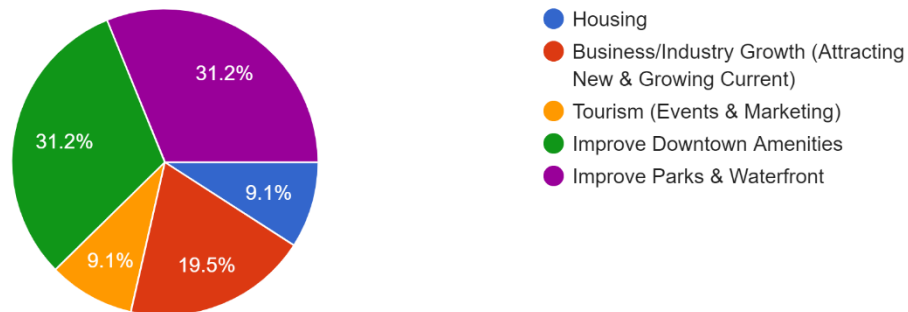


## Survey Results for the Village of Lexington Master Plan (Spring 2022)

The purpose of the survey was to receive citizen input on what they feel are the most important and urgent goals in the Master Plan.

Which of these areas of focus do you believe benefits the community the most and should be considered highest priority for the "next step"?

77 responses



The top two areas selected by respondents are: **Improving Downtown Amenities and Improving the Parks and Waterfront.**

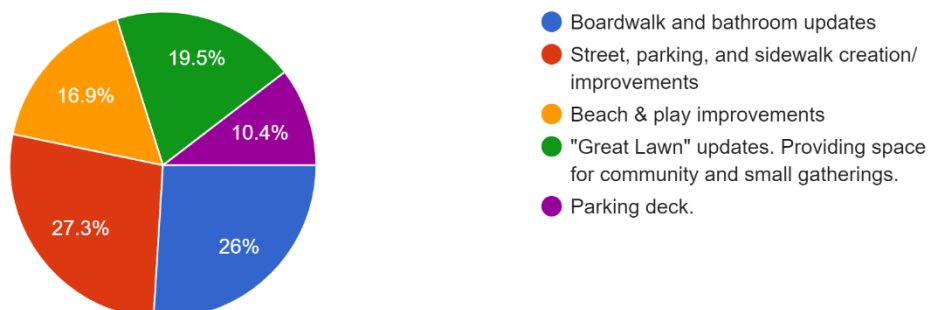
Which of the following strategies do you see as the most beneficial or next logical step for improving downtown amenities in the village:

76 responses



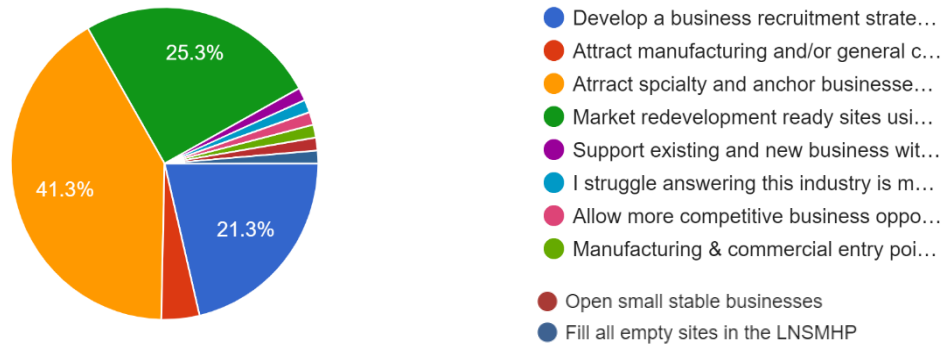
Which of the following strategies do you see as the most beneficial or next logical step for improving the parks and waterfront in the village:

77 responses



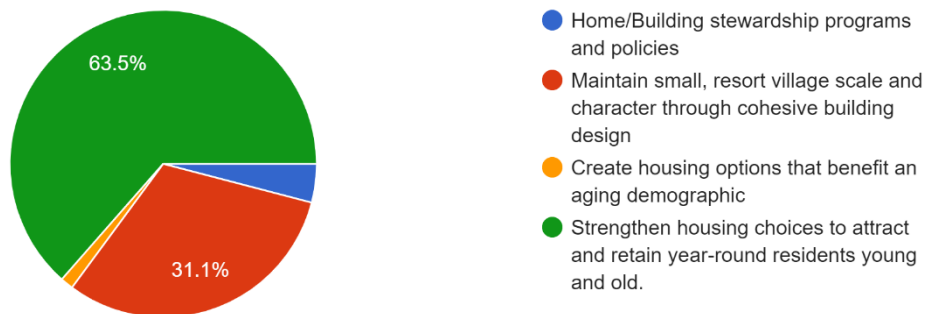
Which of the following strategies do you see as the most beneficial or next logical step for Business/Industry growth in the village:

75 responses



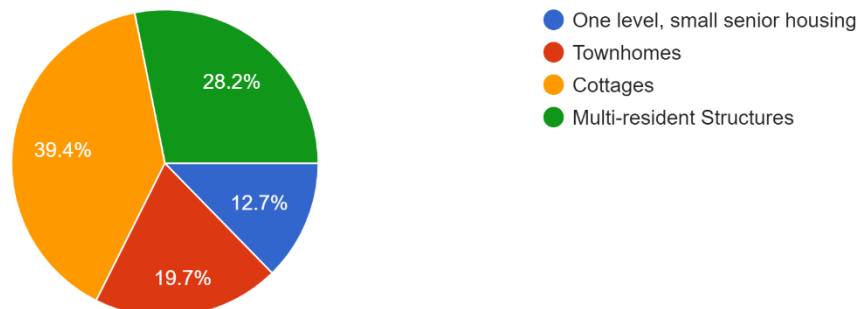
Which of the following strategies do you see as the most beneficial or next logical step for housing in the village:

74 responses

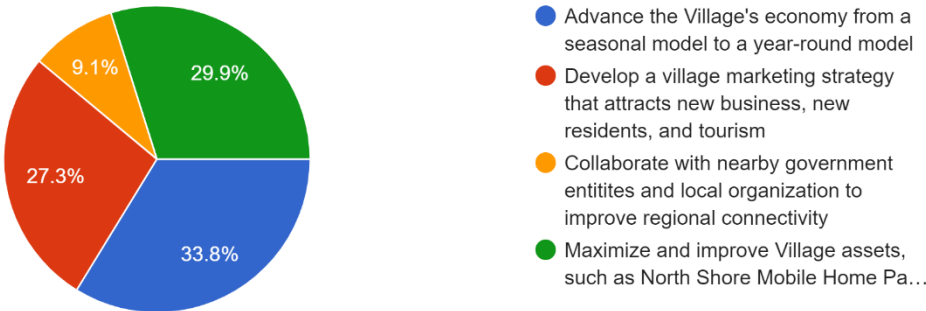


Which of the following housing strategies do you see as the most beneficial in the village:

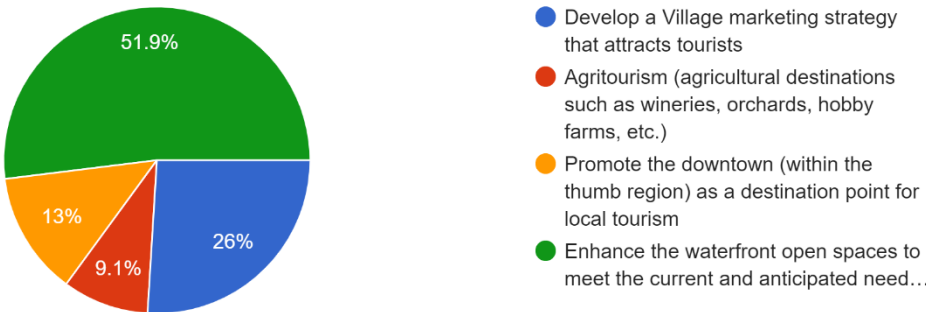
71 responses



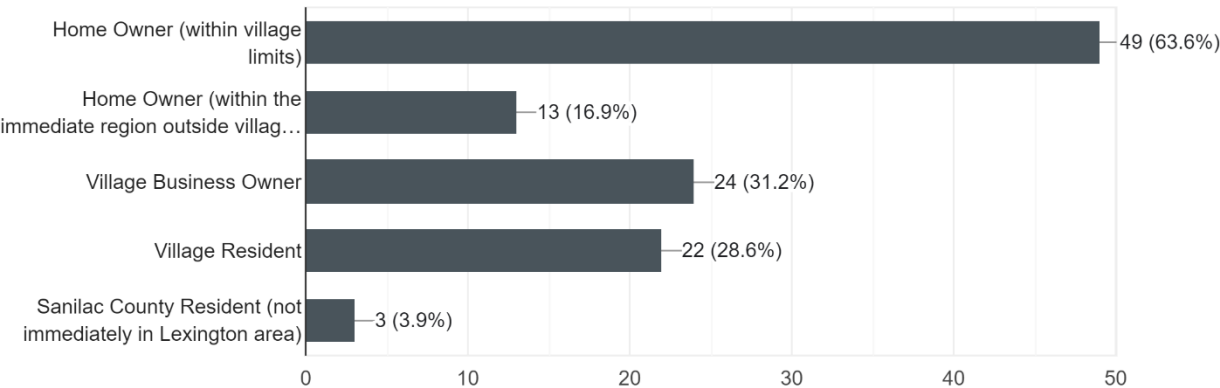
When considering the role of marketing and partnership in economic development. Which of these strategies appeal to you the most?  
77 responses



Which of the following strategies do you see as the most beneficial or next logical step for tourism in the village:  
77 responses



How are you a "stakeholder" in this community? (Select all that apply)  
77 responses



## **Additional thoughts and comments concerning the implementation of the Master Plan**

- Keep the traditional small-town charm of our Village.
- Maintain the charm and small-town character of our Village.
- Keep the small-town feel. Absolutely no high-rise anything or parking garages. No commercial eateries.
- Rather than the ongoing mantra of small-town charm - which only satisfies the older population who are against change, let's focus on business development and reenergize and revitalize.

Promote current businesses - instead of working against them. Updates and new technology are not the devil here! Refresh the look of the Village with new signage and roads that aren't full of potholes and cracks.

- We need bathrooms up in the Village. Not appropriate to have to send customers all the way down to the waterfront. Also, lose the music; it's not the atmosphere Lexington wants to promote. There is plenty of music opportunities to attend in Lexington.
- Based on customer needs, I have noticed a desperate need for a public restroom close to the shops. It's inconvenient for people to have to walk down to the harbor or welcome center while shopping.
- There needs to be restrooms in the shopping district. Not all visitors are here for dining, and not all shops have public restrooms. I have seen people leave to drive somewhere for a restroom.
- Parking issues have always been an issue in the Village. Until that is rectified - we can not bring in new tourism. If they can't park anywhere - they aren't going to stay or visit.
- Downtown has a serious parking problem. We are seriously deficient in downtown parking.
- Parking solutions for the town center that accommodate cars but that preserve and enhance a place that is strongly pedestrian friendly.
- Additional parking for tourists
- We should be looking at incorporating golf cart use into the community as we are becoming a golf cart-friendly village, and this also helps with parking as they require smaller spaces.
- The best use of the area designated for the parking deck would be a picnic pavilion with some parking spots similar in style to Marine City since it has the best public view of the lake in the Village. An additional picnic pavilion should be behind the theater for the same reasons. Don't pave paradise and put up a parking lot. Then construct these pavilion areas so they could be rented and provide income to the Village with a rental discount for village residents.

Multi-level parking deck should be built behind village offices or on deserted factory property north of Jets Pizza. Residents should have a free parking pass for the parking deck, and tourists/others pay for parking.

No parking on residential streets near Tierney Park.

Village should use Sanilac County Transportation or purchase a trolley to transport people from the in-town parking deck to Mobile Home Park public beach and Tierney Park with stops in the Main Street shopping district to help control vehicle traffic, overcrowding, provide safe pedestrian walkability, increase retail shopping and promote the trolley transportation journey as part of the fun of being in the Village. Also should investigate if there is grant money for a vehicle purchase of an electric trolley.

- We need to address parking as part of the traffic flow solutions
- Traffic calming
- Please add EV parking in downtown
- Include charging stations in the Downtown area and at the Mobile Home Park now rather than later.
- Need for tougher zoning laws! The mobile home park looks tacky and clearly detracts from the view of Lexington as an upscale tourist destination!
- Do not sell the municipal mobile home park to outsiders! Improve the park to add more homes. It has so much more income potential for the city.

- Stick to the plan for once but prioritize the LNSHMHP (Lexington North Shore Mobile Home Park), that will produce appx \$175,000 in additional revenue per year. Enhance your asset, clean up blight, repair the crumbling roads in the park.

If this master plan survey coincides with the villages Redevelopment Ready Community goal of searching for ways to enhance Lexington, the Council that owns and runs the MHP should first prioritize a guaranteed additional revenue producer like their biggest asset the MHP.

If Council wants a master plan to work and be Redevelopment Ready Certified, the Council should get off their asses and fill those empty spaces in the park first.

Business 101 says to take care of and protect your biggest asset; look for ways to enhance your current tangible assets and then look for other ways to enhance the potential village opportunities, which in turn will produce healthy growth and additional revenue.

- Blight enforcement, including dilapidated buildings
  - The building on the North/West corner of our main intersection is an eye-sore. The BP station looks better. I'm sorry, but it borderlines on blight. It distracts from the good things in the downtown area. In the past, when it was a pharmacy, it had open plate glass windows that looked inviting. Maybe tear it down and put a public park there. I know it won't help the tax base, but it is the front door to the Village. Blah!
  - A store like the Spud Factory (Gaylord -Boyne City) would be a perfect fit for the old Noble building.
  - Harbor needs to be dredged; otherwise, boat tourism will dry up.
  - More sidewalks to make streets more pedestrian friendly.
  - Try to expand the downtown shopping and dining area
  - We need a restaurant in town that serves a good breakfast.
  - Would like more small businesses and longer hours of operation.
  - Some stores are not handicapped accessible. Can anything be done?
  - More winter activities to attract people year-round so businesses can stay open all year and thrive.
  - We need industry to support year-round families
  - I'd like to see the regular maintenance of town amenities; it's cheaper to maintain things than it is to replace things.
  - Police beaches better, recognize the beach at the foot of Lake St as a park, keep boaters (including jet skis) from pulling up too close to the swimming area, and need a public bathroom. Recognize the need for enforcement as well before visitors become out of control. Each year it gets worse
  - While the Master Plan will develop any number of initiatives to enhance the area, basic community services, such as water and sanitation, fire, police, and ambulance services, are not addressed.
- A regional approach (Village, Township, Croswell) would develop a sufficient scale to support the level of such services that a growing, vibrant community requires.
- Control of small homes, container homes, and B&B VBYO. And all rentals should be licensed
  - Seeing our entire community working together and supporting/referring guests to other businesses within our area should be happening more openly.
  - We believe a government/owner-driven quarterly, informal setting would be a huge asset to our area. If this exists beyond meetings scheduled separately, we are unaware of it, which could be another area of expansion/education. Having to attend 5 separate meetings isn't always attainable for owners with other areas of focus (operations, families, prior events, etc.)
  - These are more than one answer questions.
  - I am excited to see some of the hard work of completing this master plan implemented in the Village. There are so many benefits to having a strong master plan. May the next phase begin.
  - Excited for the future of Lexington