



Village of Beulah

2023 Survey Results

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Demographics



- ❖ How long have you lived in the Village?
- ❖ When do you reside in the Village?
- ❖ Do you rent or lease to others? Typical time period?
 - Which month is typically rented?
- ❖ What best describes your Village of Beulah residency?

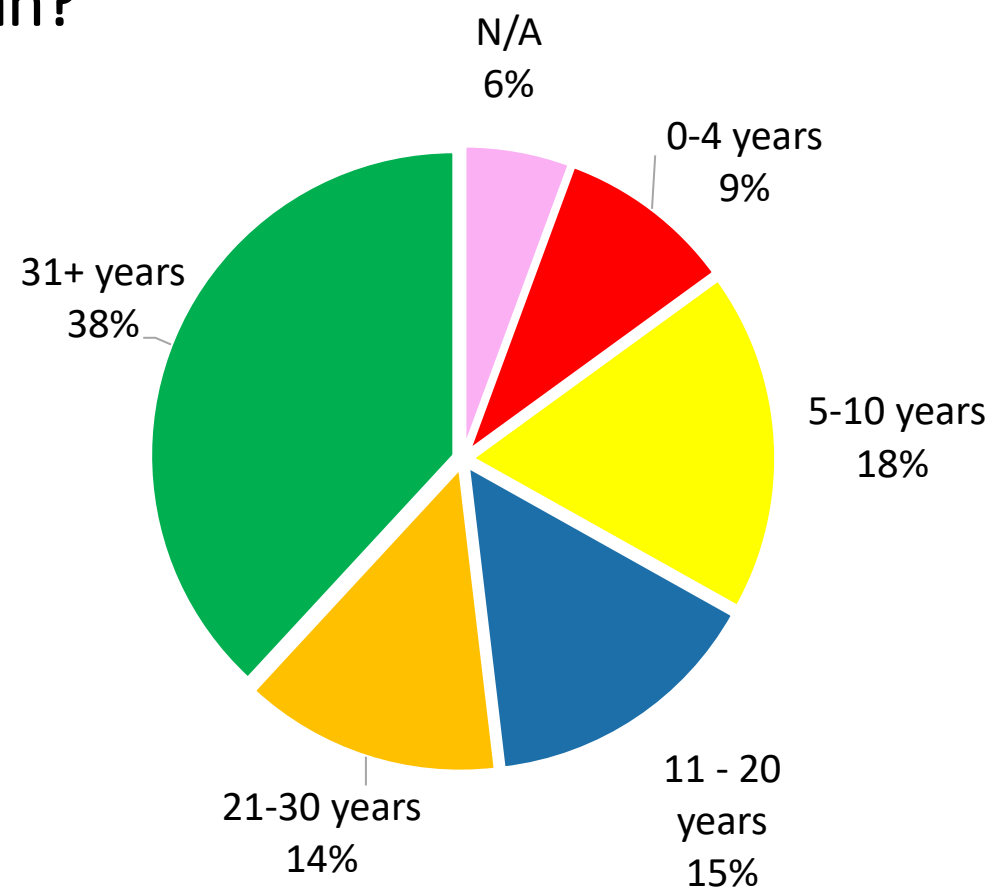


Demographics

How long have you lived in the Village of Beulah?

(either part or full time)

Years	# of Responses	% of Responses
N/A	9	6%
0-4 years	15	9%
5-10 years	29	18%
11-20 years	24	15%
21-30 years	22	14%
31+ years	<u>61</u>	<u>38%</u>
Totals	160	100%



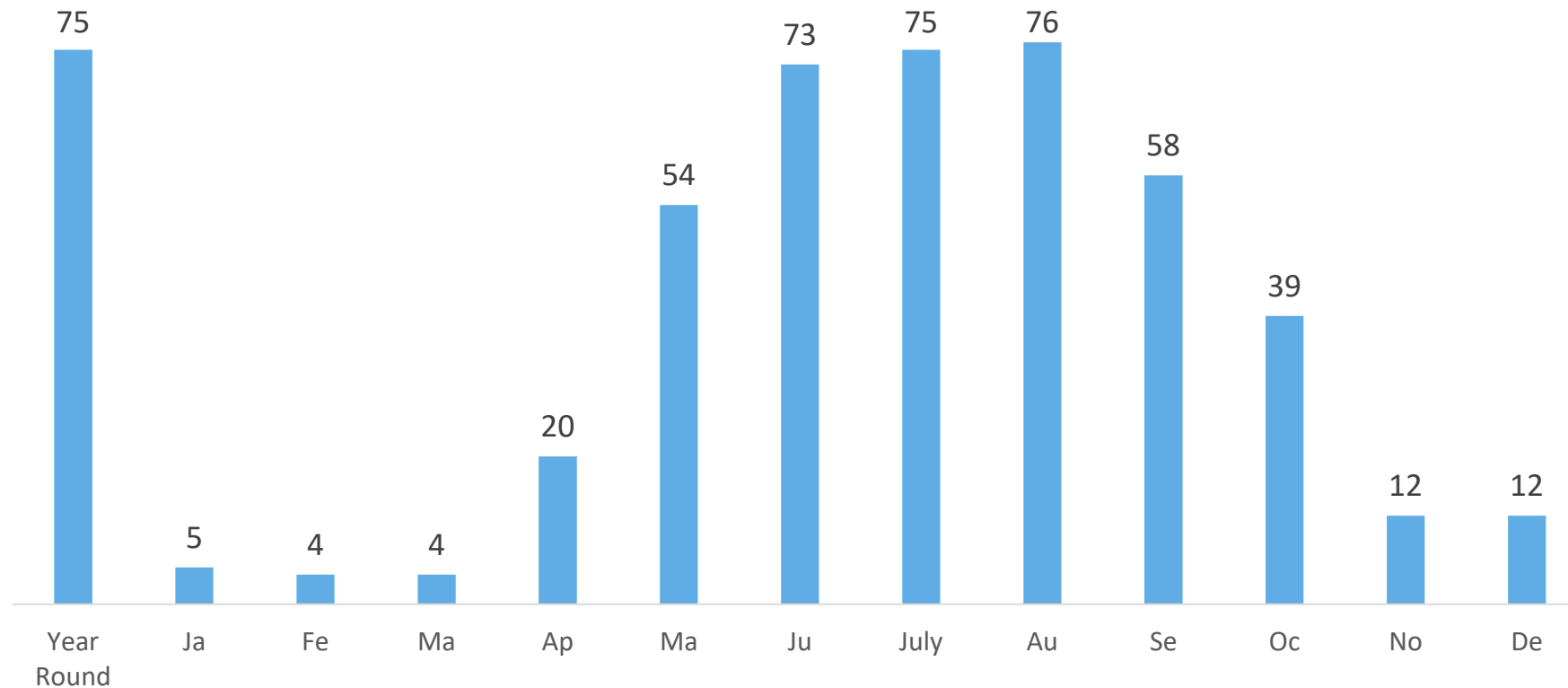
Highlights:

- The largest percentage of respondents have lived in the Village for 31 years or longer.
- 61% of the respondents have lived in the Village for over 10 years.

Demographics



When do you reside in the Village?



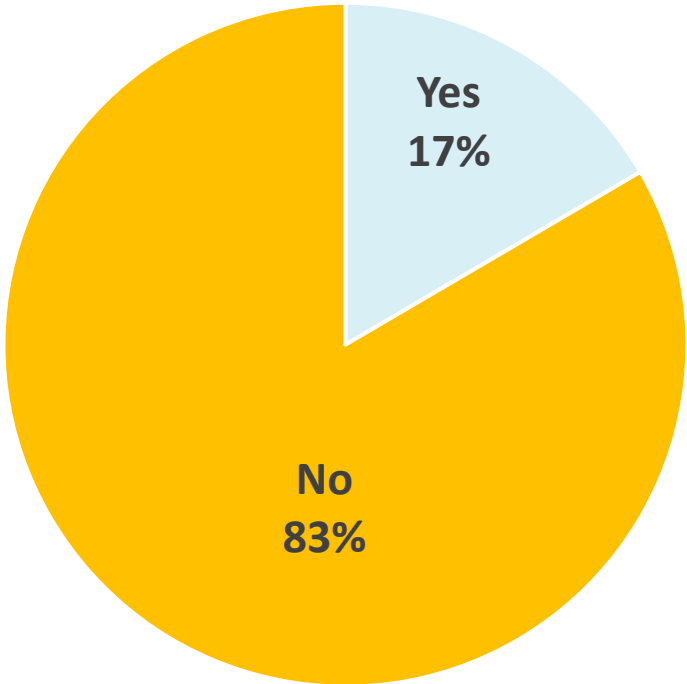
Highlights:

- The majority of respondents either live in the Village during peak summer months OR year round
- 158 people responded to this question



Demographics

Do you rent or lease to others?

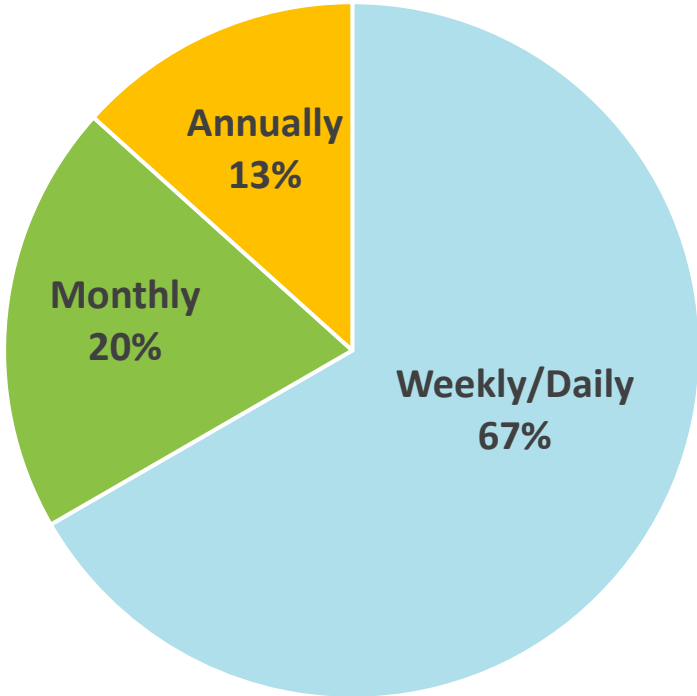


163 people responded to this question

Highlights:

- Most respondents do not have a property that they rent

Typical Time Period?

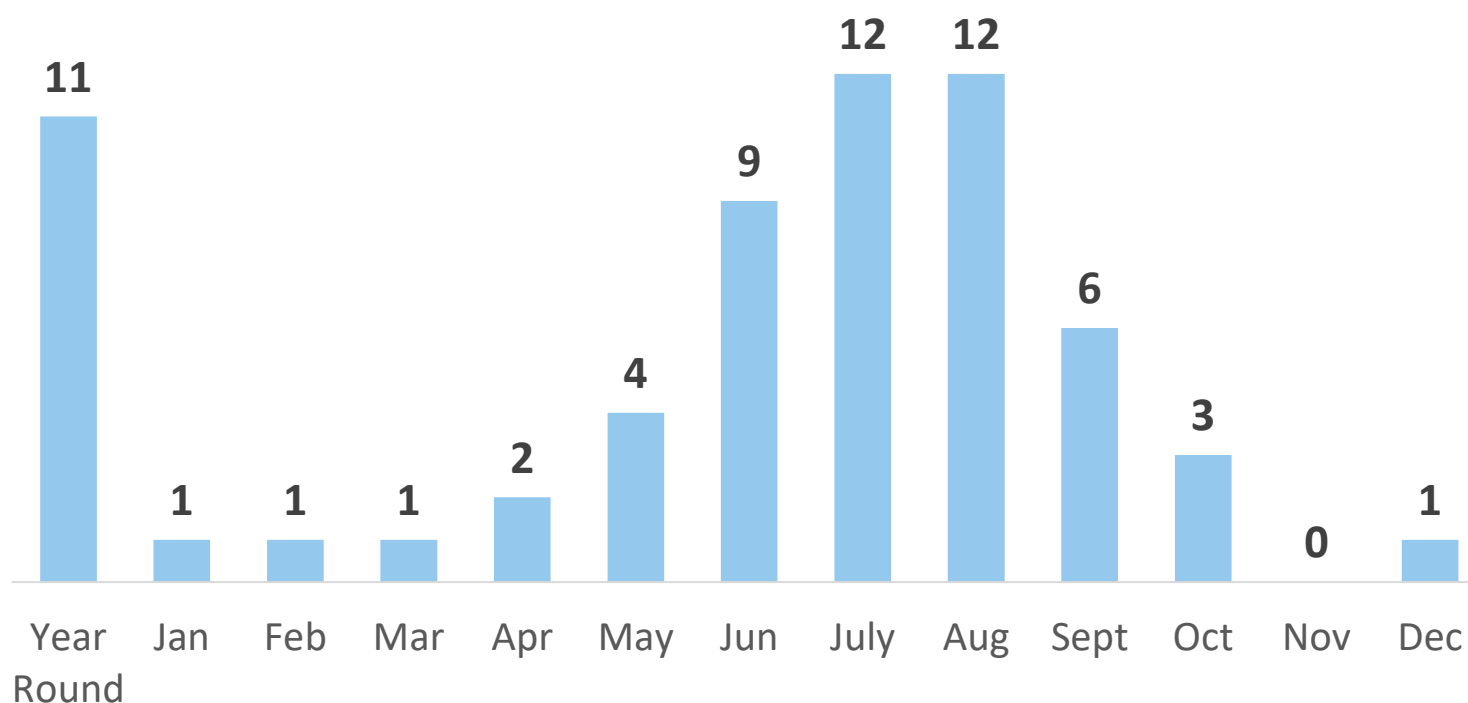


35 people responded to this question



Demographics

Which month is typically rented?



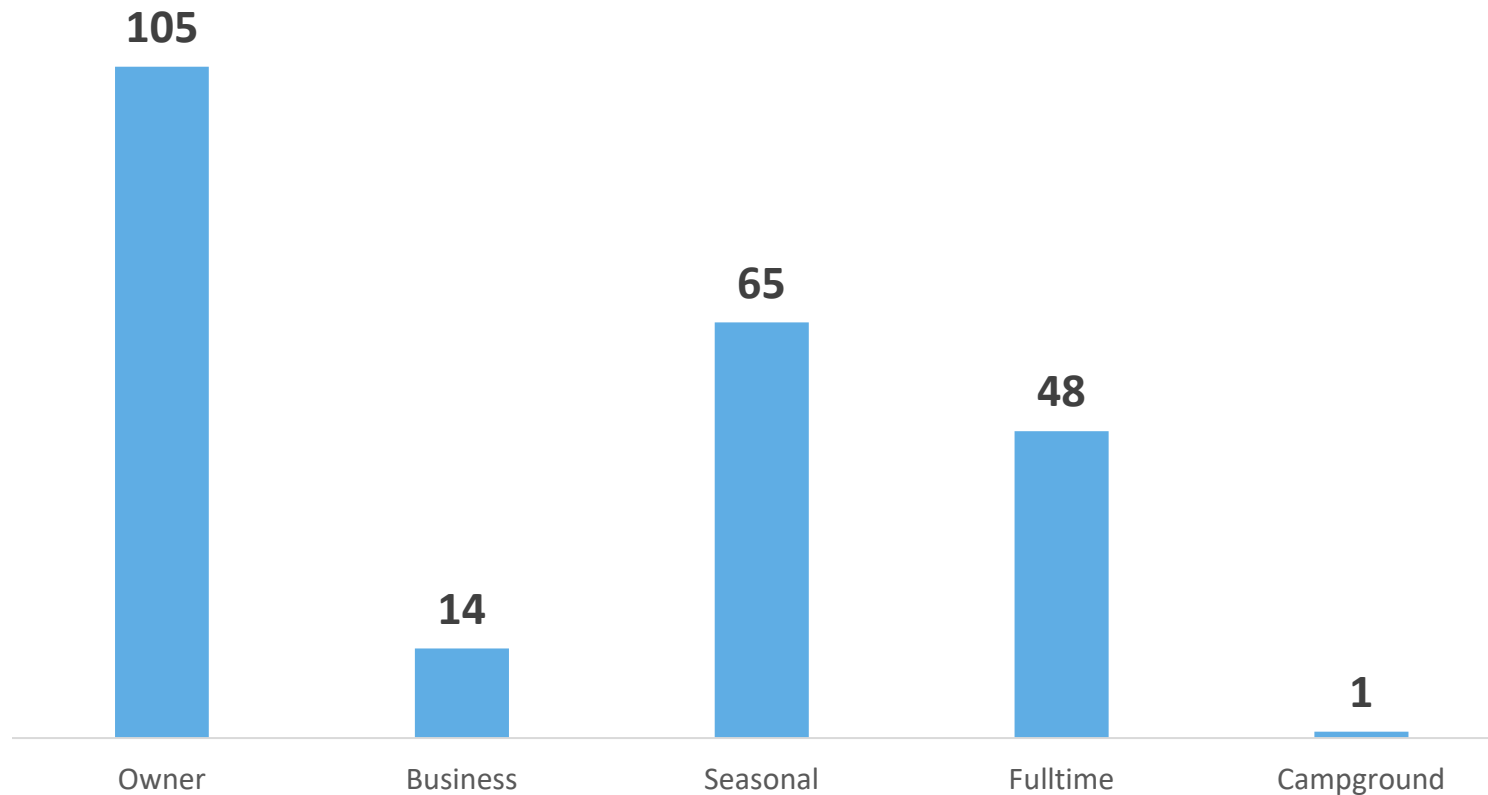
Highlights:

- Only 24 people responded to this question
- Both year-round rentals and peak summer months had the highest number of responses

Demographics



What best describes your residency?



Highlights:

- 164 people responded to this question
- 40% of respondents are seasonal and 29% are full-time residents

Village Aesthetics

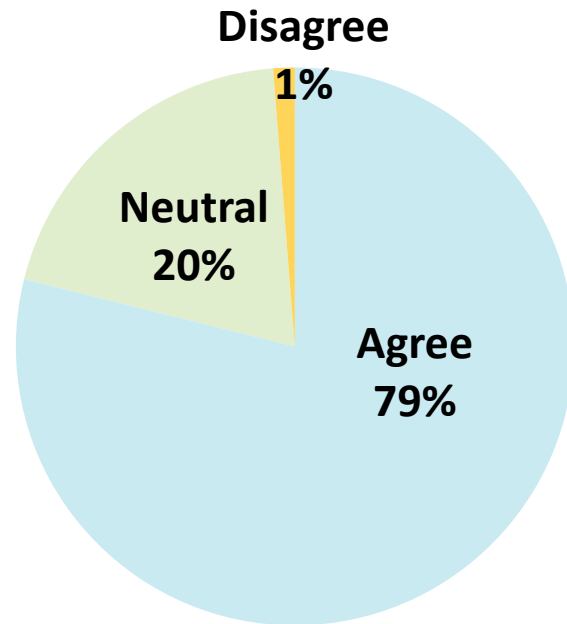


- ❖ Historic buildings should be preserved.
- ❖ Village “curb appeal” should be addressed.
- ❖ What are you most proud of in the Village.
- ❖ What other Village aesthetic elements do you feel are important to address?

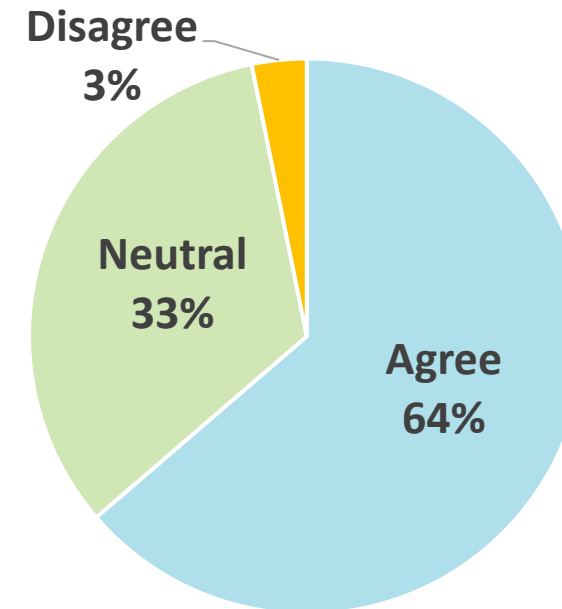
Village Aesthetics



Historic buildings should be preserved



Village “curb appeal” should be addressed



Highlights:

- Over 160 people responded to these questions, with the majority of respondents agreeing with the question

Village Aesthetics



What are you most proud of in the Village?

Description	# of responses	Description	# of responses
Waterfront	44	Downtown	4
Quaintness, small town “feel”	15	Small Size	3
Cleanliness	9	Planters	2
Park	9	Residents	2
Community	8	Decorations	2
Friendliness	7	Preserving the lake	2
Local Businesses	6	Conservative	1

Highlights:

- The waterfront was overwhelmingly the area of pride for Village residents

Village Aesthetics



What are you most proud of in the Village?

All of these descriptions had one response	
Responsible	Relevant shops
Independant	Courthouse
History	Empty lot by Hungry Tummy
Memories	Potholes
Library	Mowing public access
Old courthouse	Railhouse
Boosters	No chain stores
Keeping the lake open	New Business and Growth
Trails	

Village Aesthetics



What other Village aesthetic elements do you feel are important to address?

Description	# of respondents	Description	# of respondents
Cleanliness	12	Blight	4
Upkeep of downtown buildings	8	More trees	4
Bath House/Restrooms	8	Getting rid of the trailer park	4
Landscaping around village	8	Better Treescape	3
Tennis courts	7	Seasonal decorations	3
Lights too bright	7	Basketball courts	3
Storefront improvement	7	Sand and leaf removal	3
Groom beaches	7	Pave trail	3
Signage	6	Parking	2
Campground	6	Resurface roads	2
Empty lots	6	Flags on Main St	2
Waterfront and Beach	5	Welcome sign	2

Village Aesthetics



What other Village aesthetic elements do you feel are important to address?

Each of these had 1 respondent	
Cold Creek/Lake	Vacancies
Festivals	Speed through town
Murals/public art	Salt storage building
Enough street lights	Village office
Boat launch	Accesses maintained
Memorial Bench	Left turn lane
Front of Eastshore Market	Who painted that building bright red?
Slide too high	Potholes

Growth Management

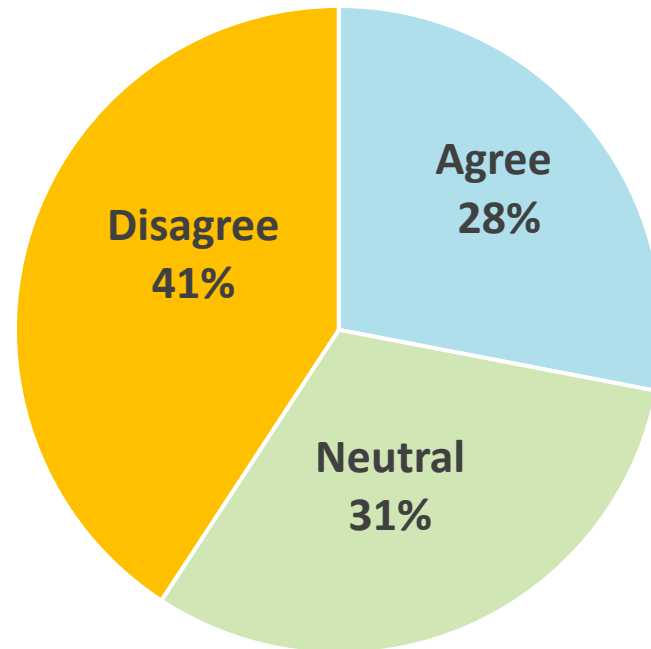


- ❖ Adequate housing is available to meet the needs of permanent and seasonal residents.
- ❖ Do you want growth in the Village of Beulah?
 - If so, what type of growth?
 - Where should RESIDENTIAL growth be directed?
 - Where should COMMERCIAL growth be directed?

Growth Management



Adequate housing is available to meet the needs of permanent and seasonal residents.



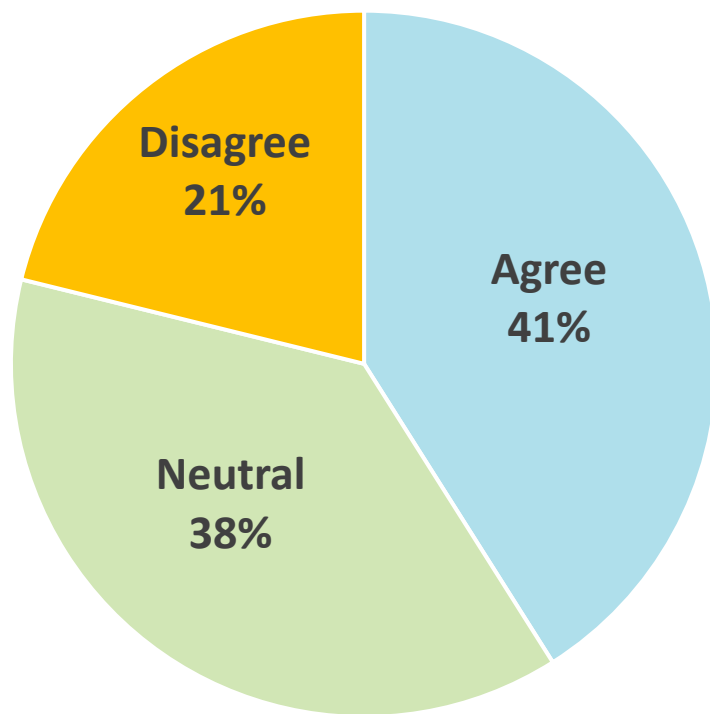
Highlights:

- There were 157 respondents to this question, with the largest percentage disagreeing that adequate housing is available



Growth Management

- ❖ Do you want growth in the Village of Beulah?
 - If so, what type of growth?



Suggested Growth	# of respondents
Housing	29
Business	26
Balanced	6
Good Restaurants	4
More year round restaurants/stores	2
Specific and limited	2
Low income housing	2
Things to do	2

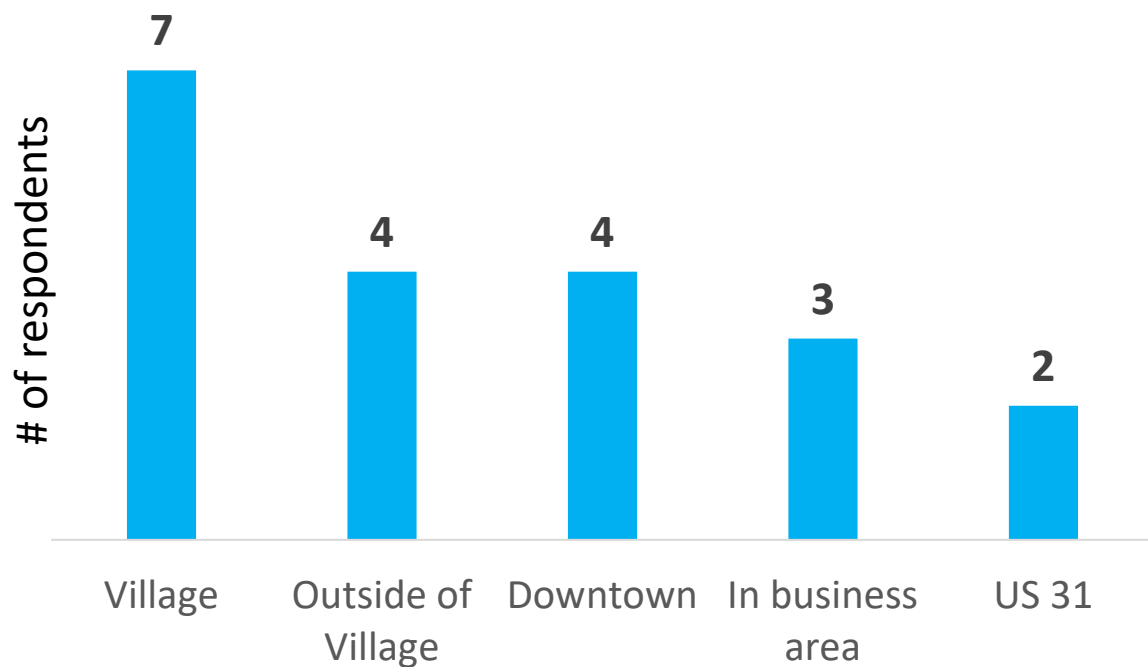
Highlights:

- Of the 156 respondents, 41% want more growth in the village; primarily in new housing and businesses



Growth Management

Where should RESIDENTIAL growth be directed?

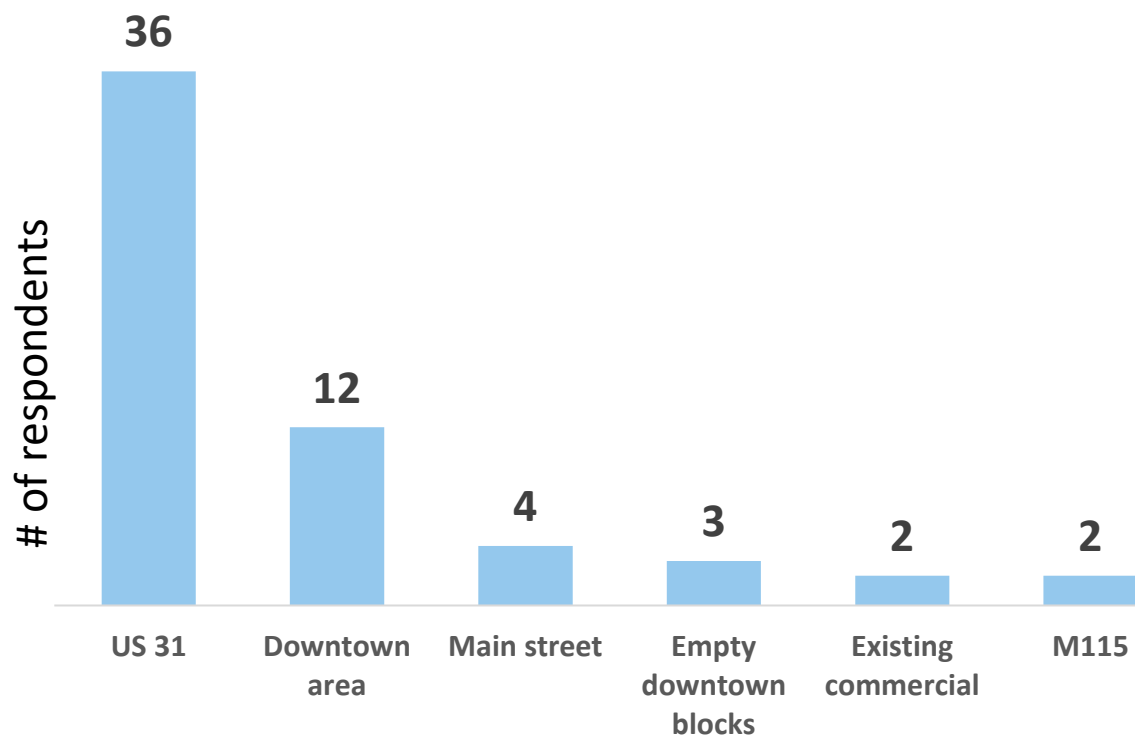


Comments – affordable housing was most mentioned	
Multi-residential living buildings	Only where zoning allows
Affordable housing	Away from AG land
Condominiums & apartments	Less STR, more affordable
Long term residents	Workforce housing
Not much room left with big structures	Senior (55+) affordable housing
Not the lake, others need the help	Not sure there is room for more growth



Growth Management

Where should COMMERCIAL growth be directed?

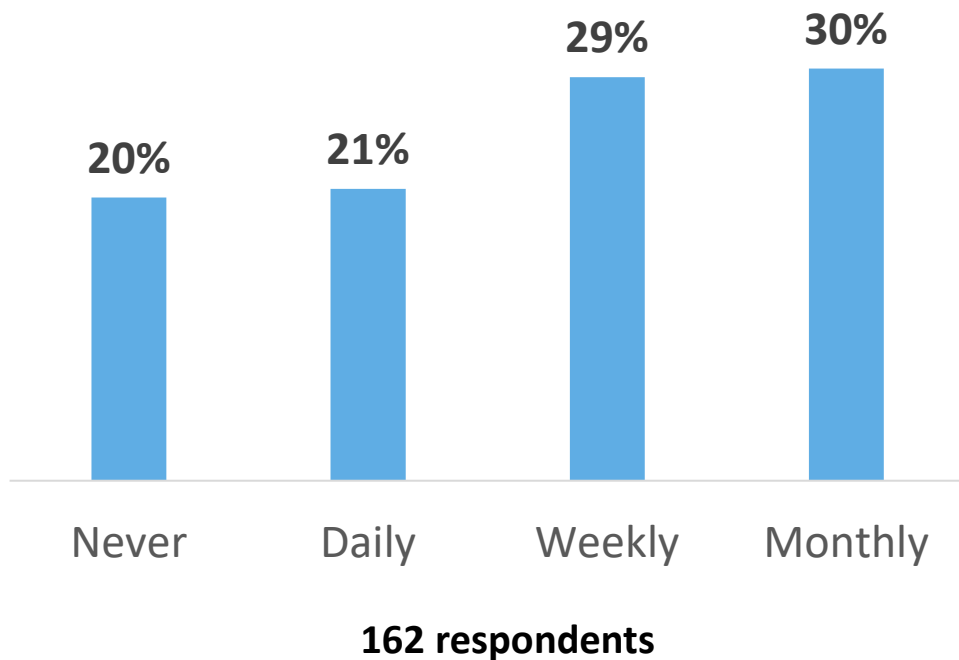


Commercial growth add'l suggestions	
Need retail, small business	Use empty commercial buildings
Get downtown to 100% occupancy	Commercial growth may not be needed or desired
Need more restaurants	Year-round businesses, not just bars and restaurants
Skilled labor & technology jobs	A bakery & small convenience store needed
Grocery store & pharmacy needed	Shops for basic needs – food, clothing, hardware

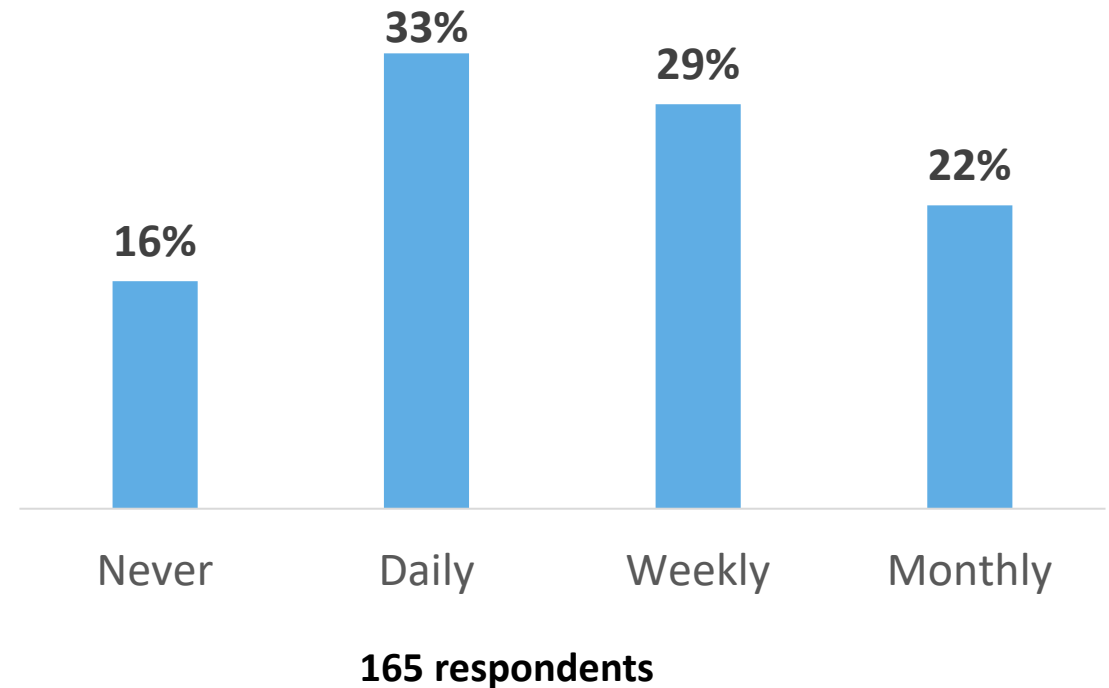
Parks



How often do you use the Village of Beulah parks?



How often do you visit the beach/waterfront area?



Parks



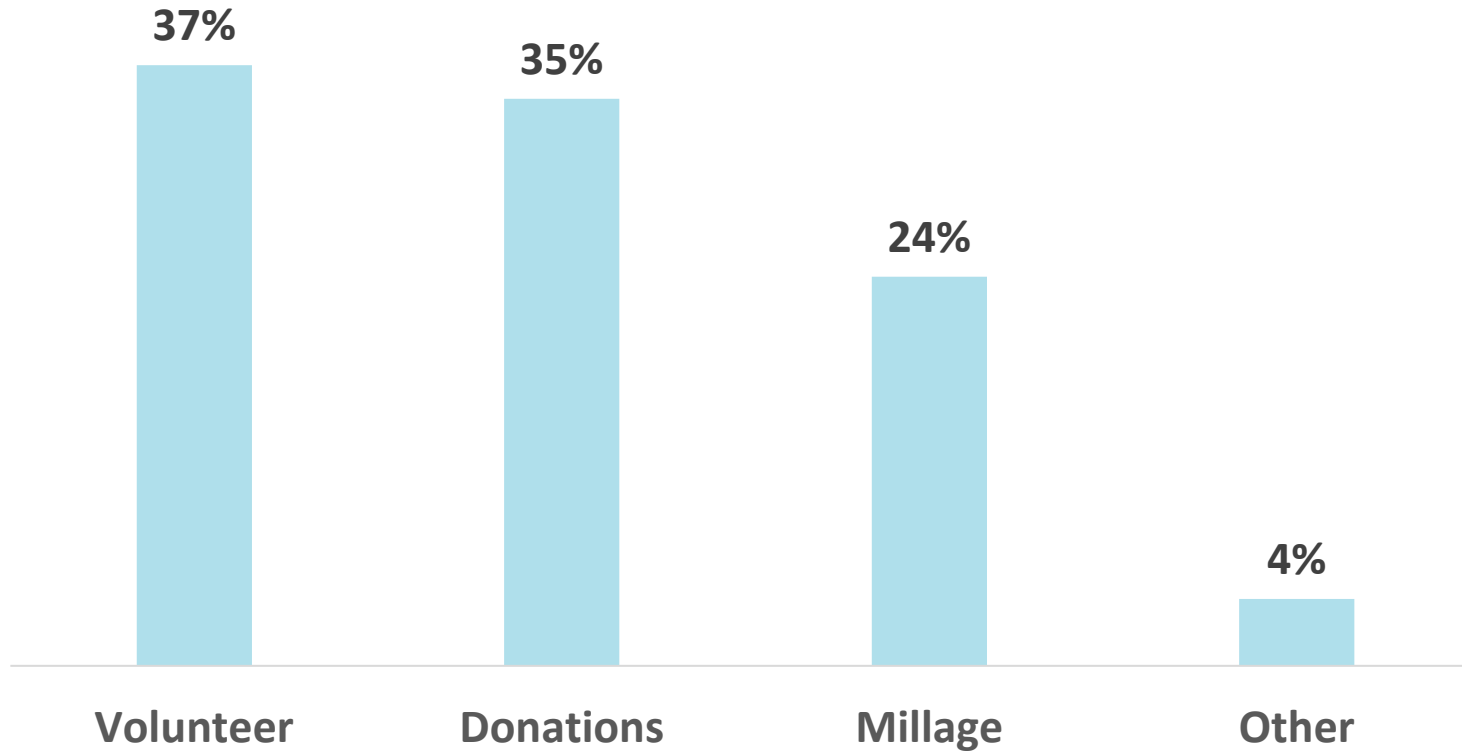
What changes should be made to the Village parks and waterfront

Suggestion	# of responses	Suggestion	# of responses	Suggestion	# of responses
Waterfront bathhouse needs updating	17	Garbage cans	4	Get rid of the ducks	2
Swimmers itch	16	Weeding and mowing	4	Boat launch	2
Maintain trash bins	12	Pet friendly section on beach/lake	3	Signage for litter and dogs on beach	2
Maintain parks	9	More dock space	3	More benches	2
Dissolve RV park and add that to beach area	9	Replace removed trees	3	Events on the beach	2
Remove toilet at park	9	Update Tennis courts	3	Bring music back to the park	2
Less with boats and docks	5	Clean trailer park	3	Prohibit pets on beach	2
Groom beach further	5	More tennis courts/pickleball	3	Improve visitor services for compliance	2
Clean beach	5	Pave more walking trail	2	More beaches	2
Public bathrooms at trailhead	4				

Parks



How would you be willing to support the Village of Beulah Parks and Facilities?

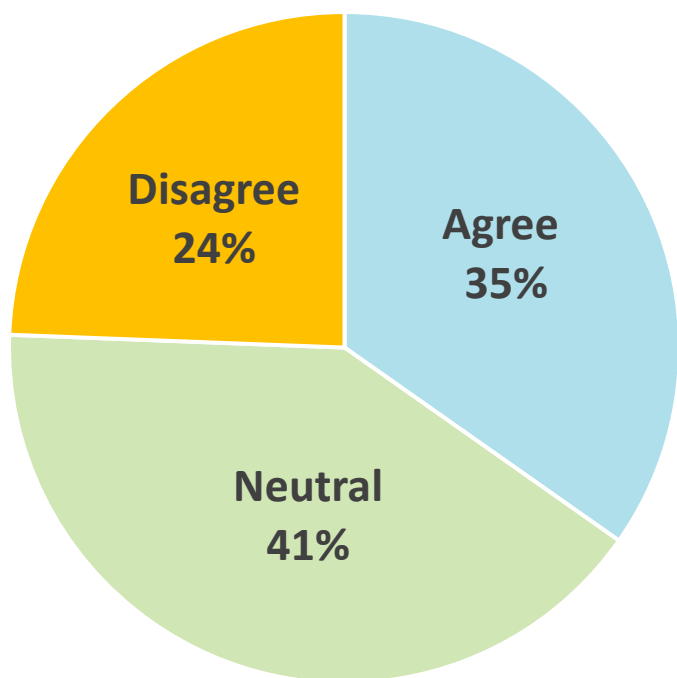


There were 146 respondents

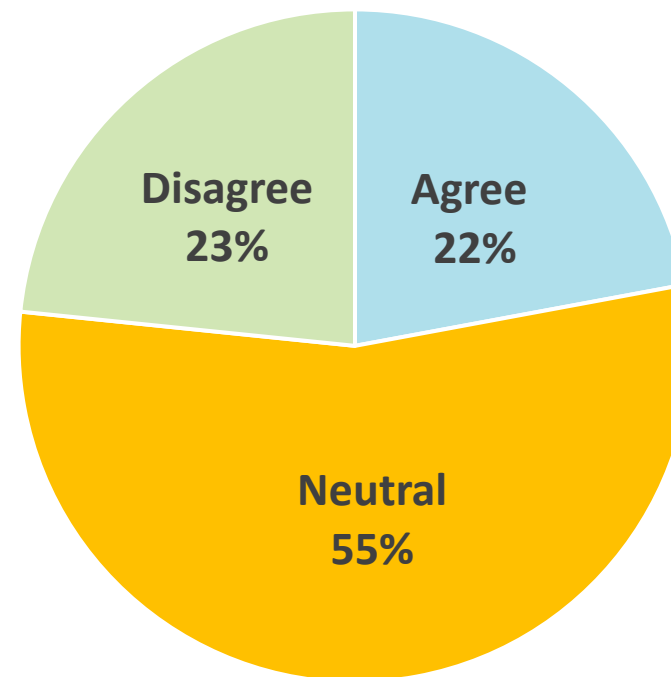


Economy

- ❖ The Village of Beulah is promoted well to attract tourists and new businesses
- ❖ There are adequate employment opportunities in the Village of Beulah?



164 respondents

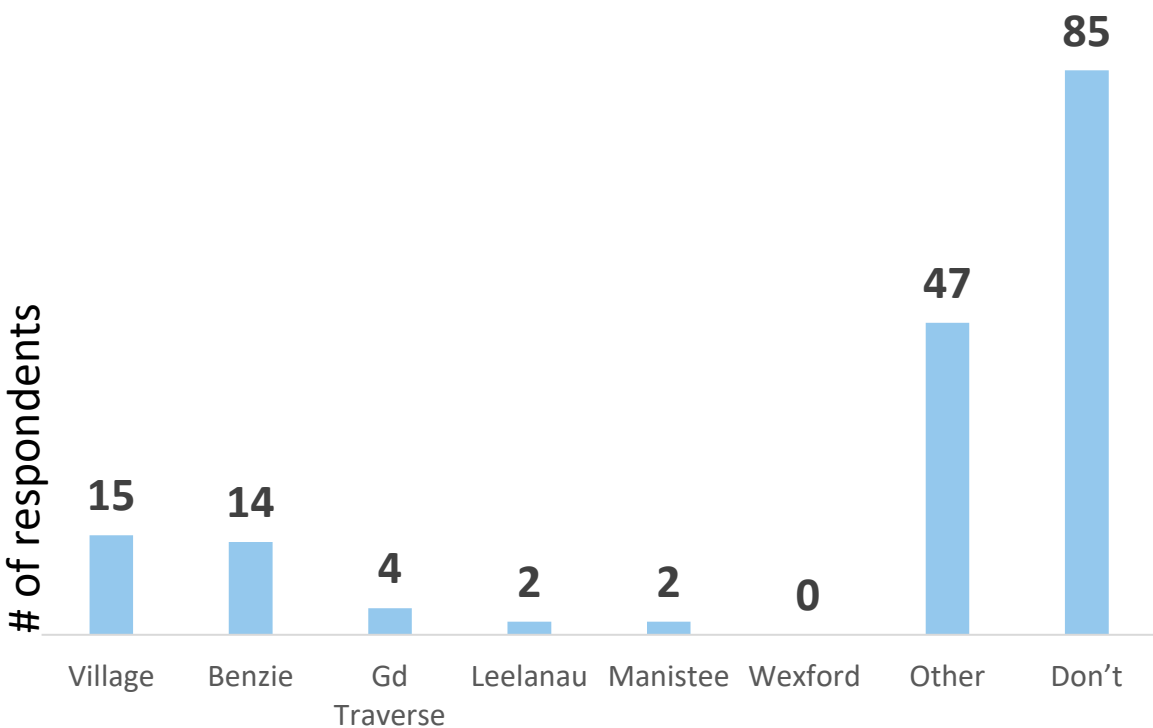


154 respondents



Economy

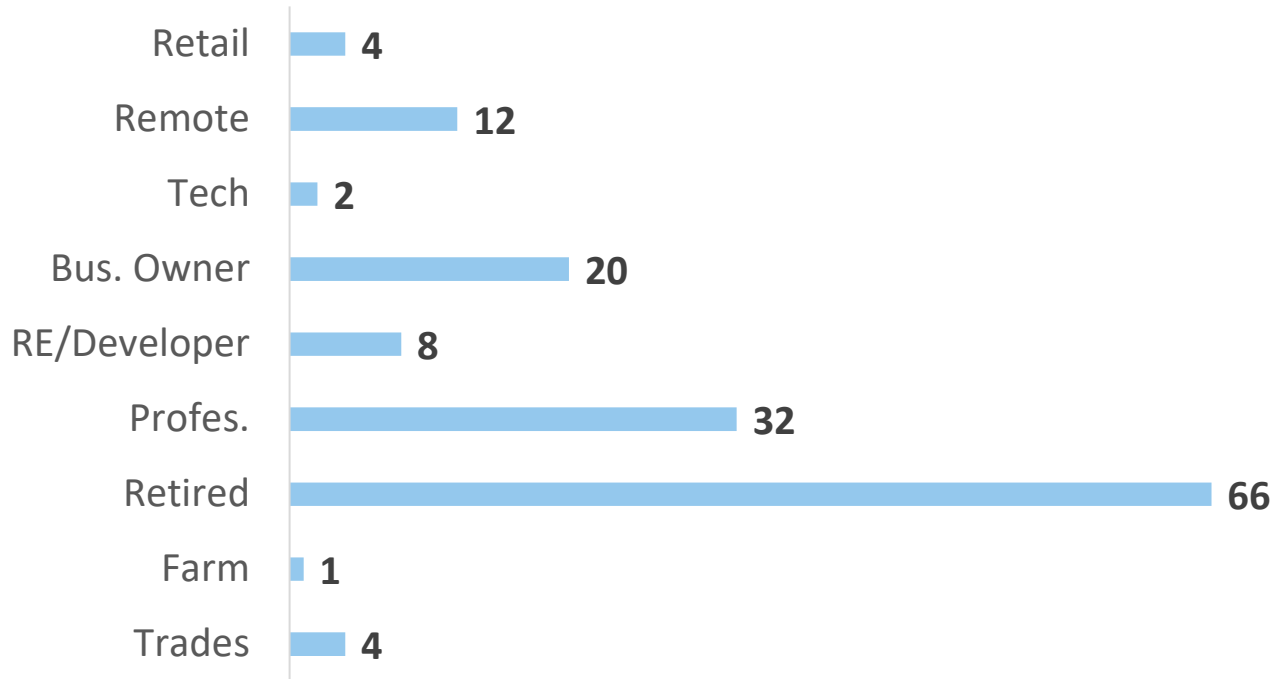
Where do you work?



165 respondents

What type of work do you do?

150 respondents

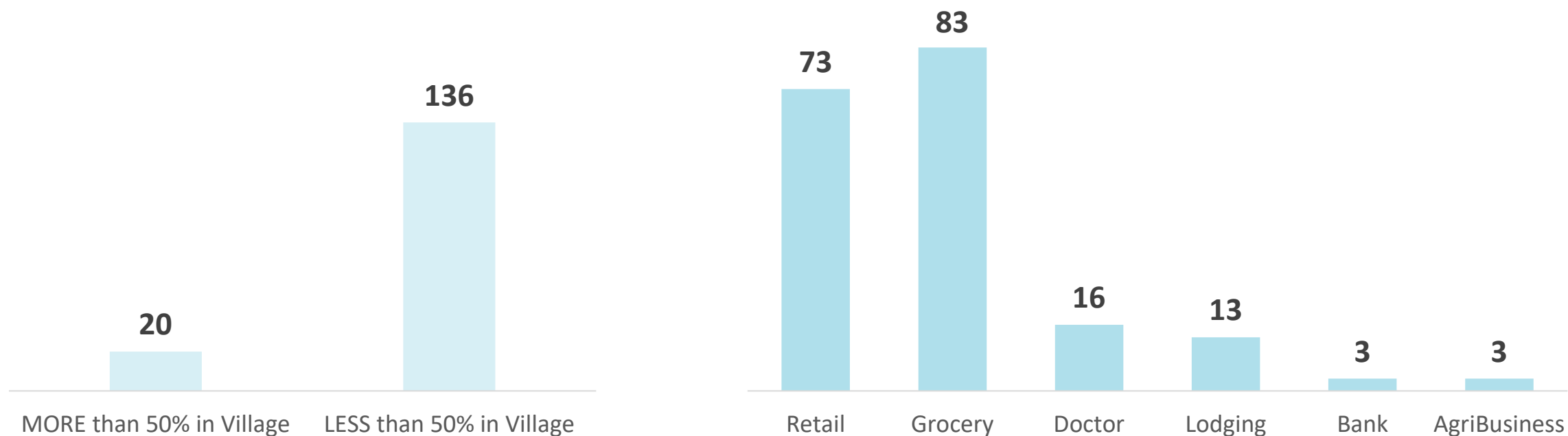


150 respondents



Economy

- ❖ Where do you shop?
- ❖ If any, what types of businesses are needed in the Village of Beulah beyond what is here now?



Services



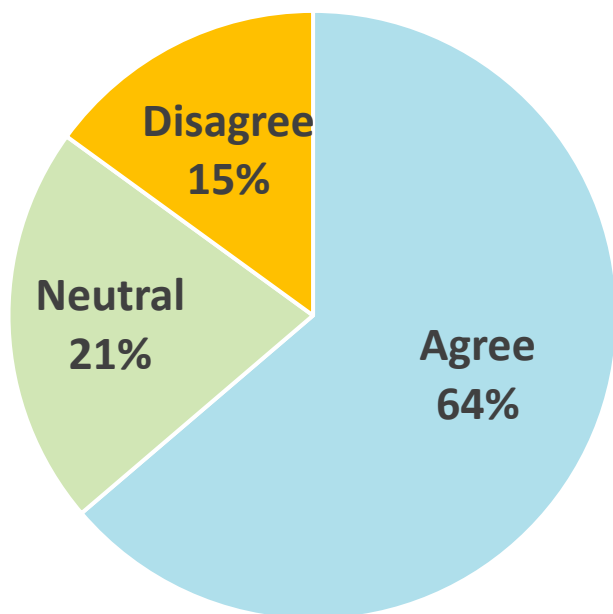
- ❖ Road maintenance is adequate?
 - ❖ Roads to improve?
- ❖ Village traffic control is adequate?
- ❖ Village parking is adequate?
- ❖ Village sidewalks are adequate and seasonally maintained properly?
- ❖ Utilities and services should be expanded for new development opportunities.
- ❖ Services provided by the Village and Staff meet my needs in terms of availability, responsiveness, providing information, etc.



Services

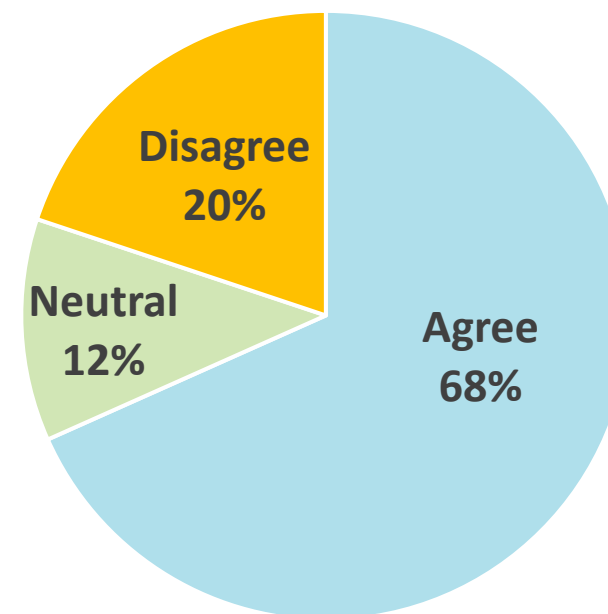
❖ Road maintenance is adequate?

➤ Roads to improve?



Road to improve	# of responses
N Center Street	7
Lake Street x12	12
Benzie Blvd x26	26
Crystal Ave x7	7
Sidewalks x2	2
Spring Valley x3	3
South Shore x2	2
Center Street x3	3

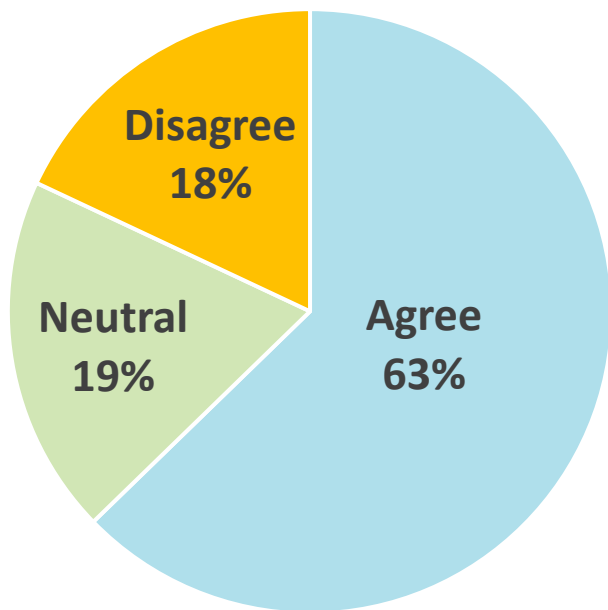
❖ Village traffic control is adequate?



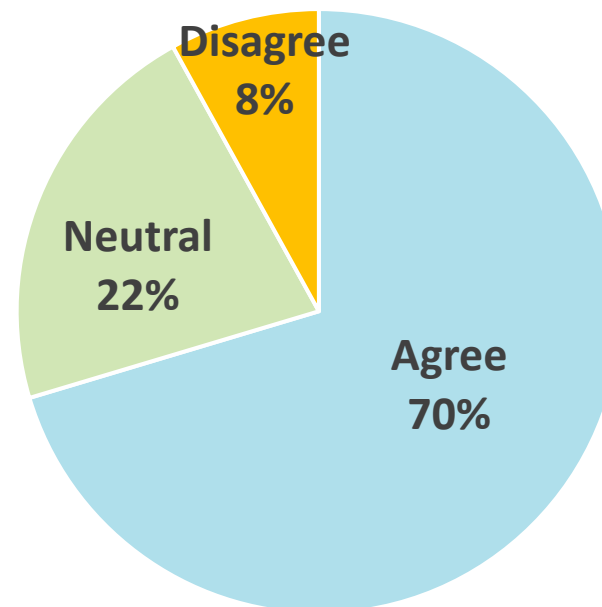


Services

- ❖ Village parking is adequate?
- ❖ Village sidewalks are adequate and seasonally maintained properly?



161 respondents

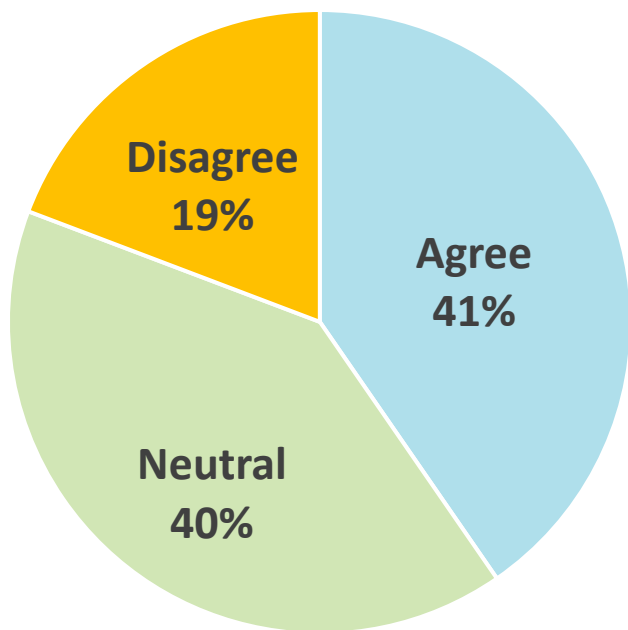


162 respondents



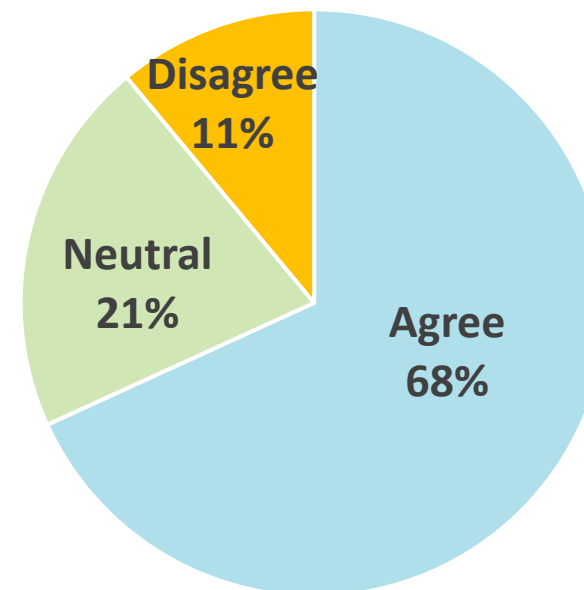
Services

Utilities and services should be expanded for new development opportunities.



156 respondents

Services provided by the Village and Staff meet my needs in terms of availability, responsiveness, providing information, etc.



154 respondents



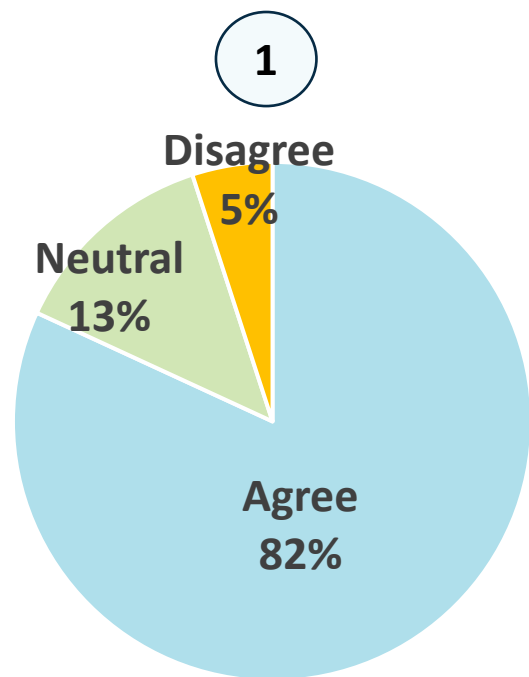
Land Use and Environment

- ❖ Protecting the Village's rural character is important to me
- ❖ Protecting the Village's waterfront is important to me
- ❖ Undeveloped shoreline should be preserved
- ❖ Open Spaces should be preserved
- ❖ I would contribute money to preserve Open Spaces and the Shoreline
- ❖ I have other thoughts and suggestions for the Village's Land Use and Environment



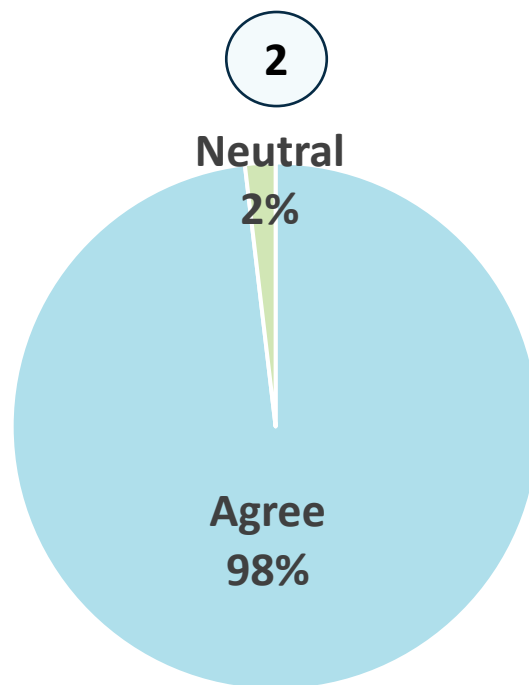
Land Use and Environment

1. Protecting the Village's rural character is important to me
2. Protecting the Village's waterfront is important to me
3. Undeveloped shoreline should be preserved

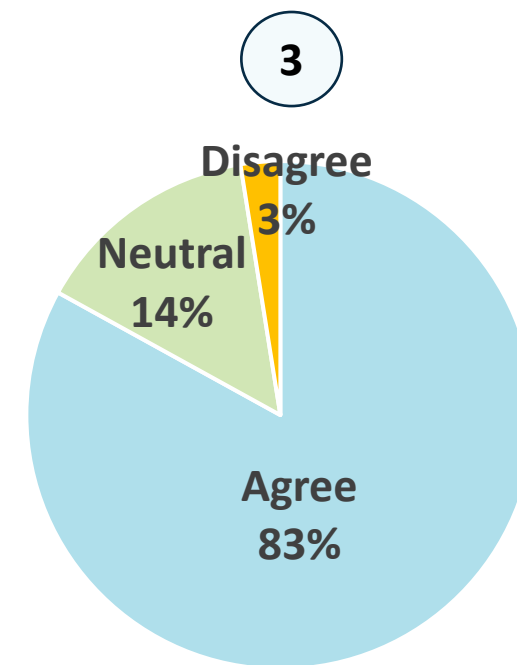


160 respondents

4/14/24



161 respondents

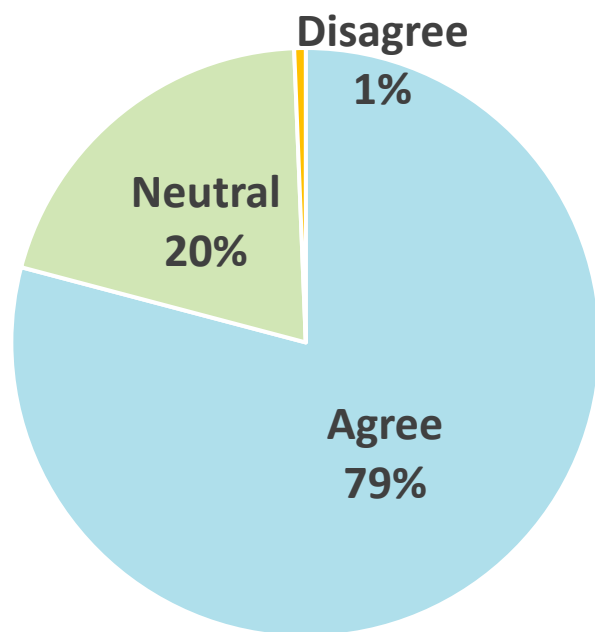


158 respondents

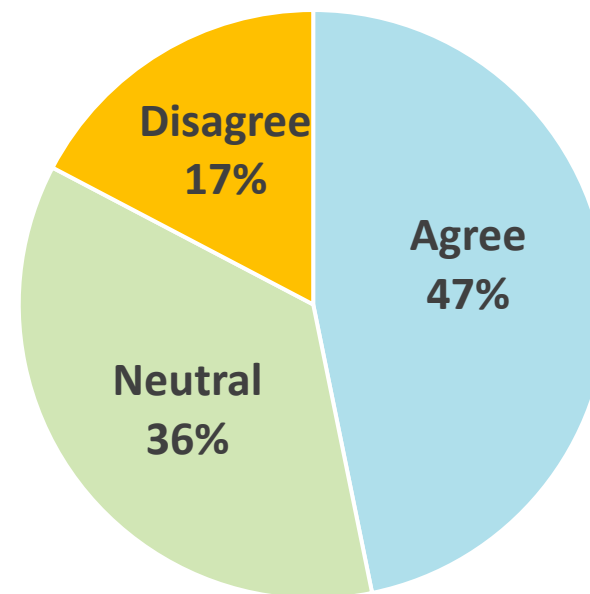


Land Use and Environment

- ❖ Open Spaces should be preserved
- ❖ I would contribute money to preserve Open Spaces and the Shoreline



158 respondents



156 respondents



Land Use and Environment

Survey question: I have other thoughts and suggestions for the Village's Land Use and Environment

Better control of swimmers itch (Everyone in the water) 41 respondents	Split dock cost among dock owners
No rip-rap on shorelines – 3 respondents	End of Lake St and North need to remove grass and do better maintenance
Left turn lane on Crystal drive – 3 respondents	Need more business to support tax base
Rising taxes and utilities – 2 respondents	Boosters are great workers
Water bills too high – 2 respondents	Sheriff doesn't enforce traffic laws on 31
Less sand on road closing basin – 2 respondents	Expand rentals
Use native plants – 2 respondents	Bring in restaurants
Too many unwashed boats going into Crystal Lake at boat ramp	Don't fill open spaces
Enlist CLWA help to pay for settling basin cleaning	Solar panels



Land Use and Environment

Survey question: I have other thoughts and suggestions for the Village's Land Use and Environment

Bring more tourists to bring in more money	Improve bike path, not safe to bike on
Vigilant rules with building	Remove commercial traffic
Remove RV park	Farmers Market
Pave "kitty litter" trail	Use right aways for catch basin rain gardens
Pay someone to maintain and weed the beach area	Swim Platform
Consolidate new development	Rent the village park pavilion for additional income to fund needs
Address US 31 underpass	Basketball and skate park more appealing
Make open space a priority	Ban lawn fertilizer at lakefront homes
Increase rental fees for docks & trailers	Be more aggressive on management of water quality
Limitations on trailer park stay	Be more aggressive on resolving swimmers itch