

Long Beach Master Plan Goals and Objectives Comments

Indiana state law, (I.C. 36-7-4) enables local governments to prepare and adopt a comprehensive plan and zoning ordinance, Sections 36-7-4-502 sets forth minimum comprehensive plan requirements as a prerequisite to enactment of a zoning ordinance.

Specifically a Comprehensive Plan much contain:

1. a statement of objectives for future development
2. a statement of policy for land development, and
3. a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

All Comments and data came for the Long Beach Community Survey, Open Ended Comments, and the Long Beach Visioning Session.

1. Objectives for Future Development

(from existing Master Plan) - For the health, safety, convenience, and welfare plus to ensure the protection and preservation of property values for citizens of the Town of Long Beach, it is the Advisory Plan Commission and Town Council objective for future development to maintain the single-family residential character of the Town of Long Beach. Further, land currently designated for commercial business operations shall remain unchanged, with the exception of reasonable and necessary expansion of existing commercial business operations on abutting properties, when determined necessary and recommended for rezoning by the Advisory Plan Commission for commercial business purposes.

Overall Development Comments Page 2 of Open Ended Comments List

In regards to overall development practices there are 44 total comments in this section that came from the Open Ended Comments. Of those 44 comments two main ideas were made. The main idea was to develop in better way to protect the beaches and dunes. a total of 20 comments were made to this regard with text that state "Do not allow beachfront dunes to be bull dozed." The call for an ordinance for the preservation of the dunes also receive 9 votes in the Public Visioning Session. Lakefront areas and beach stops received the highest amount of votes for areas that need to be preserved according to the Long Beach Community Survey. Beach stops received a 3.65 and lakefront areas received a 4.56. The second most commented on topic had 7 total comments that directly requested for stricter codes and better code enforcement in regards to new development. The Long Beach Community Survey found that 49.27% of

participants believe that code enforcement is too lenient. That is drastic compared to the 33.74% that believe the enforcement is at the right level.

Housing Size Comments Page 4 of Open Ended Comments List

In the Open Ended Comments there were a total of 14 comments that related directly to the size of the homes that are being built on Lake Shore Drive. All 14 comments suggested that the size of the homes built are too large. This is also shown in the Public Visioning Session where 6 votes were made towards maintaining a 35% lot coverage.

Housing Density Comments Page 5 of Open Ended Comments List

In regards to Housing Density there were a total of 9 comments all of which stated that the housing on Lake Shore Drive is being over built and the homes are being built too close to each other.

Sea Wall Comments Page 6 of Open Ended Comments List

Sea walls are a very controversial issue for the community of Long Beach as a way to prevent erosion. However erosion is widely viewed as a threat affecting Long Beach. During the Public Visioning Session erosion control received 5 votes as a way to maintain beach stops. In addition according to the Long Beach Community Survey 55.71% of participants believe that erosion is threatening the local beach compared to 33.57% of voters who don't. In addition 57.92% of voters do not believe that the local government is taking enough action to prevent erosion compared to only 17.66% of voters who do. In the Open End Comments there were 28 comments made that supported the development of sea wall to protect lake front properties. In addition there were a total amount of 32 comments made that did not support the development of sea walls. A few key ideas came from these comments in opposition of the sea walls. These ideas include the use of setbacks to prevent building too close to the shorelines and the planting of trees and dune grass to help reduce the impacts or stop the erosion of the beach. The addition and preservation of trees is large in this community by the Public Visioning Session led to 6 votes to establish a tree board, 6 voted to create an ordinance or policy to maintain and replant trees, and 2 voted to develop policies for planting and cutting down trees. Lastly a key point made on sea walls was 19 comments requesting the involvement of an expert to determine the best standard to set for the beach. Many potential experts that could be used are shown in the comments on page 9 - 10 of the Open Ended Comments List. During the Public Visioning Session there were 9 votes to engage experts to identify optimal preservation techniques.

2. Policy for Future Land Use

- a. **From existing Master Plan:** Restrict all new residential housing units to single family homes, as set forth in the original, and subsequent, plats incorporated into of the Town of Long Beach as well as the original and subsequent zoning ordinances enacted by the Town Council.
- b. **From existing Master Plan:** Discourage the division of existing platted residential lots when such action results in a net increase in the number of residential dwelling units.
- c. Provide for housing that is appropriate to the character of the Town.

Policy for Future Land Use Page 12 of Open Ended Comments List

According to the current master plan there is a need to restrict all new residential housing to single family homes. This is shown in the Long Beach Community Survey by the rated appropriateness of land use having single family housing having a weighted average of 3.75 compared to the weighted average of multifamily being only 1.48. To break this down further 85.10% of voters rated single family housing as the highest level of appropriateness compared to only 5.23% of voters ranking multifamily housing as appropriate. Maintaining the single family housing policy is important to the community of Long Beach. The main comments made in regard to land use were three comments to stop the over development of Lake Shore Drive and secondly there were two comments to not allow high rises of condos.

Rental/Tourism Comments Page 12 of Open Ended Comments List

The main issue commented on in regards to land use was the argument of tourism and rental properties. A total of 9 comments were made in favor of allow rental properties in the Town of Long Beach the comments mainly consist of "I believe there should be weekly rentals for those who want to help with their mortgage and taxes. This will introduce our town to many people and bring new people to buy our homes." During the Public Visioning Session there were 5 votes to enforce egregious activities instead of 30 day rental limit. There were 7 comments made in the opposition of short term rental properties and those comments primarily consisted of "We do not want Long Beach to be a "Tourist Destination". Long Beach is a family community." During the Public Visioning Session there were also a total of 17 votes to maintain and enforce the 30 day rental regulation.

3. Development of Public Ways, Public Parks, Public Land

- a. **From the existing Master Plan:** *The Town of Long Beach has and maintains 22.5 miles of public streets and court ways all created within the dedication of subdivision plats incorporated into the Town of Long Beach. As such, the Town is obligated to maintain these public ways as access ways for roads, utilities and pedestrian use. To this end, any action limiting these uses by encroachment (including off-site parking in lieu of dedicated on-site parking) is deemed inappropriate and removable by order of the Town of Long Beach.*
- b. **From the existing Master Plan:** *Recognize that the Lake Michigan beach is a publicly owned natural resource that must be preserved for future generations. Therefore, no action should be taken that either compromises the environmental integrity of natural resources or reduces public access.*
- c. Create a capital improvements plan to determine needed future construction and maintenance of streets and other public infrastructure.
- d. Provide consideration to bicycling and walking transportation networks during all phases of major capital improvements projects
- e. Seek opportunities to develop parks, including Stop 24/Pump House and Moon Valley.

Public Spaces Comments Page 14 of Open Ended Comments List

There were a total of 35 comments made in regards to public spaces in the open ended comments. These 35 comments lacked a common response however the most popular response was calling for the beautification of stops within the community. The beautification of stops received 18 votes during the Public Visioning Session. The Public Visioning Session gave 13 votes to using beach sanitizer to protect and persevere the lake shore. The Long Beach Community Survey ranked beach stops as the most importation public resource for the community. The other most popular comments made were asking for stricter parking penalties to non-Long Beach residents. The stricter enforcement of parking rules is supported in the Public Visioning Session by receiving 2 vote. In addition to the preservation of the stops and beach. Open ended comments were made to add fees for non-Long Beach residents to use public spaces. Lastly there are various comments for parks to be placed in various location. The Public Visioning Session identified to addition of a dog park to the community as having 3 votes and the development of park plans by residents to also have 3 vote. The main location that is viewed as an important area to improve is Moon Valley where the installation of a nature trail through the green area received 26 votes during the Public Visioning Session. A second location for a park identified in the Public Visioning Session is Stop 24 and Pump House to make into a community park or gathering space with amenities.

A total of 22 comments were made in regard to public ways. Those 22 comments all involve making the community more walkable and bike able through the addition of sidewalks and bike paths. Lake Shore Drive had 8 comments directed towards it stating that it is a crowded and dangerous street to walk and bike down.

4. Development of Public Structures

- a. Invest in Community Center as an asset that provides valuable programs.

A total of 16 comments were made towards the development of public structures. 11 of those comments directly referred to making improvement to the community center to make it more useable. And to have the community center open for more events. "Use Community Center for community activities."

5. Development of Public Utilities

- a. ***From existing Master Plan:*** Long Beach will continue to operate, maintain and expand the Town of Long Beach water utility system to assure all buildings have adequate water supply.
- b. ***From existing Master Plan:*** Long Beach will continue to support environmentally acceptable individual waste water disposal methods for individual property owners including evaluation of cost effective means for application of new technologies.
- c. Consult experts to determine the most appropriate way to protect both private property rights and water quality, which may include sewers or other methods.
- d. Provide for opportunities to improve wireless internet and cell phone services.

Sewers were another popular commenting point and had a total of 42 comments made. This however is not the best data because many of the responses are in regard to there not currently being sewers installed and not towards the idea of future sewer systems. However there were a total of 16 comments made that pushed for the installation of sewers throughout the community but primarily for the houses on Lake Shore Drive. The installation of sewers along Lake Shore Drive is also supported in the in the Public

Visioning Session where 17 votes were made toward the installation of sewers. This is largely because there is a resentment towards having septic systems close to the beach and a sewer could remove the potential of a septic sewage problem. According to information from the Public Visioning Session there were 5 votes to stop granting variances for septic systems and use holding tanks, and 3 votes to eliminate septic systems on the beach and replace those systems with a sewer. When asked "Should the Town expand the sewer system?" during the Public Visioning Session there were 11 votes to expand the system on Lake Shore Drive, 9 votes to expand it to the entire town, and 5 votes to explore grants for study/implementation of the sewers. However there are a few comments that state they do not want a sewer system because it would be too expensive.

Water Comments Page 21 of Open Ended Comments List

A total of 18 comments were made in the open ended comments that were directed toward the water system of Long Beach. 11 of those responses stated that the water bills within the community are much too expensive and need to be reduced. Another 4 comments were made that the quality of the water is poor.

Cell Phone and Internet Utility Comments Page 22 of Open Ended Comments List

A total of 6 comments were made in the open ended questions that referred to the cell phone and internet quality of the Town of Long Beach. All 6 comments stated that the cell service within the community is very poor. The Long Beach Community Survey found that the communication technology within the community only receive a weighted average of 2.25 out of 4 for how well it performs in the Town.

6. Public Services

There were 18 comments made directed to the elected government officials and board member which represent the community. 16 of those comments state the officials are not doing a good job of representing the community as a whole.

Services Protecting Natural Features Comments Page 23 of Open Ended Comments List

15 comments have been made in the open ended comments towards how the local government has handled protecting natural feature. 8 of the comments made stated that "Present (new) Town Council appears to be doing better. Preservation of beach areas must have priority." However 6 comments made suggest that the Town Council is not doing a strong enough job of protecting the natural feature of the community. According to results found in the Long Beach Community Survey the Town only receive a

2.27 out of 4 for the protection of the beach stops in the community. In addition the protection of wetlands received a 2.32, woodland received 2.27, lakefront areas received 2.27, and open spaces received a 2.32.

Police Comments Page 24 of Open Ended Comments List

6 out of the 8 comments made towards the police department suggest that the police force is not doing a good enough job or is not as friendly as they should be comments toward specific events with police officers are made other comments such as “Police should patrol beaches after hours for enforcement of rules and law, i.e. disturbing the peace, underage drinking, littering, permits for fires, etc” state that they need to do more. However with the negative comments the police force received a weighted average of 3.30 out of 4 for how essential they are as a community service.

Partnership with Neighboring Jurisdiction Comments Page 25 of Open Ended Comments List

5 Comments are made towards partnering with a neighboring community for police and fire protection. “Would like to see LB covered by MI State Police or LaPorte Co. Sheriff Office. Too many hours and salary for Town Clerk, Treasurer Office. Building Commissioner should be part time and a professional. Prefer large building permits sent to engineer or architectural firm as needed and paid by applicant.” The Long Beach Community Survey found that partnering with adjacent communities for services ranked highly. The partnership of a police service received a 2.96/4, fire department received a 3.19, water received a 3.25/4, and sewer received a 3.06/4.

Maintenance Comments Page 25 of Open Ended Comments List

9 comments have been made in the open ended comments towards maintenance of public property. 8 comments made a directed towards the improvement of maintenance and trash removal at the stops and beaches. “Need to schedule more frequent trash removal from beach stops in the summer months/weekends (they fill quickly & smell terrible)”. According to the Public Visioning Session which had 6 votes the public beach stops should be improved by more garbage cans and pickups/cleanup efforts, especially on holidays.