller Twp. Authority
- Very Very Important - get rid of the Meth, increase patrols (Sheriff), keep Comstock "Country" and lose the "City" mindset
- Increased housing for disabled
- Public safety
- Higher end shopping and eateries. Remove vacant buildings. Better looking new buildings. Reduce speed on G Avenue
- Cracking down on drug problems in the community and housing
- Improving the school system rankings
- Better access side roads or lanes for new business devel. Gull Rd. a mess for that!
- minimize government except when infrining on others rights & liberties!!
- bring back recycling to the compactor as Gov Snyder wants more recycling done at all township levels
- Removing drugs from the area
- More sidewalks, don't do anything but build sidewalks because that is all you could manage anyway...
- clean up JUNK VEHICLES, CLUTTER around existing homes and properties to increase property values. inspect and fine when necessary...
- Zoning enforcement, haha, why start now? You are a day late and a dollar short! Remember when we had GM??? You chase business out of the community so fast it's sickly funny.

Q14 In the area where you live, how serious of a concern do you think the following topics are: (Refer to MAP 1 below)

Answered: 181 Skipped: 21



Community Survey

	Very Serious	Somewhat Serious	Not Serious	No Opinion	Total	Weighted Average
e. Crime and illegal activity	38.64% 68	31.25% 55	27.27% 48	2.84% 5	176	2.1
a. Pollution of lakes, rivers and streams	43.02% 77	20.67% 37	32.96% 59	3.35% 6	179	2.0
d. Quality of drinking water	35.96% 64	17.98% 32	41.01% 73	5.06% 9	178	1.9
h. Poor upkeep of private homes and yards	27.53% 49	27.53% 49	39.33% 70	5.62% 10	178	1.8
i. Neighborhood deterioration	25.84% 46	28.65% 51	38.20% 68	7.30% 13	178	1.7
b. Failing septic systems	25.14% 45	17.88% 32	44.69% 80	12.29% 22	179	1.6
p. Lack of activities for youth	21.91% 39	24.72% 44	38.76% 69	14.61% 26	178	1.5
g. Unattractive shopping areas	12.92% 23	33.71% 60	44.94% 80	8.43% 15	178	1.5
k. Loss of private property rights	23.46% 42	20.67% 37	38.55% 69	17.32% 31	179	1.5
f. Lack of sidewalks to schools, shopping, etc.	15.82% 28	24.29% 43	51.98% 92	7.91% 14	177	1.5
i. Weak enforcement of zoning laws	16.76% 30	24.58% 44	46.93% 84	11.73% 21	179	1.5
c. Lack of public utilities	19.77% 35	14.69% 26	55.93% 99	9.60% 17	177	1.5
m. Loss of farmland	16.20% 29	24.02% 43	43.58% 78	16.20% 29	179	1.4
o. Not enough nearby shopping opportunities	13.97% 25	21.79% 39	54.19% 97	10.06% 18	179	1.4
j. Overly strict zoning laws	13.48% 24	21.35% 38	46.07% 82	19.10% 34	178	1.3
n. Access to public transit	12.92% 23	17.98% 32	48.31% 86	20.79% 37	178	1.2

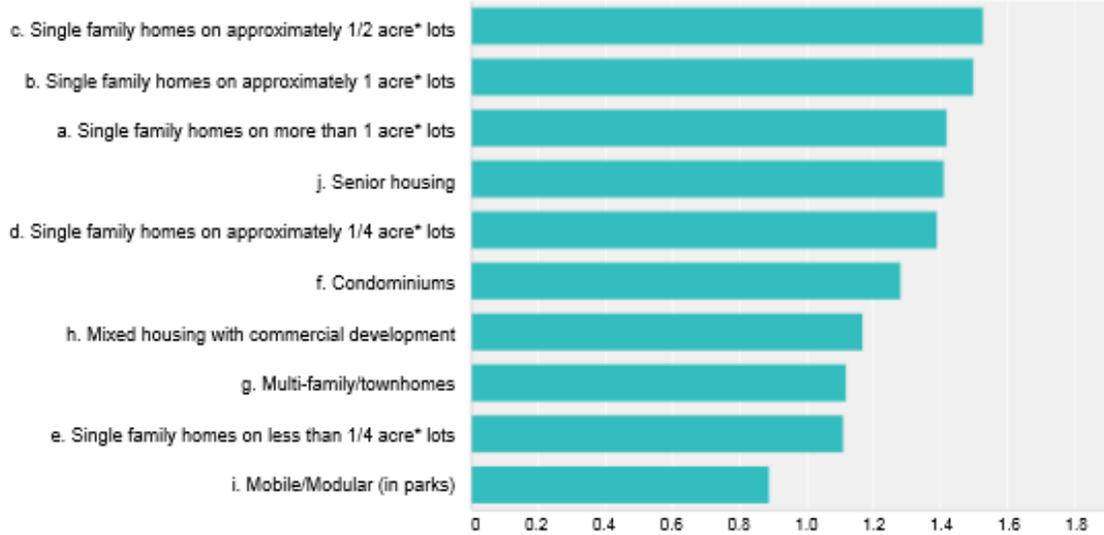
Others (please specify)

- Residents not adhering to building codes; putting up fence with no permit.
- Need Laundomat/and a Pub
- this survey is nearly impossible for me to answer. It assumes that I want city-type amenities, which I do not (at least in my area). I do like cities (such as Kalamazoo), but I choose to live in a rural area. Therefore, I do not expect "amenities" such as sidewalks, activities, public transit, etc. If I wanted those things, I would live in a town or neighborhood. I choose where I live in order to farm and be left alone.
- Waste of money by Twp. on frills
- Bus service on G Avenue
- over-assessed, very high taxes on property
- bring back full recycling to the compactoryear around
- keep transfer station open
- What retarded, are you kidding, this is ridiculous....
- Try something fresh, something like a business incubator, you are constantly behind the times and haven't had an original idea since the mid 80's. It's shameful the way you ignore opportunity.

Community Survey

Q15 In Comstock Township overall, should the following types of new housing be encouraged?

Answered: 175 Skipped: 27

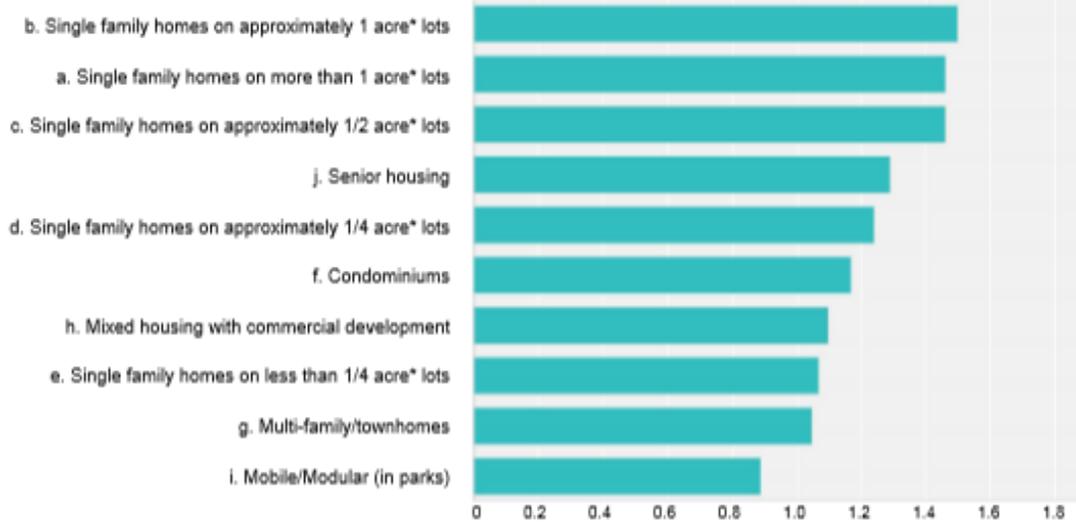


	Yes	No	No Opinion	Total	Weighted Average
c. Single family homes on approximately 1/2 acre* lots	67.82% 118	17.24% 30	14.94% 26	174	1.5
b. Single family homes on approximately 1 acre* lots	67.63% 117	15.03% 26	17.34% 30	173	1.5
a. Single family homes on more than 1 acre* lots	59.54% 103	23.12% 40	17.34% 30	173	1.4
j. Senior housing	55.81% 96	29.65% 51	14.53% 25	172	1.4
d. Single family homes on approximately 1/4 acre* lots	51.15% 89	36.21% 63	12.64% 22	174	1.4
f. Condominiums	50.00% 85	28.24% 48	21.76% 37	170	1.3
h. Mixed housing with commercial development	35.26% 61	46.82% 81	17.92% 31	173	1.2
g. Multi-family/townhomes	32.35% 55	47.65% 81	20.00% 34	170	1.1
e. Single family homes on less than 1/4 acre* lots	28.82% 49	52.94% 90	18.24% 31	170	1.1
i. Mobile/Modular (in parks)	2.31% 4	84.39% 146	13.29% 23	173	0.9

Community Survey

Q16 In the area where you live, should the following types of new housing be encouraged? (Refer to MAP 1 below)

Answered: 173 Skipped: 29

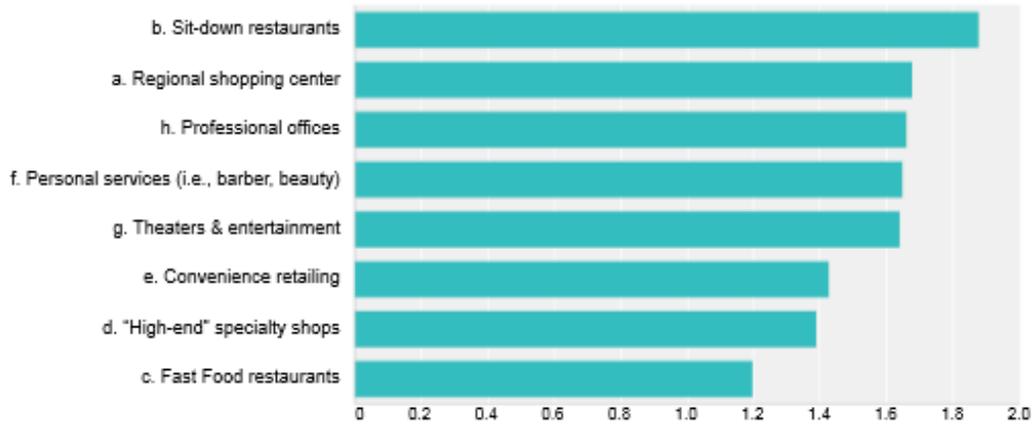


	Yes	No	No Opinion	Total	Weighted Average
b. Single family homes on approximately 1 acre* lots	62.72% 106	24.26% 41	13.02% 22	169	1.5
a. Single family homes on more than 1 acre* lots	59.17% 100	27.22% 46	13.61% 23	169	1.5
c. Single family homes on approximately 1/2 acre* lots	60.59% 103	24.71% 42	14.71% 25	170	1.5
j. Senior housing	44.31% 74	40.72% 68	14.97% 25	167	1.3
d. Single family homes on approximately 1/4 acre* lots	40.83% 69	42.60% 72	16.57% 28	169	1.2
f. Condominiums	35.50% 60	46.15% 78	18.34% 31	169	1.2
h. Mixed housing with commercial development	24.26% 41	61.54% 104	14.20% 24	169	1.1
e. Single family homes on less than 1/4 acre* lots	23.95% 40	59.28% 99	16.77% 28	167	1.1
g. Multi-family/townhomes	20.71% 35	63.31% 107	15.98% 27	169	1.1
i. Mobile/Modular (in parks)	1.19% 2	86.31% 145	12.50% 21	168	0.9

Community Survey

Q17 In Comstock Township overall, should the following types of commercial developments be encouraged?

Answered: 175 Skipped: 27

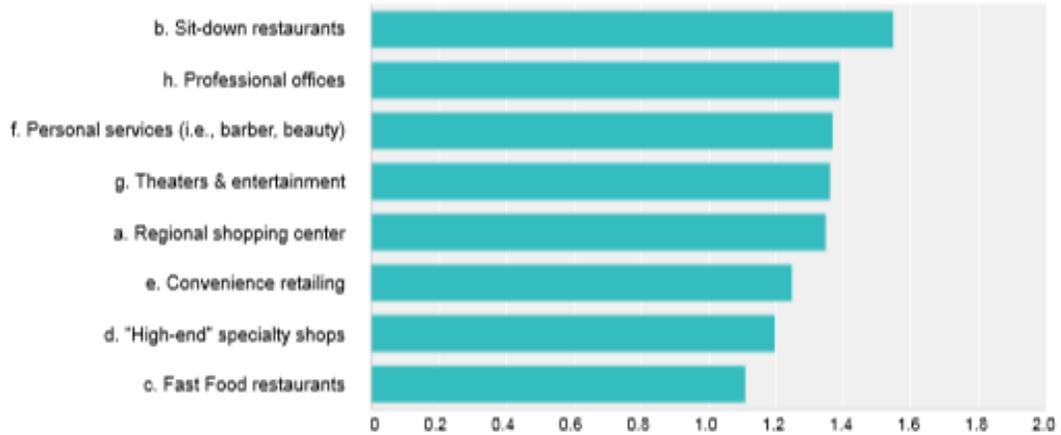


	Yes	No	No Opinion	Total	Weighted Average
b. Sit-down restaurants	90.12% 155	8.14% 14	1.74% 3	172	1.9
a. Regional shopping center	74.14% 129	20.11% 35	5.75% 10	174	1.7
h. Professional offices	75.72% 131	14.45% 25	9.83% 17	173	1.7
f. Personal services (i.e., barber, beauty)	75.44% 129	14.62% 25	9.94% 17	171	1.7
g. Theaters & entertainment	70.69% 123	22.41% 38	6.90% 12	174	1.6
e. Convenience retailing	54.07% 93	34.88% 60	11.05% 19	172	1.4
d. "High-end" specialty shops	51.45% 89	36.42% 63	12.14% 21	173	1.4
c. Fast Food restaurants	28.90% 50	62.43% 108	8.67% 15	173	1.2

Community Survey

Q18 In the area where you live, should the following types of commercial developments be encouraged? (Refer to MAP 1 below)

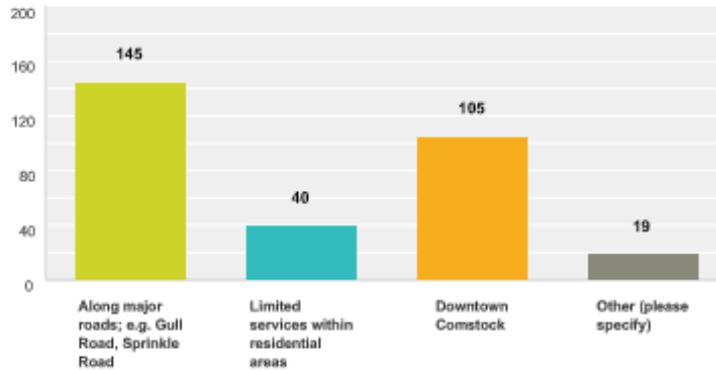
Answered: 174 Skipped: 28



	Yes	No	No Opinion	Total	Weighted Average
b. Sit-down restaurants	61.49% 107	32.18% 56	6.32% 11	174	1.6
h. Professional offices	50.00% 87	38.51% 67	11.49% 20	174	1.4
f. Personal services (i.e., barber, beauty)	49.43% 86	37.93% 66	12.64% 22	174	1.4
g. Theaters & entertainment	47.13% 82	41.38% 72	11.49% 20	174	1.4
a. Regional shopping center	45.93% 79	43.02% 74	11.05% 19	172	1.4
e. Convenience retailing	38.73% 67	47.98% 83	13.29% 23	173	1.3
d. "High-end" specialty shops	35.47% 61	48.84% 84	15.70% 27	172	1.2
c. Fast Food restaurants	22.99% 40	65.52% 114	11.49% 20	174	1.1

Q19 Where would you like to see additional commercial development? (please check all that apply)

Answered: 170 Skipped: 32

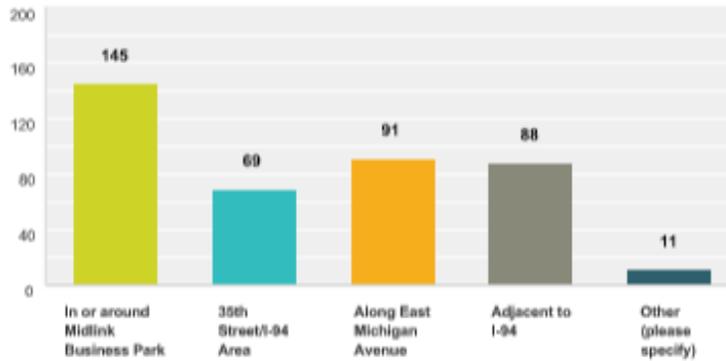


Others (please specify)

- Laundomat/Pub; Outdoor summer movies @ Ball Field
- Where is Downtown Comstock?
- Downtown Galesburg
- None
- Downtown Comstock is in a Residential area...if you want to build it up, move it. Leave Comstock "Country".
- 301 N 26th St.
- 301 N. 26th St.
- Very limited
- Comstock is over developed
- N 26th "301"
- bring back full recycling
- No more development
- put them next to the houses that are falling down, maybe that will cause them to totally collapse
- not in favor of additional commercial development
- old adult ed
- The old High School
- Any buisness is good.
- Existing, unused buildings...
- 301 n 26th st

Q20 Where would you like to see additional industrial development? (please check all that apply)

Answered: 165 Skipped: 37

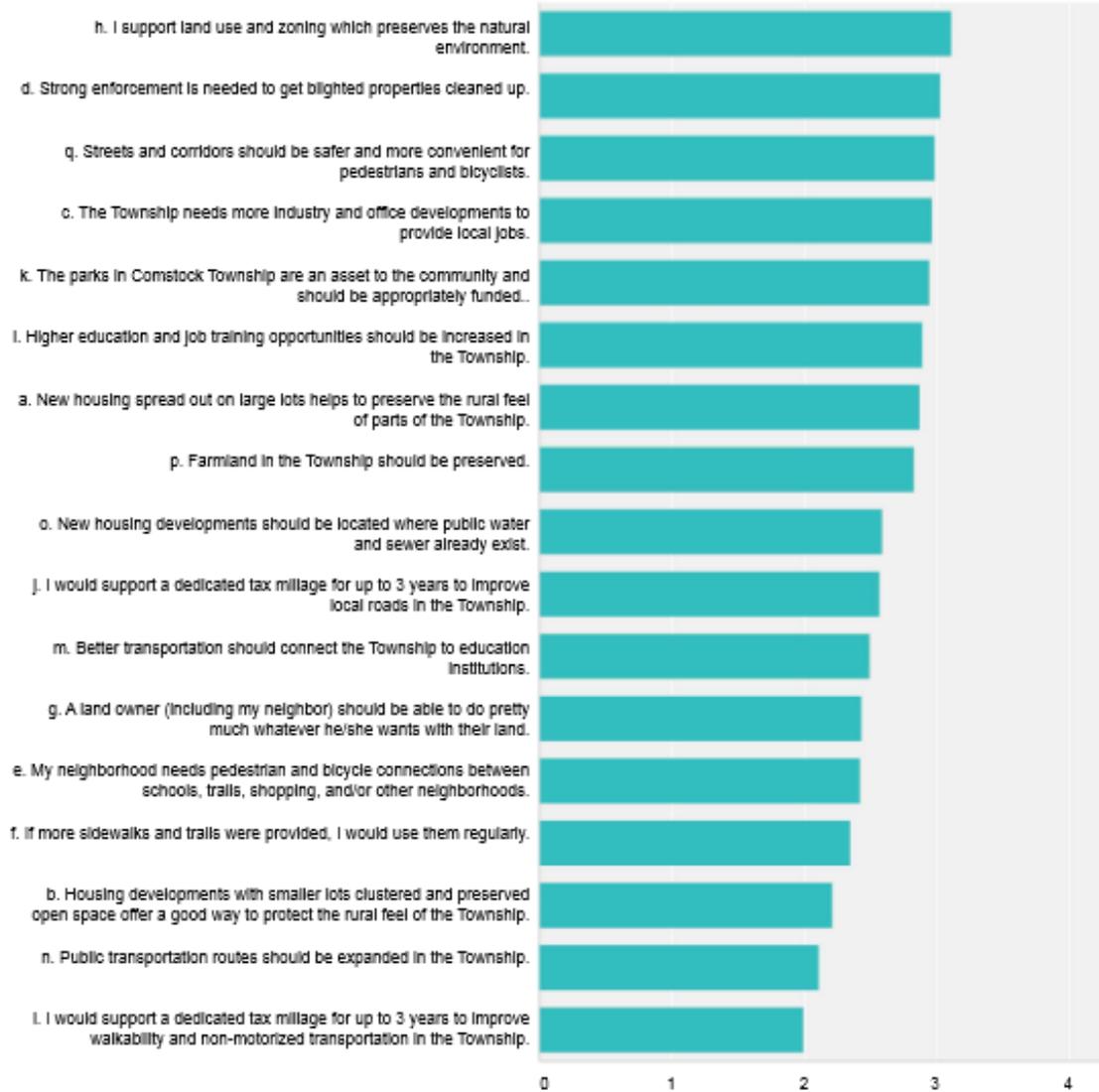


Others (please specify)

- Sprinkle Rd from Gull to Kilgore
- None
- Reuse, or limit
- promote "greenspace", eliminate buseball parks and make them regular parks with shade trees
- bring back full recycling at compactor
- Re use vacant/ abandoned
- I say next to the liquor stores, pawn shops or bail bonds locations....
- not in favor of additional industrial development
- hopefully we don't scare them away
- Existing building in downtown Comstock.
- business is what comstock needs

Q21 Please indicate whether you agree or disagree with the following statements.

Answered: 170 Skipped: 32



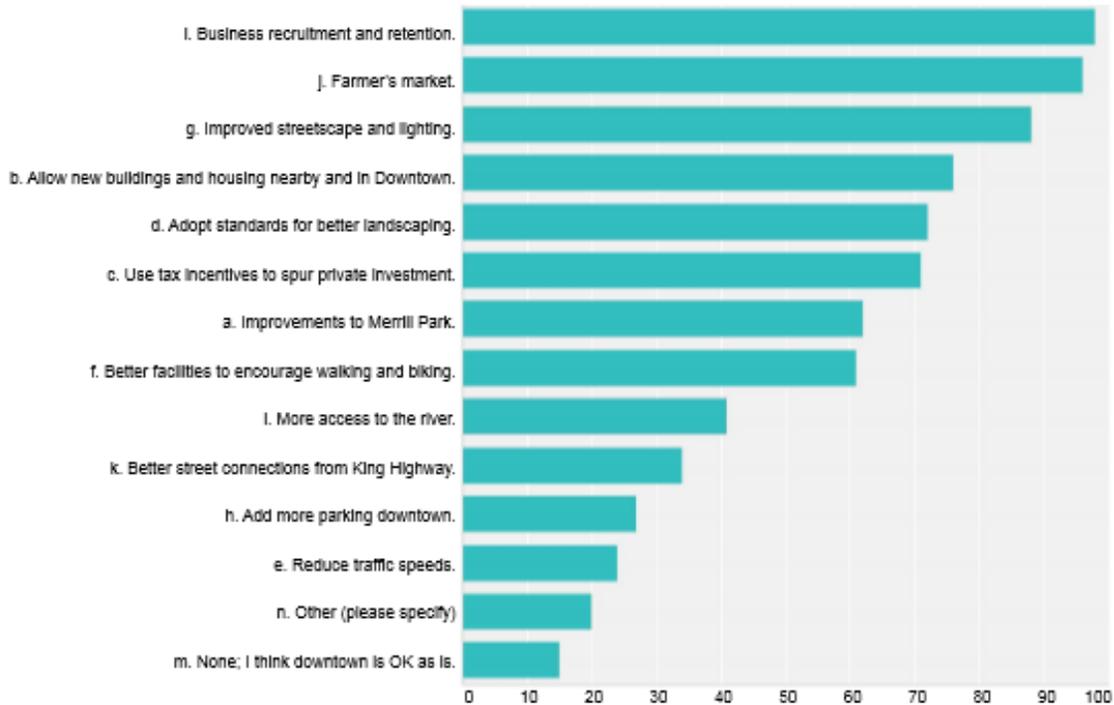
Community Survey

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know	Total	Weighted Average
h. I support land use and zoning which preserves the natural environment.	33.33% 56	55.36% 93	4.17% 7	2.98% 5	4.17% 7	168	3.1
d. Strong enforcement is needed to get blighted properties cleaned up.	42.51% 71	35.33% 59	9.58% 16	7.78% 13	4.79% 8	167	3.0
q. Streets and corridors should be safer and more convenient for pedestrians and bicyclists.	38.69% 65	39.88% 67	8.93% 15	6.55% 11	5.95% 10	168	3.0
c. The Township needs more industry and office developments to provide local jobs.	32.53% 54	46.99% 78	10.24% 17	4.82% 8	5.42% 9	166	3.0
k. The parks in Comstock Township are an asset to the community and should be appropriately funded.	33.93% 57	42.86% 72	10.12% 17	9.52% 16	3.57% 6	168	2.9
l. Higher education and job training opportunities should be increased in the Township.	29.34% 49	47.31% 79	12.57% 21	4.19% 7	6.59% 11	167	2.9
a. New housing spread out on large lots helps to preserve the rural feel of parts of the Township.	34.76% 57	42.07% 69	7.93% 13	5.49% 9	9.76% 16	164	2.9
p. Farmland in the Township should be preserved.	33.53% 56	38.32% 64	16.17% 27	1.80% 3	10.18% 17	167	2.8
o. New housing developments should be located where public water and sewer already exist.	23.49% 39	45.18% 75	12.05% 20	5.42% 9	13.86% 23	166	2.6
j. I would support a dedicated tax millage for up to 3 years to improve local roads in the Township.	27.54% 46	29.34% 49	22.16% 37	14.37% 24	6.59% 11	167	2.6
m. Better transportation should connect the Township to education institutions.	23.35% 39	37.13% 62	19.76% 33	5.39% 9	14.37% 24	167	2.5
g. A land owner (including my neighbor) should be able to do pretty much whatever he/she wants with their land.	16.77% 28	29.94% 50	35.33% 59	15.57% 26	2.40% 4	167	2.4
e. My neighborhood needs pedestrian and bicycle connections between schools, trails, shopping, and/or other neighborhoods.	21.56% 36	28.14% 47	25.75% 43	19.76% 33	4.79% 8	167	2.4
f. If more sidewalks and trails were provided, I would use them regularly.	20.83% 35	27.98% 47	23.21% 39	20.83% 35	7.14% 12	168	2.4
b. Housing developments with smaller lots clustered and preserved open space offer a good way to protect the rural feel of the Township.	5.49% 9	42.07% 69	28.66% 47	15.24% 25	8.54% 14	164	2.2
n. Public transportation routes should be expanded in the Township.	14.11% 23	33.13% 54	22.09% 36	11.04% 18	19.63% 32	163	2.1
i. I would support a dedicated tax millage for up to 3 years to improve walkability and non-motorized transportation in the Township.	14.46% 24	24.70% 41	16.27% 27	34.94% 58	9.64% 16	166	2.0

Community Survey

Q22 If Comstock Township were to focus on improving the downtown area (four corners area), what changes would you support? (please check all that apply)

Answered: 171 Skipped: 31

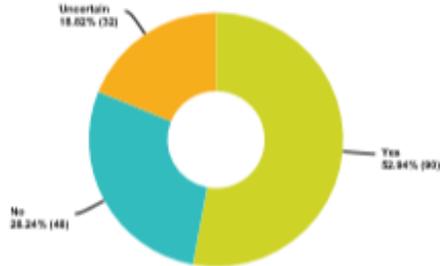


Others (please specify)

- it just needs to be improved, it looks dated and dumpy.
- we do not frequent downtown comstock
- Medium size lanudomat/Fib-It shop/Small Pub/Hometown Coffee Bar/Pizzeria in the "Riverview Cafe"
- Respect the riverfront with thoughtful development, make the river an asset
- Please keep Comstock's rural/country/farmland feel. I didn't buy my home in Kalamazoo for a reason.
- Improve downtown, there is nothing to do in Comstock but eat
- encourage what is already there
- Leave ball diamond at Merrill Park
- Tax free zone, the downtown
- as a service to the community bring back full recycling at thd compactor
- Pay people to pretend they like Comstock, drive through town waving and smiling
- The downtown is a disgrace. 90% of the area needs to be demolished.
- Has there been consideration and has someone looked into grants to support downtown businesses. Where people will come in and fix up the inside and outside of some of these old, miserable poor buildings? It looks as if we take no pride in our community. Downtown should reflect Comstock and our hometown public schools. If you go through small towns like Schoolcraft everything is purple and white. What do we take pride in?
- Improve Merrill Park for Youth Activities
- REDUCE BICYCLE TRAFIC
- cafes with outdoor seating, music in the park
- Business incubator in the old high school?
- Change the old High School into commercial development
- allow the rezoning of the old high school
- Wake up! Business incubator type project the spur on business! How can you watch every community around you do this and succeed and ignore it at the same time??? It's ponderous.

Q23 Are you in favor of the demolition of the former/abandoned high school building on North 26th Street?

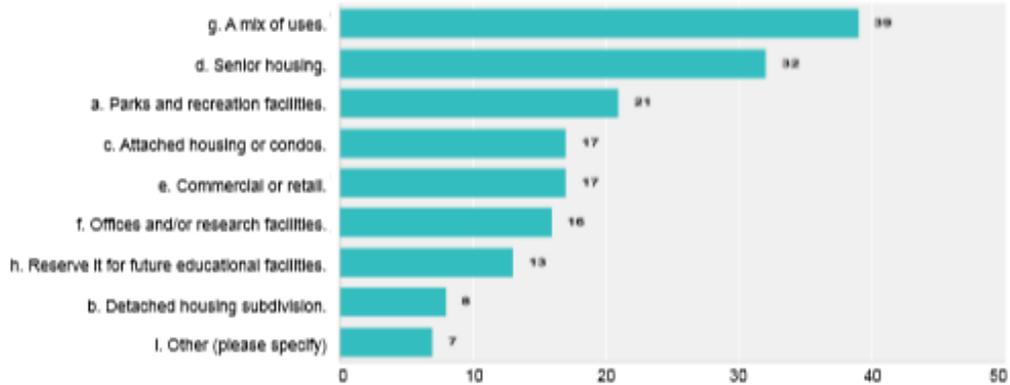
Answered: 170 Skipped: 32



Answer Choices	Responses	%
Yes	90	52.9%
No	48	28.2%
Uncertain	32	18.8%
Total	170	100.0%

Q24 If "yes" to Question 23, what uses and/or improvements do you prefer on that land? How should it be used? What would you envision?

Answered: 90 Skipped: 112

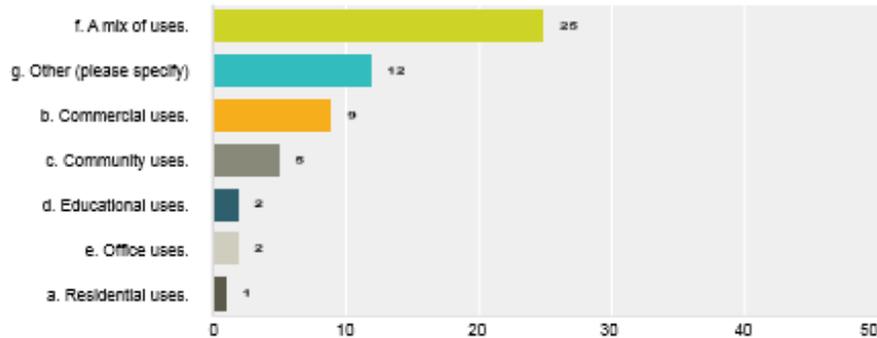


Others (please specify)

- recycling program brought back
- trees with no park
- grave yard oldest in the county
- possible site for Library and/or Twp. Offices
- the morons could have sold it, now they have to pay to tear it down, put them all in time out....
- Just get rid of it!!!! We do not need one more thing for seniors in this community who do not currently support kids that are currently in the school system. Now that their kids are done they want nothing for the youth. Do you meet regularly with Superintendent of the schools or athletic director?
- whatever is the highest and best use of the lands unique attributes

Q25 If "no" to Question 23, what other uses could be made of the existing building? How should it be used? What would you envision?

Answered: 56 Skipped: 146



Answer Choices	Responses	
f. A mix of uses.	44.6%	25
g. Other (please specify)	21.4%	12
b. Commercial uses.	16.1%	9
c. Community uses.	8.9%	5
d. Educational uses.	3.6%	2
e. Office uses.	3.6%	2
a. Residential uses.	1.8%	1
Total	100%	56

Others (please specify)

- I do not want the community to have to asorb the cost of demolition
- condition of building is pretty bad. no real uses.
- Sell it
- Repurposed it to create a space to fill a deficiency in the area. Get creative
- Reserve it for future educational facilities
- Tear down and leave it. It is unsightly!
- it needs to be demolished
- state penitentiary for Comstock high school drop outs
- Get rid of this building PLEASE, enough eye sore for our community
- IT SHOULD BE AUCTIONED TO HIGHEST BIDDER PUT MONEY INTO PARKS DEPT
- Whatever doesn't cost the community money. i.e. Matt
- Perfect spot for a business incubator... What else are you going to do with it?

Community Survey

Q26 What can we do to make Comstock Township more desirable for younger residents?

Answered: 88 Skipped: 114

#	Responses	Date
1	Make to area affordable (taxes, real estate, services, less regulation) will make this area - accessible to all working class america.	8/21/2015 3:20 PM
2	Keep it rural, focus on development and upkeep of trails, parks and nature areas.	8/21/2015 3:01 PM
3	Lower taxes improve school system that works with the community and does not act like a private entity. And has proven results of educating our community. Look at test scores very poor.	8/21/2015 2:52 PM
4	Improve sewer system More dining opportunities	8/21/2015 2:34 PM
5	Improve schools and school activities	8/18/2015 8:17 AM
6	Eiect qualified leaders and throw out the good ole corrupt leaders	8/17/2015 7:19 AM
7	Build a respectable reputation. Create employment opportunities. Clean up blight! Improve schools. Crack down on drugs and theft! Beauty downtown area. Business buildings along Kings Hwy need to be updated. Repair and maintain streets especially in rural areas.	8/16/2015 10:06 AM
8	We need to provide housing options they can afford. My oldest child is married and wants to live in Comstock but due to her family's income just above the poverty line they are at risk constantly of being evicted from the duplex they are in because they have to pick which bill not to pay every month and which one to pay. My 2 younger children are currently looking at apartment complexes in the Kalamazoo City boundaries because there is nothing in Comstock that they can afford even with roommates. The youngest just graduated from the high school and is working at the new Jimmy Johns on Gull. The middle one is now working at the new Menards and has been working at Little Cessers on Gull for 2 years. Both wanted to live near their work but can't find an apartment they can afford. All 3 of them are current students at KVCC and very much want to stay in the Comstock area but I am afraid in about 3 years they will be gone from Comstock and probably not come back except to see me on a visit.	8/15/2015 6:03 PM
9	More festivals, farmers market, music in the park, housing affordability, more appealing downtown.	8/11/2015 8:40 PM
10	At age 72, I really can not answer this question. However, possibly specific recreation games, and activities at Menil, and -----Park in the evenings to engage young adults and their children to participate. This is one way of getting young adults interested in Comstock.	8/11/2015 9:30 AM
11	Through use of old high school bldg, on --- @street-Activities in air, touring by volunteers (@Seniors & Co.,lids) for vocational uses, cooking co-ops for seniors with youth to learn recipes & methods for personal development - tutors and monitors for interactions with youth on bicycles-camping, odd jobs within community to help seniors and 4 or 5 little libraries.	8/10/2015 4:38 PM
12	Maintaining swings & slide, so they are in better shape, and safer.	8/7/2015 4:55 PM
13	Tear down the junk housing on feeder streets, especially Michigan Ave.	8/3/2015 9:33 AM
14	Improve comstock's main street appearance. Play up all the greenhouses that are in comstock. We need more side walks throughout the township. Bike paths would be great like the one along m-43. I drive sprinkle to and from work and I see more and more people walking along the road that needs to be addressed, they need a safe sidewalk/bike path. The amount of trash that accumulates on sprinkle is an eyesore, as a major road in the township it would be nice if it looked better. Working in portage you can really see the contrast in the road side appearances. I know all my ideas cost money but just like owning a home you have to spend money on upkeep and improvements, it pays off in the long run. We do not need any more credit unions on gull rd. Can not wait for Menards to open its a huge plus for us eastsiders. Hopefully that brings more retail to our area.	8/2/2015 6:06 PM
15	1.improve the educational preformance in our schools (I know this is not a township item but it would solve a multitude of issues) 2 Crime reduction	8/1/2015 7:10 PM
16	Young families want good schools and safe neighborhoods. Easy access to services like dentist, veterinarian, hair salon, gym, coffee shop etc. The area across from @speedway could use some renovation to attract retail/services businesses. The park near the river could use some renovation too to take advantage of the new bike trail. That would be a nice place to do a Farmers Market or live music/kids entertainments.	8/1/2015 5:16 PM
17	Promote Comstock and Galesburg-Augusta schools	7/29/2015 9:06 PM
18	clean it up better schools less poor quality housing more programs in our parks	7/29/2015 11:22 AM
19	The township is a real mix. A downtown that looks out dated and Gull Road doesn't offer much for young families either. @sprinkle Road is a raceway and the rest of the township is hous mixed with farmers trying to make a living. if we can offer a "safe" community with "good schools" to younger residents starting families we should build from there.	7/28/2015 8:55 PM
20	Make it more desirable for all ages. Focus on young residents in too narrow a view	7/28/2015 10:11 AM
21	Improve connectivity to downtown Kalamazoo and Universities Create affordable, mixed use housing options More cafe, coffee shop, casual dining options	7/27/2015 10:00 AM
22	-Enforcing zoning restrictions to renew blighted areas -removing blighted properties	7/22/2015 8:10 AM
23	Youth Centers - @sports - Music - Chorus - Dances	7/17/2015 3:18 PM
24	Create an attractive and safe place for them to congregate. For instance, after a sports game at the highschool the younger residents to congregate downtown Comstock rather than a Gull Road entity.	7/16/2015 12:08 PM

Community Survey

25	Why younger residents? Why not strive to keep the look/feel of Comstock the way it is? Folks bought here and live here for a reason. We don't want the "big city" look and feel with houses crammed together, sidewalks everywhere, massive rules on personal land/homes. This is "Country"; Farms, space, natural...why keep trying to change it? Appreciate what you have rather than waste money on "improvements" that are not wanted or needed.	7/15/2015 3:56 PM
26	Making it easier to access restaurants, parks, and recreation by non-motorized transport through better planning/zoning, encouraging local businesses and improving access through mixed use and complete streets	7/15/2015 12:49 PM
27	Make it a safer area to locate and raise families. Provide safe parks with riding and walking areas. Increase home values.	7/15/2015 11:53 AM
28	I think it needs to have more attractive stuff to do, such as restaurants, bookstores, shops and recreation, as well as more/better/more competitive apartment complexes.	7/15/2015 10:43 AM
29	Make sure parks and public spaces are kept clean and safe; promote bike-friendly facilities	7/15/2015 10:07 AM
30	Improve the schools by increasing tax revenue.	7/14/2015 1:29 PM
31	no idea	7/14/2015 10:30 AM
32	Put \$ into parks, trails and sidewalks. Connect into existing trails & schools & commercial	7/14/2015 9:52 AM
33	Add a health food store i.e. Earth Fare, Whole Foods etc. Bring back bennigans. Add a 7eleven. Bring in a local brewery. Create more bike trails. Bring in some businesses that will draw quality people. Enforce property maintenance laws. Eliminate any subsidized housing.	7/13/2015 11:55 PM
34	We need to clean up the downtown area from the drug related housing problems.	7/13/2015 9:59 AM
35	Improve the education in the Comstock Township. That will draw families with children and those with higher incomes and make the overall area more desirable to live in. Add more sidewalks connecting residential areas to public parks, and ensure that those public parks are maintained, cleaned and policed.	7/12/2015 4:58 PM
36	More retail, breweries, Farmers Market, condos, upscale places, events, festivals	7/12/2015 12:25 PM
37	Plenty of outdoor or outdoor educational activities and a stance on preserving the rural aspects of the township including farms, wetlands, and areas around the river.	7/11/2015 9:17 AM
38	Reduce government employees and use money to make a big park @ Merrill Park w/food restruarnt and small gift shop, other food vendors.	7/10/2015 4:27 PM
39	More job opportunities. No crazy roads like a roundabout.	7/10/2015 3:59 PM
40	Maybe stop stifling business every time one tries to enter Comstock.	7/10/2015 3:38 PM
41	Summer park programs at Merrill or Campbell Lake Park-e.g. bicycle safety day, walking safety (signalling with hands, walking on correct side of road) etc. Movie theatre, sidewalks/paths for safe travel to schools, library, parks from all parts of Comstock, not just downtown residents.	7/10/2015 3:29 PM
42	As young residents we would love to be able to bike/walk/run from our home to parks on H. Avenue; unfortunately, because of narrow or non-existent shoulders this is impossible.	7/10/2015 3:06 PM
43	Better schools, more businesses to draw people in.	7/10/2015 2:54 PM
44	Bring some decent businesses downtown.	7/10/2015 2:45 PM
45	More businesses on Gull Road other than fast food restaurants; more job opportunities; help for the school system.	7/10/2015 2:26 PM
46	Let Matt Norman take ownership of the old CPB Building	7/10/2015 2:17 PM
47	Young adults want to move to an area w/good school systems. The system is great in Comstock but is over shadowed by the old buildings and dirty downtown.	7/10/2015 2:07 PM
48	Skate park - Merrill Bleeding hill Basketball court upgrade relocate new library community center twp offices could stay pedestrian bridge connects across the river	7/10/2015 10:58 AM
49	Retail shopping / better paying jobs/ less fast food places/ affordable housing/ keep comstock dollars in comstock not out on westside/ not being afraid to pay a better wage to help keep people in the area/ republicans always want to cut everyone wage but their own different rules apply to them.	7/9/2015 3:31 PM
50	We really need to be focusing on the declining school numbers and our city an exciting place to live again. We are the greenhouse capital.. and we should capitalize on that!! Make anything we do exciting!! We should have signs about what we are known for all over the city!! We need city pride again!!! As my children are millennials, they want the authentic safe communities where they can walk, shop, and bike to great local restaurants, shopping centers and farmers market. As I drive into my current neighborhood. I realize that there aren't that many kids in the area now. No millage has passed sense my kids were in school and the schools look the same as they did 25 years ago. Its time to upgrade and make it an extension of downtown Kalamazoo. That would be a selling point. Get a tax break for the booming breweries or businesses. Get them to pick Comstock over the downtown area. We are so close to it we need to use that strength. People will drive the extra 2 miles!!	7/9/2015 1:56 PM
51	youth jobs.	7/9/2015 1:23 PM
52	Don't worry about making things more desirable, make sure the younger populations would appreciate the opportunity to own a home. Make sure they know what is involved in the upkeep of owning a home.	7/9/2015 12:48 PM
53	Drive out Allen Edwin builders and entice reputable builders to build more single family homes. Don't allow any apartment complexes or section 8 housing. Make Gull Lake schools more accessible to residents by asking them to expand their bus stops closer to 26th street.	7/9/2015 11:27 AM
54	Open spaces, less strict zoning. That is why I live here, and why some freinds have considered moving to comstock	7/9/2015 10:05 AM
55	Stop crime	7/9/2015 9:58 AM

Community Survey

56	Clean up some of the blighted areas in the township. Crack down on the drugs in the area. Make the parks more attractive. More shopping options along Gull Road and Sprinkle.	7/9/2015 9:56 AM
57	Improve school, develop a marketing plan	7/9/2015 8:59 AM
58	The KRVV connection and River Oaks updates are a great starting place. I think that cleaning up blighted properties is the next step that is needed. There is also a need to "update" the 35th street area and downtown Comstock. I think that while preserving the historic buildings there can still be some investments done that will bring the two areas into the 21st century.	7/9/2015 8:49 AM
59	Clean up the slum landlords and meth heads	7/9/2015 8:41 AM
60	More jobs to keep younger people here to live and stay in Michigan.	7/9/2015 8:26 AM
61	Shopping and entertainment opportunities. More jobs	7/9/2015 4:35 AM
62	Need to make younger residents proud of their community. A community project or carnival or market-type function...craft fair, farmers market, etc.	7/8/2015 11:39 PM
63	property tax incentives to buy property and hold on to it for 5 years	7/8/2015 9:49 PM
64	Meet and greet at the community center on a monthly basis.	7/8/2015 9:36 PM
65	clean up blighted areas. Plan some entertainment in Merrill Park. More access to the Kalamazoo River.	7/8/2015 9:30 PM
66	The schools have got to get better to attract younger families!	7/8/2015 8:42 PM
67	Clean up the neighborhood properties and police the meth/crime problems.	7/8/2015 8:11 PM
68	pay them to live there	7/8/2015 7:16 PM
69	Comstock is too trashy looking. Crime, drugs everywhere. We live 3-4 miles from downtown, but do travel through to work in Kzoo. Who would want to move into this Township after looking at Comstock downtown? No one. I really can't believe my taxes are this high living in the trash I drive by every day.	7/8/2015 6:38 PM
70	The school district is your biggest area of concern, poorly maintained, when driving by you see parking lots and sidewalks with weeds growing through the cracks, bushes and trees not maintained and the old school building on 26th street is an embarrassment to the community. The 26th street E. Michigan area is disgrace with the old IOOF building plastic holding it together. You expect homeowners to take pride in their property but we drive by and see this kind of crap for numerous years. Quit trying to put everything on the home owners and cleanup abandon businesses first, why should they be allowed leave their property in a mess but I can't park a trailer in my driveway. Example: the former Big Boy restaurant at Gull and Sprinkle has been abandon for years and this is at a major intersection in our community but until the past couple months it has been a discussing eyesore. Yet nothing was done by our Township to get it taken care of. Comstock has a lot to offer, the recently added walk and bike trails are awesome and some great parks.	7/8/2015 5:43 PM
71	I think younger residents are interested in a feeling of community. Comstock needs an engaging central location to pull people together, something like a town square where festivals, entertainment, and community events could take place along with opportunities for shopping and dining. With the nearby parks, maybe the old school building on 26th St could become that kind of location.	7/8/2015 5:35 PM
72	Encourage the residents who have been here forever to show some support. Restore the faith in our community. It has been brought to the attention of the community that seniors are the reason we can't pass a school mileage. Why would young people want to come here????	7/8/2015 5:19 PM
73	Better marketing of the township and make the school system more appealing to families to move to Comstock.	7/8/2015 5:03 PM
74	Offer curbside recycling. Improve perception of Comstock Schools. The low test scores scare away ANY young, new family with kids.	7/8/2015 4:27 PM
75	Improve our education image.	7/7/2015 11:04 AM
76	Structured activities to improve safety and security of downtown area. Diversionsary Activities. Expand relationship with community center. Promote little league at Merrill Park	7/8/2015 9:21 PM
77	The park in the downtown area could stand to be updated. Lots of kids use it as is though.	7/4/2015 9:21 AM
78	Not sure	7/3/2015 1:30 PM
79	CLEANUP RUN DOWN NEIBOR HOODS SURVEY REAL ESTATE AGENTS REGARDING WHAT PEOPLE WANT, WHY PEOPLE ARE LEAVING	7/2/2015 7:45 PM
80	brewpubs	7/2/2015 7:33 PM
81	Affordable housing and job opportunities	7/2/2015 7:24 PM
82	My initial response is a question back: Why do we need to make Comstock Township more desirable for younger residents? Improve quality of schools. I had 4 kids attend Comstock Schools from elementary through high school. Each year I saw a decline in quality of services provided. The number one thing young families are looking for is good schools. Farmer's markets, produce, alternative food sources are all important to younger people.	7/2/2015 6:22 PM
83	clean up the junk.. cars, campers,old types of abandoned equipment. METH HOUSES...	7/2/2015 2:37 PM
84	Add sports and entertainment for youth	7/2/2015 11:43 AM
85	Encourage the school board to transfer the old high school to Matt Norman. I would not have taken your survey if he hadn't asked me too. Good marketing technique, genius really just don't let him know he's doing you a favor.	6/30/2015 12:09 AM
86	Allow new business that is attractive to young people. Restaurants that are inviting to young people. Clean up negative the image that previous administrations have left on Comstock.	6/28/2015 1:11 PM
87	Business incubator that rewards innovation and fresh ideas, just like every community around us. Are you guys blind to the future???	6/25/2015 2:07 PM
88	Allow new business to enter Comstock. encourage said business, work with them to make zoning work. stop hindering growth because of some outdated ideas of a close minded few.	6/25/2015 12:14 PM

Community Survey

Q27 Please use the following space to write down any additional ideas or opinions that you may have.

Answered: 66 Skipped: 136

#	Responses	Date
1	Get a new supervisor!	8/21/2015 3:46 PM
2	Above You need a variety of people (young, old, wealthy, poor, to make your area prosper.	8/21/2015 3:20 PM
3	1. Comstock schools is the biggest reason why people do not want to relocate to Comstock 2. The downtown area needs to have new buildings with curb appeal, old fashioned tourist quality. 3. Movie night at Merrill Park 4. Founders Day cook out 5. Farmers market at Merrill Park 6. Car shows 7. Look to Vicksburg, they have really done a great job getting their community & other communities to participate in their events. 8. Look to Schoolcraft on their 4th of July parade, there are additional events going on all over town and it makes for a wonderful celebration day. 9. Hire a community events planner or co-ordinator to get things moving. 10. Swimming lessons at Rober Morris Park. We need to bring the activities and events back there. 11. If there is any building that is historic, focus on historic. Years ago there was a log cabin in the Twp. and it was moved to the Kai. Public Library Museum. When the new museum downtown was built, they did not include that log cabin. I think it's part of one of the early residents of Comstock. Maybe we need that back as an historical landmark/tourist attraction/founders day landmark.	8/21/2015 2:52 PM
4	The Township should be sure there is no discriminat In for any reason in its ordinance!	8/21/2015 2:23 PM
5	Need some good siz Industry to help pay for Improvements and increase tax base	8/18/2015 8:17 AM
6	We also need to attract more businesses into the area to provide more than just minimum wage level earnings. It is nice that Comstock looks like a middle income area but it will not stay that way if we don't get some middle income level jobs that our young people who are going to KVCC and WMU and other colleges can't come back to an be hired at the lower middle income level to reward their hard work of getting a college degree or technical training. We moved into the Comstock area as GM was pulling out in 1995 and did so because it was a great area to live with schools that were great. But now we have school buildings that are from the 1950's, look run down and are not attractive, areas of town also have the same run down appearance. If I were looking to move here now it would not be as high on the list as it was in 1995. I grew up in the City of Pontiac and watched my home town decline from a vibrate active town to a town that has so many abandoned homes, business, and other buildings and I don't want to see that happen to Comstock. The reason for the decline in Pontiac was dependence on one company, GM, to keep it essentially funded. When GM pulled out so did all the good paying jobs and the City of Pontiac died.	8/15/2015 6:03 PM
7	1) Adopt a noise ordinance that would eliminate ice cream vendors the right to drive through our neighborhoods and blast their music at us which takes away our right to have a somewhat quiet environment. 2) Adopt a noise ordinance that would fine dog owners who allow their dogs to bark continuously.	8/12/2015 7:39 AM
8	I think Ann Nuelinhuus, our township supervisor, is doing a great job of improving long neglected issues and zoning ordinances and bringing a lot of new ideas to update and make positive changes in our community!	8/11/2015 8:40 PM
9	Continuing question No. 26 - I believe promoting the Comstock Public School District, as a great place to educate your children, may encourage young residents to move into Comstock Twp. Granted, we do not have the "Kalamazoo Promise", but maybe open space, a summer recreation program in the evenings, and a good school system might encourage younger residents to move to Comstock Twp. Ms. Mary Gusters Director of the Comstock Community Center should be consulted for her suggestions. I would recommend the bldg. at the corner of River St. & King Highway owners be contacted and encourage to demolished and new ground level bldgs. be built there. I sincerely thank the Charter Twp. of Comstock Planning Commission for the creation of this comprehensive planning survey.	8/11/2015 9:30 AM
10	the rules regarding how I use my property are too strict. bonfires are ok. a few pets are ok. reasonable rules.... should be able to get a burn permit. should be able to store a boat or trailer on my property.	8/10/2015 10:25 PM
11	Comstock may be small in stature but has an excellent opportunity to open community center style board mtgs. to establish after school activities for Sept. to May seasonal use, senior connections to youth for mutual interest & side job help. (snow shoveling-lawn mowing & raking) garage cleaning-car washing-crafting-arts etc. By using existing bld. Many volunteers & businesses, contractors, and seniors can share ideas and discuss mutually shared needs and contributions to the community as a whole - and perhaps have a yearly end of summer carnival/street fair with vendors, ---, films, rides, foods, fun market, farmers gleanings for community greet & meet buffets, bike rodeo, ball games, outdoor play in bandshell, small concert entertainment, ice cream social, walkathon-pledge fund raisers, bedding plants-small entryways for bedding plant companies, planning throughout Comstock area (unique opportunity to show their stock. A small downtown soft-serve ice-cream stand, coney dog vendor w/chips & soft-drinks. Comstock could easily be the most friendly flower city in southwest Michigan.	8/10/2015 4:38 PM
12	See another restaurant opened and occupants of empty buildings. More officers for night patrol around the greenhouse and darker lots.	8/7/2015 4:55 PM
13	Funds spent on enforcement work far better spent elsewhere. Eliminate enforcement officers.	8/7/2015 2:11 PM
14	Please do not allow any expansion at the 35th St. 1-94 Intersection. The area does not need any more hotels or truck stops. Commercial development at the top of the Hill will destroy the gateway to the rural area. The traffic situation is very dangerous in the morning and evening and especially during inclement weather. There were enough laws and ordinances disregarded with the current housing development and the result was substandard housing and lost promises.	7/29/2015 9:06 PM
15	We need a special millage for a few years to clean up Comstock Dead trees along our streets are dangerous and make us look bad We need a group of concerned citizens to lead the community when consensus is needed I support Supervisor Niewenhuus in her efforts to clean up Comstock Meth is a big problem in our township	7/29/2015 11:22 AM

Community Survey

16	Some businesses in downtown Comstock need to "somehow" be persuaded to spruce up or improve the exterior of their buildings and property. We don't need the eyesores.	7/28/2015 12:37 PM
17	Lower taxes, less government, make township attracted to businesses with lower taxes & no government interference.	7/28/2015 12:05 PM
18	After school/summer youth programming encouraged at Comstock Comm. Ctr. or public schools that is idle & empty - most summer afternoons, yearly, early evenings.	7/28/2015 10:11 AM
19	Activity! Maybe a canoe/kayak launch in conjunction with the KRV/T. Library "outside" (the trail goes right in front of the library), kids programming in the summer in the parks, (maybe in partnership with the CCC or the schools), Centerpiece event, maybe celebrating the flower growing history/story here (Holland Tulip Festival?) appropriate access to Gull Road shopping strip, difficult to get on and off the road, too many 'driveways', Meijer parking lot used as a street is not a safe option.	7/27/2015 10:00 AM
20	The township is not in need of any more parks. They so a lousy job as it is maintaining what they have. Give the graffiti covered school to the kids.	7/16/2015 1:29 PM
21	I'd like to see more Sheriff patrols at night on township streets. I don't want sidewalks or bike paths in residential areas I don't want more businesses in residential areas I'd like officials to be more dedicated about getting rid of the crime (Meth labs), run down Motels and flop houses. I don't want "Hud" houses for sale in my area I'd like to see a stop light at the point of E. Michigan Ave & King Highway. I'd like to see more enforcement of speed limits. I'd like to see the enforcement officer treat everyone equally rather than pick on some and ignore others.	7/15/2015 3:56 PM
22	Quicker response times by safety officers. Comstock has a reputation (whether valid or not) as a high illegal drug area. I have had children at the park and had to leave due to the behavior and activities of others.	7/15/2015 11:53 AM
23	I think we need to actively recruit businesses and make it easier for them to invest themselves here (signage, etc.). This would spur economic activity, job growth, etc. if we could recruit some 'high end' offices--research, etc.-- this would diversify the clientele also. Finally, we must change the dynamic of downtown Comstock--make it more attractive place to come and stay. We need to partner with civic organizations, churches, etc., to change the mindset of residents--Comstock is a 'Community With Opportunity'--we need to live that out and relentlessly help lift people out of negativity/victimization and 'lack'.	7/15/2015 10:43 AM
24	Thanks for the chance to provide input!	7/15/2015 10:07 AM
25	Recycling needs to return to compacter Merrill park needs to be more friendly for all ages - active for youth, passive for others Eliminate the ball field & get playground areas & BB areas away from the river Grow native plants along river side at Merrill Park.	7/14/2015 9:52 AM
26	Good Morning: I have very strong opinions on this issue. I am a retired teacher and a widow. I will list my concerns as I think of them and in no order and make it as short as possible. The water quality is terrible. There is no bus service on G Avenue to quality shopping in other areas of Kalamazoo. The speed limit on G Avenue needs to be reduced! The so called bike lane on G Avenue is not safe! The traffic light at the corner of G and Gull Road is way to short coming off of G. The speed limit on Gull is too high for the number of people that live out here now. The quality of shopping on Gull is terrible, as well as, good eateries as in downtown Kalamazoo. NO ONE has newspapers for Chicago and New York so you have to drive downtown or have them delivered at a high expense. Is Menards EVER going to open. Is Big Boys EVER going to be torn down. There is trash along the roadside of Gull Road, G Avenue and Sprinkle that has been there for years! You know, I think to myself, how long is Gull Road going to be a place to be proud of and have quality and nice looking places... it's pitiful and shameful - and the speed limits are dangerous! Thank you for your time and consideration. I'll be looking forward to hearing from you soon. Christine Holt 4737 Highwood Circle Please email me at hotca2003@yahoo.com as soon as possible Respectfully	7/13/2015 10:39 AM
27	I live in a neighborhood off 26th Street by Meijer. For the first time, our roads were graveled over last year without being tarred over after the gravel. This has been awful for our neighborhood. The dogs cannot walk on the streets anymore as it hurts their paws. The gravel gets into everyone's shoes and bike tires and it gets tracked in the house. It has ruined our carpet. I think as a community we should be able to vote about these types of issues. I would like to see the roads tarred on top of the stone pebbles to resolve the issue.	7/13/2015 9:59 AM
28	we need to research bringing in more money resources. Tax dollars. Business investors. Our income base to draw upon is too low.	7/12/2015 12:25 PM
29	House mortgage \$80,000 twp. assessed at \$100,000, neighbors house value down \$100,000 to lower their taxes and uped mine. Their house worth about 300K, mine \$50K 0 corrupt taxing and assessment and government - viscous government a big waste of taxpayers monies. Nothing for the people but stress and poverty - a reduce government Insurances, medical, dental benefits go to 15-20 hrs wk - vs. full-time for year round entertainment with water park - Comstock is extremely boring unless you love Beis Beer.	7/10/2015 4:27 PM
30	Bring back the recycling. Gull proposing millages & taxes - too many this year and they are incrementaly building. And, what in Twp. is now over funded?	7/10/2015 4:12 PM
31	I think the round-a-bout is mis-placed and may result in lose of jobs in the area. It ---- and was wrong for MDOT to force it on Comstock. Don't try and re-invent the ----, go-easy and think about improvements.	7/10/2015 3:59 PM
32	I would like to see more foresight and long-range vision in the development of Gull Rd. businesses. Saying "yes" to every bank, credit union and tire store/autoparts severely limits residents' choices for shopping & eating in the area. Each time ground is broken on Gull Rd., it seems another financial institution is going up. I hope the Twp. planners will have some restraint and not approve any business that proposes to build or open there. A glut of sameness is not good for the area. Better to wait for the right kind of variety to come to Comstock than to say "yes" to all comers. Maybe good for tax base but had for the Twp. in long range.	7/10/2015 3:29 PM
33	I would love to see more investment downtown. I would rather shop from small local businesses (why I shop downtown Kzoo) than big box stores. I wish that there was more community engagement. I would rather go to a local bar/restaurant see neighbors/hangout than head to Kalamazoo Friday/Saturday nights. I would also be willing to serve on a board/commission regarding redevelopment and improvements; Heather Ricketts (517) 927-5179 heather.ricketts@gmail.com	7/10/2015 3:06 PM
34	Matt Norman would be a good person to revitalize the old Comstock School Bldg. Creating new jobs, tax revenue and create local shopping.	7/10/2015 2:17 PM

Community Survey

35	See lengthy response on survey	7/10/2015 10:58 AM
36	I think it would be nice to have a full recycling service back in the area rather than drive 5 miles to recycle. Its pretty bad when you turn yourself in to osha/mi osha cause you don't want to repair or update .	7/9/2015 3:31 PM
37	As a my children are former graduates of Comstock my heart is deeply concerned and saddened to see the decline of the school district. They used to be proud to say where they attended school and now we have to prefect why they attended there. They had a great education and had an amazing safe town we live in. Our student numbers is lower and we are having people pick Kalamazoo Promise and Gull Lake over a declining and falling school. But the downtown area was never a hotspot for me. I stayed clear of that and focused more on the Gull Road area. It would be nice to want to eat downtown, and shop and support local businesses. There arent many so I wouldnt prefer it.	7/9/2015 1:56 PM
38	Stronger enforcement of ordinances would only hurt the poor. And this is a poor community in and around downtown. Township should help home owners via block grants etc. with repairs and/or blight issues. Offer curbside pick-ups quarterly,	7/9/2015 1:55 PM
39	Make all homes follow the same guidelines. No special favors to anyone no matter who they are.	7/9/2015 12:48 PM
40	Dissolve Comstock Public Schools and roll everything north of Comstock High School into Gull Lake. Roll everything south into Galesburg and everything west of 26th street into to KPS. We intend on sending our child to Gull Lake and a bus stop closer to our house would be great. Gull Lake schools will attract young professionals and people with children. North Comstock is a very nice area, excluding the section 8 housing behind Meijers. We love our neighborhood and our neighbors are fantastic but everything south of the high school is a meth infested dump. Also, you should increase the police presence at the Speedway on River. It's junkie central and a good place to crack down on crime.	7/9/2015 11:27 AM
41	Kalamazoo county is being developed rapidly. The open spaces near and around the kalamazoo river are shrinking, as well as upland hardwood forests. Comstock is known downtown for hosting many nature preserves and ther outdoor options. It would behoove the township to become reputable for its natural landscape and any efforts made to defend them as well and increase them. As far as long term planning goes, plan for more- not less!	7/9/2015 10:05 AM
42	For the amount of money that the township pays the sheriff department,we need to see patrol cars in the plats more than once a year.	7/9/2015 9:58 AM
43	Having dedicated bike and walking paths on some of the busier streets would be nice. Tear down any abandoned or blighted building to make room for something that would benefit the community. Having more mid to upscale neighborhoods would make the area more attractive to people looking to move to the Kalamazoo area and bring more money into the community.	7/9/2015 9:56 AM
44	Encourage a business or at least make someone clean the graffiti off of the abandoned gas station at 35th street and 96. That is a high traffic area and one of the first things that people see when entering the township via I-94 is a large "sumthin' dirty" tag on the gas station with marijuana leaves. That should have been painted over years ago. I'm sure that there is a zoning law somewhere that would force the property owner to remove or paint over that. The township should "encourage" the property owner to either maintain the building or allow another investor to manage the property and open a business. Demolish blighted properties in the downtown Comstock area. (26th street & E Michigan and the 6000 block downtown)	7/9/2015 8:49 AM
45	Please stop trying to make the tap a HOA,like the vinyl subdivisions.	7/9/2015 8:41 AM
46	Keep the transfer station open year round to recycle paper and plastic stuff.	7/9/2015 8:26 AM
47	pay me to stay, I have never seen people move to an area and move out as fast as they do in Comstock, they must set state records	7/8/2015 7:16 PM
48	demolish and rebuild downtown. Would be nice to improve, or build new schools K-12. That's a whole different issue. To whomever is responsible for this survey, I would like to thank you. This is the first time, after living in Comstock for 17 years, I have seen any interest of the opinions of the hard working residents of our community.	7/8/2015 6:38 PM
49	Form some community committees to examine our township needs and desires, don't just depend on the township board members, if the citizens care they will show up and be apart of it.	7/8/2015 5:43 PM
50	Who is going to take care of the residents that live in Pavilion trailer park when Pavilion Township stops sending out the metro transit. Those young people ultimately end up in our community? What are we doing as a township to help solve this problem because it will have a trickle down effect of those families can't get transportation to dr's appointments, jobs, counselling etc... How will we they break the cycle of poverty? You are fooling yourself if you do not think those kids do not eventually become Comstock Township residents or problems.	7/8/2015 5:19 PM
51	Even though we live in Richland township, we chose to keep our kids in CPS because we feel the school system has great potential for them to learn with the high quality staff and programs they provide.	7/8/2015 5:03 PM
52	I think the township should spend more time educating its residents. Code enforcement should spend its time explaining why compliance is in everyones best interest and assist property owners in complying with requirements. And use more common sense in interpretation of standards. I wonder if there are leadership issues. Seems to be a lot of employee turnover. Start independent exit interviews to identify small problems before they become large. Ombudsman program for employees and citizens?	7/5/2015 9:21 PM

Community Survey

53	I live in the "downtown" residential area. I would be VERY upset if my front yard was destroyed to make the road larger or put in sidewalks. The sidewalks would no doubt wind up with children playing on them even closer to my home than they already do, in the street. I would move sooner rather than later to get away from that kind of environment. In my opinion the children belong in their own yard, or at the park, not in the street. I would also prefer to not have homes in residential neighborhoods turned into businesses. The land behind me is all forest leading up to the river. I would also feel disgruntled if that land was appropriated from it's owner and turned into more housing or business property. The property we chose was greatly influenced by it's rural feel, if that were to go away, I simply wouldn't desire to live here anymore. That being said, if you want to buy my house from me for a fair price to do one of those things, I would certainly be open to accepting and moving. Many of the houses in my neighborhood are very old or run down. It would be cheaper to destroy my house and build a new structure than it would be to fix the existing home properly, and I imagine that is a similar situation for many of the homes here. I would like to see enforcement of leash laws for dogs. (I'd like to see it for cats too, but I know that is unrealistic. We have many homeless cats in our neighborhood, and considering how close the houses are to each other, the cats in need of help are indistinguishable from those who belong to someone who allows them to roam. Their roaming upsets my indoor-only pets as well, so I would prefer other people's pets stayed off my property.) I would like to see enforcement of animal cruelty laws for dogs that are left chained up outside in the cold. I would like to see stronger enforcement on the many houses in my neighborhood housing dealers and users of meth. I would be more than happy to pay more taxes to hire additional police officers, etc.	7/4/2015 9:21 AM
54	The main things needed to improve the opinion of Comstock, from people not living here, living here and thinking about moving here are much stronger codes and code enforcement i.e. No parking trailers, motor homes, junk cars and trucks, boats or any other items that distract from neighborhoods. Enforce mowing and upkeep of properties and limit the number of out buildings on a property and enforce the codes. I.e. The property at the south end of north 28th St and East H ave.	7/3/2015 4:05 PM
55	thanks for your hard work and asking our opinion. I am not sure that I have any strong opinions at this time.	7/3/2015 1:30 PM
56	We should be able to store our 28 foot travel trailer near the road. Because it has to be so many feet from the middle of the road it is a huge inconvenience to have to store it somewhere during the summer. If we were allowed to have it on the property nearer the road during peak camping seasons would be adequate. (Say May through September) That would prevent people of having "junk" trailers near the street all year round.	7/3/2015 10:00 AM
57	KEEP THE BICYCLES OFF THE STREETS UNLESS THEY HAVE A LICENCE ALSO SLOW DOWN TRAVIC	7/2/2015 7:45 PM
58	enforce a fireworks ordinance whereby they can only be used the day before, of, and after a Holiday.	7/2/2015 7:33 PM
59	CONTROL GROWTH!!! I live in a rural area that was mixed agricultural and residential. Private interests (like New Life Victory church) have been allowed to circumvent zoning, which increases traffic and puts stresses on rural environments. Midlink is like a virus that chews up land and spreads ugly buildings. The notion that the only path for communities to take is one of increased infrastructure, business, building, housing developments is simply wrong. A small rural community does NOT have to build and develop to stay solvent. Refining the existing services (schools, parks, specialty shops) and building a reputation as a clean, friendly, safe community is a viable way to sustain a community.	7/2/2015 6:22 PM
60	COMSTOCK NEEDS TO ENFORCE THE ZONING RULES AS IN ANIMALS, HORSES IN FRONT YARDS..JUNKSALES ONGOING EVERYDAY. VEHICLES, DO MORE TWP,POLICING IN ALL AREAS OF TWP.ABANDONED HOUSES NON RENTABLE.....	7/2/2015 2:37 PM
61	Oh yeah... Support Comstock and support Matt Norman. Or change your slogan to "A community with not even a hint of opportunity". Then go look at that house on market street if that doesn't scream ingenuity and can do attitude what does. Also recycling bins at the compactor we miss those. A quick Quote for you. "In the first place, God made Idiots. That was for practice. Then he made school boards." -Mark Twain Some things never change... Sincerely, Concerned resident.	6/30/2015 12:09 AM
62	Turn the old high school over to someone who is interested in fixing it up for commercial development. Which would get the township more tax revenue in the long run plus make the building less of a eye sore to potential businesses.. It will also hopefully decrease the vandalism in that area.	6/29/2015 8:05 PM
63	I'm not paying to tear down that damn school. Not when smart ambitious people are out there trying to make something of it.	6/28/2015 12:31 PM
64	We need to reinvent Comstock's image. The downtown area is overrun with criminal activity. Progress is at a standstill. Anyone who is willing to put money and hard work into the community should be supported in any way possible. "Community with opportunity" right?	6/26/2015 1:11 PM
65	Stop fighting progress.	6/25/2015 2:52 PM
66	Make the adult Ed a mix use business incubator. It is common sense, are you trying chase off ideas???	6/25/2015 2:07 PM

Appendix 1

COMSTOCK CHARTER TOWNSHIP COMMUNITY SURVEY

Thank you for your willingness to complete this questionnaire.
It should be completed by an adult in your household and should only take a few minutes.

BACKGROUND QUESTIONS

The following questions will help the Planning Commission better understand how the opinions of Township residents vary across the community.

1. In which school district do you live?

- ¹ Comstock ² Galesburg-Augusta
 ³ Gull Lake ⁴ Other _____
 ⁵ Don't Know

2. How many persons are in your household?

^a Adults (18+ yrs) ^b Children (0-17 yrs)

3. What is your approximate age and that of the other principal adult (if any) in the household?

	a Your Age	b Other Adult
18-25 years	<input type="checkbox"/> ¹	<input type="checkbox"/> ¹
26-35 years	<input type="checkbox"/> ²	<input type="checkbox"/> ²
36-45 years	<input type="checkbox"/> ³	<input type="checkbox"/> ³
46-55 years	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁴
56-65 years	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁵
66 years and over	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁶

4. Do you own or rent your home?

- ¹ Own ² Rent

5. About how long have you lived in Comstock Township?

_____ Years

6. Which of the following best describes where you currently live?

- ¹ Rural homesite of 1 acre*, or more ² Rural homesite of less than 1 acre* ³ Lot in a subdivision
 ⁴ Condo/townhome ⁵ Apartment or mobile home park

7. Do you live in a neighborhood with sidewalks?

- ¹ Yes ² No

* An acre is an area of about 165 x 264 feet

8. What is your employment status and that of any other adult in the household?

	a You	b Other Adult
Employed, work at home	<input type="checkbox"/> ¹	<input type="checkbox"/> ¹
Employed, work elsewhere in Comstock Township	<input type="checkbox"/> ²	<input type="checkbox"/> ²
Employed, work outside of Comstock Township	<input type="checkbox"/> ³	<input type="checkbox"/> ³
Not currently employed	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁴
Retired	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁵
Stay at home parent	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁶

9. About how far do you and any other adult in the household travel one-way to work?

^a You: _____ Miles ^b Other adult: _____ Miles

10. If you and/or any other adult in the household travel outside Comstock Township to work, in what general direction do you travel?

	a You	b Other Adult
Kalamazoo	<input type="checkbox"/> ¹	<input type="checkbox"/> ¹
Battle Creek	<input type="checkbox"/> ²	<input type="checkbox"/> ²
Portage	<input type="checkbox"/> ³	<input type="checkbox"/> ³
Grand Rapids	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁴
Other	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁵

11. How frequently do you or your family members shop or obtain services in the following area locations?

	3 Frequently (weekly)	2 Occasionally (about once a month)	1 Rarely (a few times in a year)	0 Never
In Comstock Township:				
a. Gull Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Sprinkle Rd, North I-94	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Downtown Comstock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Midlink Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Galesburg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outside Comstock Township:				
f. Downtown K-Zoo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Westnedge Avenue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Stadium Drive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. West Main Street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Battle Creek Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Other (specify) _____				

Appendix 1

12. In which quadrant of Comstock Township is your residence located? (SEE MAP BELOW)

- Northwest
- Northeast
- Southwest
- Southeast



Appendix 1

LAND USE QUESTIONS

The next group of questions ask for your opinions about population growth, land use and planning in Comstock Township.

13. In terms of Comstock Township priorities, in your opinion, how important are the following?

	Very Important	Somewhat Important	Not Important		
	4	3	2	1	0
a Building more sidewalks/trails to connect neighborhoods, schools, parks and commercial corridors	<input type="checkbox"/>				
b Creating local job opportunities	<input type="checkbox"/>				
c Expanding nearby shopping opportunities	<input type="checkbox"/>				
d Protecting natural/open areas	<input type="checkbox"/>				
e Maintaining and improving the existing park system	<input type="checkbox"/>				
f Increasing housing opportunity for young families/millennials	<input type="checkbox"/>				
g Increasing housing opportunity for seniors	<input type="checkbox"/>				
h Improving the look of the Gull Road corridor	<input type="checkbox"/>				
i Preserving "Rural" character	<input type="checkbox"/>				
j Increasing public access to lakes, rivers and streams	<input type="checkbox"/>				
k Improving established neighborhoods	<input type="checkbox"/>				
l Protecting private property rights	<input type="checkbox"/>				
m Expanding utilities and public infrastructure	<input type="checkbox"/>				
n Protecting water quality in lakes, rivers and ground	<input type="checkbox"/>				
o Revitalizing blighted areas	<input type="checkbox"/>				
p Redeveloping downtown Comstock	<input type="checkbox"/>				
q Creating a Civic Center in the Township	<input type="checkbox"/>				
r Creating attractive gateways to the community	<input type="checkbox"/>				
s Improving wayfinding/signage	<input type="checkbox"/>				
t Improving zoning enforcement	<input type="checkbox"/>				
u Other priorities (write in) _____					

* An acre is an area of about 165 x 264 feet
 ** Refer to map on page 2

14. In the area where you live**, how serious of a concern do you think the following topics are:

	Very Serious	Somewhat Serious	Not Serious	No Opinion
	3	2	1	0
a Pollution of lakes, rivers and streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b Failing septic systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c Lack of public utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d Quality of drinking water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e Crime and illegal activity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f Lack of sidewalks to schools, shopping, etc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g Unattractive shopping areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h Poor upkeep of private homes and yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i Weak enforcement of zoning laws	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j Overly strict zoning laws	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k Loss of private property rights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l Neighborhood deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m Loss of farmland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n Access to public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Not enough nearby shopping opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p Lack of activities for youth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q Other concerns _____ (write in)				

15. In Comstock Township overall, should the following types of new housing be encouraged?

	Yes	No Opinion	No
	2	1	0
a. Single family homes on more than 1 acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Single family homes on approximately 1 acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Single family homes on approximately ½ acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Single family homes on approximately ¼ acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Single family homes on less than ¼ acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Multi-family/townhomes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Mixed housing with commercial development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Mobile/Modular (in parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Senior housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Appendix 1

16. In the area where you live**, should the following types of new housing be encouraged?

	Yes 2	No Opinion 1	No 0
a. Single family homes on more than 1 acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Single family homes on approximately 1 acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Single family homes on approximately 1/2 acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Single family homes on approximately 1/4 acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Single family homes on less than 1/4 acre* lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Multi-family/townhomes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Mixed housing and commercial development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Mobile/Modular (in parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Senior Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. In Comstock Township overall, should the following types of commercial development be encouraged?

	Yes 2	No Opinion 1	No 0
a. Regional shopping center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Sit-down restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Fast Food restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. "High-end" specialty shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Convenience retailing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Personal services (i.e., barber, beauty)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Theaters & entertainment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Professional offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. In the area where you live**, should the following types of commercial development be encouraged?

	Yes 2	No Opinion 1	No 0
a. Regional shopping center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Sit-down restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Fast Food restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. "High-end" specialty shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Convenience retailing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Personal services (i.e., barber, beauty)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Theaters & entertainment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Professional offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* An acre is an area of about 165 x 264 feet

** Refer to map on page 2

19. Where would you like to see additional commercial development?

- a. ___ Along major roads; e.g. Gull Road, Sprinkle Road
- b. ___ Limited services within residential areas
- c. ___ Downtown Comstock
- d. Other _____

20. Where would you like to see additional industrial development?

- a. ___ In or around Midlink Business Park
- b. ___ 35th Street/I-94 Area
- c. ___ Along East Michigan Avenue
- d. ___ Adjacent to I-94
- e. Other _____

21. Please indicate whether you agree or disagree with the following statements.

- a. New housing spread out on large lots helps to preserve the rural feel of parts of the Township.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
- b. Housing developments with smaller lots clustered and preserved open space offer a good way to protect the rural feel of the Township.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
- c. The Township needs more industry and office developments to provide local jobs.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
- d. Strong enforcement is needed to get blighted properties cleaned up.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
- e. My neighborhood needs pedestrian and bicycle connections between schools, trails, shopping, and/or other neighborhoods.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

Appendix 1

f If more sidewalks and trails were provided, I would use them regularly.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

g A land owner (including my neighbor) should be able to do pretty much whatever he/she wants with their land.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

h I support land use and zoning which preserves the natural environment.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

i I would support a dedicated tax millage for up to 3 years to improve walkability and non-motorized transportation in the Township.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

j I would support a dedicated tax millage for up to 3 years to improve local roads in the Township.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

k The parks in Comstock Township are an asset to the community and should be appropriately funded.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

l Higher education and job training opportunities should be increased in the Township.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

m Better transportation should connect the Township to educational institutions.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

n Public transportation routes should be expanded in the Township.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

o New housing developments should be located where public water and sewer already exist.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

p Farmland in the Township should be preserved.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

q Streets and corridors should be safer and more convenient for pedestrians and bicyclists.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

PLEASE PROCEED TO QUESTION 22

Appendix 1

22. If Comstock Township were to focus on improving the downtown area (four corners area), what changes would you support? (check all that apply)
- a. Improvements to Merrill Park.
 - b. Allow new buildings and housing nearby and in Downtown.
 - c. Use tax incentives to spur private investment.
 - d. Adopt standards for better landscaping.
 - e. Reduce traffic speeds.
 - f. Better facilities to encourage walking and biking.
 - g. Improved streetscape and lighting.
 - h. Add more parking downtown.
 - i. Business recruitment and retention.
 - j. Farmer's market.
 - k. Better street connections from King Highway.
 - l. More access to the river.
 - m. None; I think downtown is OK as is.
 - n. Other: _____
23. Are you in favor of the demolition of the former/abandoned high school building on North 26th Street?
- Yes No Uncertain
24. If "yes" to Question 23, what uses and/or improvements do you prefer on that land? How should it be used? What would you envision?
- a. Parks and recreation facilities.
 - b. Detached housing subdivision.
 - c. Attached housing or condos.
 - d. Senior housing.
 - e. Commercial or retail.
 - f. Offices and/or research facilities.
 - g. A mix of uses.
 - h. Reserve it for future educational facilities.
 - i. Other: _____
25. If "no" to Question 23, what other uses could be made of the existing building? How should it be used? What would you envision?
- a. Residential uses.
 - b. Commercial uses.
 - c. Community uses.
 - d. Educational uses.
 - e. Office uses.

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of December 10, 2018
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Sharon Spears, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director
No citizens in attendance.

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from November 13, 2018:

Motion by Spears/support from Joling to accept Minutes with correction to meeting dates.

Motion to approve Minutes: 5 Yes/0 No

2. Bills Payable:

Motion by Spears/support from Young to approve Bills payable as presented.

Motion to approve Bills Payable: 5 Yes/0 No

3. Correspondence: None

4. Citizen's Comments: None

5. Request for Agenda Adjustments: None

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets.

Parks Director Street noted that the 2019 Programming List includes a variety of planned activities.

b. Treasurer: Report provided in packets. It was noted that some budget carryover funds exist.

c. Commission Chair: Commissioner Law reported that the 2019 township general budget and the CIP budgets were both passed. She also shared the Comstock Downtown Development Authority Proposed Boundaries plan dated December 2018.

7. Business:

a. Wenke Softball Complex – Fencing Quote

A fencing quote was obtained for replacing current softball backstop fencing with taller fencing, for consideration. Commissioner Weir will follow up regarding obtaining information to only extend existing fencing.

b. RMP Fishing Pier Renderings for DEQ Permit

A drawing/rendering of a RMP fishing pier location at "location B" was provided by Prein & Newhof for review by the P&Rec Board. It includes a sidewalk and boardwalk leading to the fishing dock. The muck line at location B is farther from the shoreline than at the original location A, and runs more diagonal to the shoreline. By measurement it is also farther out by ~20 feet than where marked with a buoy at the July 9, 2018 meeting. The apparent water depth along the the dock "T" edge ranges from 3-6 feet, according to the drawing. Approximately half of the 10-ft. wide outer platform is ~10' back from the muck line; the fishing dock-walk portion is well back from the muck line. The total length from the shoreline is 90 feet (40' boardwalk, 50' fishing dock (including the 10' "T" top)). For reference, the west-most swimming buoy is placed at approximately 110 feet from its shoreline.

Motion by Spears/support from Joling to accept the final drawing as presented (at location B) to finish the processing of the DEQ permit.

Motion to approve: 5 Yes/0 No

Note: Parks Director Street noted that since no changes were made to the pier design itself as presented in the original DEQ permit application, and that only a location change was involved (from “A”to “B”), then the original permit is still valid, according to the DEQ; consequently, no additional permit fee is necessary for the pier move change to location B.

c. 2019 Commission Officer Elections

Motion by Joling/support from Spears to continue with current Commission roles for 2019.
Motion approved: 5 Yes/0 No

8. Announcements: None

The meeting was adjourned at 7:50 P.M.

The Next meeting will take place on January 14, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of January 14, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Sharon Spears, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director
No citizens in attendance.

Call to Order by Chairperson, Linda, Law

1. Review of the Minutes from December 10, 2018:

Motion by Weir/support from Joling to accept Minutes as presented with typo correction (7.a).
Motion to approve Minutes: 5 Yes/ 0 No

2. Bills Payable:

Motion by Weir/support from Joling to approve Bills payable as presented.
Motion to approve Bills Payable: 5 Yes/0 No

3. Correspondence: None

4. Citizen's Comments: None

5. Request for Agenda Adjustments: None

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets.

- Parks Director Street reported that the Celery Park playground equipment has been received and is ready for installation. The basketball court is also planned to be resurfaced at that time.
- It is planned to add sand to Robert Morris Park soon (for stabilization/sidewalk support) and to resurface the parking lot.
- Commissioners note that they are very pleased with the P&Rec staff's initiative, maintenance, and area improvements conducted over the winter season. Thank You Staff!

b. Treasurer: Report provided in packets.

c. Commission Chair: Parks Director Street plans to routinely attend Comstock township meetings and share P&Rec related information.

7. Business:

a. Merrill Park Grant Update

Parks Director Street reported that the bid process will include dividing work into two parts concerning 1) site work (e.g. smaller components of playgrounds, 1 mid-sized pavilion) and 2) restroom work (inside vs. outside structure). It is anticipated that costs will be lower with this approach. It is hoped bids will be received around the end of February 2019.

b. Robert Morris Park Fishing Pier Update

Parks Director Street reported that the DEQ has sent notification for a 20-day comment period for the permit application.

Commissioner Young noted that an important pier attribute/descriptor is "universal accessibility" and that it be stated that it is planned to be enclosed by a fence/rail system along the entire boardwalk, fishing dock and platform, with its design meeting safety standards.

c. Wenke Softball Complex Fencing Discussion

Parks Director Street inquired about the existing 3-inch diameter fence support poles. In order to extend the fencing another 12 feet in height (to bring the total height to 24 feet), 4-inch diameter poles are required.

d. Other

Commissioners Law and Weir requested confirmatory Board action for 2019 CIP P&Rec projects in order to acquire prices and quotes soon; specifically, for Robert Morris Park resurfacing and Celery Street Park basketball court resurfacing projects.

Motion by Weir /support from Spears to instruct Parks Director Street to complete CIP projects for 2019, as presented.

Motion to approve instruction: 5 Yes/0 No

8. Announcements: None

The meeting was adjourned at 7:50 P.M.

The Next meeting will take place on February 11, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of February 11, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Sharon Spears, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director, and Rachel Hopkins, Parks Coordinator
No citizens in attendance.

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from January 14, 2019:

Motion by Weir/support from Spears to accept Minutes as presented with terminology correction (“universal accessibility”) in 7b.

Motion to approve Minutes: 5 Yes/ 0 No

2. Bills Payable:

Motion by Spears/support from Weir to approve Bills payable as presented.

Motion to approve Bills Payable: 5 Yes/0 No

3. Correspondence: None

4. Citizen’s Comments: None

5. Request for Agenda Adjustments: Commissioner Law requested discussion on Director’s Report item regarding Neal Street Ball Diamonds/Football Field as a 7. Business Item.

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets. See 7d. below.

- Parks Director Street and Parks Coordinator Hopkins reported on session topics of the ‘MParks’ Conference they attended.
- Commissioners discussed the nice poster drafts for some planned parks program events, noting that “children under 12 must be accompanied by an adult” should be noted for the events.

b. Treasurer: Report provided in packets. Commissioner Weir noted some cost items need updating.

c. Commission Chair: Nothing to report.

7. Business:

a. Merrill Park Grant Update

Parks Director Street described the packet information concerning planned Merrill Park changes/drawings. Bids for the work are due by February 25, 2019, and the bid opening meeting is scheduled for March 4, 2019.

b. Robert Morris Park Fishing Pier Update

Parks Director Street shared submitted comments that DEQ received and reported that the DEQ permit for the pier was granted.

c. Park Commissioner Meeting Stipend

Commissioner Law shared that the Comstock Township boards have varying base stipends and 2019 increases for its members. Commissioner Law will follow-up to acquire more information.

d. Neal St. Ball Diamonds/Football Field

Parks Director Street reported that there is a party interested in purchasing the old high school’s football field (P&Rec land). The Board discussed possible future park needs for the nearby neighborhoods. Parks Director Street will follow-up to acquire more information.

8. Announcements: None

The meeting was adjourned at 7:40 P.M.

The Next meeting will take place on March 11, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of March 11, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Sharon Spears, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director, and Rachel Hopkins, Parks Coordinator
No citizens in attendance.

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from February 11, 2019:

Motion by Spears/support from Joling to accept minutes as presented.

Motion to approve Minutes: 5 Yes/0 No

2. Bills Payable:

Motion by Weir/support from Spears to approve Bills payable as presented.

Motion to approve Bills Payable: 5 Yes/0 No

3. Correspondence: None

4. Citizen's Comments: None

5. Request for Agenda Adjustments: None

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets.

- Parks Director Street and Parks Coordinator Hopkins reported very high interest in the "Dino Dig" program event planned for August 3rd at Robert Morris Park, so much so that a second event day was added (August 24th).
- Parks Director Street noted that signage (indicating distances & directions) is planned to be added to McLinden Park trails. Design and re-routing of the Jan Schau Wildflower Walk trails is planned in the future.

b. Treasurer: Report provided to Commissioners in packets.

Commissioner Weir requested that Parks Director Street check if the approved 25% earmark from the township for the Merrill Park project has been added to the P&Rec capital outlay account yet.

c. Commission Chair: See 7b, 7d. below.

7. Business:

a. Merrill Park Grant Update

Parks Director Street shared four bids received for the project over the required time period. The lowest was accepted (as required by grant rules) and we await the agreement/contract sign-off. The bid exceeds the "\$400K" available grant total by \$82K; however, Parks Director Street noted that there is \$80K that can be moved over from previous capital improvement project fund account which incurred a total savings of this approximate amount from other projects (e.g. Celery Street Park upgrade, etc.). The bathroom project is separate (Phase 2) and bids will go out in approximately 3 weeks.

Motion by Weir/support from Spears to approve execution of the contract authorizing expenditure of \$483K for the contract, which includes \$80K authorized by the Comstock Township CIP fund.

Motion to approve expenditure as presented: 5 Yes/0 No

b. 2018 Annual Report

Commissioner Law provided the 2018 Comstock Charter Township Parks & Recreation Department Annual Report draft for review and approval by the Commission.

Motion by Weir/support from Spears to accept the 2018 annual report as presented with submission format/wording change to "submitted by Linda Law, Commission Chair, with assistance from Parks Director Vanessa Street and Program Coordinator Rachel Hopkins".

Motion to approve 2018 Annual Report: 5 Yes/0 No

c. ADA vs. Universal Design

At the request of Commissioner Young, design requirements for pier railings were discussed briefly. Commissioner Young noted from "Appendix C: Guidance on Designing Specific Types of Recreation and Support Facilities That Exceeds ADA for Universal Accessibility" (<https://www.michigan.gov/documents/dnr>), that one standard seems nested in the other, with universal design in some respects exceeding ADA design requirements. Parks Director Street reaffirmed that railing planned for the RMP fishing pier will be placed around the entire boardwalk and pier perimeter (over the wetland and lake) and will meet the design as described by the ADA (United States Access Board; 2000 International Building Code), which also meets the Universal Accessibility requirements.

She also noted that playground ground cover as associated with structures also meets the guidance.

d. Commissioner Meeting Stipend

Commissioner Law reported that stipends for Board meetings (P&Rec, Planning, Township) are similar and range approximately from \$103 to \$125. Motion was made by Spears to increase the P&Rec Commission meeting stipend to \$110, but the motion was not supported; therefore, no action was taken.

8. Announcements: None

The meeting was adjourned at 7:55 P.M.

The Next meeting will take place on April 8, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of April 8, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, John Weir, Teresa Young
Commissioner Absent: Sharon Spears
Staff Present: Vanessa Street, Parks Director, and Rachel Hopkins, Parks Coordinator
Citizens in attendance: 1

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from March 11, 2019:

Motion by Weir/support from Joling to accept Minutes as presented with the addition of a proposed motion that was not supported to Item 7d..

Motion to approve Minutes with addition: 4 Yes/ 0 No

2. Bills Payable:

Motion by Joling/support from Young to approve Bills Payable as presented.

Motion to approve Bills Payable: 4 Yes/0 No

3. Correspondence: Refer to Item 7a below.

4. Citizen's Comments: None

5. Request for Agenda Adjustments: None

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets. Commissioners complimented Parks Director Street on the recent Comstock Communicator P&Rec article.

b. Treasurer: Report provided to Commissioners in Board packets.

c. Commission Chair: Refer to section 7 below.

7. Business:

a. Commissioner Resignation

On April 3, 2019, Parks Director Street received an e-mail from P&Rec Commissioner Sharon Spears stating her resignation from the Board.

Motion by Weir/support from Joling to accept the resignation as presented.

Motion to approve resignation: 4 Yes/0 No

The Commissioners expressed appreciation for Sharon's service on the Board.

Commissioners discussed ways to have an interim Commissioner serve in the position. It was suggested to put the position opportunity/application on the Comstock Township P&Rec website, hopefully to be able to receive applications the Friday before the May 2019 P&Rec meeting.

Motion by Weir/support from Joling to request Parks Director to prepare and place the position opportunity/application on the P&Rec website. Parks Director Street will draft a website application for Commissioners to review/comment via email.

Motion to approve proceeding with drafting and placement of the application: 4 Yes/ 0 No

b. 2019 Park Visit Schedules

Park visit scheduling was discussed. It was suggested to visit most of the parks individually.

Motion by Weir/support from Joling to hold the June 10, 2019 meeting at Robert Morris Park.

Motion to approve meeting location as presented: 4 Yes/ 0 No

c. Other

Parks Director Street noted there was nothing to report yet regarding RMP pier cost inquiries or P&Rec Handbook updating activities.

Comstock Township's participation in the county-wide 2019 "Park Free Day", involving free admission to RMP, was discussed and supported by Commissioners.

Motion by Weir/support from Young to participate in the 2019 Free Park Day as presented.
Motion to approve participation: 4 Yes/ 0 No

8. Announcements: None

The meeting was adjourned at 7:40 P.M.

The Next meeting will take place on May 13, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of May 13, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director and Rachel Hopkins, Parks Coordinator
Citizens in attendance: 2

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from April 8, 2019:

Motion by Weir/support from Joling to accept Minutes as presented.

Motion to approve Minutes: 4 Yes/0 No

2. Bills Payable:

Motion by Joling/support from Young to approve Bills Payable as presented.

Motion to approve Bills Payable: 4 Yes/0 No

3. Correspondence: None

4. Citizen's Comments: None

5. Request for Agenda Adjustments: None

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets.

- Per Commissioner Weir's request, Parks Director Street provided an update on the Robert Morris Park parking lot repaving budget. It is expected that work will be done in September. The township budget has funds earmarked for the project, but funds are not in the P&Rec budget yet.
- Per Commissioner Joling's request, Parks Director Street reported that 15 staff have been hired this season, 2 of whom are returning staff. Returning staff earn a slightly higher rate.
- Commissioner Joling suggested that the big cracks in walkways at Fleetwood Park be filled, if possible.
- Commissioner Weir suggested that weeds in the sandy areas of Robert Morris Park be removed.
- Commissioner Young commended Parks Director Street for identifying and utilizing natural, environmentally-friendly weed killer solution to control weeds in the parks.

b. Treasurer: Report provided to Commissioners in Board packets.

c. Commission Chair: Refer to section 7 below.

7. Business:

a. Commissioner Applications

Commissioners reviewed and discussed applications received, and were thankful for the applicants' desire to serve their community in P&Rec.

Motion by Joling/support from Weir to forward the application of Marc Rizzolo to the Comstock Township Board to consider his appointment to fill the current vacancy on the P&Rec Board.

Motion to approve forwarding application for consideration by the township, as presented:

4 Yes/0 No

b. Merrill Park Bathroom Bids

Bids were received to either revamp the old bathroom or build a new bathroom. Commissioners felt there were many advantages to having the new bathroom, including a better location in the park (better accessibility) and better security. Commissioner Law reminded commissioners that the Merrill Park project is funded by a DNR grant (\$300K) and the township (at least \$100K, a 25% match).

Motion by Weir/support from Joling to accept the bid for a new bathroom (\$139,900).

Motion to approve bid, as presented: 4 Yes/0 No

c. Celery Street Playground Removal Bids

Motion by Weir/support from Joling to accept the lowest bid received (Landscape Plus for \$2400).

Motion to accept bid, as presented: 4 Yes/0 No

d. Celery Street Playground Border Bids

Motion by Weir/support from Joling to accept the lowest bid/purchase 74 border segments (Direct Rubber Mulch for \$2244).

Motion to approve purchase, as presented: 4 Yes/0 No

8. Announcements: None

The meeting was adjourned at 7:57 P.M.

The Next meeting will take place on June 10 at 7:00 P.M. at Robert Morris Park.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of June 10, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Marc Rizzolo, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director, and Rachel Hopkins, Parks Coordinator
No citizens in attendance.

Call to Order by Chairperson, Linda Law

Introductions: Marc Rizzolo, the newly appointed P&Rec Commissioner. Welcome!

1. Review of the Minutes from May 13, 2019:

Motion by Law/support from Joling to accept Minutes as presented.
Motion to approve Minutes: 5 Yes/ 0 No

2. Bills Payable:

Motion by Law/support from Weir to approve Bills Payable as presented.
Motion to approve Bills Payable: 5 Yes/0 No

3. Correspondence: None

4. Citizen's Comments: None

5. Request for Agenda Adjustments: None

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets.

- Parks Director Street reported that a tree fell and its limb damaged the newly painted lighthouse structure at S. Wenke Park, essentially destroying it. Replacement vs. refurbishment is being assessed. Tree removal and replacement is being assessed by the insurance company.
- Parks Coordinator Rachel Hopkins reported that 15 people participated in the recent birdhouse building activity.
- The Merrill Park project is making progress. A completion celebration is planned for around October 1.

b. Treasurer: Report provided to Commissioners in Board packets.

c. Commission Chair: Commissioner Law shared the following:

- Nice job and ThankYou! to all who participated in the Celery Street park playground project and provided donations. Thanks to Parks Director Street for recognizing participants in the Comstock Communicator.
- Thank You! to Parks Director Street for summer programming described in the Comstock Communicator.
- Note that the Merrill Park bathroom project is already approved by the township, and will be budgeted, per confirmation by Bret Padgett (Township Treasurer) and Parks Director Street.

7. Business:

a. Celery Street – Swing Set – Engineered Wood Fibers (EWF)

Quotations for engineered wood chips were received for Celery Street swing set area.
Motion by Weir/support from Young to purchase EWF from Brink Wood Products (which includes delivery and installation) for \$1440.

Motion to approve the purchase of EWF, as presented: 5 Yes/0 No

b. Capital Improvement Projects

Parks Director Street shared a partial list of capital improvement projects, in preparation of a 6-year “wish list” of needed repairs and improvements. Note that CIP projects also may include grant opportunities. **Commissioners are requested to provide additional ideas to Vanessa prior to the next meeting in July.**

The list and suggestions so far include: Robert Morris Park paving (grind and replace), Celery Street Park basketball court (re-do), and the Merrill Park project (all in 2019); Passive playground equipment (to code), waterfall repairs, lilly pond control and tree trimming at Cooper Park; walking and/or dog walking path, playground equipment and/or picnic tables at Green Meadow Park; fishing pier for Robert Morris Park (note the DEQ permit is good for five years); paving the Wenke Park parking area; new picnic tables, where needed; another P&Rec truck; and a new neighborhood park backing up to the Shields neighborhood (CIP + grant, possibly).

c. 5-Year Strategic Plan

Commissioner Law noted that it is almost time for a new P&Rec strategic plan, and suggested that commissioners upgrade the existing one while looking carefully at the goals and objectives. Commissioners need to get started as it needs to be submitted to the DNR in January (note: grants require that a strategic plan be in place and current).

d. Other

- Commissioner Law will check with Comstock schools about possibly sharing their “activities spaces” for some P&Rec activities.
- Per Commissioner Weir’s request, Commissioner Law will follow up with township officials regarding ongoing Neal Street ball diamond area (P&Rec property) usage discussions.

8. Announcements: None

The meeting was adjourned at 8:13 P.M.

The next meeting will take place on August 12, 2019 at 7:00 P.M. (Note: the July 8 meeting is cancelled).

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of August 12, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Marc Rizzolo, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director, and Rachel Hopkins, Parks Coordinator
Citizens in attendance: 2

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from June 10, 2019:

Motion by Weir/support from Joling to accept Minutes as presented.

Motion to approve Minutes: 5 Yes/ 0 No

2. Bills Payable:

Motion by Joling/support from Weir to approve Bills payable as presented.

Motion to approve Bills Payable: 5 Yes/0 No

3. Correspondence: Letter from the Don H. Meyers Trust to the Comstock Township Parks & Recreation Commission (refer to Section 7d below).

4. Citizen's Comments: Ryan Davis (6519 East K Ave.) raised concern about large amounts of foam in the Cooper Park pond near the waterfall, and the structural integrity of the waterfall.

Commissioner Law will look into the foam cause, although noted that over the years there has been organic-matter foam present -- most likely due to aeration.

Parks Director Street shared that structural analysis of the waterfall is periodically done and its structural integrity was recently confirmed. To improve its appearance, P&Rec plans to replace the crumbling stone façade and put in more plantings.

5. Request for Agenda Adjustments: Commissioner Law requested three agenda adjustments:

- 1) P&Rec Strategic Plan update for the next 4 years,
- 2) Memorial benches and donations
- 3) Follow-up to the Neal St. diamond and cemetery.

6. Reports:

- a. **Parks Director:** Report provided to Commissioners in Board packets. Parks Director Street shared that there was a lot of interest in the park programming, and noted information was shared in the 'Discover Kalamazoo' publication.
- b. **Treasurer:** Report provided to Commissioners in Board packets.
- c. **Commission Chair:** Refer to Section 7 below.

7. Business:

a. Update Merrill Park

Parks Director Street shared that all is going smoothly, and noted that features must be done by Sept. 15 to avoid \$500/day late fees. She noted that there is a 2-week grace period for completion of non-significant items by that date. The majority of the pathway asphalt will be done all at once. She noted there are change orders to the pole removals and gravel path foundations. The crosswalk signpost needs road commission approval to move.

b. Capital Improvement Projects (CIP) Update

Parks Director Street reported that the Township CIP committee recently met and P&Rec has the majority of the projects (Nine P&Rec projects were submitted). Merrill Park (Phase II), concerning repairs to the river's edge, looks to score high.

c. Salary Surveys

Parks Coordinator Hopkins shared Michigan Parks Association website information on Parks Director and Programmer salaries for comparison consideration. Parks maintenance and facilities personnel salary information was also included. Parks Director Street will provide website information and will bring this information to the P&Rec budget meeting.

d. Donald H. Myers Trust

The Donald H. Myers Trust has made a \$10,000 donation to the Comstock Township P&Rec to go towards the adult softball program. This gift will go to the P&Rec budget. The trust also requested that a plaque in Mr. Myers memory be placed at Wenke Softball Park. Parks Director Street will check with Kalamazoo County Parks for permission and plaque placement.

Motion by Weir/support from Joling to gratefully accept the donation from the Donald H. Myer Trust and to send a formal Comstock Township P&Rec Thank You letter.

Motion to accept donation as presented: 5 Yes/ 0 No.

e. Light House Rebuild

Parks Director Street shared that quote acceptance to go forward with the rebuild will depend on the insurance replacement cost. Commissioner Weir inquired as to which budget the insurance reimbursement goes to, and if P&Rec needs to spend this by the end of 2019.

f. Four-year P&Rec Strategic Plan Update

Commissioner Law shared that updating of the plan needs to be done soon (due 2/20/20), and is essential for any DNR grant application. She noted public input is required (e.g. surveys, questionnaires, a workshop etc. and a final public meeting). After discussion of many suggestions of how best to obtain feedback from citizens about the parks (e.g. professional surveyors, P&Rec workgroup, questionnaire for citizens visiting township centers/library, sending questionnaire to all residents via mail, including a reply/return questionnaire in the Comstock Communicator), it was decided as a first step to have commissioners draft sample questions for the survey, and email them to Parks Director Street asap. Parks Director Street will send past survey questions to commissioners for background information/consideration. Commissioner Law will check with a township planner for public workshop information, and Commissioner Weir will check with student groups who might be willing to assist.

g. Memorial Benches, Trees, Plaques, etc.

Parks Director Street requested that P&Rec establish a policy to handle the many requests for memorial benches, trees, plaques, etc. She is collecting information on policies to share. Commissioners are asked to email ideas to Parks Director Street.

h. Neal Street Cemetery

Commissioner Law noted that the township has not formally considered any land use for this area. She requested that P&Rec be informed as to any township planning activities. P&Rec would like to have a park near the Shields Street neighborhood involving this area.

i. Other

Commissioner Young asked about periodically sharing Robert Morris Park-Campbell Lake use and ordinance information with lake residents; especially slow no-wake rules. Parks Director Street will follow-up.

8. Announcements: None

The meeting was adjourned at 8:35 P.M. The next meeting will take place on Sept. 9, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of September 9, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Marc Rizzolo, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director, and Rachel Hopkins, Parks Coordinator
No citizens in attendance.

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from August 12, 2019:

Motion by Weir/support from Joling to accept Minutes as presented.

Motion to approve Minutes: 5 Yes/0 No

2. Bills Payable:

Motion by Joling/support from Weir to approve Bills payable as presented.

Motion to approve Bills Payable: 5 Yes/0 No

3. Correspondence: None

4. Citizen's Comments: None

5. Request for Agenda Adjustments: Request by Weir to rearrange order of business items (rearranged as shown below).

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets. Park Director Street reported that Merrill Park projects are progressing rapidly.

b. Treasurer: Report provided to Commissioners in Board packets.

c. Commission Chair: Commissioner Law shared that she will follow up to obtain more information regarding Cooper Park waterfall foam.

7. Business:

a. Merrill Park Update

Parks Director Street reported that she is in frequent contact with the construction leads at Merrill Park, and that work is moving along.

b. 2020 Parks Budget

The 2019 Amended Budget, 2019 Activity Thru 12/31/19, and the 2020 Recommended Budget category summaries, as prepared by Parks Director Street, were reviewed by Commissioners. The 2020 Recommended Budget was discussed at length resulting in some change proposals to:

- (1) assure sufficient programming supplies for popular programs with increased citizen participation,
- (2) assure coverage of expenses for the Merrill Park opening, and
- (3) increase funding for land/building repairs.

Discussions will continue.

c. Salary Discussion

Parks Director Street provided some publicly available salary information regarding Township and Michigan Parks personnel for the Commissioner’s consideration. Other reference information was provided online. Commissioners asked some questions and discussed the material in general, concluding that more detailed follow-up/analyses are needed. Commissioner Young will prepare a salary data comparison, and Commissioner Rizzolo will share job evaluation information for the next meeting. Commissioner Young asked that Parks Director Street also provide performance evaluation criteria for her reports.

d. 5-Year Strategic Plan Update

Commissioners Law and Young prepared the first updated draft for Board review. Commissioner Law requested that any review changes be sent to her for further updating. She noted that the planned survey questionnaire response data is essential to assure that the updated plan is consistent with the township citizens’ P&Rec needs.

e. Other: Survey Questionnaire

Parks Director Street shared a survey questionnaire prepared from input provided by Commissioners and from past surveys for consideration. Additional questions may be added. Parks Director Street will send a finalized draft to Commissioners via email for any comments. It is planned to distribute the survey to citizens coming into the township offices or the library. She is also working to get the survey onto the Comstock Township P&Rec’s website.

8. Announcements: None

The meeting was adjourned at approximately 8:45 P.M.

The Next meeting will take place on Thursday, October 17, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of October 17, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Marc Rizzolo, Teresa Young
Commissioner Absent: John Weir
Staff Present: Vanessa Street, Parks Director, and Rachel Roon, Parks Coordinator
No citizens in attendance.

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from September 9, 2019

Motion by Joling/support from Rizzolo to accept Minutes as presented with wording clarification of business item 7b (2).

Motion to approve Minutes: 4 Yes/ 0 No

2. Bills Payable:

Motion by Young/support from Joling to approve Bills payable as presented.

Motion to approve Bills Payable: 4 Yes/0 No

3. Correspondence: Refer to Business Item 7c.

4. Citizen's Comments: None.

5. Request for Agenda Adjustments: None.

6. Reports:

a. **Parks Director:** Report provided to Commissioners in Board packets. Parks Director Street reported that P&Rec questionnaire surveys are being received. She also reported the theft of a gator vehicle from a Robert Morris Park locked building on October 16, which is under investigation by authorities.

b. **Treasurer:** Report provided to Commissioners in Board packets.

c. **Commission Chair:** Commissioner Law referred to correspondence received by Parks Director Street from Janelle Hohm of the Michigan Department of Environment, Great Lakes and Energy (EGLE) on September 30, 2019 per inquiry by Commissioner Rizzolo for information about the reported Cooper Park pond/creek foam. The letter describes the assessment that the foam is a "naturally occurring phenomenon" and does not indicate water pollution.

7. Business:

a. 2020 Meeting Dates

Motion by Joling/support from Rizzolo to approve 2020 meeting dates as presented (Jan. 13, Feb. 10, March 9 (in library), April 13, May 11, June 8, July 13, Aug. 10, Sept. 14, Oct. 12, Nov. 9, and Dec. 14). Meeting location is in the Comstock Township meeting room, unless otherwise noted.

Motion to approve 2010 Meeting Dates: 4 Yes/ 0 No

b. Lighthouse Replacement

Parks Director Street shared a summary describing an available lighthouse, found by Mrs. Weststrate, free “to a good home” from the Andresen family of Austin Lake. After inspection, Parks Director Street decided to acquire the exquisite lighthouse as a replacement for the tree-damaged lighthouse at South Wenke Park, originally donated by the Weststrate family. The acquired lighthouse is now stored at the transfer station awaiting approval for installation. No costs were thus far incurred.

A quotation for the pouring of the necessary concrete slab, grinding of excess mortar, and reconstruction onto the concrete slab using Soap mortar was received from Masonry and More LLC for \$5346.00.

Motion by Joling/support from Rizzolo to proceed with the project and to contract with Masonry and Moore LLC as proposed.

Motion to approve the project and installation as presented: 4 Yes/0 No

c. Merrill Park Security System

Three bids were received for the Merrill Park Security System for consideration.

Motion by Joling/support from Rizzolo to contract with EPS as presented (\$1150.00 plus monthly fees), pending inquiry into a possible discount (for having multiple township systems).

Motion to approve contract with EPS as presented: 4 Yes/0 No

d. Performance Reviews

Motion by Joling/support from Young to move into closed session for discussion of P&Rec personnel performance.

Motion to proceed into closed session as presented: 4 Yes/ 0 No

Closed session P&Rec personnel performance was reviewed.

Motion by Joling/support from Rizzolo to close closed session and reconvene into regular session.

Motion to close session and reconvene regular session as presented: 4 Yes/ 0 No

e. Proposed 2020 Budget

The P&Rec budget was discussed and a recommendation of \$444,310 for 2020 was proposed.

Motion by Young/support from Rizzolo to approve the proposed 2020 budget as presented.

Motion to approve proposed 2020 budget: 4 Yes/0 No

f. Strategic Plan Updates

Commissioner Law shared page edits to the P&Rec Strategic Plan update draft for review. Two timeline options were presented for completing the plan. A 30-day public review period and a special public meeting are required. A Township Board resolution to adopt the final plan is scheduled for Jan. 6, 2020. Timeline option 2 was selected.

g. Other: It was noted that the Merrill Park plaque may need updating.

8. Announcements: None

The meeting was adjourned at 9:45 P.M.

The Next meeting will take place on Tuesday, November 12, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Parks & Recreation Commission**
Draft Meeting Minutes of November 12, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Marc Rizzolo, Teresa Young
Commissioner Absent: John Weir
Staff Present: Vanessa Street, Parks Director and Rachel Roon, Program Coordinator
No Citizens in attendance.

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from October 17, 2019:

Motion by Joling/support from Rizzolo to approve Minutes as presented with the 2020 proposed budget number correction to \$443,920 (Business Item 7.e.).
Motion to approve Minutes: 4 Yes/0 No

2. Bills Payable:

Motion by Joling/support from Rizzolo to approve Bills payable as presented.
Motion to approve Bills Payable: 4 Yes/0 No

3. Correspondence: Phone call from Mrs. Mack to Parks Director Street requesting follow up information regarding a desired memorial bench to be placed at Cooper Park. Commissioners Law and Rizzolo will follow up. It was noted that a P&Rec park memorial policy needs to be established.

4. Citizen's Comments: None.

5. Request for Agenda Adjustments: None.

6. Reports:

- a. **Parks Director:** Report provided to Commissioners in Board packets. Parks Director Street noted additional building security plans and reported a dumping problem at McLinden Trails parking lot. Commissioners discussed ways to encourage public reporting of incidences.
- b. **Treasurer:** Report provided to Commissioners in Board packets.
- c. **Commission Chair:** Refer to Section 7.

7. Business

a. Merrill Park Update

Parks Director Street provided an update on the disappointingly slow progress of specific project features at the park. She described issues discussed at a meeting attended by herself, Commissioner Law, Program Coordinator Roon, Comstock Township Superintendent Scott Hess, Comstock Township Engineer Tom Wheat and the Merrill Park Project-contracted construction company Brussee-Brady representatives. Although weather is recently a factor, plan review and planning-coordination-scheduling (project and utilities) have also been factors which need to be addressed. It is hoped that major components of the project will be completed by Spring. Follow up tasks including corrections to some features in order to meet contract specifications will need to be given high priority. Activities need to be closely monitored.

b. Strategic Plan Review

The latest draft of the 2020-2024 Comstock Township Parks and Recreation Strategic Plan was provided by Commissioner Law for review. Included were the recent public survey results and the previous (2015-2019) Strategic Plan action list. These were discussed by Commissioners, followed by an activity to establish new strategic plan action lists for each P&Rec park. Once the new action lists were established, P&Rec Commissioners present, Park Director Street and Parks Coordinator Roon ranked each action item as high, medium or low priority for 2020-2024. Results will be collated and tabulated for inclusion in the proposed 2020-2024 strategic plan.

A public review period and public meeting are required before finalizing the 2020-2024 Comstock Township Parks and Recreation Strategic Plan.

Motion by Joling/support from Rizzolo to proceed with a 30-day public review process from November 24, 2019-December 25, 2019.

Motion to approve review period as presented: 4 Yes/0 No

Motion by Joling/support from Young to move the P&Rec scheduled meeting in December from December 8, 2019 to December 30, 2019. The public input meeting on the proposed strategic plan will also occur at the December 30, 2019 P&Rec meeting.

Motion to approve the December 30, 2019 meeting date as presented: 4 Yes/0 No

c. Other: None

8. Announcements: None

The meeting was adjourned at 9:40 P.M.

The Next meeting will take place on December 30, 2019 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

**Charter Township of Comstock
Charter Township of Comstock
Parks & Recreation Commission**
Meeting Minutes of December 30, 2019
7:00 P.M.

Commissioners Present: Judy Joling, Linda Law, Marc Rizzolo, John Weir, Teresa Young
Staff Present: Vanessa Street, Parks Director and Rachel Roon, Parks Coordinator
No Citizens in attendance.

Call to Order by Chairperson, Linda Law

1. Review of the Minutes from November 12, 2019:

Motion by Joling/support from Rizzolo to accept Minutes as presented with company name spelling correction.

Motion to approve Minutes: 5 Yes/0 No

2. Bills Payable:

Motion by Weir/support from Joling to approve Bills payable as presented.

Motion to approve Bills Payable: 5 Yes/0 No

3. Correspondence: None

4. Citizen's Comments: None

5. Request for Agenda Adjustments: Request by Commissioner Law to add a Business item a.1 entitled "Strategic Plan Adoption". Request approved by consensus.

6. Reports:

a. Parks Director: Report provided to Commissioners in Board packets.

Park Director Street noted the significant cost savings of batter box clay replacements at the Wenke Softball Complex completed by staff vs. by vendor.

Parks Coordinator Roon noted that the February 8 "Winter Warm Up" event will be held at Robert Morris Park and will be free for Comstock residents.

b. Treasurer: Report provided to Commissioners in Board packets. Parks Director Street shared an additional expanded budget table. Commissioner Weir requested that budget year rollover amounts be tracked and added back to the P&Rec budget by the township as intended and previously approved.

c. Commission Chair: Refer to Section 7.

7. Business

a. Public Hearing – Strategic Plan 2020-2024

Motion by Weir/support by Young to open the public hearing on the P&Rec Strategic Plan for 2020-2024.

Motion was unanimously approved by Commissioners by roll call vote.

No citizens were in attendance. Commissioner Young asked Commissioners and Parks Director Street if any input regarding the plan was received. Parks Director Street reported that some citizens reviewed the plan in her office. No concerns, comments or suggestions were received during the review period,

Motion by Weir/support by Joling to close the public hearing on the P&Rec Strategic Plan for 2020-2024.

Motion to approve public hearing closure: 5 Yes/0 No

a.1. Strategic Plan Adoption

Motion by Weir/support by Joling to adopt the P&Rec Strategic Plan 2020-2024 as presented, with the addition of the November 2019 and December 2019 P&Rec meeting minutes, as approved.

Motion to adopt the P&Rec Strategic Plan 2020-2024 as presented above: 5 Yes/0 No

Note: January 6, 2020 is the date for the Comstock Township Board final resolution to approve the P&Rec Strategic Plan 2020-2024; February 1, 2020 is the deadline for the P&Rec Strategic Plan 2020-2024 to be sent to the Michigan DNR.

b. Merrill Park Update

Parks Director Street summarized some of her concerns regarding completion of the Merrill Park Project and the correction of certain features. Commissioner Weir will obtain more information to assist in the clarification of options to help the project progress.

c. 2020 Fees

Parks Director Street proposed a 2020 P&Rec Fee schedule.

Motion by Weir/support from Joling to approve the 2020 P&Rec Fee schedule as presented.

Motion to approve presented 2020 fee schedule: 5 Yes/0 No

d. Generator

Parks Director Street requested the purchase of two portable Honda series inverter generators to supply power on-site for power tools used for maintenance/repair projects at the parks, to power parks' events activities, and as power back-up. Three quotes were obtained. Purchase of the generator pair from Steensma for \$1964.99 was recommended.

Motion by Weir/support by Joling to approve purchase as presented and recommended.

Motion to approved purchase of generator pair for \$1964.99 as presented: 5 Yes/0 No

e. Other

Per request by Commissioner Weir, Parks Director Street will share her prepared expenditure/revenue data for Wenke Softball Complex programs at a future meeting,

8. Announcements: None

The meeting was adjourned at 8:00 P.M.

The next meeting will take place on Monday, January 13 at 7:00 P.M.

Respectfully submitted, Teresa Young, Secretary

Public Notice posted in the Kalamazoo Gazette on November 17th, 2019

COMSTOCK CHARTER TOWNSHIP PARKS AND RECREATION COMMISSION
NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF COMSTOCK, KALAMAZOO COUNTY, MICHIGAN AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Comstock Charter Township Parks and Recreation Commission has prepared a proposed Parks and Recreation Strategic Plan, 2020-2024. A copy of the proposed Plan can be viewed on the Comstock Township website, at the Comstock Township Offices, or at the Comstock Township Library for the dates of November 24th- December 25th 2019.

The Parks and Recreation Plan forms the road map for the decisions to be made in the next five years regarding the provisions of the parks, their features, and recreational land. This plan has to be submitted and accepted by the MDNR in order to be eligible for recreation grants.

A public hearing for review and comment of the plan will take place during the meeting of the Parks & Recreation Commission on December 30, 2019 at 7:00pm. This meeting will be held at the Comstock Township Hall, 6138 King Highway, Kalamazoo MI 49048. Concerns and comments can be made at the meeting or in writing via email to parcs@comstockmi.gov. Written comments will be received from any interested persons concerning this matter at the Township Hall at any time during regular business hours up to the date of the hearing and may be further received by the Commission at the hearing.

Comstock Charter Township will provide necessary reasonable auxiliary aids and services, such as interpreters for the hearing impaired and audio tapes of any printed material being considered at the hearing, to individuals with disabilities at the hearing upon four (4) days' notice to the Comstock Charter Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Comstock Charter Township Clerk at the address or telephone number listed below.

COMSTOCK CHARTER TOWNSHIP PARKS AND RECREATION COMMISSION
Michelle Mohney, Clerk
Comstock Charter Township Hall
6138 King Highway
P. O. Box 449
Comstock, Michigan 49041
269-381-2360

STATE OF MICHIGAN)
County of Kalamazoo

ss Shawn Sutton

Being duly sworn deposes and say he/she is Principal Clerk of

RECEIVED
NOV 20 2019
CHARTER TOWNSHIP
OF COMSTOCK



THE KALAMAZOO GAZETTE
DAILY EDITION

a newspaper published and circulated in the County of Kalamazoo and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(day(s)) _____

November 17 A.D. 20 19

Sworn to and subscribed before me this 18th day of November 20 19

Janice M. DeGraaf
JANICE M. DEGRAAF
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Oct 3, 2020
ACTING IN COUNTY OF Kent

**COMSTOCK CHARTER TOWNSHIP
PARKS AND RECREATION COMMISSION**

NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF COMSTOCK, KALAMAZOO COUNTY, MICHIGAN AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Comstock Charter Township Parks and Recreation Commission has prepared a proposed Parks and Recreation Strategic Plan, 2020-2024. A copy of the proposed Plan can be viewed on the Comstock Township website, at the Comstock Township Offices, or at the Comstock Township Library for the dates of November 24th-December 25th 2019.

The Parks and Recreation Plan forms the road map for the decisions to be made in the next five years regarding the provisions of the parks, their features, and recreational land. This plan has to be submitted and accepted by the MDNR in order to be eligible for recreation grants.

A public hearing for review and comment of the plan will take place during the meeting of the Parks & Recreation Commission on December 30, 2019 at 7:00pm. This meeting will be held at the Comstock Township Hall, 6138 King Highway, Kalamazoo MI 49048. Concerns and comments can be made at the meeting or in writing via email to parks@comstockmi.gov. Written comments will be received from any interested persons concerning this matter at the Township Hall at any time during regular business hours up to the date of the hearing and may be further received by the Commission at the hearing.

Comstock Charter Township will provide necessary reasonable auxiliary aids and services, such as interpreters for the hearing (in-person) and audio tapes of any printed material being considered at the hearing, to individuals with disabilities at the hearing upon four (4) days notice to the Comstock Charter Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Comstock Charter Township Clerk at the address or telephone number listed below.

COMSTOCK CHARTER TOWNSHIP PARKS AND RECREATION COMMISSION
MICHELLE MOHRBY, Clerk
Comstock Charter Township Hall
6138 King Highway
P. O. Box 449
Comstock, Michigan 49041
269-381-2360

348500-48

Public Notice posted at the Comstock Township offices



Office Location:
6138 King Highway
Kalamazoo, MI 49048

Mailing Address:
PO Box 449
Comstock, MI 49041

Tel (269) 343-8212
Fax (269)381-4328
parks@comstockmi.gov

Public Notice

A draft of the Comstock Township Parks and Recreation Strategic Plan 2020-2024 is available for public review and comment November 24th – December 25th 2019.

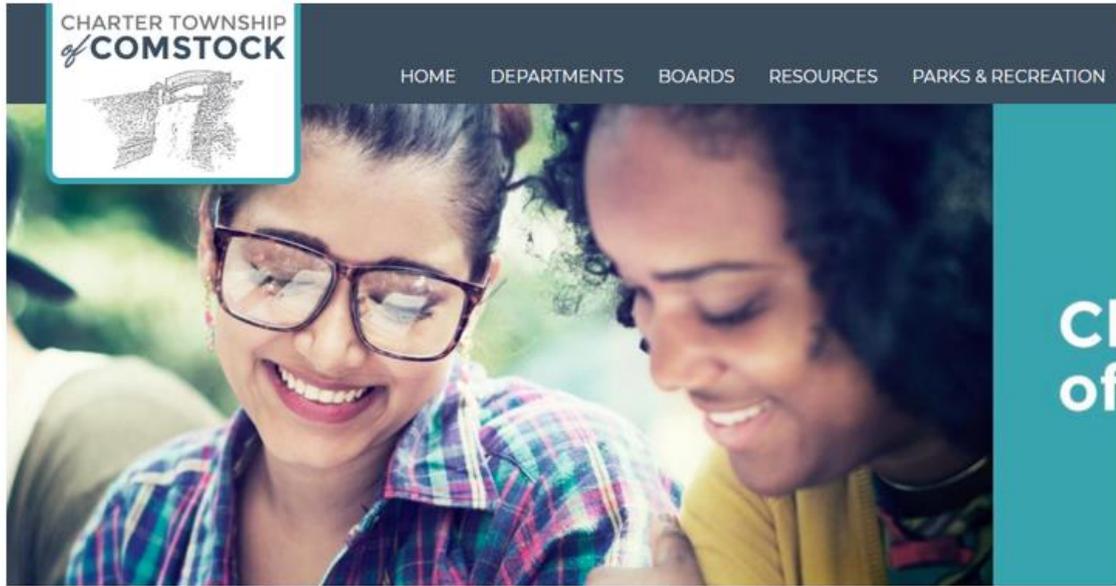
Copies are available for viewing at the Township Library, Township Offices, and on the Townships website. You can find the report on our website, www.comstockmi.gov, Resources tab, under Reports of Interest.

Please direct all comments, preferably in writing, to the Parks Department office, inside the Comstock Township offices, [269-343-8212](tel:269-343-8212) or parks@comstockmi.gov.

Posted November 17th 2019

Public Notice posted on website www.comstockmi.gov

Website Snapshot:



Public Hearing Notices

Ensuring that all residents remain in the loop is one of the primary duties of the administrators of the Charter Township of Comstock. Due to the frequency of public hearings, ordinance amendments and code adjustment notices, we have created this page to act as a repository for all of the Township's important, time-sensitive releases.

The Township publishes its' public hearing notices in the local Kalamazoo

DOCUMENTS

[Comstock Charter Twp Parks & Recreation Strategic 2020-2024 Plan Public Hearing Notice](#)

Menu of documents on website-by location “Public Hearing Notices”

The screenshot shows a web browser window with the address bar displaying 'comstockmi.gov'. The main content area shows a file directory with a navigation pane on the left and a file list on the right. The 'public-hearing-notices' folder is selected in the navigation pane. The file list contains the following entries:

File name	Size	Width	Height	Date
publichearingnotice-5yearplan2020-2024.pdf	6.47 KB	0	0	11/19/2019 - 9:43am
legald11-26-2019zbameeting.pdf	79.14 KB	0	0	11/07/2019 - 3:03pm
ordno509parkingviordamendment.pdf	64.23 KB	0	0	10/29/2019 - 7:26am
ordno510variouszoamendments.pdf	172.99 KB	0	0	10/29/2019 - 7:26am
pcphnotice-november14meeting.pdf	412.68 KB	0	0	10/24/2019 - 12:53pm
10-22-2019zbameetingrevised.pdf	81.72 KB	0	0	10/14/2019 - 7:17am
2091-09-24zbaphnotice.pdf	68.41 KB	0	0	09/05/2019 - 8:50am
legald074-23-2019zbameeting.pdf	78.26 KB	0	0	07/02/2019 - 9:53am
legaldtba2019-06-25.pdf	95.95 KB	0	0	06/06/2019 - 1:00pm
pcphnotice-2019-06-27.pdf	92.08 KB	0	0	06/06/2019 - 1:00pm
phnotice-june13meeting.pdf	92.36 KB	0	0	05/22/2019 - 1:04pm
legald05-28-2019zbameeting.pdf	77.36 KB	0	0	05/08/2019 - 12:46pm
phnotice-may23meeting.pdf	92.36 KB	0	0	05/02/2019 - 7:51am
pc2019-05-09phnotice.pdf	205.51 KB	0	0	04/17/2019 - 3:46pm
2019-04-29bphnotice.pdf	98.92 KB	0	0	04/08/2019 - 12:36pm
2019-03-28pcpubhrgnotice.pdf	71.28 KB	0	0	03/07/2019 - 8:52am
phnotice-zotextamendformive03-14meeting.pdf	115.21 KB	0	0	03/04/2019 - 10:39am
legald02-26-2019zbameeting.pdf	78.27 KB	0	0	02/07/2019 - 1:32pm
20 file using 2.44 MB of 512 KB *01-28meeting.pdf	91.83 KB	0	0	02/07/2019 - 1:30pm

Document Upload Page:

The screenshot shows a document upload page with the following sections:

- Input format:** A dropdown menu.
- Menu settings:** A sidebar with options: Public Hearing Notices, Contact Information, Documents (selected), and Quick Links.
- Label:** A text input field containing 'Documents'.
- Description:** A large text area for entering a description.
- PDF's:** A section for managing uploaded PDFs. It shows one file: 'publichearingnotice-5yearplan2020-2024.pdf' (6.47 KB, application/pdf). The 'Document Title' is 'Comstock Charter Twp Parks & Rec Commission Strategic 2020-2024 Pl'. There are checkboxes for 'List' and a 'Remove' button.

PARKS AND RECREATION COMMISSION OF COMSTOCK CHARTER TOWNSHIP
RECREATION PLAN
RESOLUTION OF ADOPTION
ADMINISTRATION OF THE CHARTER TOWNSHIP OF COMSTOCK

WHEREAS, the Parks And Recreation Commission of Comstock has undertaken a Five Year Parks and Recreation Plan which describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities during the period between 2020 and 2024, and

WHEREAS, a public comment session was held Monday December 30th 2019 at the Comstock Charter Township Hall to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan, and

WHEREAS, the Parks and Recreation Commission of Comstock Charter Township has developed the plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community, and

WHEREAS, after the public meeting the Charter Township of Comstock, Parks and Recreation Commission, voted to adopt said Recreation Plan.

NOW, THEREFORE BE IT RESOLVED the Charter Township of Comstock Board hereby adopts the Charter Township of Comstock Recreation Plan as a guideline for improving recreation for the residents of the Charter Township of Comstock.

Yeas: 6 Nays: 0 Absent: 1

I, Michelle Mohney, Comstock Charter Township Clerk, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Township Administration at a Regular Meeting thereof held on the 6th day of January, 2020.


Michelle R. Mohney
Comstock Charter Township Clerk



COMMUNITY PARK AND RECREATION PLAN

CERTIFICATION CHECKLIST

By Authority of Parts 19, 703 and 716 of Act 451, P.A. 1994, as amended, submission of this information is required for eligibility to apply for grants

INSTRUCTIONS: Complete, obtain certification signatures and submit this checklist with a locally adopted recreation plan.

All recreation plans are required to meet the content and local approval standards listed in this checklist and as outlined in the *Guidelines for the Development of Community Park and Recreation Plans* provided by the Michigan Department of Natural Resources (DNR). Plans must be submitted to the DNR through MiRecGrants **with** a completed checklist that has been signed by an authorized official(s) of the local unit of government(s) submitting the plan. Plans may be submitted at any time of the year, but no later than February 1 of the year the local unit of government is applying for grants.

PLAN INFORMATION		
Name of Plan: Comstock Township Parks & Recreation Strategic Plan 2020-2024		
List the community names (including school districts) that are covered under the plan and have passed a resolution adopting the plan.	County	Month and year plan adopted by the community's governing body
Charter Township of Comstock	Kalamazoo	January 2020

PLAN CONTENT

INSTRUCTIONS: Please check each box to certify that the listed information is included in the final plan.

- 1. COMMUNITY DESCRIPTION**
- 2. ADMINISTRATIVE STRUCTURE**
 - Roles of Commission(s) or Advisory Board(s)
 - Department, Authority and/or Staff Description and Organizational Chart
 - Annual and Projected Budgets for Operations, Maintenance, Capital Improvements and Recreation Programming
 - Current Funding Sources
 - Role of Volunteers
 - Relationship(s) with School Districts, Other Public Agencies or Private Organizations
 - Recreation Authorities or Trailway Commissions Only:**
 - Description of the Relationship between the Authority or Commission and the Recreation Departments of Participating Communities
 - Articles of Incorporation
- 3. RECREATION INVENTORY**
 - Description of Methods Used to Conduct the Inventory
 - Inventory of all Community Owned Parks and Recreation Facilities
 - Location Maps (site development plans recommended but not required)
 - Accessibility Assessment
 - Status Report for all Grant-Assisted Parks and Recreation Facilities
 - Waterways Inventory (if applicable)
- 4. RESOURCE INVENTORY (OPTIONAL)**
- 5. DESCRIPTION OF THE PLANNING PROCESS**

6. DESCRIPTION OF THE PUBLIC INPUT PROCESS

Description of the Method(s) Used to Solicit Public Input Before or During Preparation of the Plan, including a Copy of the Survey or Meeting Agenda and a Summary of the Responses Received

Copy of the Notice of the Availability of the Draft Plan for Public Review and Comment

Date of the Notice November 17, 2019

Type of Notice Website, posted at Twp & Library, newspaper

Plan Location Parks Dept, Twp Hall, Library, Website

Duration of Draft Plan Public Review Period (Must be at Least 30 Days) November 24-December 25

Copy of the Notice for the Public Meeting Held after the One Month Public Review Period and Before the Plan's Adoption by the Governing Body(ies)

Date of Notice November 17, 2019

Name of Newspaper Kalamazoo Gazette

Date of Meeting December 30, 2019

Copy of the Minutes from the Public Meeting

7. GOALS AND OBJECTIVES

8. ACTION PROGRAM

9. POST-COMPLETION SELF-CERTIFICATION REPORT(S)

PLAN ADOPTION DOCUMENTATION

APPROVAL DOCUMENTATION: For multi-jurisdictional plans, each local unit of government must pass a resolution adopting the plan. Prepare and attach a separate page for each unit of government included in the plan.

1. Official resolution of adoption by the governing body dated: January 6, 2020

2. Official resolution of the Charter Township of Comstock Commission or Board, recommending adoption of the plan by the governing body, dated: January 6, 2020

3. Copy of letter transmitting adopted plan to County Planning Agency dated: January 10, 2020

4. Copy of letter transmitting adopted plan to Regional Planning Agency dated: January 10, 2020

OVERALL CERTIFICATION

NOTE: For multi-jurisdictional plans, Overall Certification must include the signature of each local unit of government. Prepare and attach a separate signature page for each unit of government included in the plan.

I hereby certify that the recreation plan for Charter Township of Comstock includes the required content, as indicated

(Local Unit of Government)

above and as set forth by the DNR.

Vamen Street (Parks Director) Jan 17, 2020

Authorized Official for the Local Unit of Government Date

This completed checklist must be uploaded in MiRecGrants.



Office Location:
6138 King Highway
Kalamazoo, MI 49048

Mailing Address:
PO Box 449
Comstock, MI 49041

Tel (269) 343-8212
Fax (269) 381-4328
parks@comstockmi.gov

January 10, 2020

Kalamazoo County Planning Commission
Lotta Jarnefelt
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

Dear Ms. Jarnefelt,

Comstock Township has recently completed a Parks and Recreation Five-Year Strategic Plan for 2020-2024. The enclosed copy is for your councils review and allows the Township to comply with the Michigan Department of Natural Resources regulation related to the review and adoption of a Parks and Recreation Strategic Plan.

Please contact me if you have any further comments or questions.

Sincerely,

Vanessa Street
Parks Director
Comstock Township



Office Location:
6138 King Highway
Kalamazoo, MI 49048

Mailing Address:
PO Box 449
Comstock, MI 49041

Tel (269) 343-8212
Fax (269)381-4328
parks@comstockmi.gov

January 10, 2020

SCMPC
Lee Adams
300 South Westnedge Ave
Kalamazoo, MI 49007

Dear Mr. Adams,

Comstock Township has recently completed a Parks and Recreation Five-Year Strategic Plan for 2020-2024. The enclosed copy is for your councils review and allows the Township to comply with the Michigan Department of Natural Resources regulation related to the review and adoption of a Parks and Recreation Strategic Plan.

Please contact me if you have any further comments or questions.

Sincerely,

Vanessa Street
Parks Director
Comstock Township