

SEASONAL AND PERMANENT RESIDENTS
ATTITUDES OF IMPACTS OF RESIDENTIAL
RECREATIONAL LAND DEVELOPMENTS

Thesis for the Degree of M. A.
MICHIGAN STATE UNIVERSITY
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1973



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**SEASONAL AND PERMANENT RESIDENTS
ATTITUDES OF IMPACTS OF
RESIDENTIAL RECREATIONAL LAND DEVELOPMENTS**

**A Thesis
Submitted to
Michigan State University**

**In Partial Fulfillment
of the requirements for the degree
MASTER OF ARTS**

**by
Charlys E. Ward
December 1973**

ACKNOWLEDGMENTS

69-277
This thesis is the result of the inspiration offered by Dr. Gertrude Nygren of the Department of Human Environment and Design, College of Human Ecology, and the challenge posed by attempting to answer the question, "what are social indicators?" It is a question which, undoubtedly, will be asked by a great many people in future years as governments structure land use laws calling for impact statements which measure the social and psychological impact of development as well as the bio-physical elements. This situation provided an opportunity to scratch the surface.

The author is indebted to Dr. Nygren, thesis advisor, for her guidance and encouragement throughout all phases of this study. Professor Sanford Farness of the Urban Planning Department not only served on the committee, but provided extremely valuable knowledge concerning social indicators and man's interrelationships with his environment. Sincere appreciation is also expressed to Professor Richard Graham and Dr. Robert R. Rice, committee members for their suggestions and patience. The author is also indebted to Mary Andrews of the Research Center for her willingness to guide the inexperienced through the maze of computer techniques.

Many others have contributed their knowledge and willingness to assist and a special bouquet should be presented to the authors family who endured much disorganization and inattention but displayed infinite patience.

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Chapter I

INTRODUCTION

Northern Michigan, because of the natural resources, is experiencing a land development boom which, if allowed to continue at the present rate without impact studies and controls, may have serious effects on the human dimension. The Governor's Special Commission on Land Use stated: "There is just so much space to put things. Quality of life and the economic health of our society are laudable goals, but often seem in direct conflict."¹ The report indicates that almost 30,000 lots a year are being sold and the number is rising by 1000 a year. "This development...is in conflict with potential recreation land and unique areas..."²

Confrontations between developers, conservationists and permanent residents are common and are likely to continue unless a framework is developed within which all concerned parties can work. People with diverse goals have divided interests. Most seasonal residents are looking for relief from urban congestion and ways to add new dimensions to their lives. Small community residents may view these developments as a means of increasing employment and the

¹Governor's Special Commission on Land Use Report, December 14, 1971 (Lansing: State of Michigan, 1971), p. 1.

²ibid., p. 2

economic potential, but the longtime residents may feel threatened by land developments because of decreasing privacy and the physical changes which threaten the ecology and aesthetic environmental quality which originally attracted them.

Seasonal residents are often prevented from participating in planning because they lack voting power or are simply not well informed. "As a result, those interested in financial gain may overshadow others and disproportionately affect the shaping, growth, direction and quality of the community."³ Where new land developments are scattered at random, the costs of providing services such as roads, sewers and electricity often become a burden because conventional tax practice spreads the load of providing these services among all taxpayers--not just those who receive the services. Townspeople and long time seasonal residents often object, especially if the land development is designated "private". "Those who benefit most from large scale construction projects...often do not live in the immediate area of the project, while those who do live there frequently lose...to make room for the project. Thus, the beneficiaries often are spared the cost which is laid on others who don't benefit in any proportion, if at all, to the cost they bear."⁴

³Maxwell C. Huntton, Jr., "Is Housings No. 1 Problem Getting the Action it Demands", House and Home, (August, 1972), 54.

⁴Neil L. Drobny and Norbert Dee, "Planning a Live in World", Battelle Research Outlook, 4:2 (1972), 3.

The recent trend toward environmental awareness indicates that some concerned citizens want their views considered before decisions with environmental impacts are made. The economic indicators which have been used to assess the national well being do not reflect other dimensions of our welfare, specifically psychological and social. Forecasts of the future have usually been expressed in the form of financial projections, but this concentration on production breeds neglect of the quality of living.

A social report with a set of social indicators could help improve public policy making by giving social problems visibility and provide insight into how things are changing, therefore, making better evaluations possible.⁵

General Statement of the Problem

This study is aimed at learning the difference in how people in a developing area perceive the impact of land development according to whether they are permanent or seasonal residents of the area.

Substantial changes in the physical environment often bring accompanying changes in the social characteristics of an environment, however, our knowledge of the results of these interrelations is limited and this limitation makes it difficult to understand the source of

⁵U.S. Department of H.E.W., Toward a Social Report, (Washington, D.C.: Government Printing Office, 1969).

problems when they arise. Social changes are seldom apparent, but must be recognized as an important factor when designing environments. Residential land developers may please the people who occupy the space they design, but displease or even disrupt the social fabric of the population outside the project.

There has been relatively little attention paid by developers or regulating institutions with regard to the impact which this type of environment has on the family, or the micro unit of society. This study attempts, by means of feedbacks, to comprehend the effects of land developments in a social sense.

Significance of Study

It is the strong contention of many people involved in family and community problems that feedback from affected residents has value as one kind of information to be taken into consideration in the determination of public decisions. Neither governments nor developers have devoted the attention required, however, to obtain feedback from all segments of the affected population.

We know that people perceive the advantages and disadvantages of a land development differently, and in order to deal with these differences effectively, we need to know more about the foundation on which these differences are based, and if they are responsible for the development of serious social conflicts. There are indications that

differences may polarize around goals and the re-affirmation of these goals in attitudes toward residential recreational land developments.

It becomes more and more evident that governments, planners and architects of living environments want and need direction in setting policies. This doesn't mean that all sources of conflict are avoidable, but rather that it may be possible to increase the likelihood of choosing the most advantageous set of trade-offs. Compromise and adjustment must be brought about by some intelligent modification of both action and desire.

If differences in attitudes between seasonal and permanent residents is apparent, the data could have significant effects on future planning by increasing knowledge about social indicators, as well as helping to determine a framework for social impact statements.

Objectives

The main objective of this study is to determine if there are differences in the responses between permanent and seasonal residents in the following categories, which will be considered the social indicators of residential recreational land developments.

Expressed goals

Degree of goal satisfaction

Number and types and relative frequency of recreational activities engaged in

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Attitudes toward community quality

Attitudes toward community solidarity

Perceived effects and degree of satisfaction
with the new development on the social,
physical, economic aspects and the distribution
of freedom and justice

Attitudes toward effects of and toward future
residential recreational land developments

Hypothesis

There will be significant differences between permanent and seasonal residents when responding to a set of social indicators relating to residential recreational land developments.

Definitions

This study was designed to learn the differences in how people in a developing area perceive the impact of land development according to whether they are permanent or seasonal residents of the area. The following terms, definitions and assumptions will apply.

Social indicators: give data about the consequences of man-made designs on peoples attitudes, needs and goals. It is a language of concepts developed from feedbacks from users of man-made environments indicating attitudes toward those environments and the effects which they have on social behavior.

Impact statements: are a systematic description of proposed environments which identify beneficial and detrimental impacts on all systems affected, therefore, facilitating the establishment of priorities and alternatives for policy making.

Attitude: is a "...predisposition to think, feel, perceive and perform toward a cognitive object"⁶

Goal: "an end toward which a design is directed. It is an aim or purpose."
Social goals are members individual goals tempered by the goals of others.⁷

Seasonal resident: is one who dwells in a location only at certain times or seasons. In this study, those residents whose permanent address is other than Otsego County, but reside part time within the boundaries of the study.*

Permanent resident: is one who dwells in a location continually, without change. In this study, those residents whose permanent address is in Otsego County and who reside within the boundaries of the study.*

Community quality: the characteristics of the community which determine it's value, worth, character or condition.

Community solidarity: the coherence or feelings of oneness in social relations and interests on the part of the residents.

Recreational activity: is pleasurable amusement or action participated in to relax or refresh the mind and/or the body.

Residential recreational land development: is a sizable plot of land, identifiable and planned to provide housing and recreational facilities.

Social climate: the privacy, friendliness and aesthetic qualities etc. of one's surroundings.

⁶Fred N. Kerlinger, Foundations of Behavioral Research (New York: Rinehart and Winston, 1964), p. 483.

⁷Cleo Fitzsimmons, The Management of Family Resources (San Francisco: W.H. Freeman, 1951), p. 682.

*See map attached to questionnaire, Appendix B, p. 127.

Physical attributes: the congestion, services facilities, ecological aspects etc. of one's surroundings.

Economic factors: business climate, taxes, income, job potential etc. of one's surroundings.

Freedom and justice: equitable treatment, imposed restraints and regulations and security.

Scope and Limitations of the Study

Since this study involves only the effects of a residential recreational land development, the data will not be generalized to other types of development since each type of a development is unique.

The sample population used in this study made it impossible to control demographic variables of age, income, education or marital status, however, it was possible to control ownership of property; so only those respondents who owned and lived in, either permanently or seasonably, a housing structure were selected for the quota sample. Property owners who did not presently reside in the area any part of the year were eliminated on the basis that they would not have personal insight into the social impacts of the area.

Mobile home owners were purposely excluded from the study based on the following assumption. In this particular community, mobile home owners often are transient residents and, therefore, do not identify with the area or the community.

Since the questionnaire was to be independently completed it was impossible to control the sex of the respondent. It, therefore, had to be assumed that the family is a unit and valid information can be obtained from one of it's members.

An attempt was made to get a random sample for this study by obtaining lists of property owners, however, due to personal financial restrictions and difficulties with obtaining the information,⁸ this approach was necessarily modified. An attempt was also made to secure aerial photographs of the area with which to pin point housing localities. Since none had been taken recently enough to include the new land development this idea, too, was abandoned.

A quota sample was, therefore, chosen as the alternative to a random sample by dividing the area to be sampled bordering the development into four approximately equal sections and drawing from returned questionnaires an equal number of completed schedules.

⁸See Appendix A for correspondence regarding this.

Chapter II

REVIEW OF LITERATURE

In order to more fully understand the various factors influencing and complicating a study such as this, there are conditions, pressures, psychological aspects and social arrangements which must first be explored. Harold Proshansky in a paper delivered on environmental psychology, explained that this type of study "...is concerned with people, places and the behavior and experiences of these people in relation to these places".⁹ He went on to say that "the physical environment means the complexity that constitutes any physical setting in which men live, interact, and engage in activities for either brief or extended periods of time".¹⁰ At the center of the environmental psychologists concern is the "built environment" which definitely identifies any residential recreational land development. Attitudes toward them are naturally influenced by a great many things, therefore, a broad illumination of relevant issues seems logical.

⁹Harold Proshansky, "Environmental Psychology and the Design Professions", Human Behavior: A Mini-Conference and Exhibit (papers presented at the Franklin Institute, November 11, 1971, Philadelphia), p. 15.

¹⁰Ibid., p. 16.

Historical Background and Government Policy

Early settlers viewed their environment and nature as a hostile force and one which had to be conquered. In later years, nature was viewed as a potential source of unlimited wealth. The environment was worth what could be extracted from it. In neither case did nature command a value of it's own. "As a result, the environment, especially it's natural and social amenities bore costs for which no price was listed."¹¹

Today, it is apparent that quality of life cannot be achieved solely through economic assessment, but must also take into account the social dimension. "Traditional attitudes toward environment created many abuses and inequities that still persist."¹²

The relations between environmental changes and the quality of life are subtle, numerous and diverse. They may be characterized as aesthetic, educational, historical, emotional, safety-concerned, pride-concerned or whatever."¹³ More and more often today people are raising their voices in an attempt to get social concerns attended to, consequently some projects like Brandywine, Pennsylvania and Charlotte Creek, New York have failed because the plans reflected

¹¹Drobny, "Planning a Live in World", op. cit., p. 2

¹²Ibid., p. 3

¹³James R. Finley and Janet K. Baker, "Social Elements in Environmental Planning", Battelle Research Outlook, 4:2 (1972), p. 8.

the limited notion of a few to define what would be good for many.

Prior to the 1960's most environmental concern centered around quantitative studies which focused mainly on economic and physical factors. More recently the trend is centered around the interrelationships between man and his physical setting.

Literature indicates that sociologists, psychologists, educators and planners all over the country have expounded much the same philosophy: that methods must be found to encourage developmental patterns which will be beneficial socially and environmentally as well as economically and physically.

Raymond Bauer, participating in a Conference in Planning at the Massachusetts Institute of Technology in 1966, theorized that in the next couple of decades we will need more information about the society in which we live and more measures of people's capacities, their wishes and aspirations and their relation to one another.¹⁴ Steven Carr, at a planning conference of the American Institute of Planners in 1966, noted that the general question to be asked about any environmental form is whether it provides the required settings to support the

¹⁴Raymond Bauer, "Social Indicators: Or Working in a Society Which Has Better Social Statistics", Planning For Diversity and Choice, ed. Stanford Anderson (Cambridge: M.I.T. Press, 1968), p. 243.

socially desirable planful behavior of it's residents and whether it will bring increased meanings to their lives.¹⁵ Perhaps Constance Perin summarized it best when she stated: "Our direction should be toward uncovering...the conceptual gap between what we do to make and change the environment and what people require from their environment".¹⁶

With the emergence of the new national goal of "environmental quality", State and National governments have been forced to enunciate their goals more clearly and to formulate plans for implementation. Since 1950 and during the administrations of Presidents Eisenhower, Kennedy and Johnson, a number of attempts have been made.

One would hardly expect that one of our newest States would be the spearhead in such a movement, but in 1961 the Hawaii Legislature passed a law which has been referred to as the "quiet revolution". "Very simply, what Hawaii's law does is to take a concept which has been sacred for 300 years of American History--the idea that privately owned land is a commodity--and superimpose on it a new concept: that privately owned land is also a public

¹⁵ Steven Carr, "The City of the Mind", Environment For Man The Next Fifty Years, ed. William R. Ewald, Jr. (Bloomington: Indiana University Press, 1967), p. 218.

¹⁶ Constance Perin, With Man in Mind: An Inter-disciplinary Prospectus for Environmental Design (Cambridge: M.I.T. Press, 1970), p. 1.

resource."¹⁷ [*italics in original*] Hawaii had been startled by what was happening to the land because the granting of state hood and jet travel had caused a tourist and population boom of enormous proportions. The Hawaiian Land Use law stipulates, therefore, that the State will draw up and enforce regulations governing private land which will be treated as a natural resource and, therefore, be protected.

This early move by Hawaii drew little attention on the mainland at first until in the mid 1960's the environmental movement awakened the public. A few states, Massachusetts, Delaware, and California began passing piecemeal laws to protect problem areas. Then in 1970 Vermont and Florida followed Hawaii's example authorizing state-wide land use plans.

It wasn't until 1970 that the Nixon administration officially suggested that economic growth might not be the most accurate measure of progress. It was an observation which would have been difficult to ignore in light of a report presented by the Department of Health, Education and Welfare in 1969 which indicated that unrest and discontent were growing despite an increase in personal incomes. Reasons given were that "congestion, noise and

¹⁷James Nathan Miller, "Hawaii's 'Quiet Revolution' Hits the Mainland", National Civic Review, 62:8, September 1973, p. 412.

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pollution are by products of economic growth and makes the world less livable"¹⁸ and that often large organizations necessary for modern technology make people feel insignificant. Improvements in the standard of living increase the rate of new expectations and these expectations rise faster than social adjustment can be made. The report went on to suggest that what was needed was a social report with a set of social indicators to give visibility to problems and provide insight into how things are changing.¹⁹

It is not easy to implement such prescriptions and declarations through legislative enactments, however, Congress did outline environmental goals in the National Environmental Policy Act of 1970, although the means to achieve these goals was not fully comprehended. The purpose of the act is explained as follows:

"To declare a national policy that will encourage productive and enjoyable harmony between man and his environment; to promote efforts that will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man; to enrich the understanding of the ecological systems and natural resources important to the Nation; and to establish a Council on Environmental Quality."²⁰

¹⁸U.S. Department of H.E.W., op. cit., p. XII.

¹⁹Loc. cit.

²⁰Robert B. Ditton and Thomas I. Goodale (eds.), Environmental Impact Analysis: Philosophy and Methods (Springfield: National Technical Information Service, 1972), p. IV, (Proceedings of the Conference on Environmental Impact Analysis).

Basically, the law requires that any proposal involving the Federal Government must include in the early planning stages a statement on how the project affects the quality of the human environment. The submission of a statement has been enforced, but the act has shortcomings in that it calls for an impact statement but provides no leverage to force changes to less damaging alternatives should they be indicated.

In his State-of-the-Union message to Congress in February 1973, President Richard Nixon stated:

"Land use policy is a basic responsibility of State and local governments. They are closer to the problems and closer to the people...but the Federal Government must exercise leadership in land use decision processes....

Our greatest need is for comprehensive new legislation to stimulate State land use controls. We especially need a National Land Use Policy Act authorizing States, in cooperation with local governments, to protect lands of critical environmental concern, and to regulate the siting of key facilities such as airports, highways and major private developments. Appropriate federal funds should be withheld from States that fail to act.

Americans not only need, but also very much want to preserve diverse and beautiful landscapes, to maintain essential open farm lands, to save wetlands and wildlife habitats, to keep open recreational space near crowded population centers, and to protect our shorelines and beaches. Our goal is to add creativity to the beauty and long term worth of land already being used."²¹

²¹"Nixon on Pollution, Natural Resources, Energy Farming", U.S. News and World Report, (February 26, 1973), 83.

Congress is now putting "pressure on all States to get into the land-use-planning business".²² [italics in original]

In Michigan, the Governors office prepares reports which supposedly assess the quality of life, however, the 1969 report remained basically an economic report and actually contained little information pertaining to the quality of life.²³ The report, however, did indicate that since changes in attitudes were increasingly evident, areas of social significance such as values, beliefs, perceptions, attitudes, mobility and space distribution should be explored.

In response to the stated objectives of the NEPA,²⁴ Governor Milliken of Michigan appointed a Special Commission on Land Use in 1971. They discovered a great need and recommended the State develop and implement a comprehensive land management program to protect the land from undesirable patterns of development. This, the commission felt, was necessary due to the major and unregulated increase in land development, particularly in Northern Michigan. Of particular concern was the regulation of land sales.

²²Miller, op. cit., p. 415.

²³Office of Planning Coordination, Bureau of Policies and Programs, Social Reporting in Michigan: Problems and Issues, Technical Report A-37, February 1970 (Lansing: Government Printing Office, 1970).

²⁴National Environmental Policy Act.

The commission's specific recommendation was:

"It is recommended that the State initiate an immediate review program of all major land sales including those that do not fall under existing subdivision regulations. It is further recommended that the state adopt a land sales act to regulate the sale of land within real estate developments."²⁶

In the absence of consistent policies concerning developments, communities have relied on local zoning policies to determine standards, however, most current zoning is inadequate, spotty, short termed and measures no aspect of quality. Often speculators buy well in advance, land which they anticipate will be used in the future and boost the prices contending that people demand amenities and are willing to pay for them.²⁷

These "developers may or may not take cognizance of the environmental effects of development, and no level of government is involved in the determination of the best use of the land".²⁸ Another problem arises when developers sell individual parcels of ten acres because these do not fall under the jurisdiction of the Subdivision Control Act 1967.²⁹ The adoption of a land sales act to regulate developers and require them to

²⁶Land Use Report, op. cit., p. 6.

²⁷"Leisure Boom: Biggest Ever and Still Growing", U.S. News and World Report (Washington, D.C., April 17, 1972).

²⁸Land Use Report, loc. cit.

²⁹Act 288, effective January 1, 1968, see Michigan Statutes Annotated, 19, Real and Personal Property, 1970, p. 161.

provide guarantees of promised improvements was recently enacted. It is designed to protect the buyer from unscrupulous sales and provides stiff penalties for misrepresentation. As this is being written, the Land Sales Act goes into effect (October 1, 1973) and there are apparently many developers who will be out of business for failing to register and comply.

The State Land Use Commission also proposed legislation in 1971, which after being revised may be introduced to the 1973 Legislature. It relies heavily on local township and county governments for land use planning although past history reveals that local governments often are unduly influenced by economic and political pressures, the results of which have not been encouraging. The proposal does not seem to be overly bureaucratic, but provides firm guidelines. In multi-jurisdictional developments, however, the State Commission is required to make the final decisions.

"The bill would protect prime agricultural, state historical and other unique lands, all of which are specifically defined, by regulating the quality of development in these areas. These protected tracts are termed 'areas of Critical Environmental Concern' and they are to be so designated in the State Land Use Plan. It will be required that local governments, at a minimum, adhere to the guidelines established in the act in regulating development in areas of critical environmental concern."³⁰

³⁰House Committee on Towns and Cities, State Land Use Act...Synopsis (Lansing, July 1973), compiled by William T. Sturtevant, committee aid.

Even though it is evident from the above information that there have been great strides made in the last decade toward adaptation and implementation of creating a quality environment, many related issues are still left to the courts which, unfortunately base decisions mainly on yesteryear's precedents which is only a partial response to today's needs.

Better information is required on social values and the way people relate to and depend on their environment. "Such values involve subjective considerations, woven intimately into peoples attitudes and emotions. As of now, a complete data base does not exist upon which to build an analysis of such environmental factors."³¹

The remaining sections of this chapter will explore some of the explicit and implicit factors relating to social indicators.

Need, Beliefs, Behavior

Before being able to evaluate an impact on anything, one must first possess an understanding of the needs of people, their personal beliefs or values and the behavior resulting from these needs and beliefs.

Case and Larson, Professors in a graduate program at the University of Vermont, in September 1970, began a year long seminar designed as an experiment to prepare leaders and communities plan their futures. They felt

³¹Drobny, "Planning a Live In World", op. cit., p. 5.

that "any process of future cognition and planning must begin by determining values for the future. An undesirable future is one in which basic human needs are not central to the goals of social and political decision making. A desirable future is one in which human needs are the basic unit of analysis--social political, economic and educational".³² They based their study on Abraham Maslow's Hierarchy of Basic Human Needs which contends that all men share certain basic needs which can be arranged in a hierarchy of five levels. Those needs are:

1. "Physiological needs: to survive, man needs food, clothing, shelter, rest. As the imperative requirements for staying alive, those represent the most elemental needs.
2. Safety or security needs: when physiological needs are satisfied, man wants to keep and protect what he has. He starts to try to stabilize his environment for the future.
3. Social needs: as his environment becomes more stable, he seeks to be part of something larger than himself. He has social needs for belonging, for sharing and association, for giving and receiving friendship and love.
4. Ego needs: these are the needs that relate to one's self esteem (needs for self confidence, independence, achievement, competence, knowledge) and one's reputation (needs for status recognition, appreciation, deserved respect of one's peers).

³²Charles W. Case and Robert L. Larson, "Preparing Educators for their Future", The Futurist, VI, 6 (December 1972), p. 253.

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5. Self-fulfillment needs: finally come the need for growth, self-development self actualization. As the capstone of all his other needs, man wants to realize the full range of his individual potential as a human being."³³

It is important to note here that many of our social problems arise out of human needs or the lack of fulfillment of these needs. Often planning and designing philosophies have not been responsive to the changing needs of individuals or groups and major decisions have been made for a future generation based on what was good in the past. People tend to rebel at handed down decisions, regimentation and other forms of restrictions and prefer to make as many of their own decisions as possible. This is a value or belief handed culturally from one generation to another and goes hand in hand with definitions of equality. The equality value comes into play in situations that involve rank, rights or privileges, and inheritably People consider unchecked authority, dominance and submission to be out of bounds.

Of recent importance as a value is "leisure". People value leisure because they have desires or needs to pursue interests or activities of their own choosing. "Value judgements refer to what is best, what is desirable or preferable and what ought to be done. They suggest the operation of wishes, desires, goals, passions, valences

³³Ibid., p. 254.

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or morals."³⁴ Also, "values...influence our choice of alternatives, they make our actions intentional"³⁵ but it must be remembered that values and beliefs are of an implicit structure (deep within the psychological make-up of an individual). "Actual beliefs arise from the interaction between this implicit structure and specific situational demands. Thus beliefs are, in a sense, peculiar to the particular situation."³⁶ Although beliefs vary widely in character, they are definitely important information sources when considering environmental impacts. This idea is supported by Norberg-Schulz who said:

"Existential space is a psychological concept, denoting the schemata man develops, interacting with the environment.... The environment image, therefore comprises wishes and dreams....

To satisfy these wishes, man tries to change his environment. Man's existential space is thus determined by the concrete structure of the environment, but his needs and wishes create a feedback. The relationship between man and environment is, therefore, a two way process, a real interaction."³⁷

Functionally, beliefs are guides to actions.

"Belief statements refer to what is possible, what exists, what happened in history, what a person is, what he can

³⁴Karl Scheibe, Beliefs and Values (New York: Holt Rinehart and Winston, Inc., 1970), p. 41.

³⁵Christian Norberg-Schulz, Existence, Space and Architecture (New York: Praeger Publishers, 1971), p. 38.

³⁶Scheibe, op. cit., p. 35.

³⁷Norberg-Schulz, op. cit., p. 37.

do. They are framed in terms of expectancies, hypotheses, subjective probabilities, assumptive worlds, cognitive maps etc."³⁸

Most current personality theorists subscribe to the belief that behavior is a joint function of a person and the environment, but have usually studied individual variables. There now is a growing awareness that the man-made physical environment may have important influence on psychological states and social behavior. "Each man has around him an invisible series of space bubbles that expand and contract, depending on his emotional state, his culture, his activities, and his status in the social system."³⁹ Studies of dormitories, hospital wards and classrooms have yielded information concerning spatial arrangements and social interactions, but not much work has been accomplished to study social problems relating to residential choice, migration and the role of vacationing and tourism.

Basically the social theorist believes that people vary their behavior extensively in different social and physical environments, mainly because the reinforcement consequences for particular behaviors vary extensively. Behavior positively reinforced in one setting may be

³⁸Scheibe, op. cit., p. 41.

³⁹Edward Hall, "Human Needs and Inhuman Cities", The Fitness of Man's Environment (New York: Harper and Row, 1968), p. 168.

negatively reinforced in another. "Physical settings, simple or complex, evoke complex human responses in the form of feelings, attitudes, values expectancies and desires, and it is in this sense as well as in their known physical properties that their relationships to human experiences and behavior must be understood."⁴⁰

"Since healthy behavior is exploratory, varying and venturesome in nature, it requires an environment which allows, indeed encourages the development and exercise of such behavior."⁴¹

Group association makes it necessary that men regulate their impulses and actions with reference to one another. Human beings are endowed with identical sets of desires which cannot be freely fulfilled without frequently coming in conflict with the desires of others. It would appear, therefore, that in future planning, compromise must be brought about by some intelligent modification both of action and desire.

Therefore, in decision making concerning our environments, we must realize that individual needs must be recognized, but as part of a larger or macro context which includes the total environment. "Living quality

⁴⁰Harold M. Proshansky, William H. Ittelson and Leanne G. Rivlin, "The Influence of the Physical Environment on Behavior: Some Basic Assumptions", Environmental Psychology (New York: Holt, Rinehart and Winston, 1970), p. 28.

⁴¹Norberg-Schulz, op. cit., p. 34.

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is an attribute not merely of the house, but also of it's environment. Indeed, social science indicates that the character of family life may be more strongly affected by the nature of the family's adjustment to it's social surroundings than by the quality of the physical house itself."⁴²

Leisure and Mobility

Closely tied to the needs, beliefs and behaviors of people in this total picture are the components leisure and mobility. More and more free time due to fewer working hours has created an abundance of leisure time which once was only for the aristocratic, but now reaches all segments of society. "Leisure has developed a whole ladder of status symbols, and people scheme to get into cliques with the reputation of being where the fun is. A whole complex of industries supplies fun badges."⁴³ It appears that leisure is meaningful only if it is based on sufficient status. "Status used to come from family position, education and the kind of work one did."⁴⁴ Now it seems to come more from sheer spending power and we find we "live among semi-strangers who can be impressed only by

⁴²Burnham Kelley, Design and Production of Houses (New York: McGraw-Hill, 1959), p. XIX.

⁴³Pardon E. Tillinghast, "Leisure: Old Patterns and New Problems", Planning For Diversity and Choice, ed. Stanford Anderson, op. cit. p. 149.

⁴⁴Ibid., p. 153.

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the pure glitter of legal currency".⁴⁵ "One reason for the spiral in equipment buying is the accelerating desire to 'get back to nature'. The lure of the great outdoors is proving more magnetic year after year statistics show."⁴⁶ The second home is no longer a luxury and "...present day development seems to favor a new mobility".⁴⁷ Some believe this new development offers possibilities for richer social action, while others contend that such mobility makes human development impossible.⁴⁸

Either way, there is no doubt that "the city dweller cut off from the natural environment, suffers a real moral and pathological deficiency: the jamming of town exits on holidays proves that towns are becoming positive prisons from which the inhabitants endeavor to escape on all occasions as often as possible".⁴⁹ However, often the town dwellers, by their very presence, destroy that which they have come to seek.

"The world's population is growing too fast for the comfort of any of us", Tillinghast stated in a planning

⁴⁵Loc. cit.

⁴⁶Huntoon, "Is Housings No. 1 Problem Getting the Action it Demands", House and Home, op. cit. p. 54.

⁴⁷Norberg-Schulz, op. cit., p. 35.

⁴⁸Loc. cit.

⁴⁹George Meyer-Heine, The Human Approach to Urban Planning, (France: International Federation and Planning, 1968), p. 102.

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conference in 1966 at MIT, "and the most serious problems of the next several decades will relate to our relations with our neighbors".⁵⁰ The traditional patterns of social life based on kinship, ethnicity and shared turf is changing to a social life based on what one does.

Vance Packard's theory in A Nation of Strangers was that great numbers of people feel unconnected to both people and places, and we are passing a legacy of coldness on to the next generation. The reason for this psychological phenomenon he felt was due to the uprooting of people and to migration.⁵¹ Herbert Gans, however, disagrees with Packard and contends that Packard's version of society is over romantic and that America has always been a nation of movers. He calls Packard a journalistic sociologist who preaches sermons aimed at big business or government which is engaged in taking away peoples freedoms, reducing their individualism and destroying that which is traditional. Gans claims that people aid destructive tendencies by greed for income, prestige, comfort and pleasure.⁵² He also argues that a sense of community exists only when neighbors need each other for survival,

⁵⁰Tillinghast, op. cit., p. 143.

⁵¹Vance Packard, A Nation of Strangers, (New York: David McKay Co., Inc., 1972).

⁵²Herbert Gans, "Vance Packard Misperceives The Way Most American Movers Live", Psychology Today, 6:4 (September 1972), 28.

in a disaster, where dangerous work creates a common bond, or where the community is threatened by an outside force.

It would seem reasonable in either argument that "in order to assess the performance of an individual, group or society, information concerning the goals of that group and it's values is required".⁵³ We have lacked farsighted biological and social philosophy capable of developing controls which keep pace with changes in ways of life. With increasing leisure time, affluence and seemingly unlimited mobility of the populations, we are now in a state of emergency and communities are waking up (sometimes too late) to dangers which should have been predicted long ago. Environment precautions have consisted of ad hoc measures to slow down the depletion of natural resources, the rape of nature and the loss of a sense of human fulfillment.

Environmental Planning

"In order to realize and capitalize on the Potential inherent in the urban fringe, we should develop Planning techniques that allow us to predict the Consequences of our development proposals so that we can establish appropriate controls prior to the resultant

⁵³Rene Dubes, "Man and His Environment: Adaptations and Interactions", The Fitness of Man's Environment (New York: Harper and Row, 1968), p. 265.

impacts, both physical and social, which can then be regarded as total environmental planning."⁵⁴

Economic and political functions are better understood than social functions and social functions are better understood than specific psychological and behavioral functions. Social meanings and values are seldom immediately apparent. "Social significance, usually widely known to the residents of a place...may be difficult to determine from the outside except by long familiarity, or more objectively by surveying the local residents and noting frequency of agreement."⁵⁵

Determination of peoples' environmental needs and desires as the basis for objectives of public policy is not a simple matter. Beyond the simple basic needs, we encounter individual and group differences. Often statistical trends which are taken as an example of what people want, are really the result of what is available. So, "in addition to the usual quantitative surveys of objective phenomena, such as population movements and bathtubs, we need studies of peoples' attitudes toward environment, the effect of different kinds of environment

⁵⁴Peter Jacobs, "The Urban Fringe", Habitat, XV, 1 (1972), 31.

⁵⁵Steven Carr, "The City of the Mind", Environment for Man the Next Fifty Years, ed. William R. Ewald, Jr. (Bloomington: Indiana University Press, 1967), p. 215.

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on social behavior, and trends in both behavior and ideals."⁵⁶

In past years we have allowed citizens to do virtually anything: "pollute the lakes, contaminate the atmosphere, build a high rise next door that makes our own living space uninhabitable because it shuts off view,... transform a potential area on a lake into a run down industrial waste, plow up country side, bulldoze trees, and build thousands of identical prefabricated bungalows in open country."⁵⁷ Aesthetic qualities are often overlooked and even repressed in favor of financial gain or as the result of pure unconcern. Unfortunately, concern for the aesthetic values has never been a determining factor in the design of artifacts in this country. There is indication, however, that some people are becoming aware of this oversight and are going to demand increased consideration of the aesthetic qualities of their environments.

Important decisions have often been "made by officials, both public and private, who have little or no knowledge of the consequences of their actions".⁵⁸ Architects and planners have not, in the past, been Prepared to understand all consequences either, because the

⁵⁶Catherine Bauer, "Social Research as a Tool For Community Planning", Social Pressures in Informal Groups, eds., Festinger, Schacter and Back, op. cit., p. 195.

⁵⁷Hall, "Human Needs and Inhuman Cities", op. cit. p. 167.

⁵⁸Loc. cit.

studies of social sciences, humanities and ecology have been lacking in their curricula. Certainly lacking, too, has been a feedback from users of man-made environments to give us data of the consequences of these designs. Since in all of our daily activities we are dependent in some way on the form of our interaction with the man-made world, it is essential that we pull together scattered information about man's interaction with the environment in order to better control it. We can't, however, evaluate a system by looking solely within that system. We, also, must know what impact it has on other systems.⁵⁹

The general question to be asked about any environmental form is whether it provides the required settings to support the physical and socially desirable planful behavior of it's residents and to bring increased meaning and pleasure to their lives.

The seminar conducted at the University of Vermont (referred to earlier) was designed to help administrators and planners behave in a proactive way rather than a reactive one.⁶⁰ Their idea of a planner is one who plans with and not for the people. [*italics in original*] Their idea was apparently the result of a speech delivered by the Honorable Shirley Chisholm, a U.S. Congresswoman, who at a planning conference in April 1970 emphasized that

⁵⁹Charles Williams, Jr., "Inventing a Future Civilization", The Futurist (August 1972), p. 140.

⁶⁰Case and Larson, The Futurist, op. cit., p. 254.

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"planners will have to become advocates of the people and not lackeys for the 'democratic' aristocrats who control their paycheck."⁶¹

Land Developments

Certainly one of the most critical problems we now face is the control of needless speculation in housing land. The epidemic of owning a second home is becoming a resource tragedy.⁶² Speculators buy large tracts of land at unbelievably low prices and boost the prices to often unrealistic prices amounting to thousands of dollars per acre. They tear down trees, bulldoze roads and advertise, with all kinds of promises of dream fulfillments. "There are about 10,000 subdividers operating in 49 states...and selling, by conservative estimate, \$5 billion dollars worth of raw land a year."⁶³ [*italics in original*] The carving up of the land to build roads in such developments is creating a big problem with soil erosion, particularly when the property is advertised and sold as an investment, leaving the bulldozed land to stand idle while the erosion continues year after year.

Local governmental units are often unwittingly responsible for the rape of the countryside because of the

⁶¹ Shirley Chisholm, "Planning With and Not For the People", Planning (1970), 3, (paper read at ASPO National Planning Conference, New York, April 4-9, 1970).

⁶² Miller, National Civic Review, op. cit., p. 413.

⁶³ Loc. cit.

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emphasis which has been placed on economic growth. These local governments often actually search for people to develop the land in order that it produce more tax dollars and more business for the community.

Many communities do not have any land use plans or zoning regulations. Even when they do, most current zoning is restrictive, but contains clauses to make exceptions a part of every ordinance. Zoning regulations usually contain many flaws because they assume that density per se is the best measure of the character of the community. They contain no standards against which quality as well as quantity can be judged.

Through zoning regulations a community usually seeks to preserve or encourage the planned character of living areas, shopping areas and working areas. Major comprehensive land use planning, on the other hand, is aimed at achieving a healthful, efficient, safe, functional, beautiful and stimulating community. Therefore, it seems that "...peoples needs must be given highest priority in planning for future development. Residents must more actively determine the quality of their surroundings."⁶⁴

When land developments are established, often the social ramifications which result cause disruptions of established behavior patterns of a great number of people.

⁶⁴Jean Schlater, National Goals and Guidelines for Research in Home Economics, (East Lansing, Information Services, Michigan State University, 1970), p. 54.

Trouble begins when newcomers, who are primarily urban oriented for jobs and social interaction and are basically seasonal residents, arrive with expectations with regard to schools and services which tend to be higher than those of the original residents. Oldtimers, being rural oriented and having control and voting power of the government, regard as intemperate the demands by the newcomers for an increase in services provided by the township. These two social systems conflict because of "differences in education, political philosophy, definition of needs as opposed to luxuries and urban versus rural orientation".⁶⁵ Undercover activities, initiated by the non-voting residents, such as court injunctions and law suits often cloud the real issues.

In order to assure that land developments do not have detrimental effects on either the physical or social environment, proper attention should be focused on development projects and their impacts on the established community and its residents. "Emotion, personal observation and nostalgia are not the most reliable guides for policy and action. It is from the facts, the realities of our environment that we must begin."⁶⁶

⁶⁵Richard D. Duke and Gary King, "Planning in the Urban Fringe", (East Lansing: Technical Bulletin B-40, Institute for Community Development and Services, Michigan State University, November, 1963), p. 4.

⁶⁶Robert Wood, "Science and the City", The Fitness of Man's Environment (New York: Harper and Row, 1967), p. 177.

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As states begin to face the reality of the necessity of land use control and establish legislation to guide development, there will undoubtedly be opposition based on economic growth and rights and freedoms. Many states are attempting to control only governmental developments while others are requiring impact statements in advance of any development. Clearly the people most affected are the large land developers. Some may be driven out of business, especially irresponsible ones who employ advertising and selling methods which falsify their intentions, however, the new laws may actually help those responsible land developers who fulfill the obligations and perform impact studies.

Impact Statements

The University of Wisconsin at Green Bay recently opened a new total University in order to develop an environmental awareness. Out of their experience a fundamental concern has surfaced which is that anyone engaged in impact analysis is confronted with a difficult question: "What is an impact--what is an unhappy or undesirable environmental impact?"⁶⁷ One of the dictionary definitions for impact is "a continuing powerful influence"⁶⁸

⁶⁷ Edward W. Weidner, "University of Wisconsin at Green Bay: It's Environmental Focus and Impact", Ditton and Goodale, eds., op. cit., p. 63.

⁶⁸ Funk and Wagnalls, Britannica World Language Dictionary (New York: Funk and Wagnalls Co., 1962).

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which certainly describes any land development adequately. An undesirable impact would be any influence which did not consider the "socio-cultural environmental element as well as bio-physical".⁶⁹ Impact statements, consequently, become descriptions of proposed environments which identify beneficial and detrimental impacts on all systems affected, therefore facilitating the establishment of priorities and alternatives for policy making.

A framework for impact statements does exist, called impact zoning, developed by John Rathenkamp and Walter Sachs, which provides an objective way to measure the effects of a proposed project on a community financially, physically and ecologically. It analyses and correlates the effects of four key parameters---the growth rate of the community, infrastructure (the projects need for services versus the towns ability to supply them), municipal cash flow (the cost of servicing versus tax revenue it will create) and natural determinants (environmental considerations).⁷⁰ This framework does not, however, measure social progression or retrogression.

Social Indicators

Interest in the problem of measuring the state of society has grown remarkably in the 1960's. Early writers

⁶⁹Weidner, loc. cit.

⁷⁰Huntoon, House and Home, op. cit., p. 54.

concerned about indicators of the social climate were Bauer 1966,⁷¹ Gross 1966⁷² and Sheldon and Moore 1968.⁷³

"More recently, the widely circulated publication 'Toward a Social Report'⁷⁴ has brought additional ideas."⁷⁵ Campbell and Converse in The Human Meaning of Social Change⁷⁶ keynote the importance of a subjective dimension, but suggest that multiple measures need to be developed because no single indicator is capable of measuring even a limited segment of the population.

Social forecasting has an important roll to play in identifying costs and benefits early enough so that a meaningful choice can be made of various alternatives. "In the past, there was too much tendency to concentrate on the immediate benefits of technology and to ignore the costs, especially the costs imposed on those who did not use the technology or benefit from it, but simply happened to be in

⁷¹Raymond Bauer, Social Indicators (Cambridge: MIT Press, 1966).

⁷²Bertram Gross, "The City of Man: A Social Systems Accounting", Ewald, (ed.) op. cit.

⁷³Wilbert E. Moore and Eleanor B. Sheldon, eds., Indicators of Social Change: Concepts and Measurement, (New York: Russell Sage Foundation, 1968).

⁷⁴U.S. Department of H.E.W., op. cit.

⁷⁵Kenneth E. Hornback and Robert W. Shaw, Toward a Quantitative Measure of the Quality of Life (Washington, Homer Hoyt Institute, 1972), p. 1.

⁷⁶Angus Campbell and Phillip Converse, eds., The Human Meaning of Social Change (New York: Russell Sage Foundation, 1972).

the vicinity."⁷⁷

Sociologists have had a tendency to go slumming when they study social aspects of environments and they tend to emphasize visible and dramatic social problems identified with morality and deviant behavior such as crime and delinquency, mortality or morbidity. Although these studies have been useful and have provided impetus for reform movements, this slumming approach emphasizes the bad and suggests emergency treatments, but does little to help design homes and neighborhoods which will provide a quality environment.⁷⁸

Now attention is focused on community planning using social indicators as a guide to creating a more sensible attractive environment. "The responsibilities of the experts, whether in government or elsewhere...is enormous",⁷⁹ as they are forced to grapple with questions of social, psychological and cultural implications.

Systematic studies are necessary using random sampling of populations as the basis for impact statements. Interviews, questionnaires and observational techniques all are valuable methods by which to determine attitudes

⁷⁷Joseph Martino, "The Role of Forecasting in Technology Assessment", The Futurist, VI,5 (October 1972), 211.

⁷⁸Catherine Bauer, "Social Pressures in Informal Groups" op. cit., p. 183.

⁷⁹Ibid., p. 186.

and opinions concerning social impacts.⁸⁰ The impact statement offers the strong advantage of providing a language which can be understood by both community authorities and developers.

Social variables are difficult to measure, but they are important. Impact statements should include studies of life styles and behavior patterns of the people who will be affected by the development as well as disruptions such as noise, pollution, traffic volume and physical relocations. Harder to ascertain, but nevertheless important, are long term effects on life styles, changes in recreational patterns, shopping habits, school routes and neighborhood social patterns.⁸¹

Social indicators are not defined according to the disciplines of social, physical biological and economic content, but rather refer to the micro unit of society (family and individual) and include the impact on physical, economic as well as the social and psychological status of these units.

Social indicators are of two types, subjective and objective. Included in the subjective indicators are beliefs, ideas and values, held implicitly and usually not specifically stated. Both objective and subjective

⁸⁰Per K. Johnson, "Social Aspects of Environmental Impact", Ditton and Goodale (eds.) Environmental Impact Analysis, op. cit., p. 89.

⁸¹Ibid., p. 88.

indicators are actually a result of tangible impacts, and are dependent upon both hard and soft data collection. To illustrate, social objective impact indicators of land developments are concerned with amounts of taxes, congestion and noise pollution and are relatively easy to measure, but the quantity of stress generated is not.

This study is concerned with exploring methods of measuring the social subjective type of impact and the questionnaire was designed for people to give their perceptions of the effects of a current land development. Such information, it was assumed, should make it possible to draw inferences relative to subjective indicators as a function of that environment. There must, however, be a continuous social inventory with which social trends can be predicted.

If a language of concepts related to these subjective indicators can be developed from users of man-made environments, then the data gathered should be useful in the creation of policies that are more orderly, comprehensive and comprehensible than those now employed.

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Chapter III

CHARACTERISTICS OF COMMUNITY

Demographic Details

The land development chosen for the study is in Otsego County approximately five miles south of Gaylord, Michigan. The area studied actually lays in two townships, Bagley and Otsego Lake. The first people moved to Otsego County in 1868 for purposes of lumbering. Although the time has passed for lumbering to be a major industry, there still are a few mills left in the area. It now ranks as the "Ski Capital of Michigan" and since there are many lakes and resorts, it has become a major tourist center both summer and winter.

With the increase in mobility of Michigan residents and the expanded expressway system, the flight from the city has lured a great number of people and the population of this once quaint village has increased rapidly. The population in the County increased from 7,545 in 1960 to 10,422 in 1970 or a 38.1 percent increase.⁸² In Bagley Township, between 1960 and 1970, the population increased

⁸²U.S. Department of Commerce, Bureau of Census, United States Census of Population: 1970, Number of Inhabitants, Michigan, p. 21-34.

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from 1,186 to 2,194, an amazing jump of 93.4 percent, but in Otsego Lake Township the increase was less--342 to 473 or 38.3 percent.⁸³ Part of the explanation for the extreme difference in the two townships is that in Otsego Lake Township most of the development has been seasonal homes and the lake front property had been developed many years before. Also, much of the land is State owned. During that same period in Bagley Township, however, there was an earlier residential development which sold small residential lots covering many acres. Bagley is also located closer to the town of Gaylord and, therefore, many residents are permanent.

There was one large tract of land resting partly in Bagley Township and partly in Otsego Lake Township which was owned by one person and used mainly for a private hunting club. The property covered approximately 2,000 acres and was abundant with forested land and wildlife. Although during hunting season the property was patrolled, many local and seasonal residents were able to simply enjoy the beauty of the forest.

Michaywe'

In 1969, Thompson-Brown Company of Detroit, Michigan Purchased this large tract of land and began to prepare it for development sale under the name of Michaywe' a Resort community.

⁸³Ibid.

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The land was platted into 2,200 lots for single homes and sites for 1,100 condominium housing units. Bulldozing began on the projected 32 miles of hard surfaced roads, land was cleared for an 18 hole golf course and dredging began to create four lakes out of swamp areas. The property was ready for the sales force in 1971 while work continued on the spacious clubhouse, swimming pool, tennis courts, riding stables, travel trailer park and ski slopes.⁸⁴ Included in the sale of the large tract of land was 800 feet of lake frontage on a relatively clean and blue placid lake (Opal Lake)⁸⁵ nestled way back in the woods. Michaywe' planned to develop a Swim'n'Sun Club on this property; equip it with boats and grant their property owners beachfront privileges on Opal Lake.

Opal Lake Problems

Property owners on Opal Lake naturally feared, among other things, the loss of privacy on their quiet lake. They organized an association⁸⁶ and resorted to their only method of fighting what they felt was a grave injustice. They sought an injunction to stop development

⁸⁴Carl Konzelman, "Progress". The Detroit News, October 20, 1972, p. 3B.

⁸⁵Opal Lake had approximately 70 dwellings on it's shoreline, a public access site and no commercial activities.

⁸⁶The Opal Lake Association with 59 members is a non profit organization composed of people whose interest is to beautify, preserve and maintain Opal Lake and it's environs.

of the Swim'n'Sun Club claiming that the proposed use of the shoreline would overburden Opal Lake and violate the riparian rights of all shoreline property owners".⁸⁷ The court granted the injunction and structured it with these restrictions:

1. Only members or their guests could use the facilities.
2. The Opal Lake Park would be enclosed with a fence and provide no more than 50 parking places.
3. Only 15 small non-power boats, provided by the Association could be launched from the property.
4. Only 120 individuals, excluding boaters ⁸⁸ could use the facilities at any one time.

The Opal Lake Association was given power to inspect the site and enforce the restrictions. The Court additionally ordered that Michaywe' could no longer use promotional materials to indicate an unrestricted use of Opal Lake for property owners.

Opal Lake Association appealed the final character of the injunction, and Michaywe' cross appealed contending that the trial court erred in granting an injunction in anticipation of any showing of harm caused by the defendant on the Opal Lake frontage. The cross appeal failed with the Appeals Court citing the Environmental

⁸⁷ State of Michigan, Court of Appeals, Opal Lake Association v. Michaywe' Limited Partnership and Department of Natural Resources of State of Michigan, No. 14002 (May 23, 1973), p. 2.

⁸⁸ Loc. cit.

Protection Act of 1970 which allows private citizens to bring actions to prevent pollution. "The act is significant in that it represents a legislative acknowledgement of a court's power to recognize anticipated harm and fashion a remedy to prevent the harm where it's potential becomes discernible from evidence taken in an adversary proceeding."⁸⁹

The Appeals Court felt that there would be difficulty in enforcing those restrictions set forth in the original injunction because the burden of inspection would be a constant one and would force one set of owners to be watch dogs over another set which would be an inequality of rights. The restrictions also could lead to further expensive legal battles if it were discovered that the restrictions were being violated. The appeals ruling was that restrictions as to the numbers using the facilities of the Swim'n'Sun Club were necessary, but the burden of enforcement should not be with the Opal Lake Association. The case was sent back to the lower court for further hearings concerning who in the Michaywe' Owners Association would be allowed access rights and how the restrictions would be enforced. Further hearings are scheduled but cannot be included in this thesis since they will not be concluded in time.

⁸⁹State of Michigan, Court of Appeals, op. cit., p. 14.

Another issue which has caused displeasure on the part of some local and long-time seasonal residents is the installation by Michaywe' of a pipe line leading from Otsego Lake into Michaywe' property for the purpose of replenishing lakes in the development. The Department of Natural Resources contends it followed a main waterway and was necessary to keep Otsego Lake at a reasonable level,⁹⁰ however, there are many who question the route chosen for the construction of the pipe line. It was in fact, held up in court for a while. Since it has been completed it has created an additional tax load for all bordering residents and has had a noticable effect on the water level in Otsego Lake.

The Current Situation

Michaywe' is now an established fact, minus their Swim'n'Sun Club, which is built but not in operation.

To date, much of the antagonism toward the land development which was apparent in the beginning seems to have subsided somewhat, with the exception of the Opal Lake area, probably mainly due to the fact that Michaywe' is a well planned development, laced with commons, green areas and very luxurious amenities. The developement is young yet, however, and since only a few luxurious homes

⁹⁰ Opinion expressed in a private interview with Steve Swan, D.N.R., Gaylord, Michigan, August 17, 1973.

have been constructed to date, there remain many questions of future impact.

One of the newest occurrences in the county is the establishment of oil drilling companies in the area. and with them came a great need for low cost housing. Since there has not been much home construction in the area, the need for shelter has produced a great influx of scattered mobile homes, particularly in Bagley Township.

The County until this year has been operating on a master plan and zoning ordinance developed in 1965. Recent years have shown that plan to be inadequate since the 1980 projected population of the 1965 plan has already been exceeded. The county commissioners in March 1973 adopted an interim zoning ordinance and a firm was hired to develop a comprehensive land use plan. In the planning process "land reconnaissance will be undertaken to identify significant land use trends and to identify specific land use impacts, both favorable and unfavorable, with suggestions for possible treatment in developing of a control ordinance."⁹¹

As is true in most cases, however, their proposal mentions no study of social impacts. Apparently, the editor of the Herald Times, who also serves as the Planning Commissioner, realized this need and did an opinion survey

⁹¹Jim Welch, "Planning, Zoning Update Authorized by County", Otsego Herald Times, July 12, 1973, p. 1.

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in the county in May 1973. The opinion survey was delivered with one edition of the newspaper and, therefore reached a large population. Agricultural, residential, commercial, industrial and public and recreation goals were explored. Of particular interest was the question, "What do you feel is the greatest land development problem in the county at this time?" "Answers to this question put land developers, realtors and the oil company and their people at the top of the list."⁹² The author was given the privilege of reading the original survey returns for comments from Bagley and Otsego Lake Townships to ascertain some of the sentiment in the area, since it would cover much of the same population. Some of the comments follow:

- Too many get rich quick developers operating in the County.
- Over population in County brings pollution of streams, lakes, rivers without adequate sewer water, garbage etc. facilities.
- Subdividing "cityfies" the North.
- High price developments such as Michaywe' are fine in a way, but do tend to increase taxes in surrounding areas.
- Too much speculation--lack of regulation.
- Gaylord has lost all it's glory and beauty to fast development of the many "fast buck" realtors.
- Too much development for rich people.
- Area over publicized, over advertized and not ready for big influx of people.

⁹² taken from "Summary of Land Use Survey Otsego County" located in Zoning Administrators office, Gaylord.

- Property over valued, over taxed which is discouraging for improvements--not enough services given for taxes received.
- Large developers dump additional problems on County and do not aid in their relief.
- Lack of consideration for natural surroundings the land development projects today ignore the rough beauty of our wild lands.
- The projected use of development already platted and approved will create, in the future, serious problems in ecology, law enforcement, waste disposal etc.
- Give thought to ecology of our lakes and rivers because without them, no development will be worth the price.
- The precious wilderness lands that are left must be saved and kept natural as possible. We must stand now to help keep these lands the way they are--after all we might look upon them as industry as well as their natural state.⁹³

It would seem there still remains some concern on the part of residents!

In an interview with the planning commissioner concerning land developments and Michaywe' in particular, he felt that the main worry for the local authorities was the tax load which would be necessary to provide services to the area as it grows. He felt it was also hard to imagine that many people in the area and the problems that will arise.⁹⁴

In response to the question "Do you feel that

⁹³Opinions expressed in Land Use Survey-Otsego County Zoning Administrators office, Gaylord, Michigan.

⁹⁴Interview with Jim Welch (editor Herald Times and Planning Commissioner) August 23, 1973.

the area can support that many septic tanks or will a sewage system be necessary?" he noted that the Health Department was keeping a wary watch on the amount of development and would require a sewage system when it reached a dangerous point of development. Michaywe' has a proposed site for a sediment pond type of system, but right now can't afford it.

To a question regarding the impact statement which Thompson-Brown might have performed and presented in advance of the development, the reply indicated they had only presented some physical impact data. The respondent also indicated the development company advises the local authorities of any changes they wish to make, however, they are difficult to deal with since they are under the impression that the original permit overcomes any later disagreements.

Asked if he felt the Opal Lake Association had a legitimate complaint or if the trouble could have been avoided, the reply indicated the problem was legitimate but could not have been avoided since any development of the property on Opal Lake would have created misgivings.

According to the respondent, many people in the area are up in arms about the numbers of mobile homes scattering the county. The new zoning code should help that problem in the future, but can't eliminate those mobile home already established. Local residents surmise that people from down state feel that they can come North and

do whatever they want to with the land. Most importantly he said, "Land developments bother me because there is less land for people to just look at walk in and enjoy. They aren't making natural land anymore!"⁹⁵

An attempt has been made in the foregoing observations to describe the environs and atmosphere which encircled the problem as this study was launched. It naturally becomes a very complicated picture.

⁹⁵Statement by Jim Welch, private interview August 23, 1973.

Chapter IV

DESIGN FOR INVESTIGATION

Sample

The sample population used were those permanent and seasonal residents living within a two mile adjacent area surrounding the Michaywe' land development near Gaylord, Michigan. Selection of the respondents was based on availability. The researcher contacted those respondents who were in residence during a one week period in August, 1973. In order to obtain as much randomness and equality as possible, a map of the area to be studied was drawn and divided into four sections⁹⁶ and a record kept of distributed questionnaires by the investigator to insure equal distribution in each section.

Prospective respondents were personally contacted and asked to complete the questionnaire. If they were so disposed, they were given the choice of having the investigator return for the completed questionnaire or were

⁹⁶See overlay and map with questionnaire Appendix B, p. 126-127.

given an addressed stamped envelope with which to mail the questionnaire.

Instrument

The questionnaire⁹⁷ was designed by the researcher to relate to the problem under investigation. It was presented to respondents with a cover letter identifying the survey as one associated with the Department of Human Environment and Design in the College of Human Ecology at Michigan State University. A map of the area included in the study was also attached. The questionnaire requested:

1. demographic data-to determine sex; age; number of children; residential status; type of living structure and ownership; length of residence and type of employment of respondent. Optional questions at the end of the questionnaire also determined respondents' marital status; highest grade in school completed; estimated income and number of household members employed.
2. goals and goal satisfactions-to identify and determine the importance of incentives

⁹⁷See Appendix B., p. 128.

for living in the area, and parallel questions designed to verify goals and the satisfactions with their original incentives.

3. activities-questions designed and rated on a three point scale to identify types of activities respondents engage in, their importance and the time spent participating in certain related outdoor activities.
4. opinions of community quality-selected and revised statements patterned after Bosworth's Community Attitude Scale,⁹⁸ rated on a five point scale, which revealed opinions about community goodness or quality.
5. opinions of community relations-selected and revised statements, patterned after Fessler's Community Solidarity Index,⁹⁹ rated on a five point scale, which revealed opinions toward personal social relationships or community solidarity.

⁹⁸Delbert Miller, Handbook of Research Design and Social Measurement (New York: David McKay Co., Inc., 1964), p. 194.

⁹⁹Ibid., p. 198.

6. satisfactions and dissatisfactions-
items listed to determine on a five
point scale, respondent opinions
about how developments affect the
social climate, physical attributes,
economic factors, and the distribution
of freedom and justice. Items listed
to determine, on a five point scale,
satisfaction or dissatisfaction with
some physical and social qualities of
the area.
7. opinions about land developments in
general-statements designed on a five
point scale to discern respondents
opinions with regard to the effects of
land developments and preferences
concerning future developments.

The instrument was pretested on five respondents who were familiar with Northern Michigan and land developments, but did not live in the area of the study. Criticisms and suggestions were noted and revisions made in wording and format where necessary.

Names of respondents, contacted and to whom the questionnaire had been distributed, were coded and a list kept by the investigator, so that nothing but a number appeared on the questionnaire. This was done to assure anonymity as well as to identify in which of the four

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map sections the respondent resided. A quota sample was then selected from among the returned questionnaires.

A total of 64 questionnaires were given to residents in the area defined by the map in Appendix B, and 47 were returned to the investigator. Of this number, four were incomplete and were discarded. In order to equalize the cell sizes, three others were eliminated by having another person, not associated with the survey, draw them out of the total number of useable forms. The sample size, therefore, was equalized with twenty seasonal and twenty permanent respondents, or five seasonal and five permanent respondents in each of the four areas. Area M represents residents who live within the Michaywe' land development; area O includes residents residing around and near Opal Lake and area A and B encompasses the residents living in the Au Sable Ranch area (the older land development referred to earlier). A total of 40 respondents, therefore, form the sample size for this study.

Statistical Techniques

Questionnaire responses were coded and computer cards punched by the investigator. Demographic data were coded for each respondent as were the major categories of variables designed to test the hypothesis. The categories programmed and computed were:

1. Goal aspirations
2. Goal satisfactions
3. Activities participated in
4. Attitudes toward quality of the community
5. Attitudes toward solidarity of the community
6. Perceptions of effects of development on aspects:
 - a) physical
 - b) social
 - c) economic
 - d) freedom and justice
7. Satisfaction with physical qualities
8. Satisfaction with social qualities
9. General attitudes toward land developments

Programs were designed to:

1. give demographic data
2. give frequency and percentage responses to each of 166 items of the 9 major categories and 4 sub categories of variables.
3. give means, standard deviations and F-ratios for each category of variables according to residency and geographic location.
4. compare every response according to length of residency.
5. compare responses according to geographic location by area.

Goals, goal satisfactions and activities were all coded on a three point scale with the highest number (3) indicating "very important" or "very satisfied", (2) "somewhat important" or "somewhat satisfied" and (1) "unimportant" or "dissatisfied".

Community quality statements in the questionnaire were an attempt to determine how the respondents viewed the worth, character or condition of the community. A

panel of five people was asked in advance to determine which statements indicated progressively improved community quality. The statements were then coded, reversing those which signified retrogressive qualities. A high score on a five point scale, therefore, indicated progressively better community qualities.

Community solidarity statements on the questionnaire were designed to ascertain the respondents perception toward community coherence or feelings of togetherness in social relations and interests. Statements which were considered to be negative in nature by the judgement panel were reverse codes when preparing the program. A computed high score, therefore, indicated high solidarity. Responses to both the quality of the community and community solidarity statements were scored as follows:

	<u>Scores</u>
Strongly disagree	1
Disagree	2
No opinion	3
Agree	4
Strongly agree	5

Statements descriptive of changes in the community were coded according to whether they related to the physical, social, economic aspects of the environment or whether they were perceived as affecting the freedom or the justice of the residents involved. The statements classified in each category were:

<u>Category</u>	<u>Number of statement</u> 16A (page 133)
Physical	1,2,3,4,16
Social	5,6,13,14,15,17,21
Economic	7,8,9,10,11,12
Freedom & Justice	18,19,20,22,23,24

Each statement regarding community changes in the instrument was scored according to the following weightings:

	<u>Scores</u>
Much worse	1
Worse	2
No change	3
Better	4
Much better	5

A high score, therefore, was interpreted to mean that recent changes in the community were perceived as creating better conditions.

Satisfactions with physical and social conditions of the area under study were coded according to the following statement locations in the instrument:

<u>Category</u>	<u>Number of statement</u> 16B (page 134)
Physical	1,4,5,8,9,10,11,16,17
Social	2,3,6,7,12,13,14,15,18

Responses to satisfactions were scored according to the following weights:

	<u>Score</u>
Very dissatisfied	1
Dissatisfied	2
No opinion	3
Satisfied	4
Very satisfied	5

A high score indicated a higher degree of satisfaction.

Frequencies were computed for each statement to be used in determining the discriminating power of each by univariate and multivariate analysis.

Twenty statements dealing with the subject of land development were included to identify the personal opinions of the respondents toward land developments in general. The questions were written in a form that did not lend itself to determining favorable or unfavorable qualities. Each statement was coded separately in an attempt to identify possible differences between the opinions of the seasonal and permanent residents.

Chapter V

FINDINGS AND INTERPRETATION

Analysis of Data

Description of Sample Population

The data in this investigation are presented mainly in terms of percentages comparing seasonal and permanent residents. Table 1, page 63 & 64, includes demographic characteristics of residents in the sample population.

It was found that most respondents were males in both seasonal and permanent categories, and all but two of the respondents were married. Most respondents in both categories were in the 45-64 age bracket, however, there were more respondents in the 18-29 bracket in the permanent sample and more over 65 in the seasonal sample. The mode fell in the 45-64 bracket. Seasonal residents had more and older children living at home (a total of 35) than did the permanent residents (a total of 21). More children of the seasonal residents were of secondary school or college age than were the children of the permanent residents. The majority (60%) of the seasonal residents had attained a college or advanced degree, while the majority (80%) of the permanent residents were high school graduates with several having spent some years in college. Incomes were

Table 1

**Characteristics of Seasonal and Permanent Respondents
According to Percentages**

Characteristics	Percentages	
	Seasonal	Permanent
	N=20*	N=20
Sex:		
Male	60.00	85.00
Female	40.00	15.00
Age:		
under 18	0.00	0.00
18-29	0.00	25.00
30-44	40.00	30.00
45-64	50.00	45.00
65-over	10.00	0.00
Marital status:		
Single	0.00	5.00
Married	100.00	90.00
Divorced	0.00	0.00
Widowed	0.00	5.00
Children living at home: number		
Pre-school	2	5
Elementary	9	7
Secondary	17	8
College	7	1
School grade completed:		
8-less	0.00	0.00
9-12	0.00	0.00
High school graduate	20.00	40.00
Some college	20.00	40.00
College degree	30.00	15.00
Advanced degree	30.00	5.00
Estimated income:	(16)	
under \$5,000	0.00	5.00
\$5,000 to \$15,000	0.00	50.00
\$15,000 to \$30,000	50.00	35.00
\$30,000 to \$50,000	43.75	5.00
\$50,000 or over	6.25	5.00

Table 1 (continued)

Characteristics	Percentages	
	Seasonal	Permanent
	N=20	N=20
Type of living structure:		
Mobile home	0.00	0.00
Single family	100.00	100.00
Apartment	0.00	0.00
Length of time lived or vacationed in area:		
5 years or less	20.00	30.00
6-15 years	55.00	35.00
16 years or more	25.00	35.00
Expect to reside in area:		
This is last year	0.00	5.00
1-2 more years	0.00	0.00
3-5 more years	5.00	0.00
Indefinitely	95.00	95.00
Environment desired for vacations:		(19)
Quiet, natural	60.00	26.32
Entertainment centers	0.00	10.53
Recreation centers	5.00	5.26
Visits to friends/relatives	0.00	26.32
Quiet/recreational	10.00	5.26
Quiet/entertainment	0.00	5.26
Recreation/visits	10.00	5.26
Quiet/visits	0.00	15.79
All types	15.00	0.00

* Percentages are based on N=20 responses unless otherwise indicated by the number in parenthesis. The same procedure will be followed on succeeding tables.

found to be higher with seasonal residents than with permanent. The majority of seasonal residents (94%) earned from \$15,000 to \$50,000 while the majority of the permanent residents (85%) fell between \$5,000 and \$30,000 income level. All respondents were living in single family homes. Mobile home owners were purposely excluded as explained earlier, and to date there are no apartments in the area studied.

Fifty-five percent of the seasonal residents had lived or vacationed in the area from 6-15 years, while the permanent residents were almost evenly divided between five years or less (30%), 6-15 years (35%) and 16 years or more (35%). Over-all the length of residence was not appreciably different in the two samples and the mode was between 6-15 years. Almost all residents in both categories plan to live in the area indefinitely. Sixty percent of the seasonal residents preferred "quiet, natural settings for vacations and permanent residents divided evenly (26%) between "quiet natural settings" and "visits to friends and relatives".

Some definite differences were discovered to exist between the characteristics of the seasonal and permanent residents. The seasonal sample had more education, higher incomes, and more and older children living at home, and their expressions of preference for vacations was strongly in favor of quiet, natural settings. Some of the differences in perception between seasonal and permanent residents, therefore, may be due to these differences and not solely

because of their status as seasonal or permanent residents. In the following discussions, therefore, it should be remembered that these were uncontrolled factors in this study.

Goals

Responses to expressed goals (item 10A on the questionnaire) as a determinant of residential location are reported in Table 2, page 67. Permanent residents indicated that the three major factors in choosing their location were 1) "a good location to raise children" (65%); 2) "a chance to enjoy a more rural way of life" (63%); 3) "the opportunity to get back to nature and take advantage of recreational resources" (60%). All three of these goals were chosen with nearly equal frequency. The majority (90%) of the seasonal residents said they chose the location for "the opportunity to get back to nature and take advantage of recreational resources", and sixty percent of them also indicated the "chance to enjoy a rural way of life" was important.

Goal Satisfaction

Table 3, page 68 presents data on satisfactions with goal achievement (item 10B on questionnaire). Respondents indicated they were satisfied with their choice of location. The highest number of respondents in the "very satisfied" category corresponded to the same category in the expressed goals table. A comparison of Table 3 and 4

Table 2

**Goals Very Important To Residential Location
For Seasonal and Permanent Residents**

Goals	Very important to	
	Seasonal	Permanent
	N=20	N=20
Business or economic opportunities	5.00	25.00
Chance to enjoy rural way of life	60.00	(19) 63.00
Opportunity to get back to nature-take advantage of recreational resources	90.00	60.00
Ability to live near friends or relatives	10.00	(19) 15.79
Good location to raise children	20.00	65.00
Other	5.00	5.00

Table 3

**Goal Satisfactions of Residential Location
For Permanent and Seasonal Residents
(expressed in percentages)**

Goals	Very Satisfied			
	Seasonal		Permanent	
	N=20		N=20	
Business or economic opportunities	(14)	42.86	(19)	42.11
Chance to enjoy rural way of life	(19)	57.89		75.00
Opportunity to get back to nature-take advantage of recreational resources		70.00		80.00
Ability to live near friends or relatives	(15)	53.33	(16)	37.50
Good location to raise children	(11)	45.45	(17)	76.47
Other		0.00		0.00

reveals some identifiable differences. The desire to "get back to nature" was denoted by 90 percent of the seasonal residents as being very important, however, only 70 percent indicated they were "very satisfied". It is interesting to note, too, that while only 60 percent of the permanent residents marked "getting back to nature and enjoying recreational facilities" as an important goal, 80 percent were "very satisfied" with that goal. Seasonal residents showed nearly equal frequencies for "a chance to enjoy a more rural way of life" in expressed goals and goal satisfactions, but more (75%) of the permanent residents indicated satisfaction than those (63%) who originally chose that reason for residency. Greater satisfactions were indicated by both seasonal and permanent residents when "business and economic opportunities" and "a good location to raise children" were compared on the two tables.

Leisure Activities

Leisure activities important to the residents (item 11 on questionnaire) showed that seasonal and permanent residents agreed on their choice of types of activities (Table 4, page 70). "Enjoying nature and the outdoors" was very important to 85 percent of the seasonal residents and 84 percent of the permanent residents. Sixty-five percent of the seasonal sample and 75 percent of the permanent sample also enjoyed active outdoor sports activities. Parties and social functions were least

Table 4

**Leisure Activities Very Important For
Seasonal and Permanent Residents
(expressed in percentages)**

Activity Types	Very important to		
	Seasonal		Permanent
	N=20		N=20
Enjoying nature & outdoors	85.00	(19)	84.21
visiting with friends & family	(19) 31.58		35.00
Parties and/or social functions	5.00	(19)	10.53
Active outdoor sports activities	65.00		75.00

important to both samples.

Participation in Activities

Participation in outdoor activities, Table 5, page 72, (item 12 on questionnaire) revealed many similarities between seasonal and permanent residents and verified that outdoor activities were important to both samples. Combined frequent and occasional percentages showed that snowmobiling was the activity marked most frequently (80%) by permanent residents and swimming was the activity marked most frequently (90%) by seasonal residents. Permanent residents also enjoyed equally (65%) snow skiing and fishing. Golf was a close second choice for seasonal residents (80%). Differences appeared between the populations when percentages were compared in golf, bicycling, horseback riding, snowmobiling, motorcycling and swimming. Thirty-five percent more seasonal residents said they participated in golf than permanent residents. Bicycling attracted more permanent residents by a 30 percent margin. Horseback riding and motorcycling were frequently participated in by seasonal residents and snowmobiling and bicycling were more frequent sports for permanent residents. The sport least participated in by seasonal residents was bicycling (21%) and by permanent residents were horseback riding and motorcycling (both 20%).

Community Quality

Community quality ratings reported in Table 6,

Table 5

**Time Spent By Permanent and Seasonal Residents
Participating in Outdoor Activities
Frequently Or Occasionally
(expressed in percentages)**

Activity	Frequently		Occasionally	
	Seas.	Perm.	Seas.	Perm.
	N=20		N=20	
Fishing	10.00	5.00	65.00	60.00
Power boating	10.00	10.00	50.00	45.00
Water Skiing	5.00	10.00	40.00	20.00
Snow Skiing	35.00	40.00	25.00	25.00
Swimming	30.00	20.00	60.00	50.00
Motorcycling	10.00	10.00	35.00	10.00
Snowmobiling	15.00	55.00	35.00	25.00
Horseback riding	0.00	5.00	40.00	15.00
Golf	5.00	25.00	75.00	20.00
Tennis	20.00	10.00	10.00	25.00
Sailing	5.00	0.00	40.00	35.00
Canoeing	0.00	5.00	30.00	30.00
Bicycling	(19)0.00	15.00	(19)21.05	35.00
Others(hunting, hiking skeet, archery)	(4) 40.00	0.00	(2)10.00	0.00

page 74 (item 14 on questionnaire), indicated similar attitudes for both seasonal and permanent residents. Of particular interest were the high similar percentages shown in response to three statements. Ninety percent of the seasonal residents and 85 percent of the permanent residents felt that officials should get public sentiment before acting on major developmental projects. In response to the statement: "Progress can best be accomplished by having only a few people involved in decision making", seasonal residents disagreed by 80 percent and permanent residents disagreed by 85 percent. The other statement which indicated considerable similarity as well as a high consensus was, "services and recreational facilities are not necessary to make the community grow". Both seasonal and permanent residents disagreed with the statement with nearly equal frequency. The one major discrepancy between seasonal and permanent residents was evident in the statement: "Economic progress is more important than the social changes which may follow". Fifty-five percent of the permanent residents agreed with the statement while only 15 percent of the seasonal residents agreed.

Community Solidarity

An examination of Table 7, pages 75 & 76, which showed attitudes relative to community solidarity (item 15 on questionnaire), revealed that permanent and seasonal residents both gave the community a high rating on nearly

Table 6

**Seasonal and Permanent Residents Comparative
Rating of Community Quality Factors
(expressed in percentages)¹**

Quality Factors ²	Low Rating ³		High Rating ⁴	
	Seas.	Perm.	Seas.	Perm.
	N=20		N=20	
Progress	15.00	55.00	60.00	40.00
Improvement	50.00	60.00	30.00	30.00
Taxes	35.00	30.00	45.00	60.00
Sewage system	20.00	10.00	65.00	75.00
Chamber of Commerce	10.00	15.00	45.00	65.00
Personal business	10.00	35.00	65.00	60.00
Decision making	20.00	15.00	80.00	85.00
Public sentiment	5.00	5.00	90.00	85.00
Outsiders take advantage	25.00	40.00	70.00	50.00
Service & recreation needs	5.00	15.00	90.00	85.00
Outsiders create problems	25.00	40.00	65.00	60.00
Police	5.00	15.00	85.00	75.00

¹Where percentages do not equal 100%, the missing percentage appeared in the "no opinion" column.

²For complete statements see: "Opinions of Community Quality" in questionnaire, Appendix B, p. 132.

³Low rating=combined percentages of attitudes "strongly agree" and "agree".

⁴High rating=combined percentages of attitudes "strongly disagree" and "disagree".

Table 7

**Comparative Attitudes Of Seasonal and Permanent
Residents Relating To Community Solidarity
(expressed in percentages)¹**

Solidarity Variables ²	Low Rating ³		High Rating ⁴	
	Seas.	Perm.	Seas.	Perm.
	N=20		N=20	
a) Area appearance	15.00	25.00	85.00	65.00
b) Courtesy	10.00	35.00	80.00	60.00
c) Friends	0.00	0.00	90.00	80.00
d) People differences	10.00	30.00	80.00	70.00
e) Superiority	0.00	10.00	85.00	85.00
f) Belonging	5.00	15.00	75.00	85.00
g) Permanency	5.00	0.00	80.00	90.00
h) Mind own business	10.00	50.00	90.00	35.00
i) Take advantage	5.00	10.00	95.00	85.00
j) Peaceful, orderly	15.00	35.00	70.00	55.00
* k) Friendliness	35.00	30.00	30.00	35.00
l) Local concerns	25.00	30.00	40.00	55.00
m) Differences	15.00	10.00	40.00	50.00
n) Excitement	40.00	20.00	35.00	70.00
o) Concern about kids	20.00	40.00	55.00	60.00
p) Utility services	30.00	45.00	45.00	45.00

Table 7 (continued)

Solidarity Variables	Low Rating		High Rating	
	Seas.	Perm.	Seas.	Perm.
	N=20		N=20	
q) Criticisms	30.00	45.00	45.00	45.00
*r) Childrens control	15.00	45.00	40.00	45.00
s) Money	0.00	20.00	75.00	85.00
*t) Efficiency of services	0.00	15.00	60.00	55.00
u) Childrens respect	15.00	35.00	55.00	50.00

¹Where percentages do not equal 100%, the missing percentage appeared in the "no change" column.

²For complete statements see: "Opinions of Community relations" in questionnaire, Appendix B, p. 132. Note: negative answers were reverse coded, therefore, high score indicates good solidarity attitude.

³Low rating=combined percentages of "strongly disagree" and "disagree"

⁴High rating=combined percentages of "strongly agree" and "agree" responses.

*Relatively high number of responses in "no change" column.

all factors. The majority of both populations (90% seasonal, 80% permanent) indicated that friends were easy to find in the area. Eighty percent of the seasonal population and 90 percent of the permanent population felt it wasn't necessary to live in the area permanently in order to gain a sense of belonging. Of note were responses to the statement: "People as a whole mind their own business". Seasonal residents agreed by 90 percent, but only 35 percent of the permanent residents agreed. Seventy percent of the permanent sample indicated that the area was becoming more exciting and had more to offer now, while only 35 percent of the seasonal residents felt that this was true. Of note are the low percentages displayed for both a low rating and high rating in response to the statement: "This used to be a friendlier area". A nearly equal number of responses (35% for both samples) indicated they perceived "no change" relative to this statement. Other items such as "control of children", "efficiency of services" and "differences between people" also indicated respondents did not perceive much change.

Perceived Change

The perceived effects which the land development had had on the economic, physical and social aspects of the community, and respondents attitudes toward freedom and justice (item 16A on questionnaire) are presented in Table 8, pages 79 & 80. With regard to the economic aspect, a

majority of both populations (74% seasonal and 70% permanent) felt that living expenses were higher compared to other areas, but a majority of both (70% seasonal and 60% permanent) also felt that there was a greater variety of goods available. Seasonal residents by 79 percent compared to 53 percent of the permanent residents perceived permanent residents' incomes to be higher since the land development was established. Seasonal residents, also, thought that economic conditions were better now (74%) while only 47 percent of the permanent residents had the same feeling.

Agreement was noticable among the physical quality factors. Impressions were with 85 percent of the seasonal residents and 75 percent of the permanent residents that congestion was worse in the area. Seasonal residents felt to a greater extent (85%) than permanent residents (65%) that air, water and noise qualities were worse.

Impressions of the social aspects of the community were similar for both samples. Sixty-five percent of the seasonal residents and 50 percent of the permanent residents indicated they felt the beauty of the environment to be worse, but 65 percent of both sample populations agreed that the recreation facilities were better. Worthy of mention is the fact that 63 percent of the seasonal residents felt that there had been a negative effect on privacy, while only 40 percent of the permanent residents agreed. Neither sample indicated privacy to be "better".

The category called freedom and justice revealed

Table 8

Comparison of Seasonal and Permanent Resident's
Perceived Effects of Land Development
On Economic, Physical, Social,
Freedom and Justice Aspects,¹
(expressed in percentages)

Conditional Aspects	Perceived Effects			
	Better ²		Worse ³	
	Seas.	Perm.	Seas.	Perm.
	N=20	N=20	N=20	N=20
<u>Economic</u>				
Level resident's income	(19) 78.94	(19) 52.64	(19) 0.00	(19) 10.53
Number jobs available	(19) 63.15	(19) 63.16	(19) 0.00	(19) 21.05
*Tax rate	(18) 27.78	(19) 10.53	(18) 38.89	(19) 52.63
Variety goods available	70.00	60.00	5.00	20.00
Economic condition	(19) 73.68	(19) 47.37	(19) 10.53	(19) 21.05
Living expenses	(10) 5.26	15.00	(19) 73.68	70.00
<u>Physical</u>				
Quality private service	(19) 52.63	50.00	(19) 21.05	40.00
Quality public service	(19) 57.90	70.00	(19) 0.00	10.00
Congestion	5.00	5.00	85.00	75.00
Quality air, water noise	5.00	0.00	85.00	65.00
Quality health, education facil.	(19) 52.63	65.00	5.26	5.00

Table 8 (continued)

Conditional Aspects	Perceived Effects			
	Better Seas.	Better Perm.	Worse Seas.	Worse Perm.
	N=20	N=20	N=20	N=20
<u>Social</u>				
Beauty of environment	15.00	15.00	65.00	50.00
Social activities (19)	42.10	50.00	(19)10.53	15.00
Privacy obtainable(19)	10.52	15.00	(19)63.16	40.00
* Community friendliness (19)	15.79	10.00	(19)15.79	10.00
*Security and safety (19)	10.52	20.00	(19)31.58	25.00
*Social acceptance (19)	5.26	15.00	(19) 5.26	5.00
Recreation facilities	65.00	65.00	10.00	0.00
<u>Freedom and Justice</u>				
*Personal freedom (19)	10.52	15.00	(19)15.79	20.00
*Residents self discipline (19)	5.26	5.00	(19)36.84	35.00
*Legal reg. enforced	10.00	20.00	15.00	30.00
Personal rights (19)	5.26	20.00	(19)21.05	25.00
Citizen participation opportunity (18)	38.89	50.00	(18) 5.56	5.00
People treated as equals (18)	11.12	20.00	(18) 5.26	20.00

¹Where percentages do not equal 100%, the missing percentage appeared in the "no change" column.

²Better=combined percentages of responses marked "much better" or "better".

³Worse=combined percentages of responses marked "much worse" or "worse".

*Relatively high number responses in "no change" column

that fifty percent of the permanent residents and 39 percent of the seasonal residents perceived that there were more opportunities for citizen participation and only one seasonal and one permanent respondent indicated there were fewer opportunities. Several people in both groups (36% seasonal and 35% permanent) on the other hand, felt that residents' self discipline was worse.

The fairly low percentage totals revealed throughout Table 8 indicated that many respondents felt there had been no change in many of the categories.

Community Quality Satisfactions

Satisfaction with physical and social factors (item 16B on questionnaire) shown in Table 9, page 82, display similar attitudes between seasonal and permanent residents. Fairly outstanding was the attitude toward sewage treatment. Fifty percent of the seasonal residents were satisfied with the present system, while 60 percent of the permanent residents were dissatisfied. Differences can also be noted with regard to fire protection where 50 percent of the permanent residents were satisfied and 50 percent of the seasonal residents were dissatisfied. The same difference is shown in attitudes toward police protection when 75 percent of the permanent residents felt it was adequate, however, only 35 percent of the seasonal residents agreed and 35 percent were dissatisfied. Seasonal residents were slightly more dissatisfied (50%)

Table 9

**Comparative Satisfactions of Seasonal and Permanent
Residents Regarding Qualities of
Social and Physical Factors
(expressed in percentages)¹**

Factors	Satisfaction ²			
	Satisfied ² Seas.	Satisfied ² Perm.	Dissatisfied ³ Seas.	Dissatisfied ³ Perm.
	N=20	N=20	N=20	N=20
<u>Physical</u>				
Road maintenance	75.00	55.00	25.00	45.00
Waste disposal	30.00	35.00	60.00	55.00
Sewage treatment	50.00	20.00	25.00	60.00
Telephone service	30.00	40.00	45.00	45.00
Electrical service	80.00	50.00	20.00	40.00
Fire protection	10.00	50.00	50.00	35.00
Police protection	35.00	75.00	35.00	20.00
Health facilities	70.00	70.00	10.00	25.00
Housing quality	65.00	60.00	10.00	30.00
<u>Social</u>				
Road safety & patrol	50.00	80.00	35.00	20.00
Noise levels	45.00	50.00	50.00	40.00
Lake quality	55.00	55.00	35.00	40.00
Natural beauty	65.00	70.00	25.00	30.00
Shopping facilities	85.00	80.00	5.00	15.00
Entertainment facilities	75.00	70.00	5.00	25.00
Recreational facilities	85.00	85.00	5.00	15.00
* Cultural advantages	25.00	30.00	15.00	40.00
* Youth recreation	40.00	45.00	25.00	40.00

¹Where percentages do not equal 100%, the missing percentage appeared in the "no opinion" column.

²Satisfied=combined responses of "very satisfied" and "satisfied".

³Dissatisfied=combined responses of "dissatisfied" and "very dissatisfied".

* Relatively high number responses in "no opinion" column.

than they were satisfied (45%) with noise levels. Most of both sample populations (85% seasonal, 80% permanent) were satisfied with shopping facilities, entertainment facilities (75% seasonal, 70% permanent) and recreational facilities (85% both seasonal and permanent). A slight dissatisfaction (15%) was indicated by seasonal residents with regard to cultural advantages, while permanent residents were more dissatisfied (40%). More seasonal residents indicated they had "no opinion" for all categories than did permanent residents.

General Effects of Land Developments

The comparisons in perceptions to statements with regard to land developments in general (item 17 on questionnaire), shown in Table 10, pages 84, 85, 86, did not show a great deal of variance. Some interesting observations can be made, however, which are important to future development and control. Eighty percent of the seasonal residents and 50 percent of the permanent residents agreed with the statement that land development projects have reached a point of over-development in this immediate area. Both samples said that land developments effected the way of living of those already in the community (85% seasonal, 80% permanent). Fifty percent of the permanent residents indicated that land developments step on the rights of established community members, but only 35 percent of the seasonal residents agreed with them.

Table 10

**Comparative Attitudes of Seasonal and Permanent
Residents To General Effect Statements
(expressed in percentages)¹**

Statements	Attitudes			
	Agree ²		Dis-agree ³	
	Seas.	Perm.	Seas.	Perm.
	N=20		N=20	
The general ecology (air, water, plant life, animal life) is damaged by recent land developments.	60.00	60.00	20.00	30.00
Concern for environmental quality has had priority over economic considerations.	15.00	15.00	65.00	70.00
Present land development projects have reached a point of over development in this immediate area.	80.00	50.00	5.00	40.00
Land developments have had bad effects on the beauty of the environment.	65.00	40.00	20.00	50.00
Land developments have good effects on the services and recreation facilities that people want.	70.00	55.00	25.00	30.00
Land developments have poor effects on personal privacy and freedom.	55.00	45.00	25.00	30.00
Land developments have increased my feeling of safety and security.	20.00	25.00	70.00	65.00

Table 10 (continued)

Statements	Attitudes			
	Agree Seas.	Perm.	Dis-agree Seas.	Perm.
Land developments promote new friendships.	35.00	60.00	45.00	20.00
Land developments have no effect on the way of living of those already in the community.	15.00	15.00	85.00	80.00
Land developments have decreased the economic status of residents of the area.	10.00	15.00	45.00	80.00
Economic gains are more important than environmental quality.	15.00	10.00	70.00	80.00
Land developments have good effects on taxes	20.00	25.00	55.00	60.00
The way decisions are made now usually have my best interest in mind.	20.00	30.00	55.00	55.00
Land developments usually step on the rights of established community members.	35.00	30.00	35.00	50.00
Permanent residents' interests are considered more often than seasonal residents' interests when decisions about developments are made.	50.00	40.00	20.00	40.00
Recreational residential land developments are definitely preferable to other types of development in this area.	55.00	40.00	20.00	40.00

Table 10 (continued)

Statements	Attitudes			
	Agree		Dis-agree	
	Seas.	Perm.	Seas.	Perm.
More new land developments are needed in Northern Michigan.	0.00	5.00	85.00	80.00
Future land developments should ideally include only single family housing	80.00	45.00	0.00	45.00
Future land developments should be free from controls and restrictions regarding the nature and size of the project.	0.00	5.00	95.00	90.00
Future land developments should be controlled by the State	50.00	50.00	35.00	35.00

¹Where percentages do not equal 100%, the missing percentage appeared in the "no opinion" column.

²Agree=combined percentages of responses "strongly agree" or "agree".

³Disagree=combined percentages of responses "strongly disagree" or "disagree".

Worth mentioning on the topic of future land development were responses shown in Table 10. In answer to the statement: "More new land developments are needed in Northern Michigan", 85 percent of the seasonal and 80 percent of the permanent residents disagreed. To the statement: "Future land developments should ideally include only single family housing", 80 percent of the seasonal residents agreed while the permanent residents split evenly (45%) between agree and disagree. A strong majority (90% permanent and 95% seasonal) residents indicated that future land developments should have controls and restrictions with regard to the size and nature of the project. Fifty percent of both the seasonal and permanent residents felt that land developments should be controlled by the State.

Univariate and Multivariate analysis tests were computed on the eleven categories of variables considered to be important to the social indicators to discover whether there was a significant mean difference in any of the variables. On the basis of the results given in Table 11, page 88, it can be noted that there were no significant differences between seasonal and permanent residents ($p < .05$). The multivariate test of equality of mean vectors, Table 12, page 89, had a total probability less than .1922. The only univariate score which was significant was goal satisfactions ($p < .0468$).

Table 11

**Mean Scores and Standard Deviation Comparisons
Between Seasonal and Permanent Residents
For All Dependent Variables**

Variables	Means		Standard Deviations	
	Seas.	Perm.	Seas.	Perm.
	N=20	N=20	N=20	N=20
Goals	9.90	10.55	1.65	1.96
Goal satisfactions	10.05	11.85	3.09	2.41
Activities participated in	8.80	8.65	3.65	3.76
Community Quality	44.30	42.35	6.79	4.39
Community Solidarity	76.00	72.40	9.75	10.92
Physical changes	14.20	14.90	3.52	2.63
Social changes	17.05	18.45	4.38	2.58
Economic changes	18.95	18.10	3.55	4.76
Freedom and Justice	19.65	21.05	5.60	2.74
Social satisfactions	30.40	29.50	5.60	6.48
Physical satisfactions	18.60	17.55	4.64	5.26

Table 12

**F-Ratios and Probability Scores
Comparing Permanent and Seasonal
Residents and Variables**

Multivariate Analysis of Variance		
Dependent Variable-Type of Residency		
F-Ratio 1.4858	Degrees of Freedom 38.	Level of Probability .1922
Variable	F-Ratio	Probability P less than-
Goals	1.29	.2638
Goal Satisfaction	4.22	.0468
Activities	.02	.9006
Community Quality	1.16	.2878
Community Solidarity	1.21	.2783
Physical Change	.51	.4807
Social Change	1.51	.2261
Economic Change	.41	.5256
Freedom, Justice	1.00	.3220
Physical Satisfaction	.45	.5071
Social Satisfaction	.22	.6409

Discussion

The sample populations used in this study were not matched on all characteristics, although there were many similarities. All respondents lived in single family homes since mobile home residents were purposely excluded due to their rather transient disposition, and there were no apartments in the area. The age of all residents averaged between 45 and 64 and all but two respondents were married. The average length of time in residence averaged for both sample populations between 6 and 15 years, and all but two respondents expected to remain indefinitely. Seasonal residents definitely most enjoyed quiet natural environments for vacations while permanent residents were more diversified in their choices, but split evenly between quiet natural environments and visits to relatives and friends. Incomes, schooling and children living at home were distinguishing characteristics. Seasonal residents had more and older children living at home and had higher levels of education and incomes. In particular, these factors may have lent unknown weights to some responses which were not identifiable in this study.

Goals and goal satisfactions appeared to give the impression that generally both sample populations were satisfied with their original reasons for choosing to locate in the area. Seasonal residents seemed unconcerned about raising children in the area since they probably

didn't consider that area their prime place of residency. The fact that some of them didn't bother to mark their satisfactions on that factor may account for the fairly significant difference which showed up in the probabilities. When one compares the percentages of "desire" and "satisfactions" with "getting back to nature", however, it might appear that perhaps the land development was providing a more city or suburban atmosphere than people desired. This would support a hypothesis that inadvertently "city people" destroy the very thing which they came to enjoy.

The increased availability of recreational resources brought about by the land development might account for permanent residents becoming more satisfied with the opportunity to get back to nature and take advantage of recreational facilities than their initial locational reasons indicated.

It doesn't appear unusual that according to Table 4, the types of activities most enjoyed by all respondents were active outdoor sports and enjoying nature and the outdoors. The area is actually located in the heart of one of the prime recreational locations in Northern Michigan, which yields an abundance of natural life and recreation to be enjoyed.

Data revealed in Table 5, page 72, suggested there was not a great deal of difference between what the respondents do and their original reasons for locating in

the area. Participation in outdoor activities was abundant and the increased amenities: golf course, ski hill, tennis courts, etc., offered by Michaywe' apparently provided many more opportunities. On the whole, seasonal residents participated in greater numbers in all activities except snowmobiling, bicycling and slightly more in snow skiing. A contributing factor would probably be the fact that seasonal residents were actually spending their vacations and leisure time while in the area, but many permanent residents necessarily spent a great deal of their time working. Since incomes were higher with the seasonal population, it seemed natural for them to be involved with the more costly activities since they could more easily afford the extra contrivances. For example, many more seasonal residents participated in golf, horseback riding and motorcycling, all of which are costly. Permanent residents, on the other hand, participated more in the less expensive sports of bicycling and swimming. It doesn't appear unusual, however, that the sport most often participated in by permanent residents was snowmobiling. Many permanent people feel snowmobiles are a necessity due to the extreme snow conditions which descend on that area at times.

The discrepancy with respect to economic progress (Table 6, page 74) being more important than social changes is actually not unexpected. Permanent residents would naturally be more concerned with the economic progress of

the community and the more people brought into the area by land development, brings better prospects into the community for economic improvement.

There was strong contention on the parts of both populations that officials should get public sentiment before acting on major development projects, and that more people should be involved with decision making. The data seemed to indicate that people definitely wanted to be more actively involved in decision making and planning.

The consensus of opinion relative to community solidarity indicated that most of both populations felt there was good coherence. Seasonal residents apparently were more inclined than permanent residents to feel that people as a whole mind their own business. This might be due to the small town atmosphere which surrounds permanent residents in which everyone seems to know all and tell all, while seasonal residents often make efforts to not become involved. The fact that permanent residents felt the area was becoming more exciting and had more to offer (Table 7, page 75) could be attributed to the additions and improvements in the recreation and entertainment facilities made by the land development company.

Seasonal residents had the impression that economic conditions were improved and permanent residents' incomes were greater since the land development was established. Permanent residents, however, did not agree to a great extent. These attitudes might be connected on

the part of seasonal residents to the feeling that living expenses were higher in this area; although since the permanent residents also felt living expenses were relatively higher, the responses could be a reaction to general economic conditions. Whether expenses were actually higher in this area than in other resort areas at the time of this study was undetermined.

The land development was perceived as creating more congestion, and adverse effects on water and noise qualities. This is rather a natural phenomenon, however, with any increase in population. The privacy factor (Table 8, page 79) seemed particularly important and worse to both sample populations, and the aesthetics of the environment was also earmarked as being damaged. A trade-off seemed apparent, however, when both populations strongly felt that the recreation facilities had improved. Perhaps the indication is that Michaywe' brought increased pleasure to the lives of the area residents.

In the freedom and justice category, the data revealed that both populations perceived residents self discipline as being worse. This reaction might expose some inner resentments, particularly in view of the respondents' related feelings toward privacy, or it could be a result of increased motorcycle and snowmobile traffic in the area.

The dissatisfactions which showed up among the seasonal residents with regard to fire and police protection

(Table 9, page 82), most likely can be attributed to their urban orientation. They naturally are accustomed to faster and more complete protection and probably feel uncomfortable with the situation in a rural community. Permanent residents, on the other hand, accept the situation as a way of life. It seemed unusual that more seasonal residents were satisfied with the sewage system than were permanent residents since all residents were using septic tanks. It might be that since permanent residents used their septic systems more consistently, they experienced more problems. The slight dissatisfaction indicated by permanent residents with regard to cultural advantages is a natural phenomenon since there are few cultural advantages in small towns and seasonal residents probably don't expect to find them there.

Perhaps it is true that often those who arrive first to get their piece of rural solitude and escape urban congestion, prefer to keep others from joining them fearing it will become another urban environment. This became apparent when both permanent and seasonal residents, responding to the land development statements (Table 10, page 84), rejected anything indicative of urban life. They felt no more new developments in Northern Michigan were needed and that definite controls were necessary in the future. Seasonal residents decidedly rejected the idea of anything but single family homes, probably because apartments reminded them of the city life they

were trying to escape.

Although both sample populations agreed that the general ecology had been damaged by the land development, the seasonal residents felt more strongly that the aesthetics of the environment had deteriorated. This reaction might be due to the fact that seasonal residents may be more in touch with ecology problems due to higher levels of education. On the other hand, it could also mean that the Michaywe' development had accomplished an aesthetically pleasing development which was quite pleasing to the permanent residents. Half of the permanent residents indicated that land developments stepped on the rights of established community members, which may account for an impression on the part of both populations, that land developments had definitely had effects on their lives.

About half of both sample populations indicated that the State should have control over future development, which would suggest that there was some support for a Land Use Bill.

Analysis of Hypothesis

This study was based on a premise that there have been conflicts of interest concerning land developments. Therefore, it was surmised that there would be significant differences revealed by feedbacks from permanent and seasonal residents. The hypothesis based on this premise was:

"There will be significant differences between permanent and seasonal residents when responding to a set of social indicators relating to residential recreational land developments."

The total mean scores were computed for each variable considered to be one type of social indicator, (goals; goal satisfactions; activities; community quality; community solidarity; physical, social, economic, freedom and justice attitudes toward change and satisfactions with physical and social qualities). Table 11 and 12 contain data which reveals there were no significant differences between seasonal and permanent residents, ($p < .1922$) although univariate tests and mean scores indicate possible differences and trends. Goal satisfactions, for example, was significant ($p < .04$) at level of probability $p < .05$. The multivariate analysis indicated no significant difference, therefore the hypothesis was not supported.

Implications For Future Study

During the process of data collection it became increasingly evident that there might be more differences based on geographic location than simply between permanent and seasonal residents. Therefore, a two by three program was written and computed according to the following cells and populations:

A & B area permanent residents
A & B area seasonal residents
M area permanent residents
M area seasonal residents
O area permanent residents
O area seasonal residents

A multivariate analysis of variance test was computed to test differences in these cells.

A and B residents were combined since they had like qualities, being the older land development described earlier. Area M included residents of Michaywe' land development and Area O residents were those living around Opal Lake.

Table 13, page 99 presents the observed cell means and standard deviations for each cell. A trend began to develop indicating the likeness of both permanent and seasonal residents by geographic areas. There does seem to be a fairly wide margin in means of goal satisfactions in area O & M between seasonal and permanent residents. This was also the only variable which possibly could be considered significant in the previous analysis, therefore it could have been these areas which were responsible for the near significant difference. A review of frequency and percentage tables computed by areas indicated seasonal residents of area O chose this location for it's rural and quiet qualities and then became dissatisfied with the trend of events, in particular the land development which they felt was infringing on their rights. Area M seasonal residents obviously participated a great deal

Table 13

Means and Standard Deviation Comparison
According to Geographic Location
Residency Status and
Dependent Variables

Cell	Variable	Means	Standard Deviations	N=
<u>Goals</u>				
A-B	permanent	10.50	1.6	10
A-B	seasonal	10.20	1.6	10
M	permanent	11.00	2.3	5
M	seasonal	9.80	1.9	5
O	permanent	10.20	2.5	5
O	seasonal	9.40	1.6	5
<u>Goal Satisfaction</u>				
A-B	permanent	11.20	2.3	10
A-B	seasonal	10.90	3.0	10
M	permanent	12.80	2.4	5
M	seasonal	10.80	3.7	5
U	permanent	12.20	2.7	5
O	seasonal	7.60	1.2	5
<u>Activities</u>				
A-B	permanent	8.90	3.5	10
A-B	seasonal	6.90	2.1	10
M	permanent	8.60	4.4	5
M	seasonal	14.00	2.5	5
U	permanent	8.20	4.4	5
U	seasonal	7.40	2.4	5
<u>Community Quality</u>				
A-B	permanent	42.20	3.5	10
A-B	seasonal	42.90	6.9	10
M	permanent	54.80	3.6	5
M	seasonal	46.60	5.6	5
O	permanent	39.20	4.7	5
U	seasonal	44.80	8.1	5
<u>Community Solidarity</u>				
A-B	permanent	69.10	9.7	10
A-B	seasonal	73.00	7.1	10
M	permanent	80.60	10.1	5
M	seasonal	81.60	10.3	5
U	permanent	70.80	11.7	5
U	seasonal	76.40	13.0	5

Table 13 (continued)

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Cell	Variable	Means	Standard Deviation	N=
<u>Physical Changes</u>				
A-B	permanent	13.90	2.5	10
A-B	seasonal	14.10	4.5	10
M	permanent	17.20	2.6	5
M	seasonal	14.20	3.0	5
O	permanent	14.60	1.5	5
O	seasonal	14.40	1.9	5
<u>Social Changes</u>				
A-B	permanent	18.00	1.8	10
A-B	seasonal	15.80	4.0	10
M	permanent	21.00	2.9	5
M	seasonal	21.60	4.0	5
O	permanent	16.80	1.9	5
O	seasonal	15.00	2.1	5
<u>Economic Changes</u>				
A-B	permanent	16.70	4.7	10
A-B	seasonal	18.90	4.4	10
M	permanent	21.40	5.0	5
M	seasonal	19.60	2.3	5
O	permanent	17.60	3.6	5
O	seasonal	18.40	3.0	5
<u>Justice and Freedom</u>				
A-B	permanent	21.10	1.4	10
A-B	seasonal	18.60	5.4	10
M	permanent	23.80	2.2	5
M	seasonal	22.60	7.2	5
O	permanent	18.20	2.4	5
O	seasonal	18.80	3.9	5
<u>Satisfaction</u>				
<u>Physical Qualities</u>				
A-B	permanent	26.10	5.7	10
A-B	seasonal	28.50	5.2	10
M	permanent	30.60	3.1	5
M	seasonal	29.60	3.0	5
O	permanent	27.40	5.5	5
O	seasonal	27.80	5.4	5
<u>Satisfaction</u>				
<u>Social Qualities</u>				
A-B	permanent	27.40	7.9	10
A-B	seasonal	30.90	4.7	10
M	permanent	34.00	1.5	5
M	seasonal	33.40	3.7	5
O	permanent	29.20	4.5	5
O	seasonal	26.40	7.1	5

more in sports activities than any of the groups. This would be a natural tendency, since the Area M population was within the Michaywe' development where more amenities were available.

There was quite a variance between area A-B permanent residents and area M permanent and seasonal residents regarding community solidarity. As mentioned earlier, this difference might be attributed to rural rather than urban orientation.

There seemed to be quite a difference in percentages per item and in mean scores between Area O and Area M residents in the variables of social change and justice and freedom. Respondents in Area M were quite satisfied with lake quality, while only a few of Area O residents indicated satisfaction. Area O residents overwhelmingly felt the ecology had been damaged, the development had poor effects on privacy, taxes, friendships, security and freedoms. They, also, definitely felt the development stepped on their rights. The situation involving the Swim'n'Sun Club again would probably explain their feelings.

Finally, a test was programmed to compare the attitudes of Area M and A-B residents and Area O and A-B residents. Table 14, page 102, gives the F-ratio and probability factors for this test. The total probability was less than .0167 indicating that there was a difference when comparing residents according to geographic location. Noticable were differences in: activities ($p < .0232$),

Table 14

**F-Ratios and Probability Scores for Variables
According to Geographic Location***

Multivariate Analysis of Variance			
Dependent Variable-Geographic Area x Type of Residency			
	F-Ratio	Degrees of Freedom	Level of Probability
Type of Residency	1.8196	34.	.1067
Geographic Location	2.0912	34.	.0167
Interaction	1.3607	34.	.1843

Variable	F-ratio	P-less than
Goals	.43	.7135
Goal Satisfaction	1.29	.2870
Activities	4.21	.0232
Community Quality	1.75	.1880
Community Solidarity	3.42	.0442
Physical Changes	.99	.3803
Social Changes	9.78	.0005
Economic Changes	1.50	.2361
Freedom and Justice	3.39	.0453
Satisfaction/physical qual.	1.09	.3460
Satisfaction/social qual.	3.03	.0613

*Contrasts comparing Area M & AE with Area O 7 AE.

solidarity ($p < .0442$), social changes ($p < .0005$), and justice and freedom ($p < .0453$). The variable "satisfaction with social qualities" was marginal ($p < .0613$). F-ratio and probabilities between Opal Lake and Michaywe' was omitted in this study because the samples were so small it was felt, in view of other findings, that there would be no differences; however, the frequency and percentage figures between areas M and O indicated significant trends.

Since Opal Lake residents were the more active in protesting the development, it may be suggested that adverse effects are unevenly distributed when land is developed and that analyses by area, as well as residential status, should be investigated.

Chapter VI

SUMMARY AND CONCLUSIONS

Summary

This study was based on a premise that conflicts often arise between seasonal and permanent residents living in and around a residential recreational land development and that a decision-making process wherein all parties participate might result in a more even distribution of costs and benefits.

Advantages and disadvantages of land developments are viewed from different perspectives by different people. Certainly not all conflicts are avoidable, however, it may be possible to discover acceptable trade-offs and less discriminating compromises by obtaining feedback type information following land developments.

Land developments affect individuals, families, groups and society as a whole. Little attention has been focused in the past on the impacts which man-made changes in our environment have had on people who live in that environment. Most concentration has been in the economic realm and interest in financial gain has often overshadowed all other considerations. Absent from most planning has been the science of human ecology, although a review of literature revealed that much attention within

the last decade had been devoted to discussing the subject. Little, however, had actually been accomplished toward implementing a process to determine methods leading to improvement.

The Federal Government has suggested that social reports with a data base of social indicators are necessary to provide insight into how things are changing in order to preserve and maintain precious lands. Some legislation has been enacted such as the National Environmental Policy Act of 1970 and Congress is now putting the pressure on all States to legislate land use policies. In the absence of consistent policies, most communities have relied on local zoning policies which tend to be inadequate, short termed and lacking in many aspects of quality. Michigan has recently enacted a Land Sales Act which is designed to protect the buyer from unscrupulous sales and possibly a State Land Use Act which is designed to regulate the quality of development, will pass the Legislature this year.

It has become apparent that concentration on quantity has resulted in destructive costs to the natural and social environments and that an increased value must be placed on the quality of life. Better information is needed on social values and the way people relate them to their environment.

Since the family makes the decisions relative to residential location, it was assumed that feedbacks from families within and surrounding a land development could

aid in disclosing retrogressive and progressive impacts of land developments. Families differ in many ways, by communities; by ethnic and religious groups; by economics social class, education and vocation; by life style and life cycle; by role and authority within the family; and by number. It soon becomes apparent that any study involving the micro unit (the family) and it's interrelationships within the macro environment (the community and society) encompasses many elements.

In order to predict any impact from an environment, one first must possess an understanding of the relevant needs of people, their beliefs and their behavior. Since group association necessitates that people regulate their impulses and actions with regard for one another, we need to know how each segment views other segments of the population. Affluence, an abundance of leisure time and increased mobility have instilled in the American people a desire for amenities which were once attainable only by the wealthy. The accelerating desire to escape urban congestion and get back to nature, along with increasing ambitions for prestige, comfort and pleasure have resulted in a land development boom, and may mean the actualization of these goals attainable for but a few; and unless controlled may result in a loss of natural aesthetics and human fulfillment for many. When urban oriented newcomers arrive they often create conflicts with the rural oriented established community members.

When land developments are established there are often social ramifications which involve a great number of people. New laws being established now demand impact statements for all land developments which propose to identify beneficial and detrimental impacts on all systems affected. Measuring the effects of a project on a community financially, physically and ecologically are not too difficult, however, measuring the social subjective parameters of a community is a complicated and evasive task. The responsibility now is to grapple with questions of social, psychological and cultural implications.

Social variables are difficult to measure because they include subjective considerations and we don't yet know exactly how to gain the information we need; since social forecasting involves development of a system for obtaining social indicators, or measures of the social environment. Physical settings, natural or man-made, evoke human responses in the form of feelings, attitudes, values, expectancies and desires. These are, in essence, the social responses which result from objective impacts, such as increased congestion, taxes, crime, noise, needed services, pollution or other types of data capable of statistical measurement.

The instrument used for this study was, therefore, developed by the researcher to explore the subjective social impacts of a land development. It was designed to reveal demographic facts which might identify different

life-style, life cycles or socio-economic differences. Goals and goal satisfactions were considered important to the study since they involve values, expectancies and desires. Behavior, or activities, were identified as an important aspect of social indicators, since they result in part from needs values and beliefs. A section of the instrument was, therefore, devised to measure types and amounts of activities participated in by residents.

Sections were fashioned to measure subjective attitudes toward community quality and solidarity and toward changes in the social, economic and physical aspects of the community. Expressions toward freedom and justice brought about by the land development were also requested. A section inquiring about attitudes toward land developments in general was included and could give insight into future action possibilities.

The instrument was pre-tested and changes were made according to criticisms and recommendations. A sample population of 40 persons was selected from an area near Gaylord, Michigan involving a recreational residential land development named Michaywe'. Respondents were selected living in and adjacent to the development according to their availability during a one week period in the summer of 1973. Respondents were individually contacted and asked to participate. The instrument was self administered and either picked up by the investigator or mailed by the respondent who had been provided with a

stamped addressed envelope.

The data received by the investigator was then coded and transferred to data cards for computer tabulation. Tabulation included frequencies and percentages for each of the 166 items on the questionnaire as well as total tabulation for each variable by univariate and multivariate analyses. Data were analysed according to:

1. Percentages of each item and variable
2. Comparisons of responses of seasonal and permanent residents
3. Comparisons of responses according to geographic location

Conclusions

Demographic data revealed some differences between seasonal and permanent residents particularly with regard to income and education levels and numbers and ages of children. These factors were not controlled in this study so could account for some of the trends noted.

It was found that generally speaking there was not a great deal of difference in attitudes between seasonal and permanent residents, although some of the following impressions merit mention.

Seasonal residents were apparently seeking relief from urban congestion as revealed by their goals. The same goals were also important to permanent residents, but they were also concerned with the location for raising children. Economic goals were not defined as being of

first importance to permanent residents, which is not too surprising when one realizes that small towns do not usually provide the best economic advantages. Permanent residents did seem to be more concerned with economic considerations than seasonal residents and apparently they felt the land development would bring some economic improvement to the community.

The results indicative of the residents' satisfactions with goals revealed the only real significant difference. In this case seasonal residents were less satisfied with the opportunity to get back to nature and take advantage of the recreational resources. A hypothesis might be drawn that the very nature of land developments, in some ways, destroyed certain natural aesthetics and provided a somewhat suburban atmosphere which is exactly what the residents were attempting to escape. This hypothesis was further supported in portions of the study which revealed adverse attitudes toward more and larger land developments and multiple housing, as well as dissatisfactions with congestion, air, water and noise qualities.

Conversely, however, permanent residents indicated they were more satisfied with the "opportunity to get back to nature and take advantage of recreational facilities". Apparently, they too, are displeased with the congestion and qualities of the ecological factors, but they are willing to accept in trade the improved recreational and entertainment facilities provided by Michaywe!

Both seasonal and permanent residents preferred nature and outdoor sports for leisure activities and quiet natural environments for vacations, but more seasonal residents participated in a wider variety of sports and tended to engage in the more costly sports. This behavior may be an attribute of their higher incomes and the fact that seasonal residents have more leisure time while in the area. More seasonal residents were dissatisfied than permanent residents with public services which probably can be attributed to their urban orientation and familiarity with city services. Approximately half of the permanent residents indicated dissatisfaction with some aspects of freedom and justice and felt that land developments stepped on the rights of established community members.

It is possible that since this particular land development is one of the best planned in respect to maintaining ecological balance and aesthetic quality, it might explain, at least in part, the lack of antagonism and even acceptance by permanent residents. In addition, these particular permanent residents share similar goals with seasonal residents for outdoor activities and recreation and the Michaywe' development has added or improved recreational facilities. This, therefore, represents a trade-off or compromise and may be responsible for establishing a type of harmony among the residents.

The conclusion must be drawn in summary that although there was only one statistically significant

difference in evidence between permanent and seasonal residents in the univariate analysis, observable trends were noted when the data were analyzed according to frequencies.

In addition to investigating the hypothesis that differences exist between seasonal and permanent residents with regard to the impact of land developments, this study also included the development of an instrument for identifying subjective social indicators. The researcher feels that although the instrument did not function to clearly define differences, there were trends which restrain one from considering the hypothesis untenable.

The fact that the size of the sample was small might be a major factor contributing to the results of the analysis. The sample size, however, was unavoidably small due to the recency of the land development, which means the impact was limited.

Although there were indications that changes had taken place, perhaps the trade-off of the sharing of recreation facilities was responsible for the positive attitudes and similarities between the seasonal and permanent residents that are uncommon. In the final analysis, the fact that Michaywe' is such a well planned development could be a factor accounting for some acceptance. This is a new development, however, and not enough time has elapsed to yield a perception of the full impact as yet.

Suggestions for Future Study

For purposes of determining the perceived impacts of a given land development, a study should be designed where the sub populations are larger. However, for the purpose of tracing the evolution of such impacts, data must be gathered early in the development process. Although this study was designed to determine if seasonal and permanent residents responded differently to land developments, it is now recognized that this investigation could serve a valuable purpose as a bench mark for the determination of how the impacts progress by repeating the study after a reasonable number of changes have taken place. For example, after the number of residents reach half the number anticipated; or after the golf course, ski area and other facilities are closed to the public (if that option is taken); or after extra facilities or services are established (if they follow) to serve the demands of the more populated region.

On the whole, the instrument used in this study seemed to cover much of the necessary information, but might be revised to deal more explicitly with the area under study. If possible a future study should attempt to control demographic variables with the exception of seasonal and permanent status or by area of residence. By the definition of seasonal resident, however, there will

usually be differences--they will have more money, education and probably more children. Therefore, since almost every recreational residential land development in Northern Michigan contains residents of a higher socio-economic status than many small community residents, it may be impossible to control this variable in any sample.

Some of the questions may have been unnecessarily vague, particularly in the sections concerned with community quality and solidarity and changes in the community. These sections were also slightly difficult to code because of the positive and negative nature of the statements. One might consider making them all positive or all negative, however, this might affect the objectivity of the instrument.

The list of the activities should be changed or increased to include such things as hiking, archery, skeet or any other activity common to the area under study.

Because of the general high aesthetic quality of this land development, the instrument tends to slight that aspect of the environment except as questions relate to natural beauty. In future studies, this area should probably be strengthened and include questions to reveal attitudes toward man-made artifacts, since not all land developments are as aesthetically pleasing as the one referred to in this study.

There was a tendency on the part of respondents to rely on the "no opinion" or "no change" column in each group.

Consideration might be given to eliminating the "no opinion" column, which might help to force more definite answers, however, the "no change" category is important and should also be included in the report of findings in future studies.

Since significant differences were found when the data were computed by areas, further investigation of this procedure is warranted. In retrospect, differences based on geographic location are reasonable in light of the fact that development does not have equal effects on all people. Proximity to access roads, community facilities and the development itself may be a critical factor in the determination of the social impacts.

It would be possible for the administrative body of this development to make some contributions to the community which could have affects on how positively or negatively people perceive this development in the future. If people perceive no benefits, for example; if the taxes are increased to support services and people are deprived of their privacy; while at the same time they are denied the use of recreational facilities, they are likely to develop negative perceptions. It would seem logical, in view of trends already developing, that the Board of Directors consider some trade-offs, especially with respect to those people on the peripheral borders of the development who are more likely to perceive negative impacts. This type of compromise should help to create long lasting harmony among all people.

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APPENDIX A

Letter to Thompson-Brown

Letter from Thompson-Brown

2804 Warwick
Saginaw, Michigan
July 18, 1973

Mr. Roy Russell
Thompson-Brown Company
Twelve Mile Road
Farmington, Michigan

Dear Mr. Russell,

I am presently organizing a survey which will become the basis for my master's thesis at the Michigan State University and am in need of some information which I have been told you might be able to supply.

The intent of the survey is to learn what attitudes people living in and adjacent to land developments have toward land development and how it affects their lives. My interest in this area was stimulated partly by the the Governors Special Commission on Land Use Report 1971, which suggested there should be a method of social reporting added to the physical and economical impact (feasability) studies. With the development boom in Northern Michigan, many people feel that impact studies which include this human dimension could perhaps prevent future conflicts and confrontations. Since social meanings are seldom apparent and are difficult to determine, feedbacks from residents is probably the best way to gain insight into attitudes. Therefore, I would appreciate your providing me with a list of residents in the Michaywe' community. I plan to mail them a questionnaire and so would also need addresses. I would also be interested in obtaining, if you could provide it, a copy of the feasibility study which was done prior to the implementation of Michaywe'.

I will not use this information for anything other than writing a thesis, however, I would be happy to provide you with a report when I finish the project if you are interested. A development as well planned as Michaywe' should elicit quite favorable reactions.

Thank you for your help.

Sincerely,

Charlys Ward

Mrs. Charlys Ward



THOMPSON-BROWN COMPANY

REALTORS



32823 Twelve Mile Road • Farmington, Michigan 48024 • 313/476-8700

August 7, 1973
Our 50th Year

Mrs. Charlys Ward
2804 Warwick
Saginaw, Michigan 48603

Dear Mrs. Ward:

Thank you for your letter of July 18th and the fine comments about our Michaywe' project at Gaylord.

As much as we appreciate the work you are undertaking for your master's thesis, I regret that we cannot furnish you with a list of residents at Michaywe'. The Michaywe' Owners Association Board of Directors, at a recent meeting, adopted a policy against releasing such information to any group or individual. A major reason for this action was because of a very recent California lawsuit decision wherein such release of names and addresses constitutes an invasion of an individuals privacy. Perhaps you can get the information you need through some other source such as records in the County Register of Deeds or Tax Offices.

We don't have in one document (or even a few for that matter) all the facts and planning that went into the study that determined the feasibility of Michaywe'. Probably the quickest and easiest way for you to get this would be to arrange to sit down with me for a two or three hour interview, and with slides, maps and talk, I could brief you on how the decision was made to develop Michaywe'.

We are more than anxious to help you in any way we can and likewise would appreciate a copy of your report when finished.

If you wish to meet with me please arrange with my secretary, Mrs. Kaumeyer (313/476-8700), for a date and time.

Very truly yours,

Roy J. Russell
Senior Vice President

RJR:mlb

Everything in real estate from the ground up

APPENDIX B

Introductory Letter

Map of Area Under Study

Questionnaire

MICHIGAN STATE UNIVERSITY EAST LANSING • MICHIGAN 48823

COLLEGE OF HUMAN ECOLOGY
DEPARTMENT OF HUMAN ENVIRONMENT AND DESIGN

To: Selected Otsego County Residents

Re: Survey research at Michigan State University

Date: August 1973

The enclosed questionnaire is part of a study taking place in the Department of Human Environment and Design in the College of Human Ecology at Michigan State University. Our intention is to learn what people think about residential recreational land developments taking place in their communities.

Northern Michigan, because of its natural resources is experiencing a residential land development boom. This unprecedented growth has already had effects which we are eager to learn more about. We really don't know how these developments affect the lives of people. It is possible that developments can have great benefits and also possible for them to create problems.

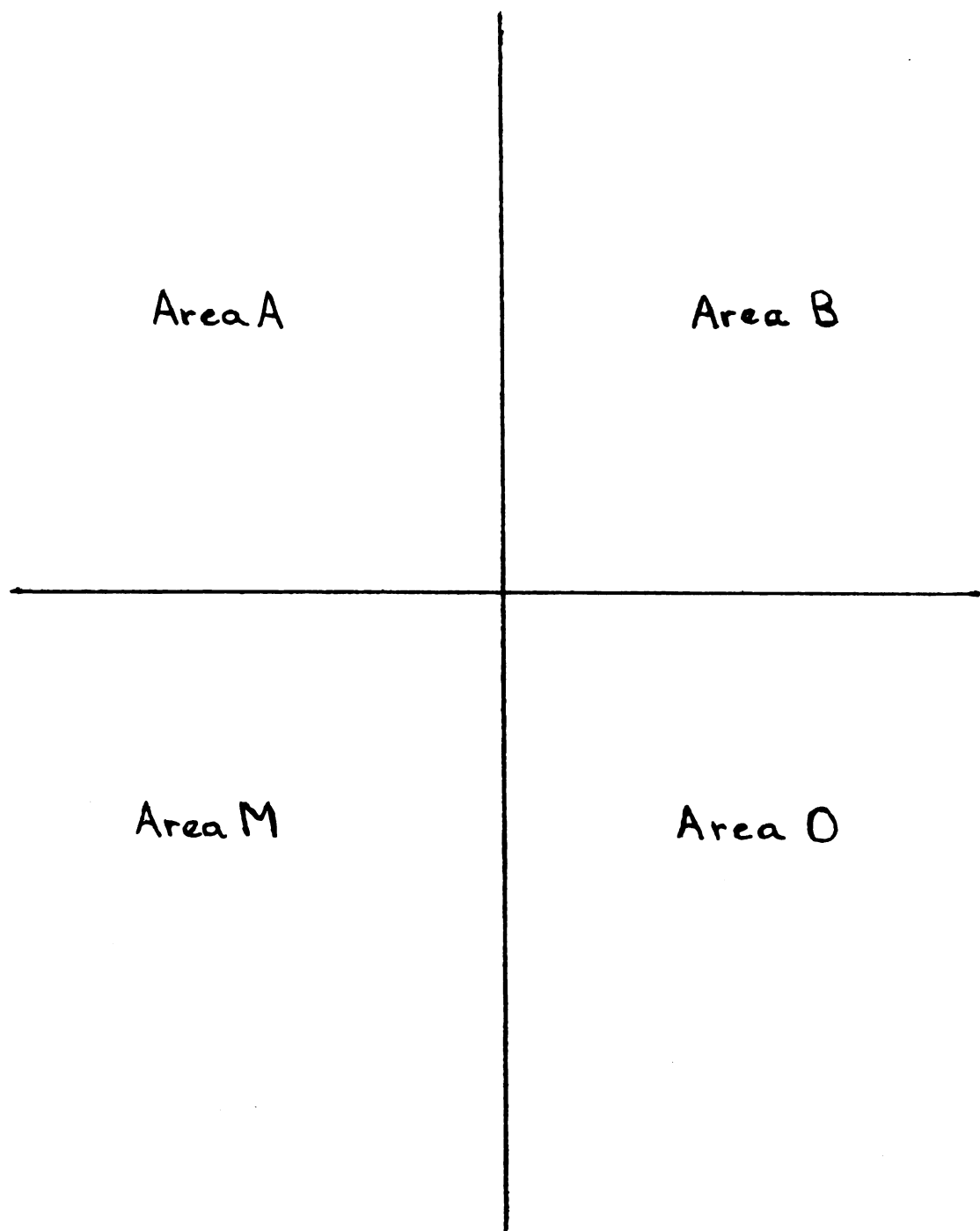
We believe many people have important opinions and can help us gain insight into the consequences of residential land developments. Now is your chance to be heard! Your honest answers to these questions will help us gather information necessary to work with planners, citizens and officials in future decisions concerning northern Michigan development.

Be assured your answers will be held in strict confidence and only summary analysis will be made. Thank you for your cooperation.

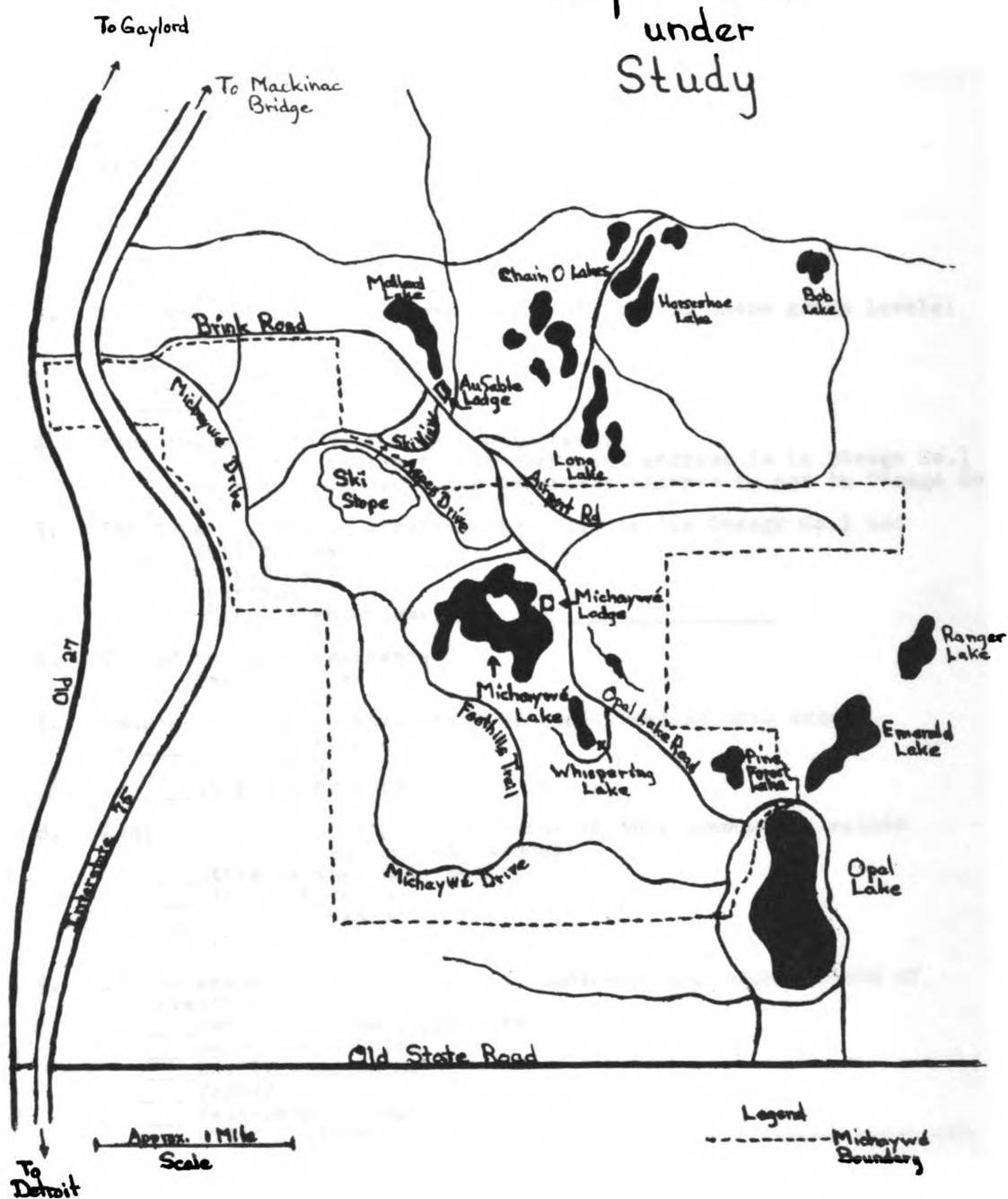
Sincerely,

Charlys Ward, Graduate Student

Gertrude Nygren, Professor, Human Environment
and Design



Map of Area under Study



OPINION QUESTIONNAIRE

Respondent number _____

DEMOGRAPHIC DATA

Please place a check (✓) in the appropriate space.

1. Sex of respondent:
☐ Male
☐ Female
2. Age of respondent:
☐ under 18
☐ 18-29
☐ 30-44
☐ 45-64
☐ 65 or over
3. Indicate number of children living at home in these grade levels:
☐ pre-school
☐ elementary
☐ secondary
☐ college
4. Your residential status in Otsego County:
☐ permanent resident(your permanent address is in Otsego Co.)
☐ seasonal resident(your permanent address is not in Otsego Co.)
5. The type of housing structure you live in (in Otsego Co.) is:
☐ mobile home
☐ single dwelling
☐ apartment
☐ other (please name) _____
6. Do you own this residence?
☐ Yes ☐ No
7. Length of time you have lived or vacationed in this area:
☐ 5 years or less
☐ 6-15 years
☐ 16 years or more
8. Length of time you expect to reside in this community, either part of the year or year around:
☐ this is the last year
☐ 1-2 more years
☐ 3-5 more years
☐ indefinitely
9. If you are a permanent resident, indicate your major method of livelihood
☐ own or operate a business
☐ salaried position
☐ hourly wage earner
☐ farmer
☐ retirement income
☐ other (please name) _____

GOALS

The following reasons are often given for choosing to reside in Northern Michigan. We would like to know how important these reasons were to you when you decided to come to or to remain in Otsego County. Place a check (✓) if the reason was VERY IMPORTANT, SOMEWHAT IMPORTANT or NOT IMPORTANT to you

10.A How important was:	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
Business or other economic opportunities available here.	_____	_____	_____
The chance to enjoy a more rural way of life.	_____	_____	_____
The opportunity to get back to nature and take advantage of recreational resources.	_____	_____	_____
Being able to live near relatives and friends.	_____	_____	_____
A good location to raise children.	_____	_____	_____
Other (write in) _____	_____	_____	_____
Other (write in) _____	_____	_____	_____

10.B How has this community met your expectations? Are you VERY SATISFIED, SOMEWHAT SATISFIED or DISAPPOINTED with the:

	VERY SATISFIED	SOMEWHAT SATISFIED	DIS- APPOINTED
Business or other economic opportunities available here.	_____	_____	_____
The chance to enjoy a more rural way of life.	_____	_____	_____
The opportunity to get back to nature and take advantage of recreational facilities.	_____	_____	_____
Being near relatives and friends.	_____	_____	_____
Location as a good place to raise children.	_____	_____	_____
Other (write in) _____	_____	_____	_____
Other (write in) _____	_____	_____	_____

ACTIVITIES

11. When you go on vacation, what type of activity do you generally seek?

☐ Quiet, natural environment
☐ Entertainment centers
☐ Recreation centers
☐ Visits with relatives or friends
☐ Other (name) _____
☐ Other (name) _____

12. Of these following leisure time activities, which are personally VERY IMPORTANT, LESS IMPORTANT or NOT IMPORTANT?

	VERY IMPORTANT	LESS IMPORTANT	NOT IMPORTANT
Quietly enjoying nature & outdoors	_____	_____	_____
Visiting with friends & family	_____	_____	_____
Parties and/or social functions	_____	_____	_____
Active outdoor sports activities	_____	_____	_____
Other (name) _____	_____	_____	_____
Other (name) _____	_____	_____	_____

13. Approximately how much time do you spend participating in the following outdoor activities in Otsego County?

	MUCH	SOME	NONE
Fishing	_____	_____	_____
Power boating	_____	_____	_____
Water skiing	_____	_____	_____
Snow skiing	_____	_____	_____
Swimming	_____	_____	_____
Motorcycling	_____	_____	_____
Snowmobiling	_____	_____	_____
Horseback riding	_____	_____	_____
Golf	_____	_____	_____
Tennis	_____	_____	_____
Sailing	_____	_____	_____
Canoeing	_____	_____	_____
Bicycling	_____	_____	_____
Others _____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

OPINIONS OF COMMUNITY QUALITY

The following statements, about which there is no general agreement, have no right or wrong answers. Think about each statement as relating to the entire community--including Gaylord. Record the first answer which occurs to you--we want your honest opinion.

SA=STRONGLY AGREE, A=AGREE, ?=NO OPINION, D=DISAGREE, SD=STRONGLY DISAGREE

14. Place a check (✓) in the space to indicate your feeling concerning the statement.	SA	A	?	D	SD
a) Economic progress is more important than the social changes which may follow	_____	_____	_____	_____	_____
b) Community improvements are fine if they don't increase taxes.	_____	_____	_____	_____	_____
c) The main problem we face here is high taxes.	_____	_____	_____	_____	_____
d) The sewage system of the community should not be expanded as the community grows if it increases taxes.	_____	_____	_____	_____	_____
e) Leaders of the chamber of commerce are against the welfare of the majority of citizens in the community.	_____	_____	_____	_____	_____
f) This community would get along better if each one would mind his own business and others take care of theirs.	_____	_____	_____	_____	_____
g) Progress can best be accomplished by having only a few people involved in decision making.	_____	_____	_____	_____	_____
h) Officials should get public sentiment before acting on major developmental projects.	_____	_____	_____	_____	_____
i) Outsiders are out for themselves at the expense of those who live here all the while.	_____	_____	_____	_____	_____
j) Services and recreational facilities are not necessary to make the community grow.	_____	_____	_____	_____	_____
k) Outsiders create problems which are detrimental to the community.	_____	_____	_____	_____	_____
l) The police force should be especially strict with outsiders.	_____	_____	_____	_____	_____

OPINIONS OF COMMUNITY RELATIONS

The following statements refer to the specific area indicated by the attached map. We would like to know how you feel about relations in this particular area.

SA=STRONGLY AGREE, A=AGREE, ?=NO OPINION, D=DISAGREE, SD=STRONGLY DISAGREE

15. Place a check (✓) to indicate how you feel about these statements	SA	A	?	D	SD
a) No one cares much how the area looks.	_____	_____	_____	_____	_____
b) Almost everyone here is polite and courteous.	_____	_____	_____	_____	_____
c) Real friends are hard to find in this area.	_____	_____	_____	_____	_____
d) People differ in what they believe and how they live, but they respect each other.	_____	_____	_____	_____	_____
e) A lot of people here think they are too nice for you.	_____	_____	_____	_____	_____
f) I feel very much that I belong here.	_____	_____	_____	_____	_____
g) There is no way to feel you belong unless you live here permanently.	_____	_____	_____	_____	_____
h) The people as a whole mind their own business.	_____	_____	_____	_____	_____
i) Everyone here tries to take advantage of you.	_____	_____	_____	_____	_____
j) This area is very peaceful and orderly	_____	_____	_____	_____	_____
k) This used to be a friendlier area.	_____	_____	_____	_____	_____
l) Local concerns are fair and square with everyone.	_____	_____	_____	_____	_____
m) People give you a bad name if you insist on being different.	_____	_____	_____	_____	_____
n) The area is becoming more exciting and offers more now than it used to.	_____	_____	_____	_____	_____
o) Folks are unconcerned about what their kids do as long as they keep out of the way.	_____	_____	_____	_____	_____
p) Utility services are better and easier to obtain now.	_____	_____	_____	_____	_____
q) People are generally critical of others.	_____	_____	_____	_____	_____
r) Families in this area keep their children under control.	_____	_____	_____	_____	_____
s) You must spend lots of money to be accepted here.	_____	_____	_____	_____	_____
t) We used to have better and more efficient utility services	_____	_____	_____	_____	_____
u) Parents teach their children respect for others.	_____	_____	_____	_____	_____

CHANGES IN THE COMMUNITY

The following list describes conditions which may or may not have changed in this community in recent years.
Place a check (✓) in the space following each item if conditions are UNCHANGED or to what degree they seem BETTER or WORSE to you.

16 A	MUCH BETTER	BETTER	NO CHANGE	WORSE	MUCH WORSE
1. Quality of private services (i.e. telephone, electricity)	_____	_____	_____	_____	_____
2. Quality of public facilities (i.e. roads, parks, building etc)	_____	_____	_____	_____	_____
3. Amount of congestion (people, traffic)	_____	_____	_____	_____	_____
4. Quality of air, water, noise	_____	_____	_____	_____	_____
5. Beauty of environment	_____	_____	_____	_____	_____
6. Quality of recreation facilities	_____	_____	_____	_____	_____
7. Level of resident's income	_____	_____	_____	_____	_____
8. Number of jobs available	_____	_____	_____	_____	_____
9. Tax rate (compared to other areas)	_____	_____	_____	_____	_____
10. Varieties of goods available	_____	_____	_____	_____	_____
11. Economic conditions	_____	_____	_____	_____	_____
12. Everyday living expenses (comparing other areas)	_____	_____	_____	_____	_____
13. Availability of social activities	_____	_____	_____	_____	_____
14. Opportunity to obtain privacy	_____	_____	_____	_____	_____
15. Friendliness in community	_____	_____	_____	_____	_____
16. Quality of health & educational facilities	_____	_____	_____	_____	_____
17. Feelings of security and safety	_____	_____	_____	_____	_____
18. Amount of personal freedom	_____	_____	_____	_____	_____
19. Exercise of self regulations (do people discipline themselves)	_____	_____	_____	_____	_____
20. Enforcement of legal regulations	_____	_____	_____	_____	_____
21. Social acceptance of you and your way of life	_____	_____	_____	_____	_____
22. Recognition of personal rights	_____	_____	_____	_____	_____
23. Opportunities for citizen participation	_____	_____	_____	_____	_____
24. Chances that all people are treated as equals	_____	_____	_____	_____	_____

SATISFACTIONS

We would like to know if you are satisfied or dis-satisfied with the following physical and social qualities of this area (refer to map).

Place a check (✓) in the space corresponding to the most accurate description of your degree of SATISFACTION or DIS-SATISFACTION for each item.

16. B	VERY SATISFIED	SAT ISFIED	NO OPINION	DIS- SATISFIED	VERY DIS- SATISFIED
1. Road maintenance	_____	_____	_____	_____	_____
2. Road safety & patrol	_____	_____	_____	_____	_____
3. Noise levels	_____	_____	_____	_____	_____
4. Waste disposal (junk, garbage)	_____	_____	_____	_____	_____
5. Sewage treatment	_____	_____	_____	_____	_____
6. Lakes (water quality)	_____	_____	_____	_____	_____
7. Natural beauty (Lakes, landscape)	_____	_____	_____	_____	_____
8. Telephone service	_____	_____	_____	_____	_____
9. Electrical service	_____	_____	_____	_____	_____
10. Fire protection	_____	_____	_____	_____	_____
11. Police protection	_____	_____	_____	_____	_____
12. Shopping facilities	_____	_____	_____	_____	_____
13. Entertainment facilities	_____	_____	_____	_____	_____
14. Recreational facilities	_____	_____	_____	_____	_____
15. Cultural advantages	_____	_____	_____	_____	_____
16. Health facilities	_____	_____	_____	_____	_____
17. Quality of housing	_____	_____	_____	_____	_____
18. Youth recreation facilities	_____	_____	_____	_____	_____
19. Other _____	_____	_____	_____	_____	_____
20. Other _____	_____	_____	_____	_____	_____

OPINIONS OF LAND DEVELOPMENTS

We would now like your opinion on land developments in general. Please indicate (✓) to what extent you AGREE or DISAGREE with these statements.

SA=STRONGLY AGREE, A=AGREE, ?=NO OPINION, D=DISAGREE, SD=STRONGLY DISAGREE

17.	SA	A	?	D	SD
a) The general ecology (air, water, plant life, animal life) is damaged by recent land developments.	_____	_____	_____	_____	_____
b) Concern for environmental quality has had priority over economic considerations.	_____	_____	_____	_____	_____
c) Present land development projects have reached a point of over development in this immediate area.	_____	_____	_____	_____	_____
d) Land developments have had bad effects on the beauty of the environment.	_____	_____	_____	_____	_____
e) Land developments have good effects on the services and recreation facilities that people want.	_____	_____	_____	_____	_____
f) Land developments have poor effects on personal privacy and freedom.	_____	_____	_____	_____	_____
g) Land developments have increased my feelings of safety and security.	_____	_____	_____	_____	_____
h) Land developments promote new friendships.	_____	_____	_____	_____	_____
i) Land developments have no effect on the way of living of those already in the community.	_____	_____	_____	_____	_____
j) Land developments have decreased the economic status of residents of the area.	_____	_____	_____	_____	_____
k) Economic gains are more important than environmental quality.	_____	_____	_____	_____	_____
l) Land developments have good effects on taxes.	_____	_____	_____	_____	_____
m) The way decisions are made now usually have my best interests in mind.	_____	_____	_____	_____	_____
n) Land developments usually step on the rights of established community members.	_____	_____	_____	_____	_____

17 (cont.)	SA	A	?	D	SD
e) Permanent residents' interests are considered more often than seasonal residents' interests when decisions about developments are made.	_____	_____	_____	_____	_____
p) Recreational residential land developments are definitely preferable to other types of development in this area.	_____	_____	_____	_____	_____
q) More new land developments are needed in Northern Michigan.	_____	_____	_____	_____	_____
r) Future land developments should ideally include only single family housing.	_____	_____	_____	_____	_____
s) Future land developments should be free from controls and restrictions regarding the nature and size of the project.	_____	_____	_____	_____	_____
t) Future land developments should be controlled by the State.	_____	_____	_____	_____	_____

These questions would help us with our survey if you are willing to answer them.

18. Your marital status:

☐ Single
☐ Married
☐ Divorced
☐ Widowed

19. The highest grade in school you finished:

☐ 8 or less
☐ 9-12
☐ High school graduate
☐ Some college
☐ College degree
☐ Advanced degree

20. Your estimated income (combined if both husband & wife employed)

☐ under \$5,000
☐ \$5,000 to \$15,000
☐ \$15,000 to \$30,000
☐ \$30,000 to \$50,000
☐ over \$50,000

21. Number of members in household receiving pay for employment:

☐ husband
☐ wife ☐ other
☐ children ☐ none

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