



# EVELINE TOWNSHIP

## Master Plan

Adopted July 7, 2021

EVELINE TOWNSHIP  
CHARLEVOIX COUNTY, MICHIGAN

EVELINE TOWNSHIP PLANNING COMMISSION  
RESOLUTION OF ADOPTION FOR THE  
EVELINE TOWNSHIP MASTER PLAN OF 2021

WHEREAS the Michigan Planning Enabling Act (MPEA), 2008 PA 33, MCL125.3801 et seq. requires municipal planning commissions to prepare a "master plan" pertinent to the future development of the municipality; and

WHEREAS the Eveline Township Planning Commission has prepared a draft Master Plan for the Eveline Township, to update and replace its previous Master Plan, dated 2014; and

WHEREAS the Township Board of Trustees adopted a resolution authorizing the distribution of the draft Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on May 5, 2021 pursuant to notice as required by MPEA; and

WHEREAS the Planning Commission finds the proposed Master Plan as submitted for the public hearing is desirable and proper, and furthers the land use and development goals and strategies of the Township;

NOW, THEREFORE BE IT RESOLVED, that the Eveline Township Planning Commission hereby adopts the 2021 Eveline Township Master Plan as submitted for the public hearing held on May 5, 2021, with edits, if any, subsequently identified by the Planning Commission, including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Future Land Use Map.

Motion by: ERIC BEISHLAG

Seconded by: LORRAINE SIMS

Roll Call Vote:

Ayes: 5  
Nays: 0  
Absent: 0  
Abstain: 0

RESOLUTION DECLARED PASSED

  
\_\_\_\_\_  
Kelly McGinnis, Chairperson  
Eveline Township Planning Commission

Date: July 7, 2021

CERTIFICATE

I hereby certify the foregoing resolution is a true and correct copy of the resolution that was approved by a majority of the Eveline Township Planning Commission by a roll call vote at a scheduled regular meeting of the Commission held on July 7, 2021, in compliance with the Open Meetings Act.

  
\_\_\_\_\_  
Sandi Whiteford, Township Clerk

# Acknowledgments

*The Eveline Township Master Plan was Prepared By:*

EVELINE TOWNSHIP PLANNING COMMISSION

*Kelly McGinn, Chair*

*Eric Beishlag*

*Prudence Kurtz*

*Lorraine Sims*

*Gary Albring*

PLANNING ASSISTANCE PROVIDED BY:

B R ⓘ  
Beckett&Raeder

ADOPTED:

*Planning Commission: July 7, 2021*

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# Introduction

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## REGIONAL LOCATION

Eveline Township is located in Charlevoix County in northwestern Michigan. Eveline Township is centrally located within the County; it is southeast of the City of Charlevoix, west of Boyne City, and north of the City of East Jordan. The Township boundaries touch Charlevoix Township, Hayes Township, Bay Township, Evangeline Township, Boyne City, Wilson Township, South Arm Township, and Marion Township. The northeastern boundary of the Township is defined by Lake Charlevoix and the south arm of Lake Charlevoix divides the township.

Eveline Township is uniquely situated and impacted by Lake Charlevoix. The east and west halves of the Township can only be accessed via the Ironton Ferry during the open water seasons or through South Arm Township. Lake Charlevoix provides water access to Boyne City, and East Jordan, making it a valuable connection for all communities that border Lake Charlevoix.

## TOWNSHIP & COUNTY HISTORY

The original inhabitants of the area were Native Americans who belonged to many tribes, one of which was the Odawa (Ottawa). The Odawa Tribe was migratory, traveling seasonally from the Upper Peninsula and the Northern Lower Peninsula to the southern areas of the state.<sup>1</sup> In 1836, the Odawa and Ojibway Nations signed a treaty with the United States government which ceded roughly 40% of the state of Michigan to the federal government in exchange for permanent reservation lands and perpetual access to the natural resources of the area. After tribal representatives left Washington D.C., Congress changed the terms of the treaty to limit the Native Americans' access right to the five years following the treaty signing before they could be forcibly removed.<sup>2</sup> The County was originally called

Kesk-kauko in honor of the Saginaw tribe chief, but in 1843 was renamed Charlevoix for Pierre de Charlevoix (1682-1761), a Jesuit missionary who had traveled the Great Lakes seeking passage to the Pacific.<sup>3</sup> In 1855, after 20 years of fighting against the federal government, the tribes secured their claims in northern Michigan with the signing of the Treaty of Detroit.<sup>4</sup> The county that was originally part of both Emmet and Antrim counties became officially organized as today's Charlevoix County in 1869.

In 1847 Joseph Strang, a controversial Mormon Church elder, established one of the first European settlements in the County. Strang named himself king of an independent country, the only King ever crowned in the United States. After his assassination at the hands of his followers in 1856, the religious colony dissolved.<sup>5</sup> Boyne City was founded in 1855, East Jordan in 1874, and the city of Charlevoix in 1878. Between 1885 and 1897, the county seat moved from East Jordan to Boyne City and finally to Charlevoix. The Village of Advance in Eveline Township was first settled in 1866. Chauncey Baker became its first postmaster on October 20, 1870, the office operated until October 15, 1906. The Canadian William F. Empey built the first store in East Jordan in 1873. East Jordan, incorporated as a village in 1887 and as a city in 1911, absorbed the adjacent village of South Arm.

The early history of Eveline Township was influenced by its location on the water as a means of transportation. As Europeans explored and later settled the area, they relied upon Lake Charlevoix (then known as Pine Lake) for their primary means of transportation. Ships plied the lake carrying supplies that were traded for furs. In the 1870s, the upper river was dredged from Pine Lake into Round Lake, allowing Lake Charlevoix to drop four or more feet and assume the level of Lake Michigan. This channel was only capable

of floating logs and small craft. The area's population was very low until the Grand Rapids & Indiana railroad was established in the 1870s. In 1892, the Chicago & West Michigan railroad opened an extension of their rail line running four miles from Charlevoix to Ironton.

In 1882, the waterway was opened to large ships. Thereafter, the Lake was used to ship logs and lumber from this area to Chicago and other southern Lake Michigan ports. Logs were brought to Lake Charlevoix by floating them down the Jordan and Boyne, as well as being hauled to town by several small rail companies, which operated around the turn of the century, and the last of which, the Boyne Railroad, ceased to operate in the 1970s. Two foundries were located on Lake Charlevoix, one in East Jordan (the East Jordan Iron Works, established in 1883), still functioning today, and one at Ironton, which no longer exists. The location of these foundries along the shoreline was based upon the need to import raw materials and ship the finished products to market, as water transportation was the least expensive means of shipment. The ironworks originally serviced the area's busy lumber industry. At the time, East Jordan Iron Works produced castings for machine parts, ship parts, agricultural uses, and, eventually, railroads. By the 1920s, the forests were logged off and agricultural activities began to replace the timber industry. The post lumbering boom resulted in a massive population drop as jobs declined. The tourism industry began in the early 1900s with the visitors staying in large hotels located along rail lines and ports where ships traveling the Great Lakes could dock. With the advent of the automobile and steady improvements in both the automobile and roads, tourists came more frequently to the Northern Michigan area and the areas that were not actively served by rail began to develop. At that time, Eveline Township, along with a number of other locations

considered too remote in the past, began to develop. The famous writer Ernest Hemingway spent his childhood summers in Charlevoix County, providing material for many of his short stories.

Eveline Township today continues to be dominated primarily by agricultural and tourism interests.

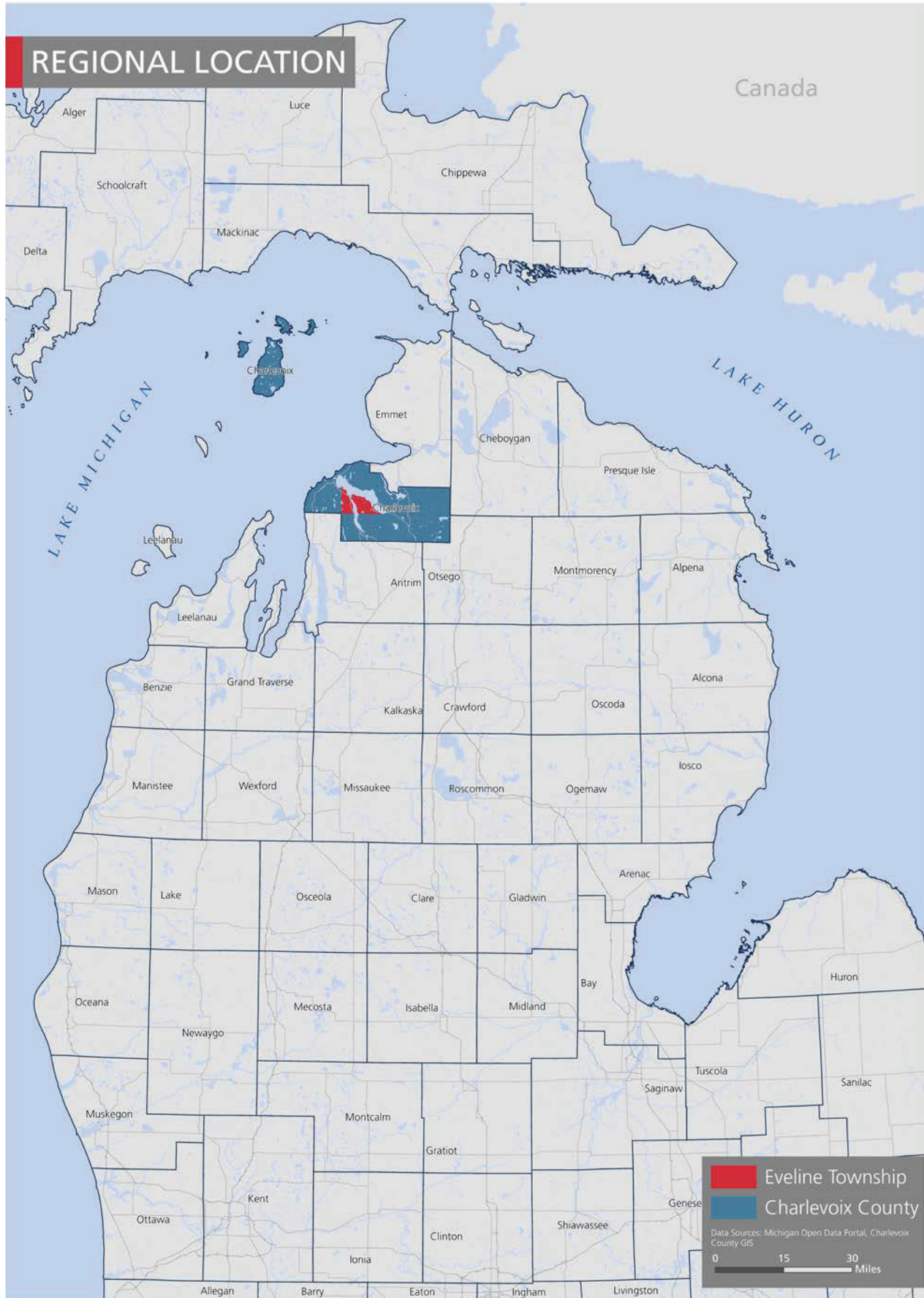
## PLANNING HISTORY

Charlevoix County developed a county-wide comprehensive development plan in 1970 and developed a zoning ordinance as one of many tools to be used in assisting to implement the plan. In 1973, the county zoning ordinance was invalidated by a referendum vote. All of the townships in the County subsequently adopted their portion of the county zoning ordinance with some changes. In 1975, with the assistance of the Charlevoix County Planning Department, the township developed and adopted a sketch land use plan. The Township contracted with a consultant to develop its master plan in 1990. That plan was completed in 1993 but was not adopted. The County assisted the Township to create and adopt a plan in 1995. In 2003, the Township adopted an amendment to its master plan covering the topic of wind turbine generators. In early 2004, the Township began a full master plan update.

As part of the public input component of the 2004 planning process, the planning commission held a series of special topic public input sessions. In June, July, and August of 2004, input sessions on the topics of agricultural land use, the villages, and lakefront development were held. The format for the three meetings was the same: all participants were divided into groups. Each group was asked to come to a consensus recommendation on an assigned issue or question. A representative from each group presented the group's consensus to



# MAP 1: REGIONAL LOCATION





*Residents weigh in at the public input session reviewing survey results in September 2020.*



*Public input sessions and community surveys gathered hundreds of responses.*

the full assembly. Additional discussion and refinement of ideas were discussed by the full assembly of participants. Following each meeting, the planning commission reviewed the summary of the public input and revised sections of the plan as necessary.

The update resulted in the former comprehensive plan document, adopted in August 2005. The 2005 comprehensive plan was used as the basis for the 2012-2013 comprehensive plan update. In addition to the public hearing held prior to adoption, the public was invited to participate in a series of public meetings. The additional input and concentrated discussion from these meetings allowed the planning commission to refine the relative components of the master plan. Following the 2012-2013 comprehensive plan update, the current iteration of Eveline Township's comprehensive plan began in 2020 and is based on the previous two plans adopted by the Township.

## SOURCES

- 1 "A Tribal History of the Little Traverse Bands of Odawa Indians", Little Traverse Band of Odawa Indians. <https://www.ltbbodawa-nsn.gov/TribalHistory.html>
- 2 "How Michigan Became a State: The Treaty of Washington, 1836", Mackinaw State Historic Parks, January 26, 2017. <https://www.mackinacparks.com/how-michigan-became-a-state-the-treaty-of-washington-1836/#:~:text=The%20Treaty%20of%20Washington%20ceded%20nearly%2014%2C000%2C000%20acres%20to%20the%20federal%20government.&text=The%20tribes%20ceded%20an%20area,portion%20of%20the%20Upper%20Peninsula.>
- 3 Pioneer Collections, Volume 1, The Society – Michigan. 1990 <https://books.google.com/books?id=GBIUAAAAYAAJ&lpg=PA213&ots=BPvQuf57I3&dq=Keskkauko%20township&pg=PA213#v=onepage&q=Keskkauko%20township&f=false>
- 4 "How Michigan Became a State: The Treaty of Washington, 1836."
- 5 "An Overview of Beaver Islands' History", Beaver Island Historical Society, 2017. <https://www.bibco.com/beaver-island-and-tours-2/island-history/>



*Whiting Park offers public access and stunning views of Lake Charlevoix in addition to hiking trails and campsites.*



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# Demographics & Housing

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## POPULATION

The primary sources of demographic information for Eveline Township are the Census of Population, which is taken every ten years, and the American Community Survey, which is taken annually between the decennial censuses. The American Community Survey (ACS) is a sample of populations across the United States and provides more detailed information compared to the decennial census. For geographies with less than 20,000 people such as Eveline Township the ACS is released in 5-year sample blocks, which means the data released in 2018 was collected between the years 2014 and 2018. The Census only contains population data for those persons for whom Eveline Township is their primary residence. The seasonal residents are not reflected in this count although they have a considerable influence upon the Township's population levels, especially during the summer months.

According to the US Census Bureau, the population of Eveline Township increased from 602 in 1960 to a high of 1,560 in 2000 and dropped to 1,484 by the Census of 2010. (Table 1) In 2018, the population hit an all-time high of 1,593 ( $\pm 130$ ). During the same time, the County population increased from 13,421 in 1960 to 26,090 in 2000 and then decreased slightly to 25,949 by 2010. The cumulative population change over the fifty-eight years from 1960 to 2018, was an estimated 991 people or a 165% increase in the Township's population, and 12,469 people or a 93% increase countywide.

Because the legal boundaries of the County and Township haven't changed between 1980 and 2018 an increase in population would increase the population density. Table 2 shows the Township's population density in people per square mile over time. The population density in the Township remains slightly lower than the County indicating that the Township is more rural than other parts of the County overall.

**TABLE 1: POPULATION CHANGE IN EVELINE TOWNSHIP & CHARLEVOIX COUNTY**

	1960	1970	1980	1990	2000	2010	2018
Eveline Township	602	837	1,061	1,100	1,560	1,484	1,593
10-year Change	--	39.0%	26.8%	3.7%	41.8%	-4.9%	7.3%
Charlevoix County	13,421	16,541	19,907	21,468	26,090	25,949	25,890
10-year Change	--	23.2%	20.3%	7.8%	21.5%	-0.5%	-0.2%

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP02.

**TABLE 2: POPULATION DENSITY IN EVELINE TOWNSHIP & CHARLEVOIX COUNTY**

	1980	1990	2000	2010	2018
Eveline Township	40.8	42.3	59.9	57.1	61.3
10-year Change	--	3.7%	41.8%	-4.7%	7.4%
Charlevoix County	47.7	51.5	62.6	62.2	62.1
10-year Change	--	8.0%	21.6%	-0.6%	-0.2%

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP02.

## Age

While the population of Eveline Township is growing, the median age of residents is rising. (Table 3) There are many potential reasons for the high median age in the Township: the area is attractive to retirees, the rising housing values (especially for lakefront properties) are not affordable to young families, or the limited jobs and educational opportunities in the area. Without young families and children moving into the Township the number

of people with strong social ties to the Township will continue to decline. This fosters a cycle of declining population and the Township runs a risk of a deteriorating population and housing stock.

## Disability

It is important to consider the disability status of residents to determine how best the Township can provide services. Table 5: Disability details the disability status of residents, with the most

**TABLE 3: MEDIAN AGE 1980-2018**

	1980	1990	2000	2010	2018
Eveline Township	33.8	38.8	44.5	52.9	54.7

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP02.

**TABLE 4: POPULATION CHANGE IN CHARLEVOIX COUNTY**

	1970	1980	1990	2000	2010	2018
Charlevoix Township	720	993	1016	1697	1645	1687
City of Charlevoix	3519	3296	3116	2994	2513	2364
Norwood Township	325	540	516	714	723	738
Hayes Township	706	1274	1317	1893	1919	1809
Peaine Township	58	81	128	244	292	270
St. James Township	161	240	276	307	365	292
Bay Township	456	599	825	1068	1122	1281
Evangeline Township	440	538	646	773	712	781
Eveline Township	837	1061	1100	1560	1484	1593
South Arm Township	995	1237	1418	1844	1873	2073
Marion Township	694	946	1130	1492	1714	1649
Wilson Township	650	1199	1391	2022	1964	1861
Melrose Township	830	947	1106	1388	1403	1328
City of Boyne City	2969	3348	3478	3503	3735	3750
City of East Jordan	2041	2185	2240	2507	2351	2341
Chandler Township	89	132	182	230	248	262
Hudson Township	219	343	481	639	691	716
Boyne Valley Township	832	948	1102	1215	1195	1424

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP02.

common disability in the Township being ambulatory difficulty, which means that residents have trouble moving independently. Charlevoix County operates a dial-a-ride service, residents with this disability may rely on this service to travel around the area. 5.3% of residents have difficulty living independently, indicating that they could need a caregiver or other assistance.

## Education and Income

Almost all of Eveline Township's population has a high school degree (or equivalent), at 95.8% the Township's graduation rate is higher than both the County and State, 93.6% and 90.5% respectively.<sup>1</sup> The percentage of residents with a bachelor's degree or higher is 38.5%, greater than the County and State, 31.0% and 28.6% respectively.<sup>2</sup> This indicates that Eveline Township is more educated than Charlevoix County and Michigan overall.

**TABLE 5: DISABILITY**

Disability	Estimate	Percent of Total	Disability	Estimate	Percent of Total
Hearing Disability	77	4.8%	Ambulatory Difficulty	112	7.0%
Under 18	8	0.5%	Under 18	0	0.0%
18 to 64 years old	17	1.1%	18 to 64 years old	55	3.5%
Over 65	52	3.3%	Over 65	57	3.6%
Vision Difficulty	22	1.4%	Self-Care Difficulty	58	3.6%
Under 18	0	0.0%	Under 18	0	0.0%
18 to 64 years old	3	0.2%	18 to 64 years old	31	1.9%
Over 65	19	1.2%	Over 65	27	1.7%
Cognitive Difficulty	65	4.1%	Independent Living Difficulty	85	5.3%
Under 18	22	1.4%	Under 18	N/A	-
18 to 64 years old	27	1.7%	18 to 64 years old	43	2.7%
Over 65	16	1.0%	Over 65	42	2.6%

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP02.

**TABLE 6: EDUCATION**

Education	Estimate	Percent of Total
Population 25 years and Over	1,250	--
Less than 9th grade	23	1.8%
9th to 12th grade, no diploma	30	2.4%
High school graduate or higher	1,197	95.8%
High school graduate (includes equivalency)	324	25.9%
Some college, no degree	284	22.7%
Associate's degree	108	8.6%
Bachelor's degree or higher	481	38.5%
Bachelor's degree	245	19.6%
Graduate or professional degree	236	18.9%

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP02.

## Income

Table 7: Household & Family Income, 2010 & 2018 shows the breakdown of household and family income for the years 2010 and 2018 in the Township. Between 2010 and 2018 the median household income increased by 4.7% and the median family income increased by 9.0%. Additionally, the mean income increased by 32.7% for households and 42.5% for families. The mean income for families in the Township is \$117,342 and the median income is \$73,750. The mean income being substantially larger than the median income indicates that there is a large percentage of very high-income families in the Township that raises the mean income of the Township.

## Household Composition

The household and family size are lower in the Township than in the state overall, as shown in Table 8: Household & Family Sizes, Eveline Township & Michigan, 2000-2018. This is expected in a community with a higher median age, where fewer families have children at home. Between 1990, 2000, and 2018, the number of persons per household and persons per family has changed in the Township at a rate similar to the state overall. The family size in the Township is relatively like the household size indicating that there are few families with more than one householder and more than one child. A higher difference, seen at the

**TABLE 7: HOUSEHOLD & FAMILY INCOME**

	2010		2018		% Change 2010-2018	
	Households	Families	Households	Families	Households	Families
Less than \$10,000	71	36	32	11	-54.9%	-69.4%
\$10,000 to \$14,999	13	7	16	9	23.1%	28.6%
\$15,000 to \$24,999	95	31	46	18	-51.6%	-41.9%
\$25,000 to \$34,999	61	49	96	55	57.4%	12.2%
\$35,000 to \$49,999	110	98	92	63	-16.4%	-35.7%
\$50,000 to \$74,999	168	127	133	122	-20.8%	-3.9%
\$75,000 to \$99,999	107	98	89	81	-16.8%	-17.3%
\$100,000 to \$149,999	57	53	94	94	64.9%	77.4%
\$150,000 to \$199,999	17	11	28	22	64.7%	100.0%
\$200,000 or more	38	32	68	62	78.9%	93.8%
Median household income (dollars)*	\$60,976	\$67,655	\$63,864	\$73,750	4.7%	9.0%
Mean household income (dollars)*	\$75,983	\$82,361	\$100,854	\$117,342	32.7%	42.5%

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP02.

**TABLE 8: HOUSEHOLD & FAMILY SIZES, EVELINE TOWNSHIP & MICHIGAN 2010-2018**

	2000		2010		2018	
	Household Size	Family Size	Household Size	Family Size	Household Size	Family Size
Eveline Township	2.52	2.81	2.2	2.56	2.3	2.6
State of Michigan	2.58	3.1	2.49	3.05	2.49	3.08

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP02.



State level, would indicate a higher discrepancy in the number of people between households and families.

## HOUSING

The total number of housing units increased from 1,381 to 1,435 between 2010 and 2018, a 3.9% increase. However, this represents a slowing down in growth, compared to previous decades; between 1990 and 2000 the Township experienced an increase of 28% in total housing units, and between 1980 and 1990, housing units increased by 17% in the Township.

Of the township’s 1,435 housing units in 2018, 694 (48%) were occupied on a year-round basis and 678 (47%) were used for seasonal or occasional recreational use, the other units are for rent or for sale.<sup>3</sup> The percentage of seasonal homes did not change between 2000 and 2019 but decreased from 53% in 1990. In Charlevoix County, the percentage of units for seasonal use has remained consistent between 28 and 30% over the same 20-year period (1990-2010). The

proportion of housing units that are for year-round use is decreasing in both the County and the Township; however, there is still a much higher proportion of seasonal homes in the Township. These trends can likely be attributed to the higher median age and the extensive shoreline making Eveline Township a very desirable place to summer.

The rise in housing values between 2000 and 2010 slowed considerably, compared to the years prior. The value of owner-occupied housing in Eveline in 2000 was approximately 1½ times the 1990 value, this trend continued into 2018. The increases in housing values were similar over these time periods in Charlevoix County and the state of Michigan overall; however, Eveline Township experienced the most extreme increases during the 1990s.

Similarly, the median rents in the Township grew faster during the 1980s and 1990s than both the County and the state overall. Eveline Township’s median rent was on par with the statewide median rent in 2000 and was 15% higher than the countywide

**TABLE 9: SUMMARY OF HOUSING UNITS, EVELINE TOWNSHIP & CHARLEVOIX COUNTY**

	Total Dwelling Units	Built After 2000	Built 1940-2000	Built Before 1940
Eveline Township	1,435	12.4%	76.0%	11.6%
Charlevoix County	17,630	12.6%	74.4%	13.0%

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP04.

**TABLE 10: HOUSING VALUE CHANGE, EVELINE TOWNSHIP & CHARLEVOIX COUNTY**

	1980*	1990*	2000*	2010*	2018
Eveline Township	\$44,300	\$70,600	\$172,900	\$213,600	\$226,500
		59.4%	144.9%	23.5%	6.0%
Charlevoix County	\$34,400	\$53,600	\$112,700	\$162,600	\$162,900
		55.8%	110.3%	44.3%	0.2%
State of Michigan	\$39,000	\$60,600	\$115,600	\$144,200	\$146,200
		55.4%	90.8%	24.7%	1.4%

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP04.

\* May not be in 2018 Dollars



Townhomes. Source: Mashvisor.



Condominiums. Source: Mashvisor.

median rent. In 2018, the Township’s median rent was closer to the state average than the County.

There are many positives associated with high and rising housing values. This situation suggests that the Township is a desirable place to live and properties are well maintained. In addition, the tax base is high for the Township and other taxing jurisdictions. But rising housing values present challenges as well. The lack of lower-priced housing makes it difficult for young families and those of low to moderate income to find housing options within the Township. If current housing trends continue, the Township will continue to age and the number of families with children will decline.

### Future Housing Development

As a part of the 2020 Eveline Township comprehensive plan update a survey was sent to residents of the Township. Residents were asked if they would be supportive of the following housing types being constructed in Advance/Ironton: Townhomes, Condominiums, and Duplexes/Triplexes. The results of the survey indicated that was some lukewarm support for townhomes and condominiums but a lack of support for duplexes/triplexes.

TABLE 11: MEDIAN RENT CHANGE, EVELINE TOWNSHIP & CHARLEVOIX COUNTY

		1980	1990	2000	2010	2018
Eveline Township	Occupied Rental Units	50	25	49	81	39
	Median Rent*	\$163	\$305	\$541	\$661	\$806
	Percent Change	-	87.1%	77.4%	22.2%	21.9%
Charlevoix County	Occupied Rental Units	1,482	1,393	1,817	1,772	1,979
	Median Rent*	\$180	\$288	\$470	\$587	\$713
	Percent Change	-	60.0%	63.2%	24.9%	21.5%
State of Michigan	Median Rent*	\$197	\$343	\$546	\$723	\$850
	Percent Change	-	74.1%	59.2%	32.4%	17.6%

Source: United States Census Bureau, American Community Survey 2018 5-Year Estimates DP04.

## Townhomes

Townhomes are characterized by small narrow lots with one structure per lot. Townhomes share a wall with adjacent structures meaning there are no side lot setbacks for townhomes. Additionally, townhomes are owned individually where occupants own the land and the structure. Of those surveyed for the 2020 comprehensive plan update, 23% were supportive of townhomes being developed in the Advance and Ironton area and 42% were unsupportive. The remaining responses were neutral.

## Condominiums

Condominiums may look very similar to townhomes or they may be denser with larger structures. They differ from townhomes because the occupant owns a unit within the structure and does not own the entire structure or the land that the structure sits on. Occupants in a condominium are often required to pay a condominium association fee to cover the expenses of maintaining the group of condominiums. Survey respondents were less supportive of developing condominiums in the Advance/Ironton area with 19% supportive, 31% neutral, and 50% unsupportive.

## Duplexes/Triplexes

Duplexes and triplexes resemble oversized single-family homes but have multiple units. Because they are often on large lots and are independent structures (compared to townhomes or condominiums) they visually integrate well into single-family residential dominated neighborhoods. Survey respondents were least supportive about developing this type of housing in Advance/Ironton with 16% supportive, 29% neutral, and 55% unsupportive.



*Duplexes. Source: The Motley Fool.*

## SOURCES

- 1 United States Census Bureau, American Community Survey 2018 – 5 Year Estimates DP02.
- 2 United States Census Bureau, American Community Survey 2018 – 5 Year Estimates DP02.
- 3 United States Census Bureau, American Community Survey 2018 – 5 YR Estimates B25004.



# 3

## Land Use & Natural Features

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The Township's current land use patterns and existing natural features underpin what future planning efforts will be successful. Land use patterns show how the Township has developed historically and where there is room for future growth. Commonly in the U.S, future growth has come at the expense of the natural environment; yet features such as wetlands and steep slopes provide essential ecoservices and influence the health of the Township's natural and built environment. This section discusses why and how natural features should be preserved and incorporated responsibly into future development.

## LAND USE

The map "Existing Land Use" depicts how various land uses are distributed in the Township. The data was provided by Charlevoix County and is recorded for every parcel within the Township. Vacant land uses indicate that the parcel lacks a structure and improved indicates that the parcel has a structure.

### Residential

The predominant land use within Eveline Township is residential (61.8%). Of the roughly 10,351 acres of residential land, 56.5% is classified as residential improved, which means a structure exists on the property. While residential property is dispersed evenly within the Township, most of the property along the shore of Lake Charlevoix is residential (92.9%). Of the shoreline property, 76.8% is residential improved indicating that the shoreline of Eveline Township is mostly built out.

### Agriculture

Following residential, agricultural is the next largest land use category in the Township. 16.5% of the total land area is agricultural improved and 11.9% is agricultural vacant. The agricultural land is located inland and in the central

areas of the Township and includes cropland, orchards along Peninsula and Wurn Roads in the eastern half of the Township and Ranney Road in the western half, and pastureland. Pastureland is located along Brock, Sequanota, Saunders, and Phelps Roads west of the South Arm of Lake Charlevoix. It is also located between Peninsula and Mountain Road south of Ferry Road, and along Loomis, Olstrom, and Advance Roads in the eastern half of the Township east of the Lake's South Arm.

Generally, the interior areas not used for agricultural, open crop, or pastureland are forested, especially in the southwestern portion of the Township, south of the Advance village area, and in the central parts of the eastern half of the Township. Some forested areas are wet, including large areas along Dyer Creek in the eastern half of the Township, along Monroe Creek in the western half of the Township, and between Peninsula Road and the lakeshore in the southwestern portion of the eastern half of the Township.

Ninety-one percent (91%) of those who responded to the Eveline Township Master Plan and Recreation Plan survey stated that farmland preservation was very important or important to their quality of life. There are several options to preserve farmland including the regulation of land use or development agreements. As of 2020, the Eveline Township single-family residential buildings are permitted in the Farm Forest and Farm Forest 2 zoning districts. While attached single-family residential and multiple-family buildings are not permitted, single-family residential is a permitted use and so it is possible that the agricultural land in these districts may be converted into large residential properties. Strengthening residential development restrictions in farmland would preserve the Townships agricultural properties.

Alternatively, the State of Michigan Farmland and Open Space Preservation Program recommends the following methods for preserving farmland and/or open space: farmland development rights agreement, conservation easements, agricultural preservation fund, local open space easement, designated open space easement, or the purchase of development rights. A farmland development rights agreement is a temporary restriction on development on the land which was voluntarily entered by the landowner in exchange for tax benefits from the State. A conservation easement is a permanent development restriction held by the State of Michigan on the

land and is also entered voluntarily. Agricultural preservation funds are established to purchase the development rights from property owners. Local open space easements are similar to a farmland development right agreement, but the contract is between the local government and the property owner rather than between the State and the property owner. Designated open space easements are almost identical to farmland development rights agreements but the easements are intended to preserve open space, not farmland. The final option is to permanently purchase development rights from property owners. In the past, the State has provided funding to

**TABLE 12: LAND USE ACREAGE**

Land Use	Acres	Percent of Total
Agricultural	4751.5	28.4%
Improved	2759.5	16.5%
Vacant	1992.0	11.9%
Commercial	169.4	1.0%
Improved	143.5	0.9%
Vacant	25.9	0.2%
Industrial	4.3	0.0%
Improved	4.3	0.0%
Residential	10350.9	61.8%
Improved	5851.5	35.0%
Vacant	4499.4	26.9%
Commercial Forest Act 531	199.7	1.2%
Exempt	840.5	5.0%
Federal	76.0	0.5%
State	0.6	0.0%
County/Local	304.7	1.8%
School	158.0	0.9%
Other	298.8	1.8%
Religious	2.4	0.0%
Commercial Forest Lands	6.9	0.0%
Unknown	413.1	2.5%

Source: Charlevoix County.

purchase development rights but as of 2020 funding is not available for this program.

### Exempt

At 5.0% of total land use, exempt properties are the third-largest category in the Township. Exempt properties are properties that are not required to pay property taxes, this includes government-owned land, schools, tribal property, and religious institutions.

### Other

The rest of the land uses comprise less than 5.0% of the total land area within the Township. Most notably commercial

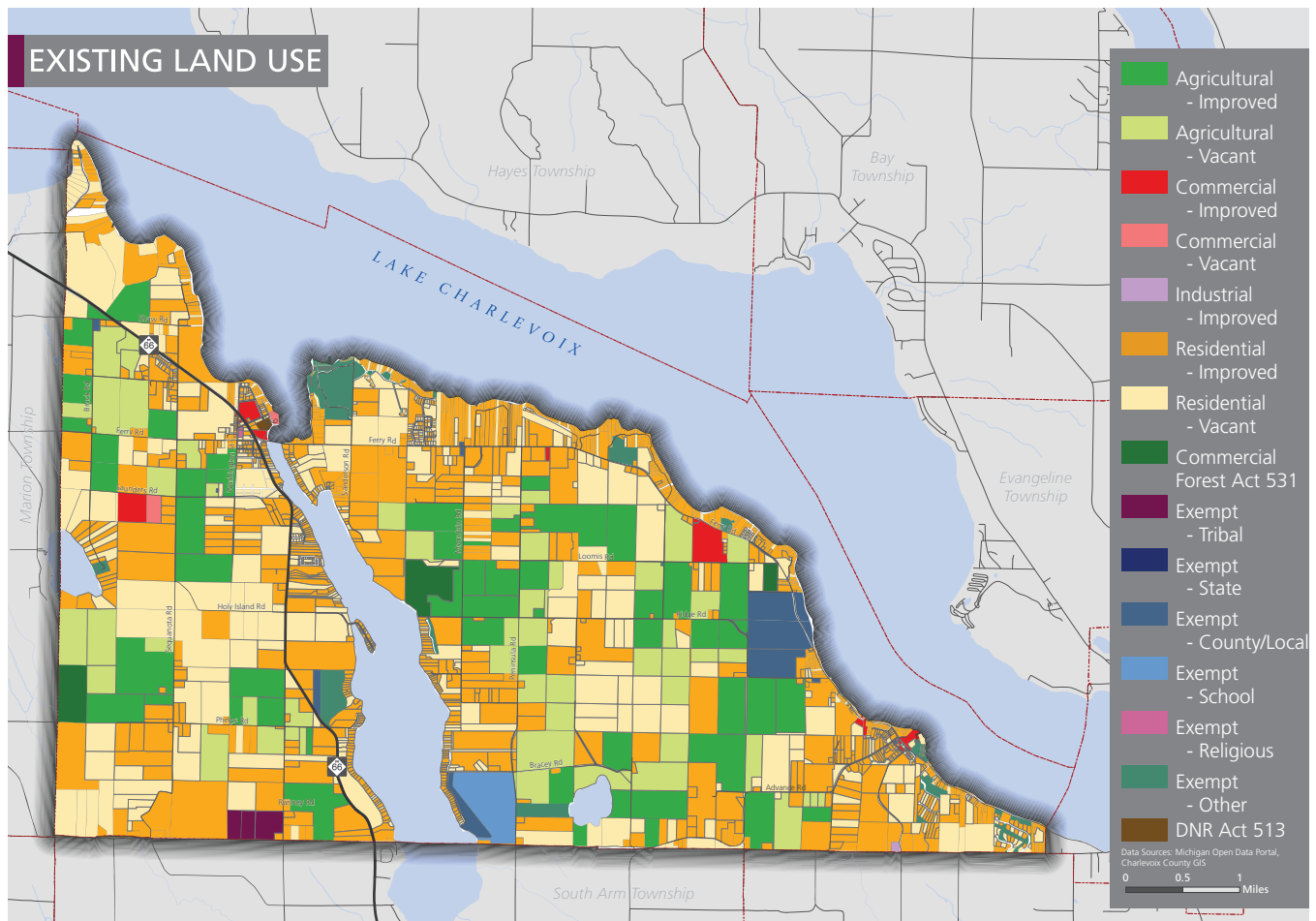
land comprises only 1.0% of the total acreage, reaffirming its small presence in the Township.

### State Equalized Value

State equalized value (SEV) is the adjusted assessed value and represents 50% of what a property would sell for on the market. SEV provides a valuable window into how wealth is apportioned in the Township. Table 13: "SEV by Land Use" shows the average SEV and average SEV per

As the predominant land use in the Township, improved residential improved parcels have the highest SEV value per acre indicating that this land

**MAP 2: EXISTING LAND USE COMPILED FROM COUNTY TAX RECORDS**



Source: Charlevoix County Equalization Tax Parcel Information Database

use generates the most tax revenue on a per-acre basis. Table 14: Percent Change in SEV Value by Land Use shows the change in SEV values between 2012 and 2019 for four land uses in the Township: agricultural, commercial, industrial, and residential. The values have been adjusted to 2019 dollars.

The overall value of the Township’s agricultural and industrial property increased over the past 7 years while commercial and residential property decreased. With the relative consistency of housing values in the Township over the past decade, the decrease in residential value may be due to decreasing land values in the Township.

## RESIDENTIAL SEV

Within the residential land use category, SEV values vary based on the size of the parcels. Table 15: SEV by Residential Type shows the values for four types of residential parcels, small-lot (less than 0.5 acres), medium-lot (0.5-1.0 acres), large-lot (1.0-2.0 acres), and rural-lot (more than 2.0 acres).

While rural lots that are improved have the highest total SEV values of all residential properties (\$113,414,800), the small lot residential improved parcels have the highest SEV value per acre (\$1,904,131). This indicates that small lots generate more value on a per acre basis than any other land use in the Township. Smaller lots also help preserve

**TABLE 13: SEV BY LAND USE**

Land Use	Total (\$)	Average SEV (\$)	Average SEV Per Acre (\$)
Agricultural	11,084,800		
Improved	5,542,400	102,637	2,908
Vacant	5,542,400	35,076	969
Commercial	3,575,800		
Improved	2,870,700	179,419	181,097
Vacant	705,100	141,020	54,520
Industrial	17,800		
Improved	17,800	17,800	4,173
Residential	338,435,100		
Improved	310,146,600	234,250	486,826
Vacant	28,288,500	48,356	91,891
Commercial Forest Lands	0	0	0
Exempt	0		
Federal	0	0	0
State	0	0	0
County/Local	0	0	0
School	0	0	0
Other	0	0	0
Religious	0	0	0
Commercial Forest lands	594,000	594,000	85,567

Source: Charlevoix County; 2019 SEV Data.



sensitive natural areas in the Township by reducing the consumption of land per new household. 730 parcels, or 55% of all residential properties in the Township are classified as non-Principal Residential, or seasonal.

Lake Charlevoix and Nowland Lake are developed around their respective shorelines, while the remaining lakes have seen little development, due largely to the low, poorly drained soils, and in some cases, wetlands along the shorelines.

## NATURAL FEATURES

### Hydrology

Lake Charlevoix is the major water body within Charlevoix County. The lake contains 60 miles of shoreline, with 41% or 24.5 miles of the 60 located within Eveline Township. Steele, Dyer, and two Mud Lakes are located east of the south arm of Lake Charlevoix while Brock, Mud, and Little Mud Lakes are located west of the south arm and south of Nowland Lake. With the exception of Nowland Lake and Lake Charlevoix, which extend into other areas of Charlevoix County, all of these lakes are entirely within Eveline Township.

Of over 2,000 tax parcels in Eveline Township, approximately 40% are Charlevoix lakefront parcels (within 100 feet of shoreline). While shoreline property is often seen as a desirable location to develop, these areas may have significant environmental importance and should be preserved from development.

Creeks located in the Township include Dyer, Sear, Monroe, and Porter. These creeks either feed into or originate from the small lakes and eventually discharge into Lake Charlevoix. Numerous intermittent creeks originate in the wet areas of the Township, or in the valleys,

**TABLE 14: PERCENT CHANGE IN SEV BY LAND USE**

Land Use	2012 Value (\$)	2019 Value (\$)	Percent Change 2012-2019
Agricultural	8,005,413	11,084,800	38.5%
Commercial	3,795,203	3,575,800	-5.8%
Industrial	16,146	17,800	10.2%
Residential	365,166,716	338,435,100	-7.3%

Source: Charlevoix County.

**TABLE 15: SEV BY RESIDENTIAL TYPE**

Residential Category	Total	Average SEV	Average SEV Per Acre
Residential Improved	310,146,600	234,250	486,826
Small Lot (<0.5ac)	50,186,500	156,833	1,904,131
Medium Lot (0.5-1.0ac)	68,898,700	246,949	348,185
Large Lot (1.0-2.0ac)	77,646,600	290,811	211,992
Rural Lot (>2.0ac)	113,414,800	247,631	50,215
Residential Vacant	28,288,500	48,356	91,891
Small Lot (<0.5ac)	4,015,600	20,281	455,261
Medium Lot (0.5-1.0ac)	5,290,200	70,536	92,331
Large Lot (1.0-2.0ac)	5,765,000	75,855	55,538
Rural Lot (>2.0ac)	13,217,700	56,007	8,994

Source: Charlevoix County.

fed by natural springs, and runoff from rain and snowmelt.

Wet areas exist throughout the Township. These result from numerous different geological conditions. In some cases, bedrock close to the ground surface prevents the precipitation from percolating downward into the groundwater table. In other instances, the topography of the land surface, in conjunction with specific soil types result in areas of standing water or soggy ground. Frequently, the areas surrounding lakes and creeks contain wet areas. This can occur from a high groundwater table, in many instances.

### Wetlands

Wetlands are important for many lakeshore communities because they act as natural filtration for water runoff. As water drains towards Lake Charlevoix it may pass through a wetland, the wetland will filter out sediment before the water drains into a larger body of water. The environmentally sensitive area map shows the wetlands within the Township and the areas where wetlands existing historically and could potentially be restored. Table 16: Eveline Township Wetlands details the wetland acreage and boundaries. The majority of wetlands within the Township are forested/shrub wetlands. These wetlands are most common along inland lakes and streams. A large forested wetland is located in the eastern half of the Township along Dyer Creek and Mud Lake. The freshwater emergent wetlands

are most common along shores of large waterbodies but are also inland along forested wetlands.

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) regulates wetlands over five acres. Any development in these protected wetlands requires a permit from EGLE. While EGLE regulates wetlands larger than five acres, local units of government can protect wetlands smaller in size. A zoning overlay is a common strategy to protect smaller wetlands.

### Steep Slopes

The topographic profile of an area is an important consideration when making decisions regarding suitability for development. On the west side of Eveline Township, there are many ridges and extreme changes in topography resulting in small pockets of steep slopes and a larger sloped area in the southeastern corner of the Township. The highest elevations on the west side, over 800 feet above sea level, are seen around the southern Township boundary. The striated nature of the topography in this area, a result of glacial retreat, is also reflected in the soils and the prime agricultural soils profiles. The eastern half of the Township is characterized by three prominent high areas. The highest elevations are again along the southern Township boundary. Steep slopes are found south of Advance and between Bracey and Ridge Roads.

**TABLE 16: EVELINE TOWNSHIP WETLANDS**

Wetlands Type	Acres
Freshwater Emergent Wetland	120.4
Forested / Shrub Wetland	2,428.6
Potential Wetland Restoration	1,515.6

Source: State of Michigan Open Data Portal.

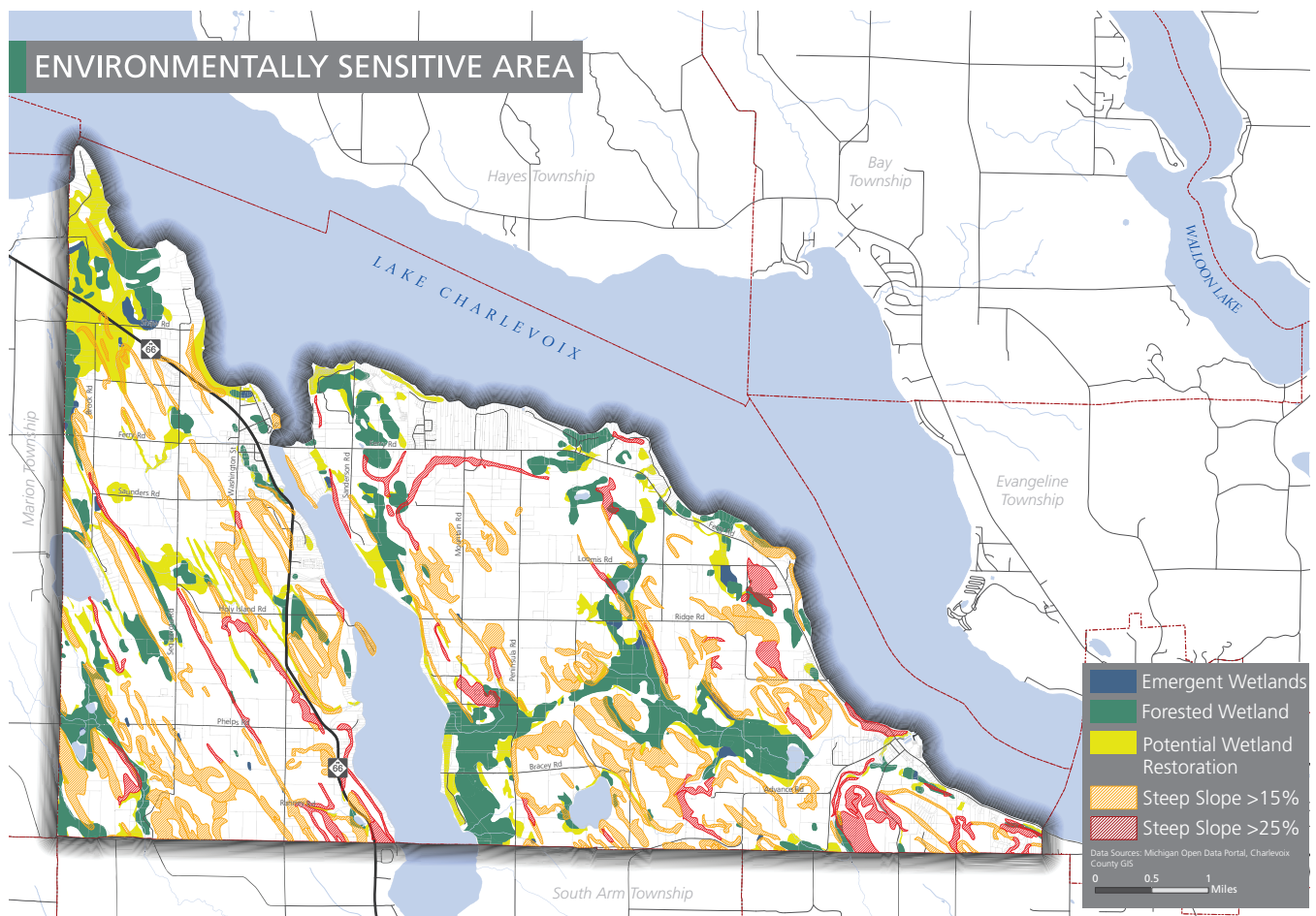
Map 3: “Environmentally Sensitive Area” map shows slopes that are greater than 15% and 25% as they may be at higher risk for erosion and are less suited for development. Development on steep slopes endangers the integrity of the slope as well as the stability of any development on the slope. A cluster of steep slopes is located on the southeastern edge of the Township. The “Existing Land Use” map indicates that some residential development has taken place in that area of the Township. Additionally, there are steep slopes located on the northeastern edge of the Township bordering Lake Charlevoix. Steep slopes on the edge of major water bodies are especially hazardous because as water levels fluctuate the slope can erode rapidly. Development close to the shore and on steep slopes is hazardous

and may result in structures becoming unsafe for habitation or, in a worst-case scenario, even fall into Lake Charlevoix. To combat the risk of erosion on steep slopes section 4.26 of Eveline Townships zoning ordinance outlines the “Steep Slopes Protection Overlay.” The section details that develop on slopes greater than 15% should “avoid excess alterations to the grade” and “no site development shall be allowed on slopes exceeding 25%,” with a few exceptions.

### Sanitary Facilities

There are very few properties in the Township that are connected to sanitation systems; most properties utilize private septic systems. However, properties at the Somerset Pointe

MAP 3: ENVIRONMENTALLY SENSITIVE AREAS



Yacht Club & Marina in Advance are connected to waste facilities in Boyne City, and properties between Advance and Boyne City are able to elect whether to continue using private septic systems or connect to the Boyne City system.

Very few lands within the Township have slight limitations for use of septic tanks and tile fields for the disposal of human sanitary wastes. Much of the land area that has only moderate limitation for septic disposal is located on the high ground – areas that are also rated as being prime areas for agricultural crops and timber.

The Lake Charlevoix shoreline and large amounts of land in the areas of Advance, Whiting Park, and in the southwest corner of the Township are rated as having severe limitations for septic systems. Although the soil is very sandy in these locations, there is very little filtration of waste material taking place. Historically, these areas have been considered to have excellent septic capacity; in an effort to discontinue practices that could contaminate drinking water wells, the rating for these areas has been changed to severe limitations. Deep wells and other precautions are necessary in these areas to limit potential drinking water contamination.

Other soils have moderate or severe limitations resulting from the inability of moisture to percolate, problems with soil saturation, or the soils being located on steep slopes. In many instances, more than one factor limits the use of soils for septic waste disposal. These dual problem areas are scattered throughout the Township.

The State of Michigan is the only state in the Country not to have a state sanitary code. This means that the burden of inspection and regulation falls to the local health department. Septic

inspections are also not required when property changes hands and prospective property owners must request that the septic system be inspected. This means that septic systems can go decades without being inspected leading to pollution and leaching. But local jurisdictions can adopt a police power ordinance that would require an inspection of the septic system any time property changes hands. These ordinances are referred to as time of sale of transfer ordinances (TOSTs). These ordinances can also apply to the inspection of water systems in addition to septic systems. Adopting this type of ordinance would increase the rate at which septic and water systems are inspected within the Township and as a result decrease pollution from septic systems into the environment. 85% of survey respondents indicated support for this type of ordinance, with 54% very supportive.

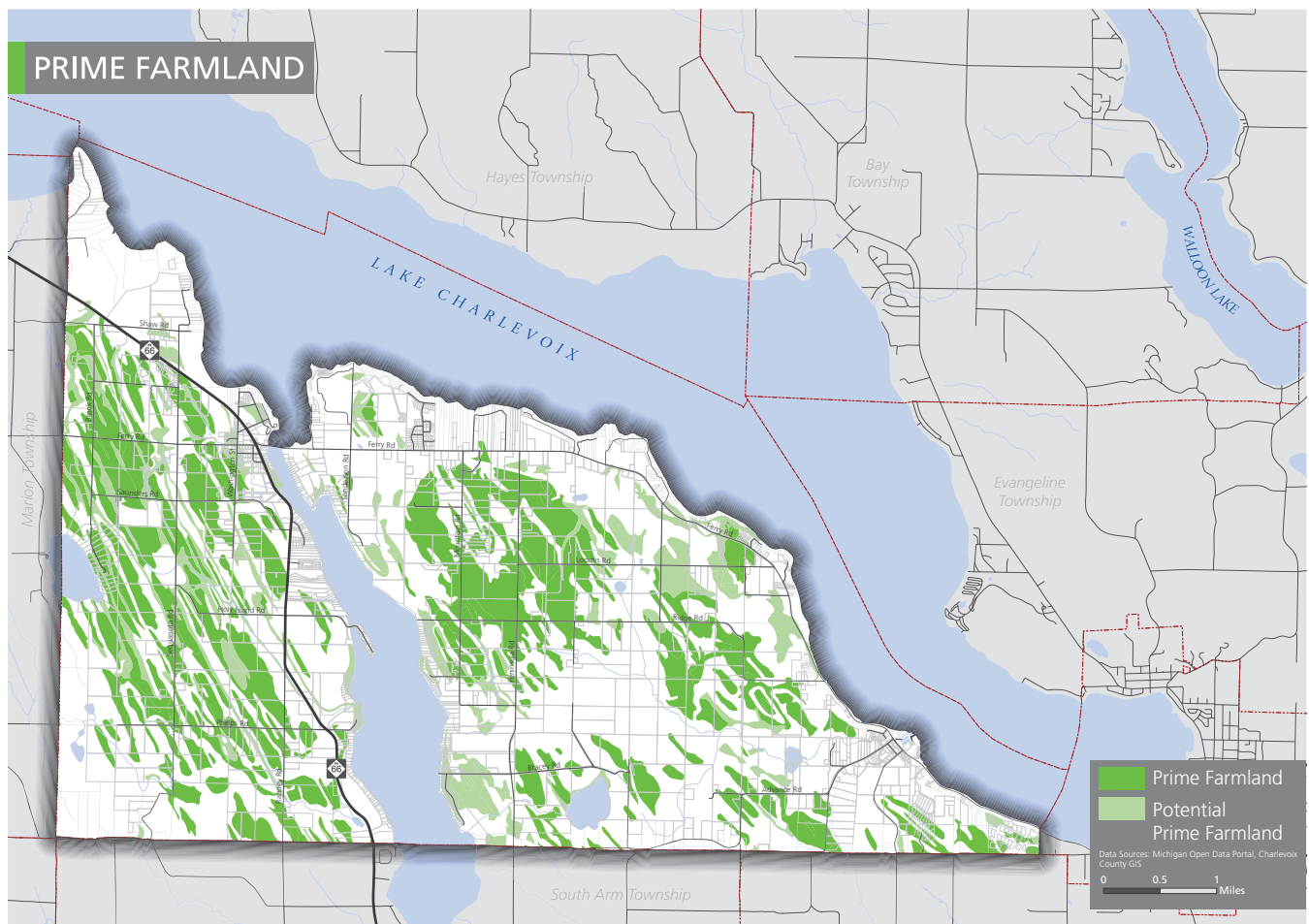
## **Water Quality**

With over 121,819 feet of shoreline on Lake Charlevoix, the lake plays an important role in the Township. From tourism to recreation, Lake Charlevoix is essential for the future of the Township. Survey respondents strongly indicated that the water quality of Lake Charlevoix was very important to their quality of life (87%). Lakes are classified into three categories: oligotrophic, mesotrophic, and eutrophic. Oligotrophic lakes are characterized by high levels of dissolved oxygen, clear cold water, and rocky/sandy bottoms. Eutrophic lakes have high levels of nutrients and as a result, are heavily vegetated with plentiful algae. Mesotrophic lakes fall in between the two types, with clear water and occasional algae blooms. Over the life cycle of a lake, it can move from oligotrophic to mesotrophic to eutrophic. Eutrophic lakes may eventually dry up and become wetlands. The Tip of the

Mitt Watershed Council characterizes Lake Charlevoix as an oligotrophic lake.<sup>1</sup> Many popular inland lakes in Northern Michigan are oligotrophic lakes, such as Torch Lake and Glen Lake. But shoreline development and erosion have the possibility of moving oligotrophic lakes into mesotrophic lakes by increasing the sediment in the lake. While all three types of lakes are naturally occurring, oligotrophic lakes are generally seen as the most pristine of the three types. In the 2020 comprehensive plan survey, 86% of the respondents indicated that they would be supportive of adding zoning provisions for lakeshore properties to protect water quality. Of the 86%, 47% were very supportive of adding

the zoning provision. Lakefront property owners were even more supportive of this idea at 88% supportive of adding the zoning provision. Lake Charlevoix had previously been considered a mesotrophic lake but after the invasion of zebra and quagga mussels, the Lake shifted into oligotrophic.<sup>2</sup> Zebra and quagga mussels are filter feeders and filter sediment and nutrients out of the water column, both mussels are considered invasive species by the Michigan Department of Natural Resources.<sup>3</sup> While this increased water clarity in Lake Charlevoix it became less biologically productive following the arrival of invasive species.<sup>4</sup>

#### MAP 4: PRIME FARMLAND





*The unincorporated village of Advance contains smaller lot sizes and a mixture of commercial and residential uses.*

## Prime Farmland

Map 4: The Prime Farmland Map signifies areas that, based on soil profiles, are best suited to agricultural pursuits. This map represents prime agricultural soils as identified in the most recent soil survey for Charlevoix County. The soils included among prime agricultural soils are Emmet-Onaway sandy loams, Emmet sandy loams, Nester loams, and Ubly sandy loam. This map also represents potential prime farmland soils and soils that would be considered prime farmland soils if properly drained or otherwise transformed.

## SOURCES

- 1 A Shoreline Nutrient Pollution Survey on Lake Charlevoix, 2007, Tip of the Mitt Watershed Council, 2007. [https://www.watershedcouncil.org/uploads/7/2/5/1/7251350/lake\\_charlevoix\\_shore\\_survey\\_2007\\_report.pdf](https://www.watershedcouncil.org/uploads/7/2/5/1/7251350/lake_charlevoix_shore_survey_2007_report.pdf)
- 2 Lake Charlevoix Watershed Management Plan: Protecting Water Quality for Today and Tomorrow, Tip of the Mitt Watershed Council, 2012. [https://www.michigan.gov/documents/deq/wrd-nps-wmp-lake-charlevoix\\_409830\\_7.pdf](https://www.michigan.gov/documents/deq/wrd-nps-wmp-lake-charlevoix_409830_7.pdf).
- 3 Michigan Invasive Species (Mollusks), State of Michigan. [https://www.michigan.gov/invasives/0,5664,7-324-68002\\_73844---,00.html](https://www.michigan.gov/invasives/0,5664,7-324-68002_73844---,00.html).
- 4 Lake Charlevoix Watershed Management Plan.



*The public space across from Township Hall is currently used for overflow parking but could be utilized for other uses.*



*Survey respondents defined agricultural land as a key asset.*



4

# Community Facilities

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Community facilities serve an important function in residents' daily lives and are therefore an important consideration for master planning. Places like schools and libraries are a much needed "third place", where residents can socialize outside of their work or home to build and maintain social networks that tie them to the community. Community facilities also play a role in attracting and retaining residents. Newcomers will look at what township services, education opportunities, and recreation facilities are available when choosing where to live. The following section details existing community facilities in the Township or in nearby communities.

## **Schools**

There are three school districts servicing parts of Eveline Township. The Advance area is part of the Boyne City Public School district, the Ironton area is part of Charlevoix Public Schools district, and the remainder of the Township is within the East Jordan Public Schools district. The "School Districts" map shows the boundaries of all three school districts in the Township. The Boyne City Public Schools district has three school buildings: elementary, middle school, and high school, and an alternative education program. Boyne City hosts the Morgan-Shaw School (formerly known as the Boyne Valley Alternative High School) located on the second floor of the Boyne City Education Center. Boyne City is also the home of the Boyne City Early Learners Program which was established in 2004 to prepare youth for Kindergarten. Despite the location of the Early Learners Program in the Boyne City Public School district, students from outside the district can participate in the program.<sup>1</sup>

The East Jordan Public Schools district includes an Elementary school, which serves Pre-K through sixth grade, and a Middle/High school for grades 7-12 with course options from college preparatory to career and technical education classes.

Charlevoix Public Schools moved to a two-building system for the 2013-14 school year (K-6 and 7-12) including an Elementary school (K-6) and a Middle/High school (7-12). The Court School is now operated by Probate Court and the Round Lake Educational Center which was at the old middle school was closed when the new elementary school was constructed. The court program is now located at the former elementary school north of town. This program allows court-adjudicated students to keep up with schoolwork in a structured environment.

Beaver Island Lighthouse School closed in 2017 and the property was sold to Charlevoix County and the Northwest Michigan Council of Governments (Networks Northwest).

## **Public Services**

Police protection and law enforcement for Eveline Township are available through the Charlevoix County Sheriff's Department, and the Michigan State Police Post, located in Charlevoix and Petoskey, respectively. The Sheriff's Department provides the bulk of law enforcement within the Township. All police patrol cars are equipped with in-car computers to access statewide databases and vehicle locators to monitor police car locations using global positioning satellites. 95% of survey respondents stated that they were satisfied with the law enforcement.

The Township contracts with Charlevoix, East Jordan, and Boyne City for both fire and ambulance service. Costs of these services are based upon the state equalized valuation (SEV) of property located within each district. Currently, dry hydrants are located at both sides of the Ironton Narrows, the east end of Ridge Road, and the west end of Bracey Road, but there is still a need for additional hydrants throughout the Township. The installation of dry hydrants should be required with new

developments. 97% of those who participated in the survey reported that they were satisfied with their fire protection services.

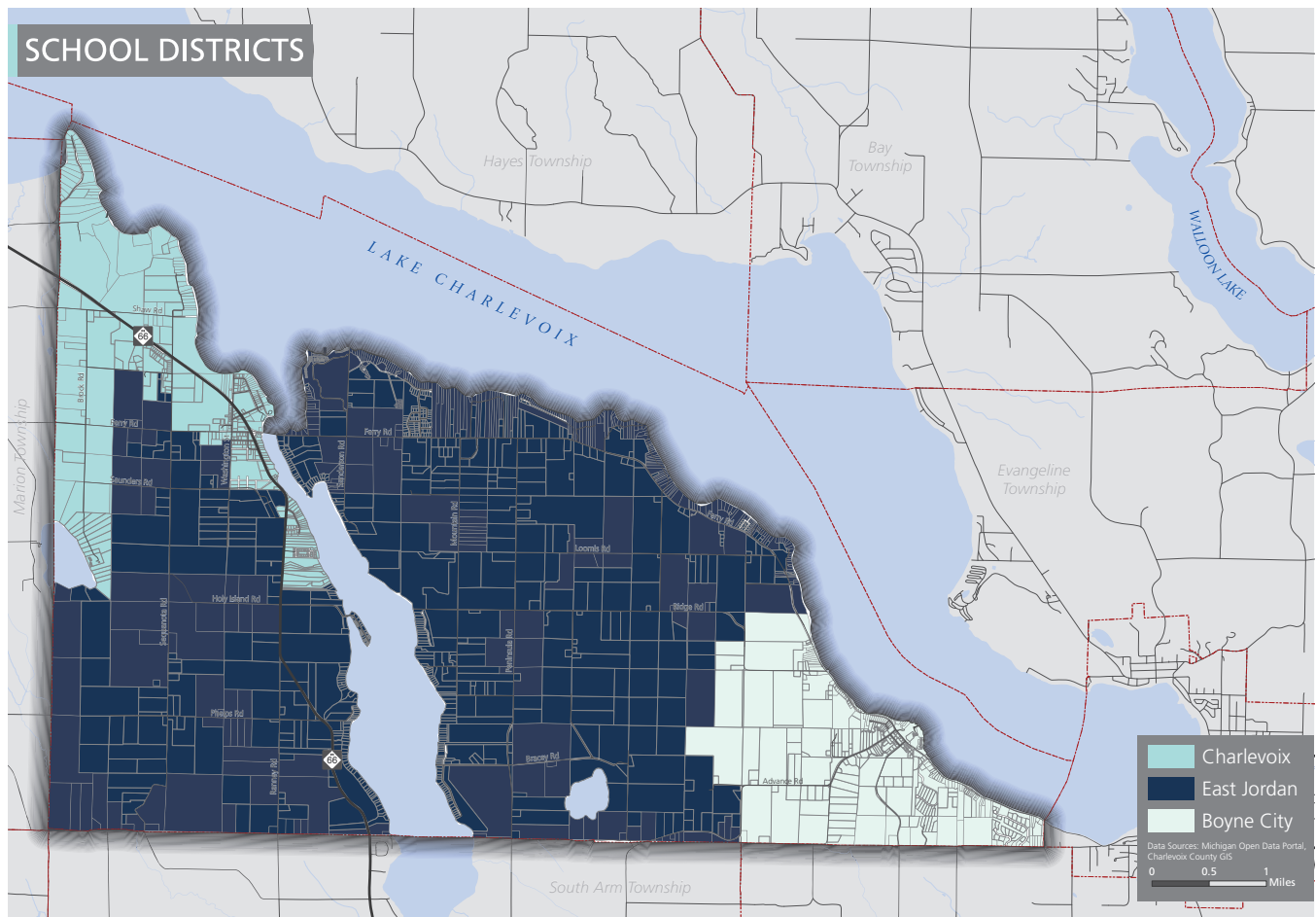
Medical services are provided by hospitals located in Charlevoix and Petoskey, as well as individual and clinic style practices located in the cities of Boyne City, Charlevoix, East Jordan, and Petoskey. In 1997, police, fire, and ambulance services in Charlevoix, Cheboygan, and Emmet counties joined to create a regional dispatch center. This enhanced 911 system handles both emergency and non-emergency calls. Callers can be located through the system and responders throughout the three-county area are dispatched to emergencies. Similar to police and fire protection, 97% of those survey stated that they were satisfied with

their emergency medical services. The satisfaction for all public safety services is high within the Township at roughly 96% of residents surveyed.

### Utilities

A small number of associations operate the central sewer and/or water systems. All other residents and businesses in the Township are served by private wells and septic systems. The redevelopment of the former Wolverine Power Plant as Sommerset Pointe was approved with the plan to potentially connect to the Boyne City wastewater treatment plant. As of 2014, the development was connected to the Boyne City wastewater system.<sup>2</sup> Residents are also in favor of expanding water/sewer service in both Advance and Ironton. 61% of survey respondents were in support

MAP 5: SCHOOL DISTRICTS



of a millage to provide water/sewer service in Advance and 54% in support of a millage for water/sewer service in Ironton.

Charter Communications (cable) and DTE (natural gas) provide limited services to portions of the Township. The City of Charlevoix supplies electricity to limited portions of the northwestern area of Eveline Township. Great Lakes Energy and Consumers Power offer electricity to other consumers in Eveline Township. Due to state-mandated restructuring of the electricity industry, residents will be offered a choice of electricity generation providers, although billing and delivery of electricity will continue to be provided by Great Lakes Energy. The Michigan Infrastructure Commission estimates that 97.8% of Charlevoix County has internet capabilities of up to 10mps downloads, indicating that high-speed internet is available throughout much of the Township.<sup>3</sup> 52% of survey respondents reported that they were satisfied with their internet service and 48% were dissatisfied. The former landfill and transfer station located in Eveline Township are no longer in active operation, but environmental monitoring of the site is on-going.

## Libraries

The Jordan Valley District Library, located

in East Jordan near the East Jordan High School, was built with a donation from the Malpass Family Foundation and has been in operation since 1989 when it replaced the 1919 Carnegie library. The library owns property on M-66 in East Jordan and as of 2012 does not have any plans to build on the property. The library has a collection of 71,740 books and other media and an annual circulation of about 15,363 items.<sup>4</sup>

In 2006, the Charlevoix Public Library re-located to the renovated former middle school located on Clinton Street in Charlevoix. The library is funded in part by an operating tax levied on all district properties. A 0.74 mil tax was approved in 2004 to repay a \$7.45 million bond to acquire and renovate the former middle school to serve as the library. The library reported \$992,529 in operating expenses in the 2017-2018 fiscal year. The Charlevoix Public Library has 55,000 items with an annual circulation of 96,000 as of 2018.<sup>5</sup>

The Boyne District Library located on Main and Park Streets in Boyne City serves the City of Boyne City, Bay Township, Evangeline Township, and parts of Eveline and Wilson Townships, and the Boyne City School District area. It has approximately 60,000 books and other media in its collection, with recent annual circulation of roughly 75,000

**TABLE 17: RECREATION INVENTORY**

Facility Name	Open to the public	Size	Facilities Available
Eveline Township Hall and Associated Property	Yes	1.01 acres	Picnic tables, benches, bike rack, parking area
11 and 13 Sweetbrier Lane	Yes	1.02 acre	Undeveloped
Lake Charlevoix Access Site (Washington Street)	Yes	0.5 acre	Lake Charlevoix access, swimming beach, picnic table, bench, bike rack
Whiting Park	Yes	238 acres	Lake Charlevoix access, swimming, picnic areas, hiking trails, volleyball, baseball, play equipment
Lake Charlevoix Access Site (Bracey Road)	Yes	35.3 acres	Water access, picnic table, bench, wetlands
05150 Ridge Road, East Jordan, MI 49727	Yes	1.64 acres	Cemetery, green space, and wooded area
08530 Ferry Road, East Jordan, MI 49727	Yes	1.86 acres	Green space and gravel parking area
Star School, 2505 Wurn Rd.	Yes	0.58 acres	Star School and green space
Total	--	271.91 acres	--

items. It was renovated with grant funding in 2001 and was originally built in 1917 with a Carnegie grant. <sup>6</sup>

Ninety-four percent (94%) of survey respondents indicated that they were satisfied with their library services. Of the 94%, 35% were very satisfied.

### Other Public Facilities

The Township operates a cemetery on the corner of Ridge Road and Ferry Road. The Township has a designated caretaker for the cemetery. The facility may be expanded in the future to include part of the lot to the east, as survey respondents envisioned the lot as an opportunity to expand the cemetery.

### Recreation Facilities

Table 17: "Recreation Inventory" summarizes the recreation resources within Eveline Township as documented in the Township and County recreation plans. The County has recently completed planned upgrades to Whiting Park (a County park), including a

separation of the day-use beach from the campground. Adjacent property has been acquired for the future expansion of Whiting Park. Both recreation plans call for the development of non-motorized trails along Ferry Road and M-66 in Eveline Township.

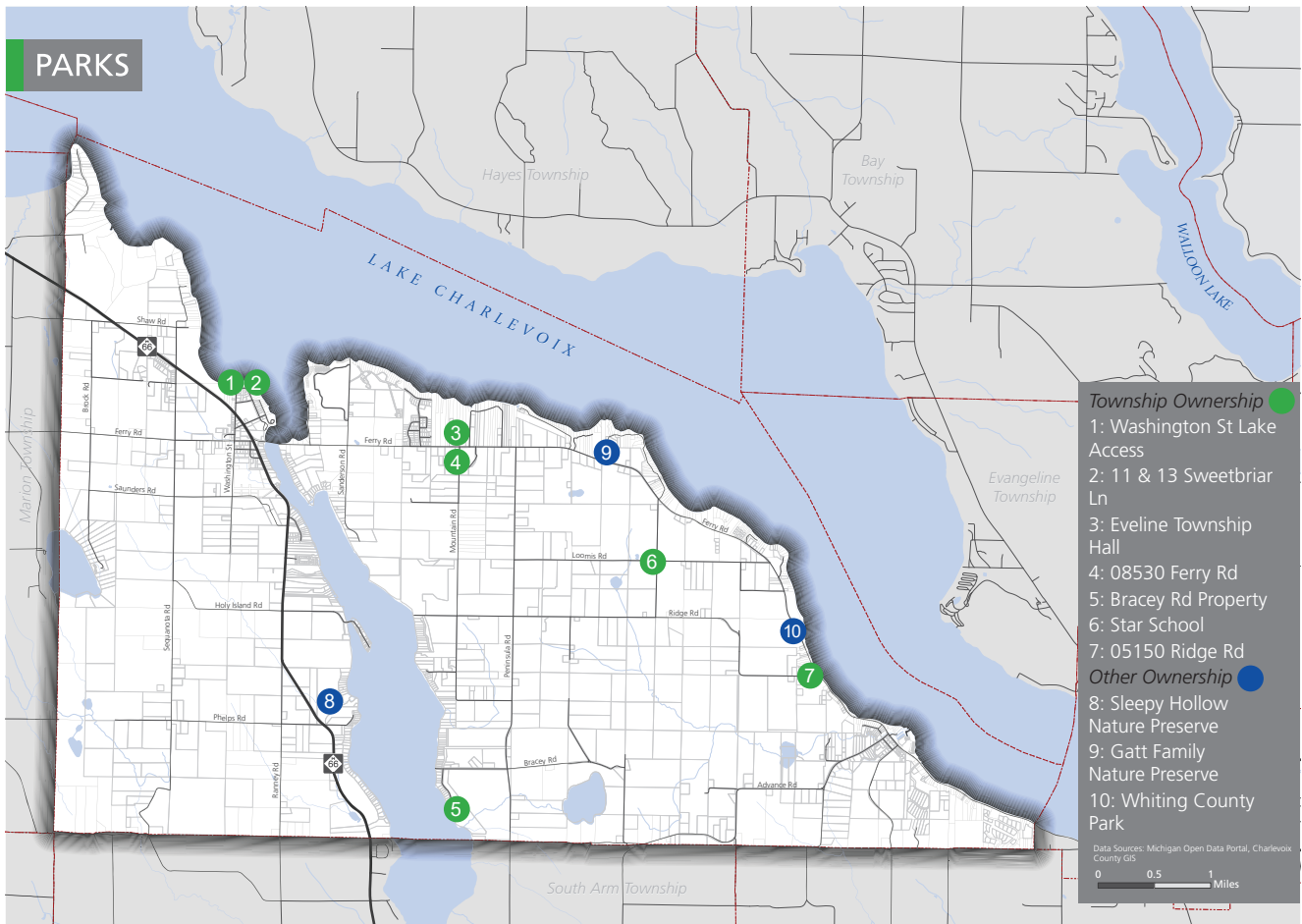
It is anticipated that the Michigan Department of Natural Resources and/or Michigan Department of Transportation grant sources will be pursued to fund the proposed non-motorized trails along M-66 and Ferry Road. For more detail see the Township Recreation Plan.

The Township should maintain an up-to-date local recreation plan to identify the Township's needs for future recreation facilities, recreation programming, and related property acquisitions. The plan should prioritize recreation projects and identify funding sources and a targeted improvement timeline. Further, the Township should require private developers to provide passive and active recreational opportunities in conjunction with large-scale residential developments.

## SOURCES

- 1 Staff phone call, Early Learners Program, 8/24/2020.
- 2 Zucker, S., City, Sommerset Pointe close on new sewer deal, Petoskey News, Dec 10, 2014. [https://www.petoskeynews.com/featured-pnr/city-sommerset-pointe-close-on-new-sewer-deal/image\\_0b74f401-1898-5f68-b007-b89297917f15.html](https://www.petoskeynews.com/featured-pnr/city-sommerset-pointe-close-on-new-sewer-deal/image_0b74f401-1898-5f68-b007-b89297917f15.html)
- 3 Estimated Availability of Broadband Service by County, Michigan Infrastructure Commission. [https://connectednation.hatfield.marketing/michigan/wp-content/uploads/sites/13/2018/07/MI-July-2018\\_Table-5.pdf](https://connectednation.hatfield.marketing/michigan/wp-content/uploads/sites/13/2018/07/MI-July-2018_Table-5.pdf)
- 4 Staff phone call with Jordan Valley District Library, 8/24/2020.
- 5 2018 Annual Report, Charlevoix Public Library. <https://www.charlevoixlibrary.org/wp-content/uploads/2019/01/2018-Annual-Report.pdf>
- 6 Staff phone call with Monica Peck, Library Director, 2/24/2020.

# MAP 6: PARKS





5

# Transportation

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## TRANSPORTATION

### Road Ownership

Both the Township's road and waterway networks provide means of transportation. M-66 is the only state highway in the Township; the highway traverses the western half of the Township, connecting Charlevoix and East Jordan. While M-66 is the major north-south roadway in the Township, Ferry Road/Lake Shore Road is the major east-west transportation corridor. Peninsula Road is another major north-south road in the Township, serving the east side of Eveline Township. Peninsula Road, Ferry Road, and East Jordan-Advance Road are all paved and classified as County Primary roads. The remaining County roads in the Township are under County secondary classification.<sup>1</sup> Because the roads are under jurisdiction of the County the Township does not have direct control over the management of the roads. Additionally, road commissions have no taxing authority and receive funding from the federal government, fuel taxes, and vehicle registration fees. Therefore, Charlevoix County has a millage to fund the roads in the County. In 2019, the residents of Eveline Township paid \$125,608.50 in property taxes to the County road millage.<sup>2</sup>

### Ironton Ferry

Because Lake Charlevoix divides the Township into east and west halves with no bridge connecting them, crossing the Township necessitates using the Ironton Ferry. Otherwise, residents must drive around the south arm of the lake through East Jordan to cross the Township. The ferry is in seasonal operation, generally between April and November. The ferry operates from 6:30 am to 10:30 pm allowing commuters to travel through the Township. The ferry is operated by Charlevoix County and has a variable rate structure depending on mode of transportation.

### Annual Average Daily Traffic

The Michigan Department of Transportation periodically conducts traffic counts on state roads. These traffic counts are reported as Annual Average Daily Traffic (AADT) counts. Five roads within the Township have traffic counts: M-66, Ferry Rd, Sequanota Rd, Peninsula Rd, and Advance Rd. Map7: "Transportation" map details the AADT counts throughout the Township.

### Pavement Surface Evaluation and Rating (PASER)

The Transportation Asset Management Council, an affiliate of the Michigan Department of Transportation (MDOT), evaluates the pavement conditions of Michigan roads. Five roads within the Township were evaluated: M-66, Ferry Rd, Sequanota Rd, Peninsula Rd, and Advance Rd. Road ratings are presented as either "Good", "Fair", or "Poor." Roughly one third of all evaluated roads falls into each PASER rating category. Map 7: "Transportation" details the rating for all evaluated roads. As the map shows M-66 segments are rated as either good or fair. Other than M-66, only Ferry Road, specifically the section from M-66 to Peninsula Road, is rated as good.

The status of M-66 as a state road may be responsible for its higher quality. Other roads within the Township are not classified as state roads and may not have the resources as MDOT roads. The survey responses regarding roads are mixed: while roughly one third of MDOT roads are rated as poor, 81.64% of survey respondents indicated that they were either satisfied or very satisfied with the road maintenance in Eveline Township. Despite this, 71% support an increased millage to finance road repairs.

## Non-Motorized Activity

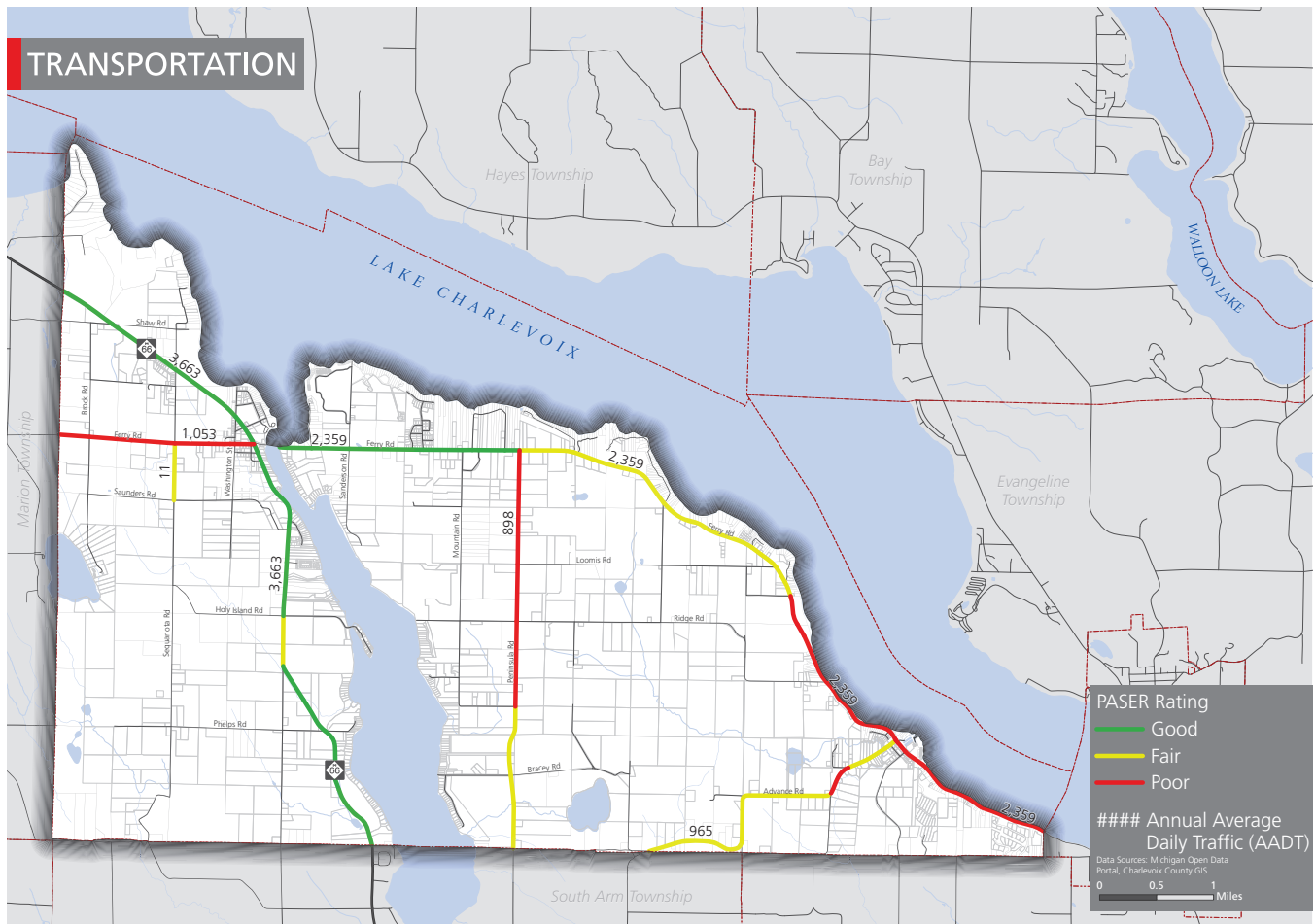
Access to non-motorized infrastructure was one of the most important things to residents' quality of life: 90% of survey respondents said that access to non-motorized infrastructure was very important or important to their quality of life. When the responses are filtered by age groups, 100% of survey respondents under the age of 40 reported that access to non-motorized infrastructure was either very important or important to their quality of life.

## Cycling Infrastructure

Strava is a popular fitness app that tracks where users exercise. This data is aggregate, mapped, and published online which provides insight into how

municipal infrastructure is used for recreation. Map 8: "Non-motorized Activity" map shows where people have been running, biking, and swimming in Eveline Township. The yellow hues indicate a lower level of activity and the purple hues indicate a high degree of activity. Within Eveline Township there is a high degree of activity along several major roads including M-66, Ferry Rd, and Peninsula Rd. Whiting Park also shows a high degree of non-motorized activity. There are also many individual trips along the shore of Lake Charlevoix indicating that people are using the lake for non-motorized recreation such as swimming, kayaking, or canoeing. Expanding non-motorized infrastructure, such as bike paths or paved shoulders, should be targeted along the major roads in the Township because this is

MAP 7: TRANSPORTATION



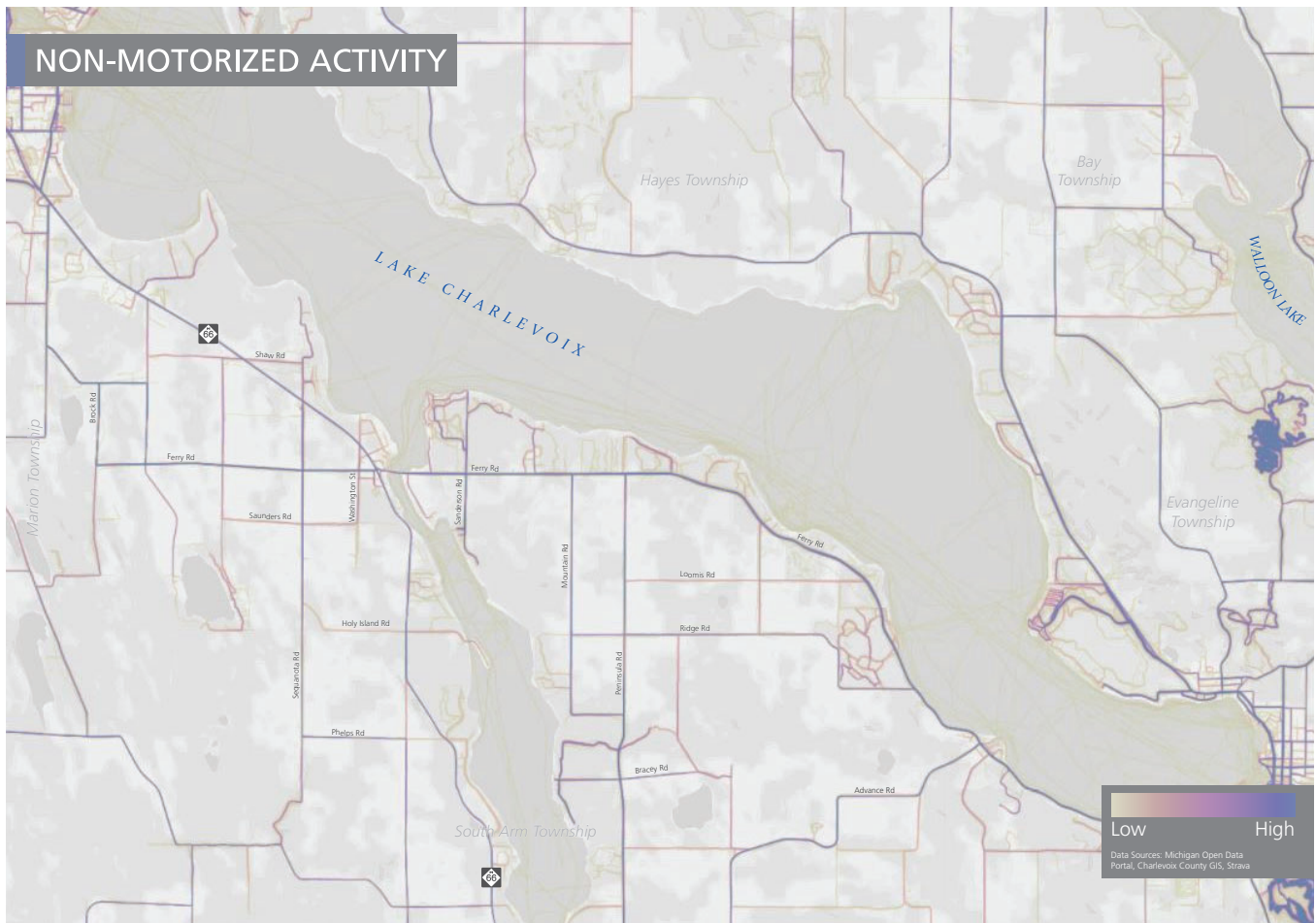


where there is a high degree of use. These improvements can be made when those roads are scheduled to be repaired. See the illustration on page 43 as an example of integrating non-motorized infrastructure.

The Township could consider developing a nonmotorized trail along Lake Shore Road between Boyne City and Advance. The PASER map of pavement conditions shows that this stretch of roadway needs repairs and so the installation of the nonmotorized trail could coincide with a resurfacing project. Ideally, the nonmotorized trail would take the form of a pathway between five and ten feet wide and constructed separate from the roadway, as has been implemented along Boyne City-Charlevoix Road, which would ensure the greatest degree

of safety and comfort for users. The proximity of the road to Lake Charlevoix and the rapid increase in slope away from the lake, could complicate this vision however, and so even an expanded road shoulder with pavement markings as shown in the bike path illustration on page 43 would be a major improvement. The nonmotorized activity map indicates that Ferry Road is quite popular for cyclists currently, despite the road's narrowness at 22 feet, and so any way to create more space for biking would be a safety improvement. The Township will likely need to work with the Charlevoix County Road Commission and seek grant funding through the Michigan Department of Natural Resources recreation grants to implement the expanded bike travel lane. Future extensions could

## MAP 8: NON-MOTORIZED ACTIVITY



be considered to Whiting Park and Peninsula Road.

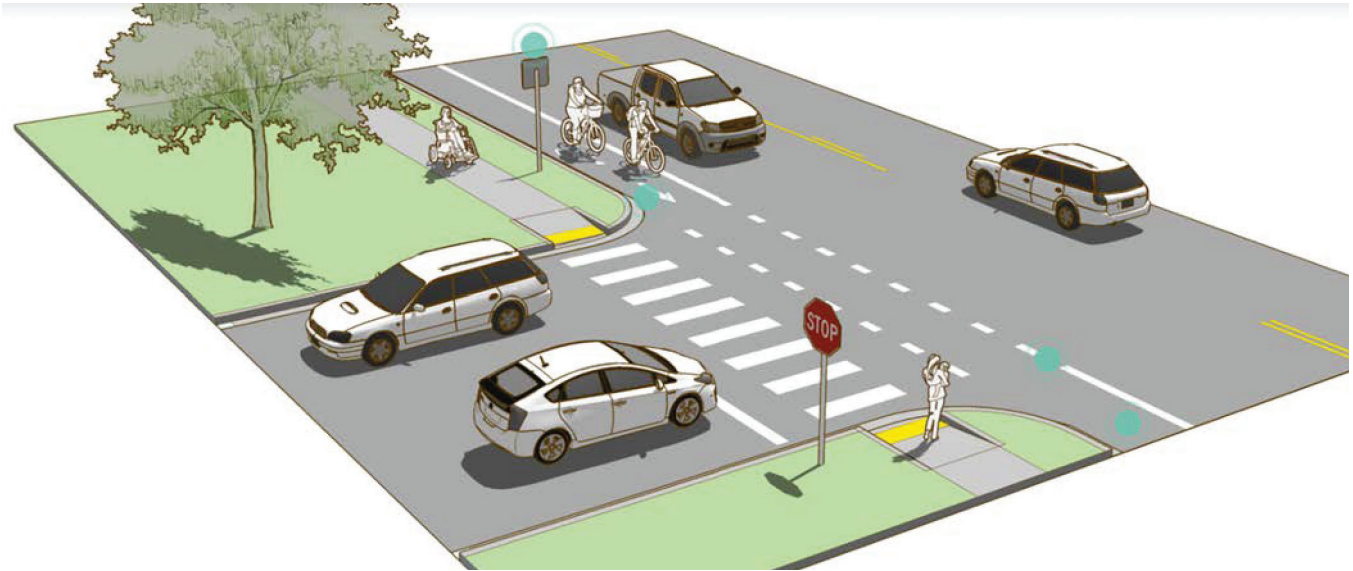
### **Sidewalks**

Sidewalks are an essential feature in any village area because they promote foot traffic between the area's various commercial, residential, and recreation uses. If the community's vision is to promote a vibrant town center atmosphere in Advance, then sidewalks will be an essential component of that vision going forward. When adding pedestrian sidewalks, communities can take one of two avenues – they can use public funds to install it in the public right of ways along roads or they can require that developers build it as development occurs. The Township should consider whether it

can allocate funds to support sidewalks construction or whether developers will need to provide the infrastructure. Currently, the Village Area Mixed Use district, which encompasses Advance, requires that any mixed-use development provide pedestrians and cyclists with safe and pleasant travel through the site. Although this is a good start, the Township could revise the requirements to make them more specific. The standards could enumerate that sidewalks be constructed between 7-8 feet wide, connect with any existing sidewalks on adjoining properties, extend along the entire frontage of any given property. Spelling out specific requirements like this could prove practical in the future, as developers will know precisely what is expected in their proposals.

### **SOURCES**

- 1 All Roads Shapefile. State of Michigan Open Data Portal, State of Michigan.
- 2 Annual Financial Report, Board of County Road Commissioners, Charlevoix County, Michigan, 2019. <http://cms5.revize.com/revize/charlevoixcountyroad/act%2051%202019.pdf>



*Bike paths on road shoulders are an effective infrastructure tool. Source: Small Town and Rural Design Guide:*



*The Ironton Ferry connects the east and west halves the Township and is one of two ways to cross Lake Charlevoix.*



6

# Economics

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## ECONOMIC DEVELOPMENT

Eveline’s geographic location in Charlevoix County has multiple implications for the local economy. Boyne City, Petoskey, and Charlevoix have more economic opportunities (employment, retail, and services) than the Township and as a result, many residents travel out of the Township for those economic opportunities. Among Township residents, very few are employed within its borders. Additionally, employment in the Township is highly seasonal due to the area’s tourism-based economy.

Eveline Township could take several actions to promote investment and new buildings in its village areas, and to grow the tourism segment of its local economy. The Village Mixed-Use zoning category, which encompasses Advance, should be revised to streamline the development process, promote dense and walkable development, and promote tourism and recreational land uses.

### Employment

Table 18: Full-Time and Part-Time

Occupations shows the breakdown of occupations for the full-time, year-round civilian employed population and the part-time seasonal occupation over the age of 16. Roughly 38.7% of Township residents hold a management, business, science, or arts occupation, known as “new economy” jobs, that rely on the production of knowledge or knowledge-based service. “Old economy” occupations include natural resources, construction, maintenance, and transportation jobs that are based on physical labor and generally the production of physical commodities. Both classifications of occupations are more likely to be employed full-time and year-round (85.7%) and as a result are likely to have healthcare and other employer benefits.

Inversely, 76.9% of those with a service job are employed on a part-time basis or seasonally and are unlikely to have the employer benefits. While service occupations only represent 14.8% of Eveline Townships employed population, it does indicate the effects of a seasonal economy. The feast and famine type of economy is difficult on businesses to maintain and for workers to sustain a stable living.

TABLE 18: FULL-TIME AND PART-TIME OCCUPATIONS

Occupation	Full-Time Year-Round Jobs		Part-Time or Seasonal Jobs		Both Full-Time & Part-Time	
	Estimate	% of Total Occupation	Estimate	% of Total Occupation	Estimate	% of Total Occupation
Management, Business, Science, and Arts	190	69.9%	82	30.1%	272	38.7%
Service	24	23.1%	80	76.9%	104	14.8%
Sales and Office	67	54.9%	55	45.1%	122	17.4%
Natural Resources, Construction, and Maintenance	66	85.7%	11	14.3%	77	11.0%
Production, Transportation, and Material Moving	81	71.1%	47	28.9%	128	18.2%
Total	428	62.3%	275	37.7%	703	100%

Source: United States Census Bureau, American Community Survey 2018 5 - Yr Estimates S2401 & S2402.

As shown in Table 18: Full-Time and Part-Time Occupations, management, business, science, or arts earn the highest average annual wages. In all occupations, wages are split along gender lines, known as the “gender wage gap.” Table 19: Sex by Occupation and Median Earnings in the Past 12 Months illustrates the wage breakdown for males and females.

The gender pay gap is especially concerning for female-headed households.<sup>1</sup> A staggering 77% of Eveline Township families below the poverty line are headed by one female. While Eveline Township cannot dictate how private companies pay workers, the Township can offer resources to support female-headed households. For example, over the past ten years, the costs of childcare nationally have increased by 50% while wages remain stagnant.<sup>2</sup> This means that an increasing percentage of parents’ income is being spent on childcare, leaving little to spend on other items. Several childcare options in surrounding communities, including the Early Learners Program in Boyne City, the Head Start Program, which is federally-funded and offered at the Charlevoix Public School Campus, and the Great Start Program, which is funded through the Char-Em Intermediate School District and located at the Charlevoix public school campus. The Township should continue to monitor if it is supplying enough slots for children

living in poverty. The zoning ordinance already allows for childcare facilities in a variety of residential districts, and so the Township should strive to maintain the policy of allowing the businesses to locate in a flexible range of locations.

### Commuting

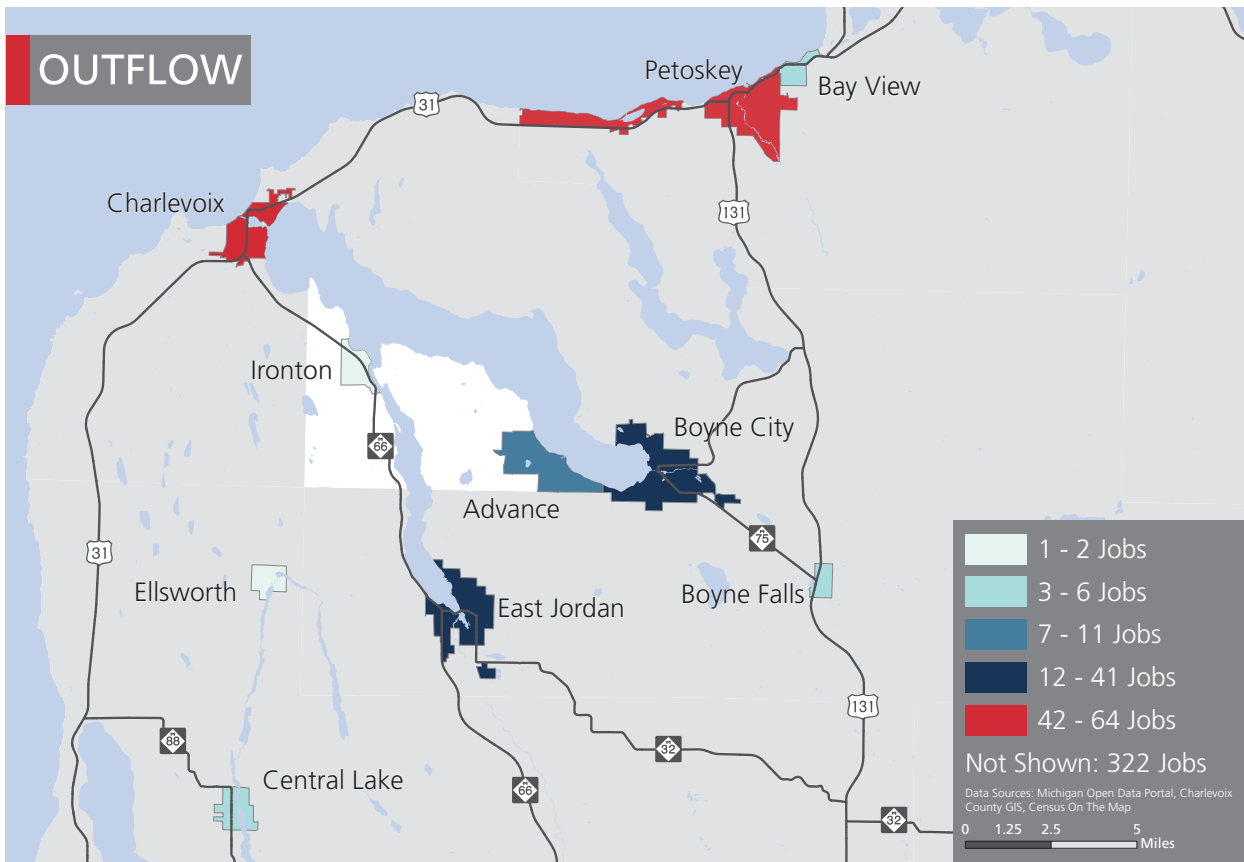
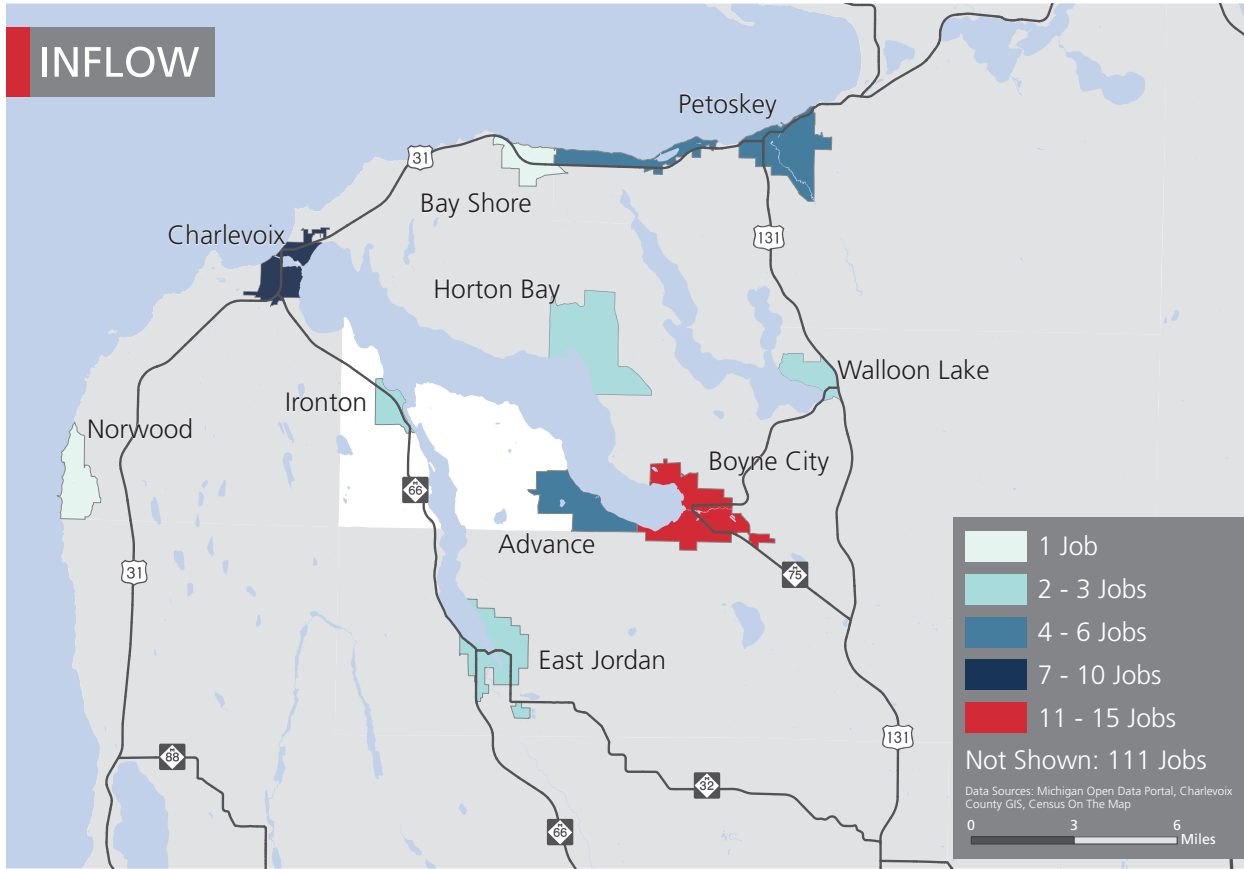
In addition to childcare, commuting is another expensive part of the daily routine for workers. Many of Eveline Township’s residents commute to Boyne City, East Jordan, Charlevoix, and Petoskey. In 2017, 409 residents commuted out of the Township whereas 128 people commuted from elsewhere in the region into the Township for work. Only 20 workers who lived in Eveline Township were employed within the Township.<sup>3</sup> The “Inflow and Outflow” Map shows where workers are coming from (inflow) and where residents are commuting to (outflow). Due to the lack of a comprehensive public transportation system and the distance that commuters travel (average commute time of 22.1 minutes<sup>4</sup>) workers almost exclusively rely on personal vehicles to travel to work. Few workers take a taxicab or motorcycle (1.3%) and an even smaller fraction walk to work (1%). Because it is difficult for residents to travel to work without a personal vehicle, only 0.6% of workers in the Township did not have a vehicle available.<sup>5</sup>

**TABLE 19: SEX BY OCCUPATION AND MEDIAN EARNINGS IN THE PAST 12 MONTHS**

Occupation	Male Average Annual Earnings (\$)	Female Average Annual Earnings (\$)	Female's Earnings as a Share of Men's
Management, Business, Science, and Arts	\$54,313	\$49,659	91%
Service	\$23,750	\$11,875	50%
Sales and Office	\$32,500	\$30,385	93%
Natural Resources, Construction, and Maintenance	\$35,069	n/a	--
Production, Transportation, and Material Moving	\$35,00	\$22,692	64%
Overall Average	\$31,984	\$26,692	83%

Source: United States Census Bureau, American Community Survey 2018 5 - Yr Estimates B24012.

# MAP 9: INFLOW/OUTFLOW



Lengthy commutes can consume a substantial portion of a household's budget. In Eveline Township, households, on average, spend \$14,991 annually on auto costs, assuming a gas price of \$2.50 per gallon. This annual cost in Eveline Township is 215% above what is considered affordable in the region. An astronomical 32.3% of a typical households' annual income in Eveline Township is spent on auto costs annually, compared to an affordable auto cost considered to be 15%.

Even if gasoline were free, annual auto costs in Eveline would still be 174% of the affordable level.

## Employment Sectors

Table 20: Full Time and the Part-Time, Seasonal Population shows that most jobs are in the retail, information, finance/ insurance/real estate, arts/entertainment/ recreation/accommodation, and public administration sector. Because the "inflow and outflow" map only includes full-time, year-round jobs it is difficult to determine where the part-time or seasonal jobs are located. But given the seasonal nature of the region, they are most likely located in nearby communities.

**TABLE 20: FULL-TIME AND PART-TIME OCCUPATIONS**

Employment Sector	Full Time, Year-Round		Part-Time or Seasonal	
	Estimate	% of Total	Estimate	% of Total
Agriculture, forestry, fishing and hunting, and mining	15	50.0%	15	50.0%
Construction	42	79.2%	11	20.8%
Manufacturing	119	76.3%	37	23.7%
Wholesale trade	3	50.0%	3	50.0%
Retail trade	30	45.5%	36	54.5%
Transportation and warehousing, and utilities	22	73.3%	8	26.7%
Information	3	33.3%	6	66.7%
Finance and insurance, and real estate and rental and leasing	7	38.9%	11	61.1%
Professional, scientific, and management, and administrative and waste management services	58	71.6%	23	28.4%
Educational services, and health care and social assistance	105	56.8%	80	43.2%
Arts, entertainment, and recreation, and accommodation and food services	11	23.9%	35	76.1%
Other services, except public administration	12	63.2%	7	36.8%
Public administration	1	25.0%	3	75.0%
Total	428	60.9%	275	39.1%

Source: United States Census Bureau, American Community Survey 5 - Year Estimates 2018 S2404, S2405.



## ECONOMIC STRATEGIES

The economic data shown in this chapter shows a snapshot of the geography of where residents work, the jobs they hold, and their incomes. Local jurisdictions cannot directly affect the types of jobs that are available regionally, however, they can encourage some degree of local job growth through the zoning ordinance by encouraging different types of land development patterns. Networks Northwest, the regional planning agency for northwest Michigan, found in its 2020 economic resiliency report that a high quality “sense of place” and the tourism sector are among the region’s major economic strengths. This section describes land-based strategies that Eveline Township could take to boost the local tourism economy and support the revitalization of Ironton and Advance to capitalize on these strengths the region is known for.

Both urban nodes, Ironton and Advance are unincorporated villages, meaning that they are not independent local governments, but rather, that Eveline Township maintains the ability to plan and zone in these areas. Over three quarters (77%) of survey respondents indicated that they would like to see some growth and development in the Township, but that it should be directed away from agricultural lands. As a result, the Township could take steps to direct and promote more residential and commercial growth in the village areas.

### Village Zoning

The Village of Advance is zoned “Village Area Mixed-Use” which allows developers to submit development proposals for larger tracts of land encompassing many acres, and which can include a flexible mix of commercial, single-family, and multifamily residential uses. The zoning district encourages developers to integrate nonmotorized

transportation and sidewalks in their proposals. It also requires that any proposal undergo a series of Township reviews, including a public hearing.

Although the flexible district could work for approving large-scale redevelopment projects, the review process requires that any proposal go through a preliminary development phase, planning commission review, and a public hearing, and this process may preclude smaller-scale projects that might encompass just a couple parcels from even being proposed. Large-scale planned development should not be the only way for private developers to build in the village because small, single-parcel development can add value to the community and build its desired “village” character over time. The Township could revise the district to make it a conventional zoning district that allows for the more rapid review of smaller projects through the site plan review process. The Township could also consider allowing commercial and mixed-use projects that are by-right to be reviewed administratively, as this would further streamline the process of developing in the area.

The current Village Mixed-Use district also does not specify building size, lot dimension, setbacks, architectural quality, and acceptable land uses, but instead leaves this up to the developer to propose. The Township could consider revising the district to thoroughly describe building types that are permitted and to clarify the baseline expectations for developers to use when designing planned development proposals, thereby adding certainty to the development process.

### Uses

The Village Mixed-Use district currently allows a broad range of commercial and residential uses by-right. Although this is a suitable mix of uses, the information

could be provided more clearly by adding it in Section 2.2 of Article II, which displays the uses that are allowed in each zoning district in a table. This format would clarify the allowable uses compared with the current format in which the list of permitted uses is written out and refers to other zoning districts to describe the allowable uses. The Village Mixed-Use district could specify mixed commercial and residential buildings as an allowed use by adding “second-floor residential” to the matrix in Section 2.2. Some uses such as automobile service establishments can impede the success of village districts by generating noise and visual clutter, and so the Township could make sure to exclude these types of uses in the Village Mixed-Use District when the district is codified in section 2.2.

### *Dimensional Standards*

The Township could also consider specifying dimensional standards that apply to properties in the Village area and list the standards in the schedule of regulations in Section 2.3, alongside its other conventional zoning districts. Future developers in the areas designated as “Village” in the future land use map may seek to subdivide some of the larger tracts of land and so the Township could set a small lot size, such as of 4,000 square feet, to allow for developers to create a dense and walkable setting. It could also consider setting minimum rear and side yard setbacks that would apply, for example 25 and 10 feet, respectively. Other unincorporated town areas in the area such as Walloon Village have retained minimal side and rear setbacks on small lots, which allow for some spacing between buildings while still promoting a dense and walkable village character. The maximum building height could be changed from 35 feet to two or three stories, which would limit building height but add for each story to be sized flexibly.

### *Parking*

Of all the requirements in a zoning ordinance, off-street parking often consumes land most rapidly and limits the buildable space that tenants can occupy. An oversupply of parking degrades the economic potential of the land, yet parking also adds value insofar as it allows visitors to access sites who would not otherwise be able to. That said, many visitors to Advance and Ironton will likely require parking, given that most of them will be driving to the village areas from miles away. A parking solution would need to allow visitors to access the sites in a way that does not consume land and discourage development.

The Township could consider acquiring land for and building a public parking facility in Advance. The widths of Wilson Road and Wood Street could be widened slightly to make room for on-street parallel parking. The Township could also consider acquiring a parcel for a small off-street public parking lot. Although constructing and maintaining a public parking area would entail some cost on the Township’s part, this small action could increase access to the village areas dramatically and lay the groundwork for private investment.

If public parking were provided, the Township could reduce the number of off-street parking spaces required for private development as specified in Section 4.21, which would increase lots’ buildable areas and open up new land for development, effectively reducing the cost of developing. The Township could also specify allowable reductions in the required parking when uses that operate at different times of day – like a hotel and a retail store – are in proximity. For instance, it could specify that the number of off-street spaces for a commercial lodging and retail use could each be provided at 75% of each requirement if the two uses are located close to one another. The Township

could also remove its requirement that parking be located on the same lot as the use it serves, and instead require it be within several hundred feet of the lot, to encourage shared parking lots. To take these ideas even further, the Township could consider setting parking maximums rather than minimums. Together, these actions could promote easy access to the villages while maximizing the potential of lots.

### *Design & Landscaping*

Offering a distinct sense of place with unique architecture is a major factor that can attract visitors to recreate, dine, and shop in a given area. Quality architectural materials and characteristics can enhance a structure's longevity and stabilize land values in the long run. Fortunately, Eveline Township can accomplish this by enforcing design standards in Advance and Ironton through its zoning ordinance.

The Village Mixed-Use district requires that new buildings feature "traditional architectural styles and materials", however, the Township could consider drafting more specific language

regarding building materials, the shape of doors and windows, and the provision of front porches to elucidate exactly what this phrase means. The Somerset General Store and the nearby condos in the development have some distinguishing architectural characteristics such as historic wood construction that could be encouraged for future buildings. The existing requirement for street-level windows and displays could also be clarified by setting a certain amount of the ground floor building frontage that would need to be allocated for window space – 60% for instance. Drafting quantifiable standards would add certainty in the development process by defining exactly what applicants need to provide to get Township approval. The Somerset General Store already features outdoor café seating and the Village zoning district could encourage new structures to feature outdoor seating by listing it as a by-right use in Section 2.2.

Trees and foliage also help promote a unique sense of place, can encourage visitors to spend time in a location, and can screen unsightly parking lots from view when development starts occurring



*The prime agriculture lands in Eveline Township are an economic asset to the community.*

in a dense village setting. While the Village Mixed-Use district currently requires that development proposals provide vegetation, the Township could consider strengthening the specificity of its landscaping provisions including the quantity to be provided, type, and location. Vegetated buffers and fencing could be required around the perimeter of off-street parking lots, while street trees could be required along main roads such as Ferry Road. Landscaping can also be required for commercial uses when they border a residential lot to protect the privacy of residents and limit any unwanted sight lines between properties.

### **Parks & Public Spaces**

Public spaces that invite visitors to gather and spend time in a place are key components of any lively village area. Although the Washington Road end site allows for some lake access in Ironton, public spaces are missing in Advance, despite the Village's prominent frontage on Lake Charlevoix. Lakefront access is a valuable commodity in Charlevoix County communities, any public connection to the lake would almost certainly increase the appeal of the Village area for visitors, and consequently, the value of the properties south of Ferry Road as a location for business and investment.

Currently a small beach exists near the mouth of Porter Creek that the public can use, however the access point is not well-marked for public use and so Eveline Township could explore the possibility of enhancing the beach. Because most of the surrounding shoreline is owned privately by the Sommerset Yacht Club, this would likely entail the purchase of an easement. The Sommerset Point site was once used as a coal power plant that had a deep-water port for freighters. The steep lake bathymetry that resulted from this historical use would make the development of a beach difficult

but might support a lawn area with public seating and vegetation, and a boardwalk or multi-use trail along the water. An extension of the walkway along Porter Creek would also be an enhancement. The Township could also consider working with the Sommerset Association to enhance the signage and wayfinding to direct visitors to the beach.

The Township could also consider the addition of a boardwalk near the beach. If constructed, the boardwalk should also connect with a bike trail along Lake Shore Road as the Township implements the community's vision of a nonmotorized trail system.

### **Planned Unit Development (PUD)**

Many communities permit planned unit development sections in their zoning ordinance to function as flexible development options. The PUD option typically applies to larger-scale and mixed-use proposals that encompass large tracts of land and multiple parcels. Planned unit development does not completely negate the zoning standards of the underlying district but allows the municipality flexibility in allowable use, setbacks, and building scale standards in exchange for the developer providing other desired features such as pedestrian circulation, landscaping, or affordable housing.

Currently, Eveline Township's "Village Area Mixed-Use" zoning functions similarly to a planned unit development - it allows developers to submit flexible proposals for large tracts of land that can include a mix of residential and commercial uses. The Township could codify a planned unit development option into its ordinance so developers could request in multiple zoning districts, not just the village areas. The district requirements and review procedure could remain similar to the Village Mixed-Use district, however, the Township could consider enumerating

more standards for plans to qualify for planned unit development review, including environmentally-friendly features like stormwater retention features or pervious pavement, specific types of landscaping, or extra buffering between the site and surrounding properties.

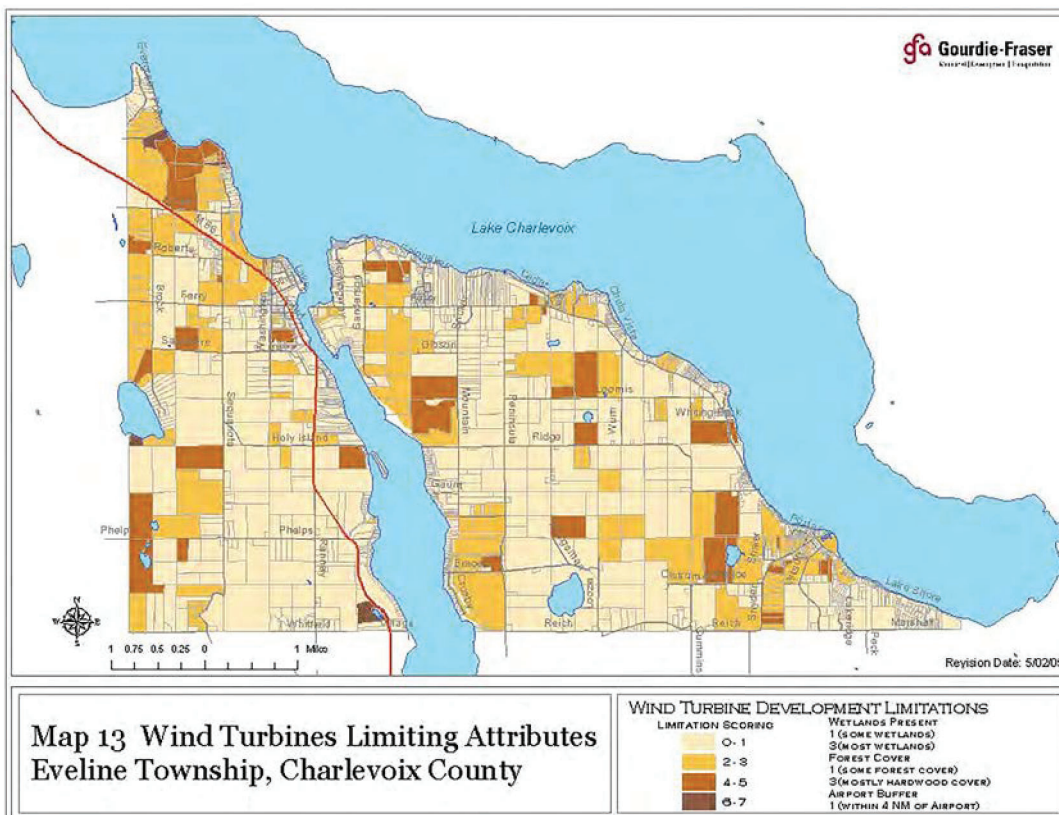
## RENEWABLE ENERGY

Wind turbines have many economic benefits to local communities including direct employment, land lease payments to property owners, and increased property tax revenue. The wind sector employed 111,116 people nationally in 2019, an increase of 3.5% from

**TABLE 21: WIND TURBINES LIMITING ATTRIBUTES**

Limiting Factor	Point Assignment
Wetlands Present	
Some wetlands on parcel	1 negative point
Mostly wetlands on parcel	3 negative points
Forest Cover	
Some forest cover on parcel	1 negative point
Mostly hardwood cover on parcel	3 negative points
Airport Buffer	
Parcel within 4 nautical miles of an airport	1 negative point

**MAP 10: WIND TURBINES LIMITING ATTRIBUTES**



2017.<sup>6</sup> Additionally, the development of wind farms generates more jobs than individual turbines. Annual payments to property owners range from \$3,000 to \$4,000 for a single wind turbine, a reliable source of financial productivity of their land.<sup>7</sup> While wind turbines have beneficial impacts for property owners, many adjacent property owners may have concerns about the effects of wind turbines on their property values. For properties that have an established viewshed interrupted by a wind turbine, property values are shown to slightly decrease. But for properties that do not have an established view, the impacts are negligible.<sup>8</sup> In Eveline Township this would apply to wind turbines that interrupted established views of Lake Charlevoix. The 2013-2014 Comprehensive Plan outlined an in-depth methodology to determine which areas are best suited to accommodate wind turbines. The methodology identified three factors that limit the development of commercial wind turbine generators. These factors are mapped on the accompanying Map 10: Wind Turbines Limiting Attributes. A description of each and impacts are discussed below.

1. Tree Cover Areas: Areas of existing tree cover are less suited to the development of wind turbine generators because, generally, these areas have less open areas with less wind volume. Encouraging wind turbine development in heavily treed areas may also precipitate the removal of existing vegetation to increase the efficiency of the generators. The tree cover areas generally coincide with the planned residential areas of the Township. The exceptions to this are small pockets of pine or conifer tree cover scattered throughout the upland areas of the Township.

2. Wetland Areas: Wetland areas are considered environmentally sensitive, and generally speaking, very limited

development is planned for these areas. Due to the potential short-term disturbance and ongoing impacts of wind turbine development in wetland areas, wetlands are considered a limitation to wind turbine development.

3. Proximity to Airports: According to information from the Federal Aviation Administration, any tower of greater than 200 feet in height requires FAA approval. Further, towers less than 300 feet above ground level located closer than four nautical miles from an airport are considered an obstruction to air navigation and may require, on a case-by-case basis, "obstruction lighting". Obstruction lighting may consist of high intensity flashing white lighting or other similar lighting that may create a significant impact on the community. Therefore, any areas within four nautical miles of an airport are a limitation.

These limitations affect certain parcels to a greater extent than others; likewise, some of these factors are more limiting than others. Therefore, a system of scoring each parcel was used as is indicated in the table "Renewable Energy Scoring System". Each parcel received a net score of between 0 and negative 7 points.

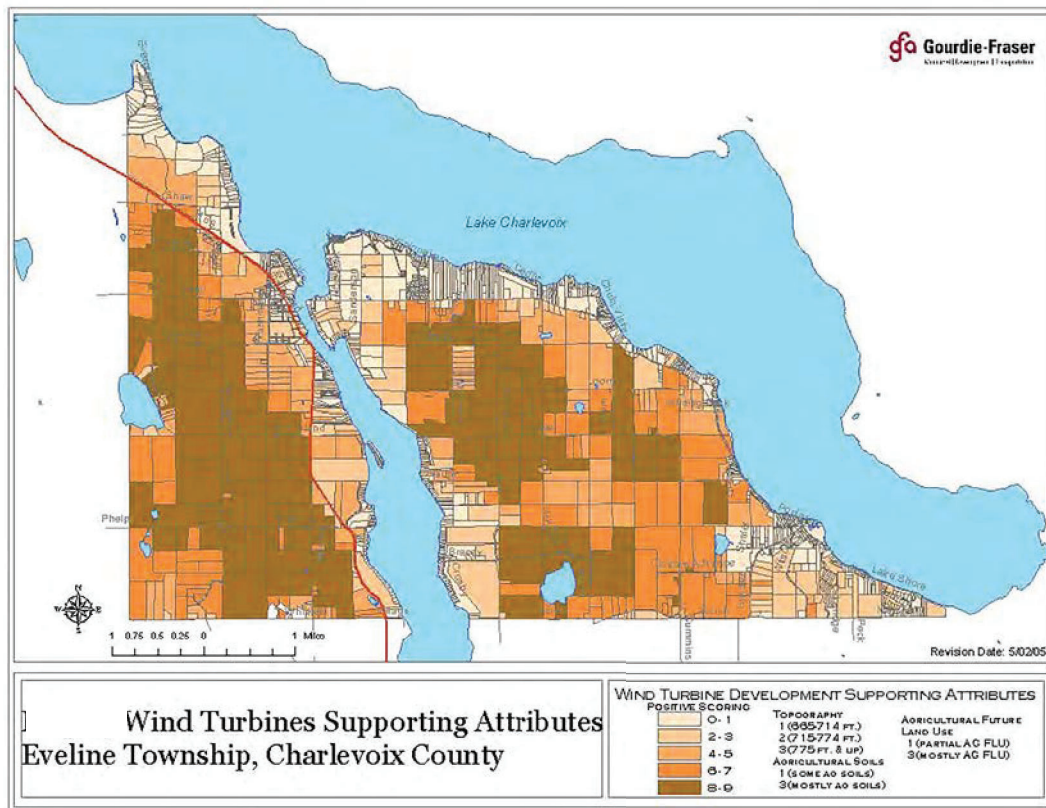
Map 11: Wind Turbines Supporting Attributes depicts the three physical attributes that support the development of commercial wind turbine generators. That is, these are the areas in the Township that can best support this land use notwithstanding the limitations discussed above.

1. High Elevation: Generally, the highest wind volumes and therefore most efficient and cost-effective locations for wind turbine generators are at relatively high elevations. Elevations in the Township vary between 665 feet and 775 feet. The highest elevations are found in the interior landmasses of the Township, roughly one-half mile

**TABLE 22: WIND TURBINES SUPPORTING ATTRIBUTES**

Supporting Factor	Point Assignment
Topography	
665 – 714 feet	1 positive point
715 – 744 feet	2 positive points
775 feet and up	3 positive points
Agricultural Soil	
Some ag soils on parcel	1 positive point
Approximately half ag soils on parcel	2 positive points
Mostly ag soils on parcel	3 positive points
Agricultural Future Land Use Designation	
Partial ag FLU designation on parcel	1 positive point
Half ag FLU designation on parcel	2 positive points
Mostly ag FLU designation on parcel	3 positive points

**MAP 11: WIND TURBINES SUPPORTING ATTRIBUTES**



from the shorelines, exclusive of river corridors.

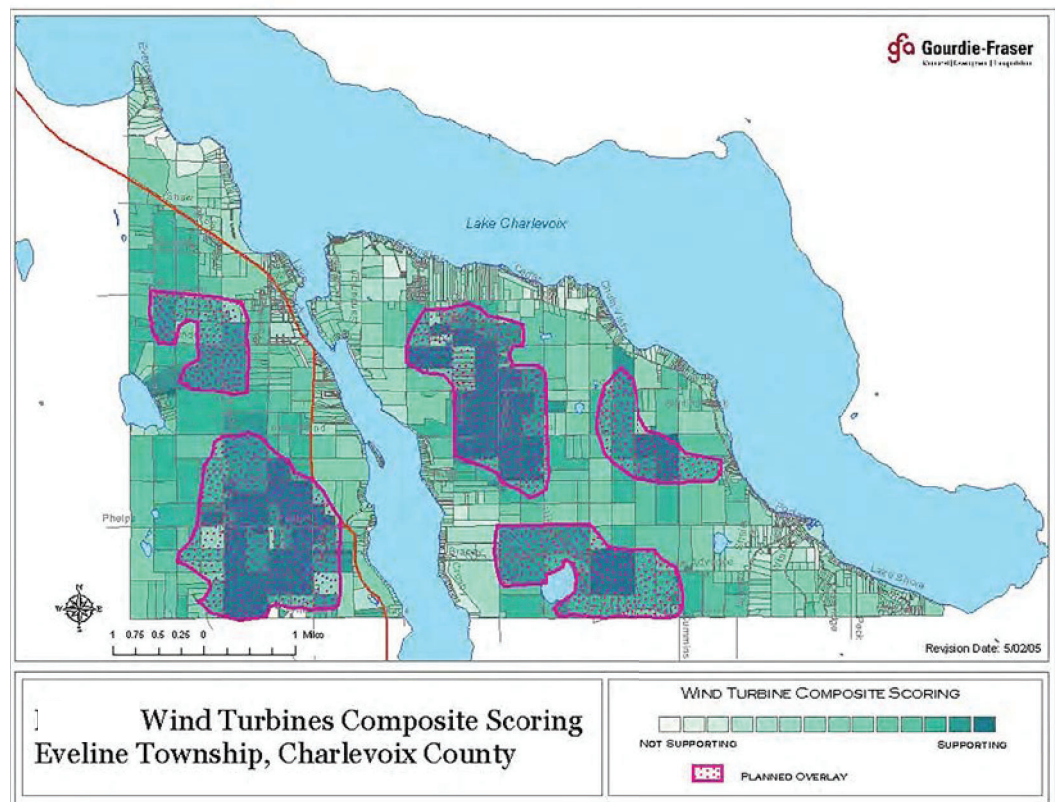
2. Prime Agricultural Soils: The soil types known to be prime agricultural soils best supporting agriculture are identified on Map 4. This is an attribute supporting wind turbine development because these areas are more isolated from residential uses and increasing use options may increase the financial viability of holding large tracts of agricultural land. These soils are found throughout the Township's interior sections with a large concentration in the central-eastern part of the Township.

3. Agricultural Future Land Use: For the same reasons cited above, the parts of the Township now planned for ongoing agricultural use are identified as supporting wind turbine development. These areas include expansive portions of the interior sections of the Township as shown on Map 13: "Future Land Use."

Again, the supporting factors affect certain parcels to a greater extent than others and some factors have more impact than others. The related scoring for each parcel was as is shown in the Table 22: "Wind Turbines Supporting Attributes"

The composite score for each parcel is shown on Map 12: Wind Turbines Composite Scoring. Scoring ranged from negative 7 to positive 9 points. The five areas of the Township with the highest concentration of positive composite scoring were identified as "wind turbine overlay areas". These overlays include almost all of the areas with an elevation over 775 feet (except for one area in the southeastern part of the Township that is also within 4 nautical miles of the Boyne City airport and another area east of Nowland Lake that received a relatively low composite score because it was not planned for future agricultural use and contains some wetlands); all

## MAP 12: WIND TURBINES COMPOSITE SCORING





of the five overlay areas include the majority of the areas with an elevation between 715-774 feet.

An overlay zoning approach for wind turbine development is planned based on the overlay identified in this section. Further, zoning restrictions related to the following will be included in the overlay restrictions:

- » Tower height
- » Tower lighting restrictions

- » Ample setbacks to address concerns regarding blade and ice throw, vibration and noise impacts on residential land uses

- » Aesthetics (tower color, signage, landscaping, and related regulations).

Such zoning restrictions should be based on industry norms and standards. All restrictions should be designed to allow this land use within reason in a variety of appropriate locations within the Township.

## SOURCES

- 1 United States Census Bureau, American Fact Finder, 2018 5 – Yr Estimate B17006.
- 2 United States Bureau of Labor Statistics, Data Viewer. <https://beta.bls.gov/dataViewer/view/timeseries/CUSR0000SEEB03;jsessionid=FC7A5B2B388AC4DBE4FCAA896DBB6BA6>
- 3 Census On the Map, United States Census Bureau, Accessed on 9/16/2020.
- 4 United States Census Bureau, American Community Survey 2018 5 – Yr Estimates S0801 .
- 5 United States Census Bureau, American Community Survey 2018 5 – Yr Estimates S0801 .
- 6 Fact Sheet – Jobs in Renewable Energy, Energy Efficiency, and Resilience (2019), Environmental and Energy Study Institute. <https://www.eesi.org/papers/view/fact-sheet-jobs-in-renewable-energy-energy-efficiency-and-resilience-2019>
- 7 Dinola, S. Farm Income – Land for Wind Farms – Additional Income for Land Owners, My Wind Power System, 1/03/2017. <https://www.mywindpowersystem.com/2017/03/11/land-for-wind-farms-have-you-got-land/>
- 8 Do Wind Turbines Affect Property Values? Forensic Appraisal Group, Ltd.



8

# Implementation

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## COMMUNITY GOALS & OBJECTIVES

This chapter codifies a list of goals for Eveline Township to achieve the community's desired future and describes a series of actions for the community to take. The goals and actions are derived from the community survey responses, public input from the visioning session, the inventory of existing conditions from the previous chapters, and engagement with the Planning Commission. The goals are divided into six themes – agricultural preservation, village areas and

economic growth, natural and scenic resource goals, development process and access goals, and infrastructure and parks goals. To make the goals as implementable as possible, each action lists the agency or commission that will be responsible for managing the action, and the next steps it could take toward implementing it.

The results from the master plan survey, which received 106 responses among residents, was used to assist the Planning Commission in formulating the mission statement as shown below.

### Mission Statement

*To retain and promote the rural and agricultural atmosphere of Eveline Township and to support the protection of surface water, groundwater, wetlands, woodlands, and the quality of ecological, natural, and recreational resources of the Township. To promote the establishment of residential, civic, recreational, cultural, and commercial uses, which will be concentrated in village centers and will develop at a pace that will not overburden public services and/or infrastructure, and to protect the health, safety, and general welfare of the populace.*



Eveline Township provides public access to Lake Charlevoix on Washington Street in Ironton.

## Agricultural Preservation Goals

The preservation of rural lands in the Township emerged as an important community characteristic and quality of life issue in the community survey. The vast majority (91%) of survey respondents reported that farmland preservation was important to their quality of life, and 40% responded that the loss of farmland was at least somewhat of a problem. Although the Township has some strong farmland protection provisions, these results indicate that the provisions could be strengthened.

The Township could review its conservation standards to ensure that they protect rural landscapes to the maximum extent possible. The

conservation subdivision section defines a scoring system for use in determining which areas of a large agricultural parcel would have the lowest impact if developed for housing. This scoring system could be revised to factor in the steep slopes, wetlands, and prime farmland maps in the natural features chapter. The conservation subdivision section could also require a statement from applicants describing how the conservation priorities are best met with their proposal. The Township could also explore the possibility of creating a purchase of development rights or agricultural preservation funds program with state and regional partners, which would purchase the development rights of farmlands and ensure that agricultural parcels are preserved in the future.



*Eveline Township maintains a cemetery on Ridge Road near Advance.*

**Goal: Preserve and enhance the commercial viability of all agricultural uses in the Township and protect the most valuable agricultural and forested areas, especially productive and important agricultural and forested areas.**

Action	Project Lead; Partners	Possible Next Steps
Designate the core agricultural and timberlands, and protect them from degradation, fragmentation, or infringement by inappropriate non-rural development.	Planning Commission; Township Board	<ul style="list-style-type: none"> <li>» Review the conservation subdivision section in Section 2.8 L.</li> <li>» Consider incorporating lot sizes and setbacks for the two districts into the schedule of regulations like a normal zoning district</li> </ul>
Allow a maximum of one dwelling unit per ten acres of land in the core agricultural and forest areas, and require dwellings to be clustered on one portion of the property with the balance of the property retained for farm, forestry, and open space purposes.	Planning Commission; Township Board	<ul style="list-style-type: none"> <li>» Consider whether fewer dwellings per acre would be appropriate for the Farm and Forest zones.</li> <li>» Review the conservation subdivision section in Section 2.8 L to determine whether reducing the permissible residential density is appropriate.</li> </ul>
Encourage all owners of prime, regional, and locally important farm and forest lands to place conservation easements or other incentives that ensure the future use of those lands for farming and forestry purposes.	Planning Commission; Michigan Department of Agriculture & Rural Development	<ul style="list-style-type: none"> <li>» Explore the creation of a purchase of development rights or agricultural preservation funds program.</li> <li>» Consider the possibility of an “Agricultural &amp; Scenic Resource” overlay zone to designate the properties that would qualify for the incentives.</li> </ul>
Designate agricultural and forested lands of a secondary level of productivity and promote a rural development pattern in these areas.	Planning Commission; Township Board	<ul style="list-style-type: none"> <li>» Review the conservation subdivision section in Section 2.8 L. Consider creating lot sizes and setbacks for the two districts into the schedule of regulations like a normal zoning district.</li> </ul>
For secondary agricultural areas, promote land for grazing and raising of animals, limited timbering, hayfields, buffering of intensive agricultural areas from residential areas, and agri-businesses, and limit the overall net residential density to one dwelling unit per 8 acres, and require dwellings be clustered on one portion of the property with the balance of the property retained for farm, forestry, and open space.	Planning Commission; Township Board	<ul style="list-style-type: none"> <li>» Consider adding an “intensive agricultural” use as a special land use in the Farm-Forest 2 district. Add supplemental standards and/or buffering requirements to the land use. Review the scoring system in Section 2.8 L to consider wetlands as mapped in this plan.</li> </ul>
Support any county- or region-wide purchase of development rights programs to protect significant agricultural resources identified in this plan.	Planning Commission; Charlevoix County Planning Commission	<ul style="list-style-type: none"> <li>» Engage Charlevoix County to establish a purchase of development rights program.</li> </ul>

## Village Areas & Economic Growth Goals

Resident input also indicated that Eveline Township holds the potential to accommodate growth and support new business. Over three quarters (77%) of survey respondents indicated that some growth could be developed in the village areas of Advance and Ironton but that prime agricultural lands should be preserved. Survey respondents indicated that they would support new business establishments in the Township as well. Almost two thirds (65%) of survey respondents reported they would visit a new restaurant in the Township either once per month or once per week, while nearly three quarters (73%) said they would visit a new food and beverage or specialty store at least once per month.

Eveline Township could consider ways

to ensure its zoning practices support new development and these types of uses in the Village areas of Advance and Ironton. The Township could revise its Village Mixed Use zoning to make it a conventional zoning district with setbacks, regulated uses, and lot dimensions to be reviewed through the site plan review process, and not just as a planned unit development. Setback requirements should be set low, with no front yard, and minimum lot sizes should be small to encourage walkable village patterns. Supplemental standards for landscaping and architectural design could also be incorporated into the zoning to add clarity and promote high-quality buildings that contribute to a unique sense of place. Importantly, the Township could lay the groundwork for investment in the Villages by exploring a public gathering space, municipal parking facility, and a wastewater system in Advance.



*The Whiting Park memorial honors Perry Whiting, who deeded the park to Charlevoix County in 1923.*

**Goal: Direct all non-rural and non-agricultural activities to high-density areas within the Township, especially the village centers of Ironton and Advance.**

Action	Project Lead; Partners	Possible Next Steps
Allow high-density residential in the areas of Ironton and Advance; limit them elsewhere in the Township.	Planning Commission; Township Board	» Explore Revisions to the Village Mixed-Use Zone to make it a conventional zoning district. Add multifamily and mixed-use buildings as by-right uses.
Allow commercial uses in Advance and Ironton; limit them elsewhere in the Township.	Planning Commission; Township Board	» Consider revisions to the Village Mixed-Use Zone to make it a conventional district. Add commercial service and retail as by-right uses.
Encourage commercial-service types of businesses to locate in areas served by an approved municipal sewer system.	Township Board; Planning Commission, MEDC, MDARD	» Investigate the feasibility of a municipal wastewater system in Advance and Ironton with an engineering study Support rezoning proposals that promote commercial uses in the village areas.
Promote the “village” concept of development for Ironton and Advance where businesses and residential developments are clustered with off-street parking behind buildings.	Planning Commission; Township Board	» Revise the Village Mixed-Use Zone and make it a conventional zoning district. Add supplemental standards for landscaping and architectural features as needed.
Continue to monitor areas and around the villages where medium-density residential development is appropriate; encourage continued infill residential development here at an overall net density of approximately 2 units per acre.	Planning Commission; Township Board	» Monitor whether more land near the villages should be placed under the village mixed-use zoning designation.
Encourage tourist-oriented and service, commercial, and professional office uses in the village areas.	Planning Commission; Township Board	» Consider revising the Village Mixed-use district to allow outdoor café seating, food service, and retail uses as described in the Economic chapter.
Disallow warehousing and automobile-oriented uses in the village areas. Manage short-term vacation rentals throughout the community with strong regulatory controls.	Planning Commission; Township Board	» Consider Amendments to the Village mixed-use zone to disallow automobile and warehousing uses in the future. » Revise the short-term rental ordinance.
Allow controlled expansion and development in village areas while retaining the villages’ basic character.	Planning Commission; Township Board	» Consider revising the Village Mixed-use district as described in the Economic Development chapter. Explore the creation of a municipal lot in Advance. Reduce the parking standards in the zoning ordinance.
Allow limited recreation-related commercial uses on the waterfront within the village areas at a limited size, scale, and density.	Planning Commission; Township Board	» Consider adding recreation-related businesses as a permitted use in the commercial and mixed-use districts.
Explore the development of a community gathering space on the water in Advance such as a boardwalk or lawn area near the water.	Planning Commission; Township Board, Somerset Pointe Association	» Engage the Somerset Pointe Association or private property owners along Porter Creek to judge the feasibility of creating/ expanding public access.
Assess the feasibility of creating municipal parking facilities in Advance or Ironton. Revise the off-street parking standards in the zoning ordinance to reduce the costs of development.	Planning Commission; Township Board,	» Assess the possibility of land acquisition for a public parking facility. Plan the annual budget for land acquisition if the facility is needed.

## Natural & Scenic Resources Goals

Survey respondents identified the Township's scenic resources as an important community asset. All respondents rated Lake Charlevoix Water Quality as either important or very important to the quality of life in the Township. The zoning ordinance already has a greenbelt section that requires waterfront property owners to plant vegetation and reduce impervious surfaces to maintain the Lake's water quality. Several respondents replied that "lack of enforcement of the greenbelt ordinance" is a major problem. The Township can partner with Tip of the Mitt Watershed Council and Lakefront homeowner associations to inventory

and monitor conditions and to educate them about the provisions. Distributing educational materials on an annual basis would be a strong start. The Township could also incorporate consideration of how development proposals affect contiguous stretches of forest and wildlife habitat into the site plan review process.



*The Star School on the corner of Loomis Road and Wurn Road is an historic building atop public land.*



**Goal: Promote the preservation of scenic resources, low-impact recreation, natural features, environmentally significant features, and ecologically important resources in the Township.**

Action	Project Lead; Partners	Possible Next Steps
Protect ridgelines and hillsides with regulatory restrictions.	Planning Commission; Township Board	» Investigate the need for an “Agricultural & Scenic Resource” zoning overlay, which would allow properties to qualify for preservation incentives.
Encourage the protection of panoramic viewsheds and vistas throughout the Township by allowing clustering of residences and potentially providing density bonuses for the protection of these resources.	Planning Commission; Township Board	» Review the Conservation Subdivision Section and explore whether a density bonus could be offered when conservation priorities in item L4 of section 2.8 are met.
Promote ground and surface water protection by encouraging individual property owners to be stewards of the land to protect water resources.	Planning Commission; Tip of the Mitt Watershed Council, Lakefront Associations	» Educate property owners about the Township’s greenbelt provisions in Section 4.6 and partner with regional organizations to educate property owners on water quality management practices they could use.
Strengthen the zoning provisions to better protect water quality, such as with regulations regarding shoreline structures, impervious surfaces, and enhanced shoreline greenbelt regulations.	Planning Commission; Township Board;	» Consider Revising the Greenbelt Section to define native and invasive species. Strengthen language to prohibit the removal of any native vegetation. Review the conservation subdivision section in Section 2.8 L.  » Review the scoring system in the “conservation priorities” table to include wetlands.
Review and update the Zoning Ordinance, as appropriate, to include standards recommended by outside agencies such as the Tip of the Mitt Watershed Council and similar agencies for the protection of the ground and surface water in the Township.	Planning Commission	» Review recent Tip of the Mitt publications including the Lake Charlevoix Gap Analysis.
Work cooperatively with the Road Commission to improve and maintain road-stream crossings in the Township to protect the water resources.	Planning Commission	» Evaluate the impact of stream crossings in the Township to determine their impact on stream water quality.
Recognize the importance of preserving and linking greenways and wildlife corridors when approving development proposals.	Planning Commission; Township Board	» Consider requiring a statement from applicants appraising the proposal’s effect on wildlife corridors as part of the site plan review process in Section 8.5 of the zoning ordinance.
Protect Township residents and property from natural hazards associated with development that infringes on natural systems such as floodplains, steep slopes, and natural shorelines.	Planning Commission; Township Board	» Use the natural resource mapping in this plan to review the appropriateness of the existing steep slopes protection zone.
Promote countywide inspection of septic systems and mandatory system upgrades prior to building expansions or transfer of property.	Planning Commission; Township Board, Charlevoix County Planning Commission	» Explore the adoption of a time of transfer of mandatory inspection septic ordinance either at the County or Township level.

## Development Process & Access Goals

The Township should also consider other actions related to streamlining the development process and promoting orderly development in the community. The Township has set the goal to allow most development that don't involve a special use or large-scale planned development to be permitted with a zoning permit or through the site plan review process, rather than a more extended process such as the Planned Unit Development procedure that is currently required in the Village Mixed-Use areas. To that goal, it could revise

the Village Mixed-Use district to allow a more expedited review procedure than is currently required with the public hearing procedure. Access to and from properties is another concern as the village areas of Advance and Ironton are expanded. The Township could consider taking an active role in promoting safe and appealing access to and from properties by adding provisions to Section 4.17 of the zoning ordinance that limit the number of driveways per property and to ensure minimum spacing between adjacent driveways.



*Many surveyed residents thought the Washington Street access holds potential as a beach..*

**Goal: Promote orderly and consistent development within the Township and expedite the process of reviewing site plans and establishing new uses in the village areas.**

Action	Project Lead; Partners	Possible Next Steps
Require plan review or site plan review for all lot or building creation.	Planning Commission; Township Board	» Explore revising the Village Mixed-use district to allow for site plan review or administrative review of by-right projects in Advance and Ironton.
Consider adopting a planned unit development option into the ordinance so that builders can request a planned unit development project in different districts.	Planning Commission; Township Board	» Determine which zoning districts would qualify for a PUD request.
Consider creating a Lakefront Residential zoning category.	Planning Commission; Township Board	» Determine the practicality of a Lakefront Residential zoning district with smaller setback and lot size requirements to reduce the number of nonconforming structures and lots.
Consider allowing any by-right construction on nonconforming lots of record.	Planning Commission; Township Board	» Review Section 9.8 of the Zoning Ordinance as appropriate.
Require all future multiple-lot residential development along State Highways and County Roads to be accessed by shared access drives or secondary roads.	Planning Commission; Township Board	» Review the parcel access standards in Section 4.17 and consider whether shared driveway access between parcels could be required.
Encourage all commercial development to either share a common driveway with adjacent commercial properties or use an access road to gain access to existing county roads and/or state highways.	Planning Commission; Township Board	» Consider revisions to the parcel access standards in Section 4.17 to encourage shared driveway access between parcels.
Minimize curb cuts along the Township's highways and discourage strip commercial development along the major roadways in the Township.	Planning Commission; Township Board	» Explore revisions to Section 4.17 to ensure that there be minimum spacing between driveways on different parcels and limit the number to one per parcel. » Consider revisions to the Village Mixed-use district. Limit to the number of driveways on a lot in Section 4.17.
Promote, but do not compel, rezonings in compliance with this plan.	Planning Commission; Township Board	--
Deny rezonings not in compliance with this plan.	Planning Commission; Township Board	--

## Infrastructure & Parks Goals

In several instances, Eveline Township could lay the groundwork for the community's vision by developing community services and infrastructure. About 40% of survey respondents expressed support for an increased millage to support a public wastewater facility in the Village areas. Although this is not a majority, the Township could still undertake an initial engineering study to assess the cost of installing a

public wastewater facility, and whether one would be necessary to facilitate the type of mixed-use and high-density development that is allowed in those areas. Importantly, several respondents expressed the sentiment that "Advance Road could use a bike lane." The Township may seek to prioritize the construction of a nonmotorized trail between Advance and Boyne City. This would also help contribute to a unique sense of place in the Villages and allow visitors to access these areas by bike.



*The log cabin at Whiting Park was built during the 1940's and hosts weddings and events.*

**Goal: Promote the efficient use of infrastructure. Explore the creation of improvements like a municipal wastewater system and a nonmotorized trail to connect Eveline Township with Boyne City and East Jordan.**

Action	Project Lead; Partners	Possible Next Steps
Require private roads to be designed to minimize disturbance to the natural environment.	Planning Commission; Township Board	» Research other communities' private road standards that could be adopted into the zoning ordinance.
Direct development to areas serviced by adequate roads, water, sewer, and other utility services.	Planning Commission; Township Board	» Evaluate whether the Village Mixed-use district should be further revised.
Provide for reasonable locations for the development of wind turbine generators within the Township. Recognize the importance of providing alternative and "green" energy sources. Protect the scenic and natural qualities that make the Township a uniquely exceptional place to live and recreate against potential negative visual, sound, and other impacts of wind turbine generators. Identify limited areas suitable for this land use and allow it with restrictions designed to protect adjacent property owners.	Planning Commission	» Review Section 2.8 K based on the results of the wind suitability section.
Explore the potential for public or centralized sewer (and alternative technologies) especially for lakefront areas or other areas where existing septic waste disposal systems have been failing.	Planning Commission; County Planning Commission, Tip of the Mitt Watershed Council, Health Department of Northwest Michigan	» Investigate the feasibility of a municipal wastewater system in Advance and Ironton with an engineering study. Seek grants from the Michigan Economic Development Corporation or the Michigan Department of Agriculture and Rural Development.
Promote the installation of community or municipal sewer systems for the villages of Ironton and Advance.	Township Board; Planning Commission, MEDC, MDARD	» Investigate the feasibility of a municipal wastewater system in Advance and Ironton with an engineering study. Seek grants from the Michigan Economic Development Corporation or the Michigan Department of Agriculture and Rural Development.
Continue permitting childcare facilities in a variety of residential zoning districts. Explore whether incentives such as a tax break could be established for new childcare facilities.	Planning Commission; Township Board	--
Expand the Township cemetery to accommodate more space.	Township Board	--
Maintain an up-to-date recreation plan to pursue and provide additional recreational opportunities for residents and visitors.	Planning Commission; Township Board	» Update the Parks & Recreation Plan every five years.

## FUTURE LAND USE

This section is intended to serve as a generalized blueprint for land use in the community going forward. Each future land use category proposes the desired type of development patterns to follow in each area of the Township. The geographic location and extent of each future land use category are shown in the map "Future Land Use". The corresponding zoning district that is legally enforceable and is meant to implement the future land use district, is shown in the table future land use categories and zoning.

The Planning Commission should reference the "future land use" map and the intent statements of the relevant future land use district when evaluating rezoning requests, when considering a development proposal, when it considers initiating the rezoning of a parcel or area, or when it considers a text amendment to any district. Zoning amendments should be approved only when they further implement the future land use category that aligns with the governing zoning district.

### Future Land Use Plan Categories

**Agricultural 1:** This district is made up of the core agricultural and forest areas of the township. This district is generally limited to the areas of the township that have high concentrations of parcels currently in agricultural use, with prime agricultural or timberland soils, and where properties are currently being taxed as agricultural land or timber cutover. A maximum density of 1 unit per 10 acres is intended for the area.

**Agricultural 2:** This is the secondary agricultural plan district meant to be a transitional area between the core agricultural district and residential areas. These areas are appropriate for animal grazing and keeping of animals for personal use, small-scale farming,

agricultural-related businesses, and residential use. A maximum density of 1 unit per 8 acres is allowed.

**Lake Front Residential:** Large areas bordering Lake Charlevoix and other inland lakes have been designated Lake Front Residential. These areas have been planned for a maximum density of 2 units per acre in the past but smaller lot sizes of around one-third of an acre could be considered to reduce the number of nonconforming lots and structures. Lake water quality, views, and recreational value are all considerations in this district. Standards to protect these qualities are encouraged in the Lake Front Residential District. The water quality goal could be advanced by creating a lakefront zoning district, which could bring more lots into conformance with the greenbelt provisions.

**Rural Residential:** The Rural Residential district is planned for those areas that are not suitable for agricultural uses and that have access to major roadways, are free of significant environmental constraints, and are desirable for residential development but are outside of the developed lakefront areas or planned village expansion areas. These areas may include some steep slopes or limited wetlands. The keeping of any animals in this district will be restricted to protect adjacent property owners and lake quality. Densities are limited to 1 unit per 5 acres.

**Suburban Residential:** This district is reserved for the area surrounding and south of the Advance village area and northwest of the Ironton village area. These are residential extensions of the village areas at a density comparable to that planned for the lakefront residential district. The area is planned for up to 2 units per acre.

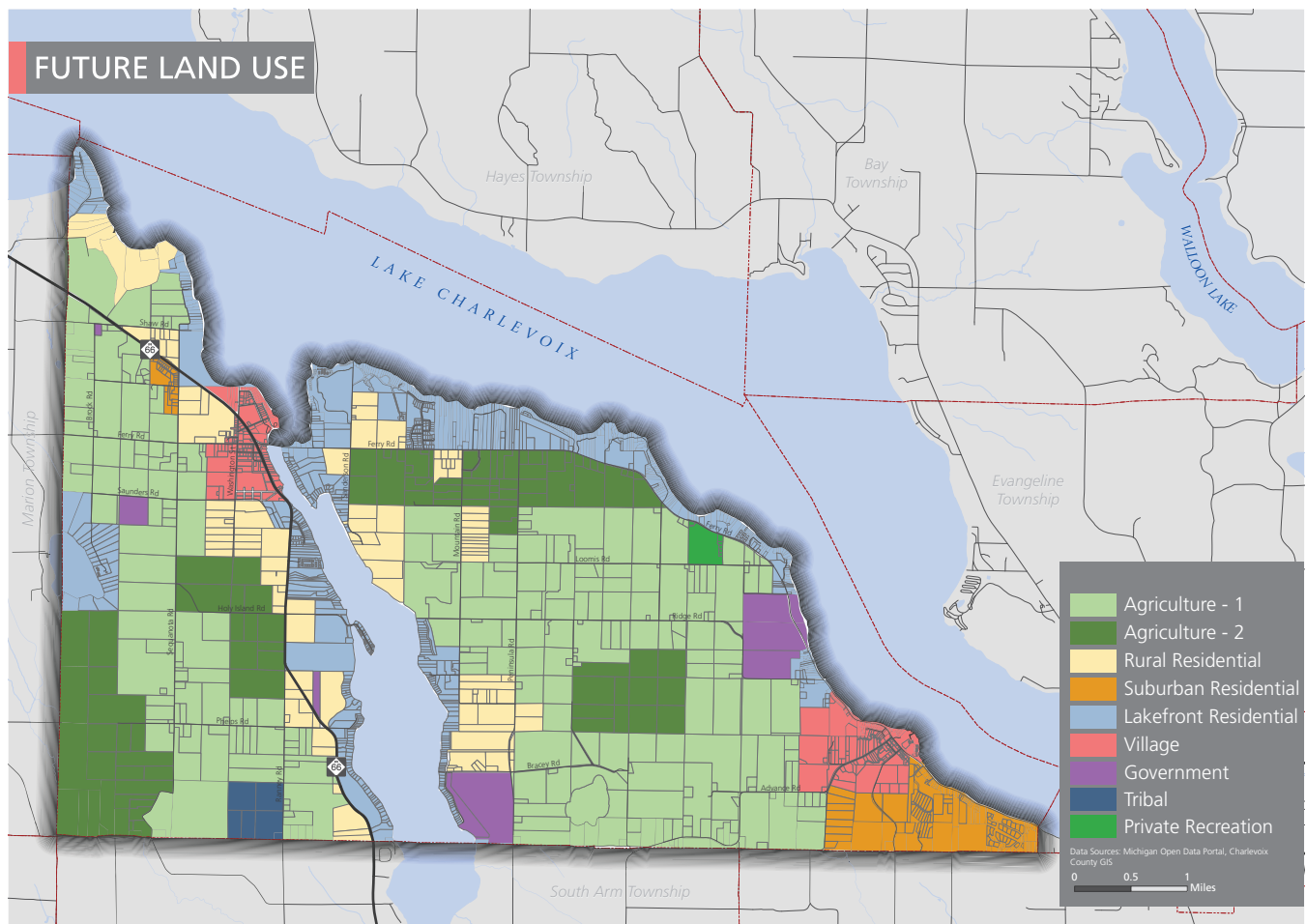
**Village:** The unincorporated village areas of Ironton and Advance make up most

of the Village district. Village densities are planned for the original platted villages and significant expansion areas surrounding the villages. The villages are intended to be developed with a traditional village mixture of commercial, single and multiple-family residential, public, and recreational uses. Residential densities may be as high as 8 units per acre and may include small-lot single-family development and small mobile home parks. The Village Mixed-use zoning district is intended exclusively for areas planned as Village.

Public/Government/Landfills: The Public/Government/Landfill plan district includes Whiting Park located along Lake Charlevoix north of Advance, the former landfill, the Charlevoix County Road Commission properties, Central Michigan University property, and the Township’s property on the South Arm, as well as the tribe-owned land in the southwestern portion of the township.

Private Recreation: The Ye Nyne Olde Holes golf course located on Advance Road is included in the private recreation plan district.

**MAP 13: FUTURE LAND USE**



The table “Future Land Use Categories & Zoning” shows how the future land use categories described previously translate into Eveline Township’s legally enforceable zoning ordinance. The future land use category is listed in the column on the left, while the zoning category that is meant to implement

each future land use category is in the middle column. Although Eveline Township’s zoning ordinance will largely function to promote the community’s vision, some updates will be necessary to match the community’s vision. A statement summarizing these changes in the rightmost column in the table.

**TABLE 23: FUTURE LAND USE & ZONING**

Future Land Use Category	Current Zoning	Description of Proposed Changes
Agriculture - 1	Farm & Forest 1 (FF-1)	» Review the conservation standards to include wetlands as mapped in this plan.
Agriculture - 2	Farm & Forest 2 (FF-2)	» Review the conservation standards to include wetlands as mapped in this plan.
Rural Residential	Rural Residential (RR),	» No major changes.
Suburban Residential	Single-Family Residential	» No major changes.
Lakefront Residential	Lakefront Residential	» Consider creating a Lakefront Residential Zoning District, which would feature smaller minimum lot sizes and setback requirements compared with the current single-family residential in order to reduce the number of nonconforming lots and structures.
Village	Village Mixed-Use, Village Commercial	» Consider reworking the Village Mixed-Use district to make it a conventional zoning district. Define dimensional standards with small setback and lot size requirements and permitted uses for the district. Consider adopting architectural and landscaping standards and reducing parking requirements.
Government	Government/Utility	» No major changes.
Private Recreation	Commercial Recreation	» No major changes.





*The nature area on Bracey Road is an ecologically important part of the Township containing forest and wetlands.*

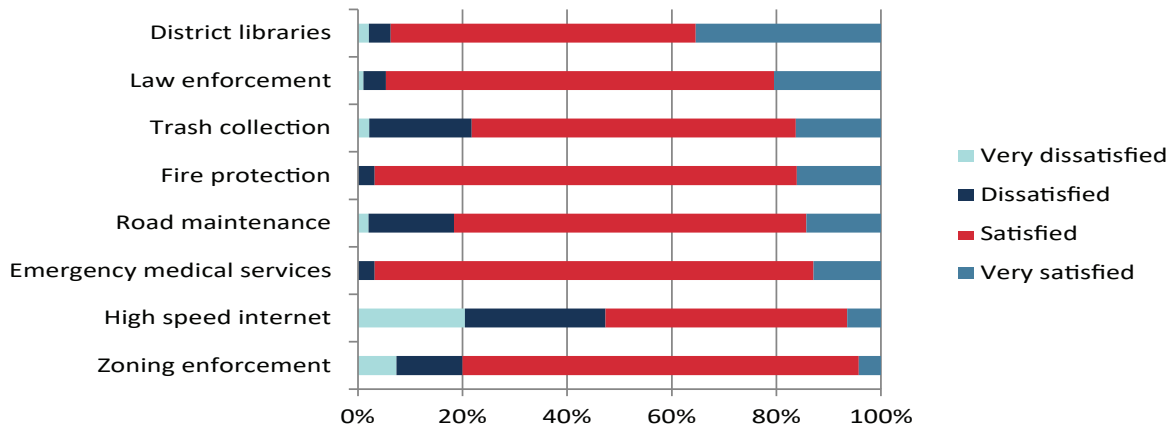


# Appendix: Survey Results

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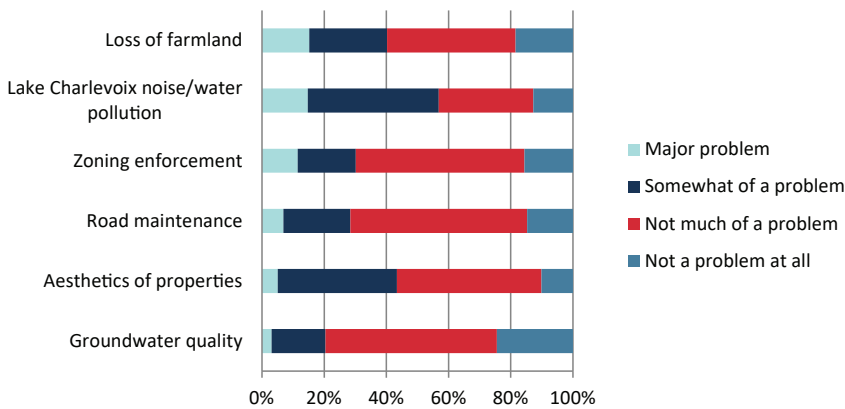
The Eveline Township Community survey was created to ascertain input from residents and property owners regarding the community’s major challenges and opportunities. Hard copies of the survey were mailed to property owners with their tax bills and the survey was also posted online using Survey Monkey between June and August of 2020. The Township received a total of 106 responses total across both the printed online formats, and the responses to each question are shown in this section.

*Question 1: How would you rate your satisfaction with the following public services?*



Total Responses: 90

*Question 2: Please rate how much of a problem, if at all, each of the following issues are in the Township*



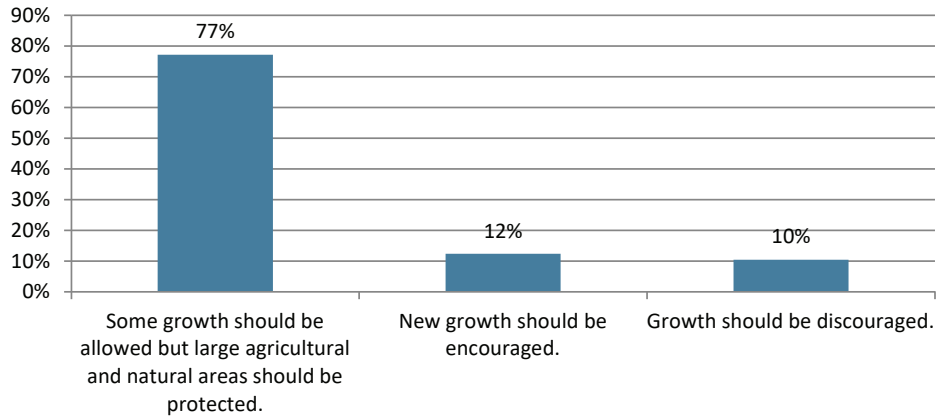
Total Responses: 102

*Question 3: Please provide any additional comment on issues facing the community.*

Question three asked residents to provide open-ended written comment on the Township’s challenges. Fourteen responses indicated enforcement of the Township’s blight and zoning ordinances as a major issues, which made it the most common category of responses. Several respondents indicated that enforcement of the zoning’s greenbelt section is an ongoing challenge because it leads to shoreline erosion, while instances of blight and inadequate property maintenance were also frequently cited. Relatedly, four respondents indicated aesthetic issues, including maintenance of structures, as challenges. Related to the greenbelt enforcement, eight respondents indicated that degraded water quality in Lake Charlevoix, caused by runoff from lawn fertilizers and herbicides and effluent from septic tanks, was an issue, which made it the second most common response category.

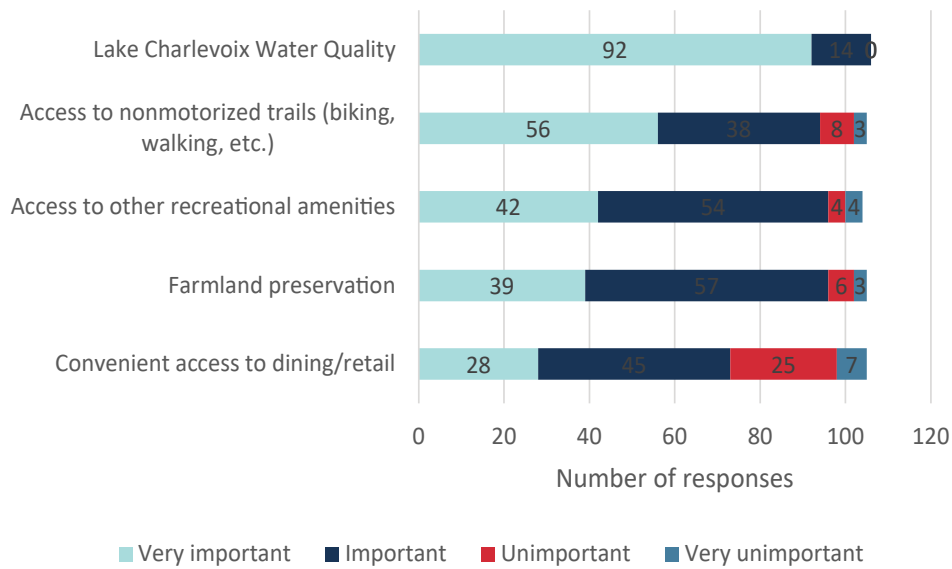
Total Responses: 57

Question 4: Please select one statement below that most closely matches your view on growth and development in the Township



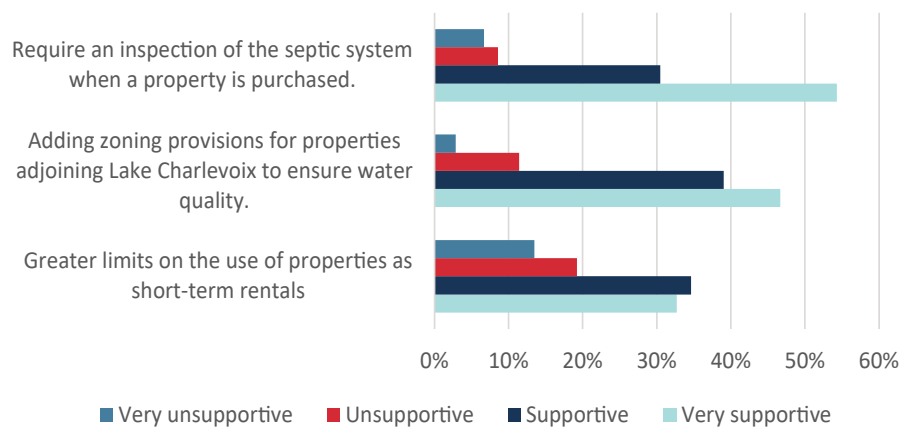
Total Responses: 105

Question 5: How important are the following to maintaining quality of life in Eveline Township?



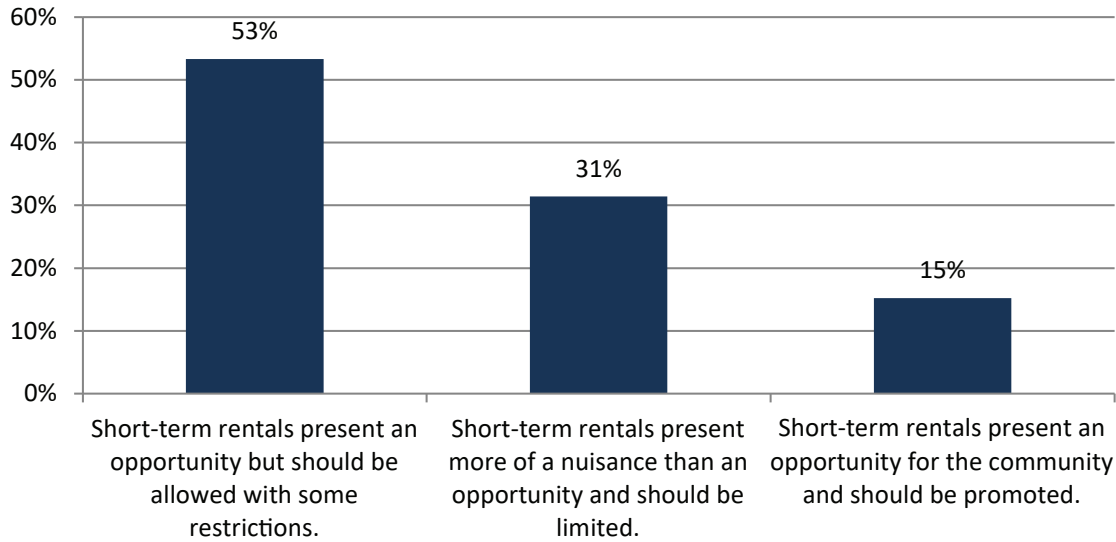
Total Responses: 106

Question 6: How supportive would you be of the following regulation types?



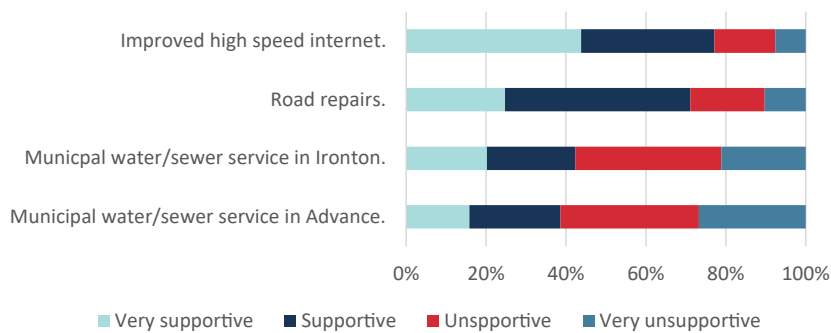
Total Responses: 105

Question 7: How would you describe your opinion on short-term rentals



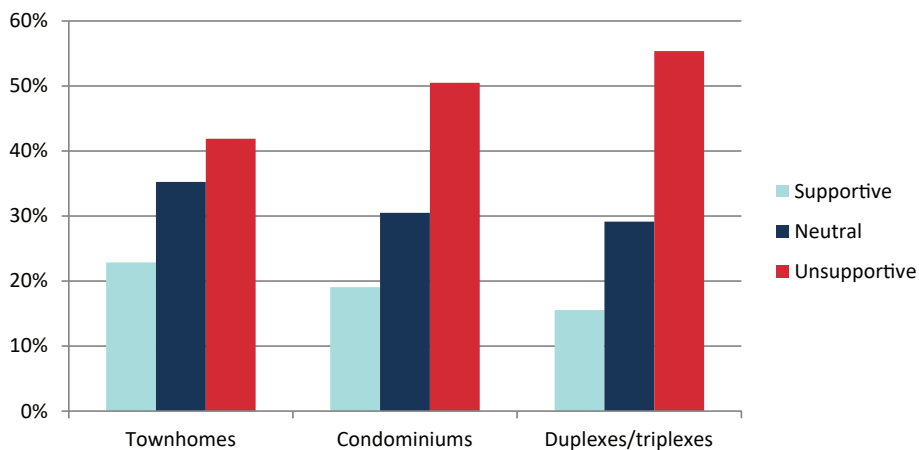
Total Responses: 105

Question 8: How supportive would you be of increasing the Township millage rate to finance the following service improvements?



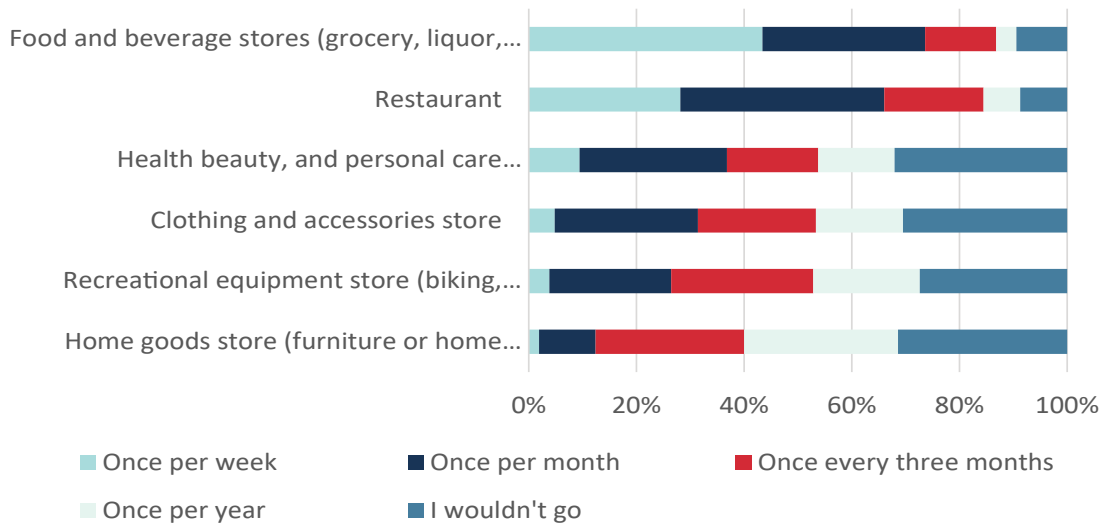
Total Responses: 106

Question 9: How supportive would you be of the following housing types being constructed in Advance / Ironton?



Total Responses: 105

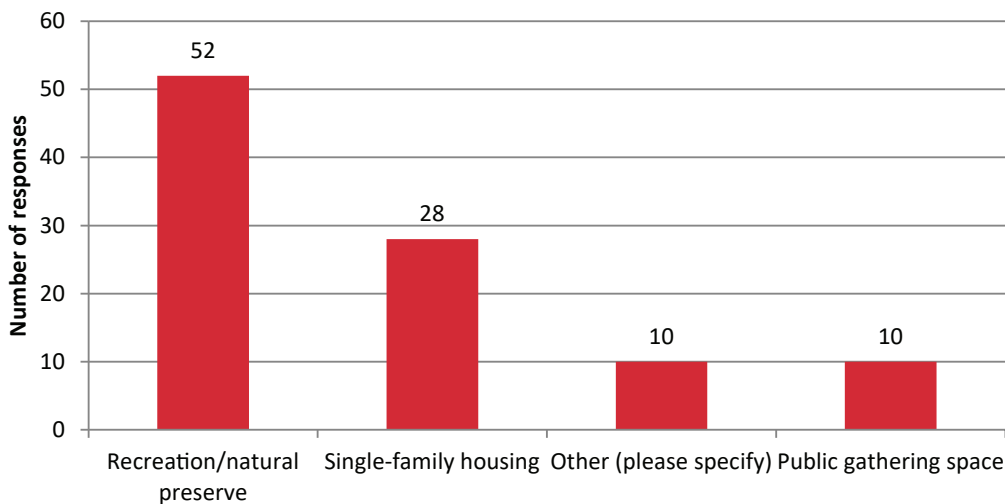
Question 10: How often would you frequent a new store of the following types if one located in Eveline Township?



Total Responses: 106

Question 11: Two vacant properties on the north side of Sweetbrier Lane should be used for:

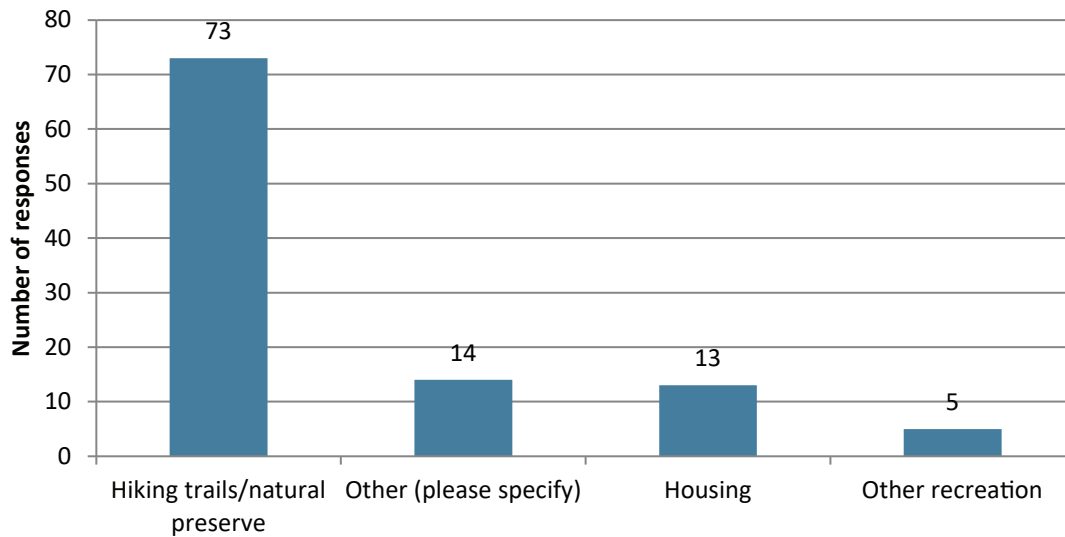
Two vacant properties on the north side of Sweetbrier Lane should be used for:



Total Responses: 95

The question asked respondents to provide open-ended responses regarding the Sweetbrier Lane properties. The most common answer categories were to develop them as a park space or to leave them in their natural state as wetlands and woodlands. One respondent replied “boat ramp”, perhaps indicating that the properties could be connected with the adjacent public access at the end of Washington Street, to increase the site’s overall recreational appeal.

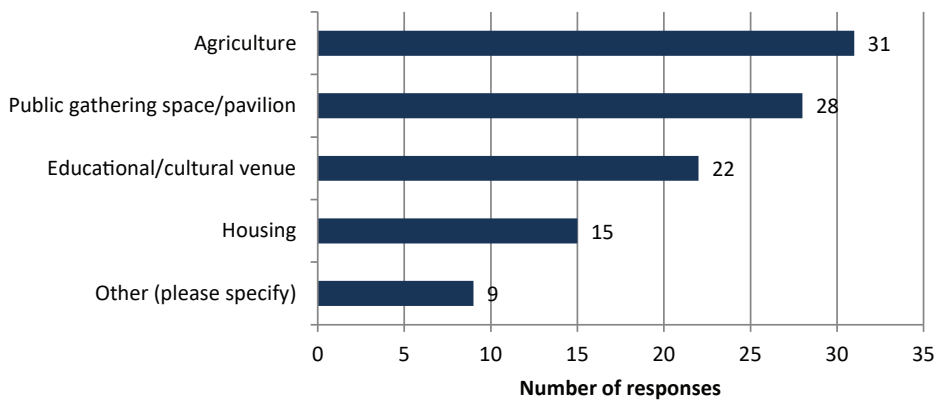
Question 12: The vacant portion of the property south of the Advance Cemetery and west of Lake Shore Road should be used for:



Total Responses: 105

The question asked residents to provide open-ended responses regarding how the vacant and newly publicly-owned property adjacent to the Township cemetery on Ridge Road should be used. Respondents offered a variety of responses but the largest number of responses, six total, could be classified as expansion of the adjacent cemetery. Another three respondents saw the property as an opportunity to expand recreation for hiking, biking, and snowshoeing or as a natural preserve. A couple respondents specified the latter by replying “restore to native habitat” or “keep it natural”.

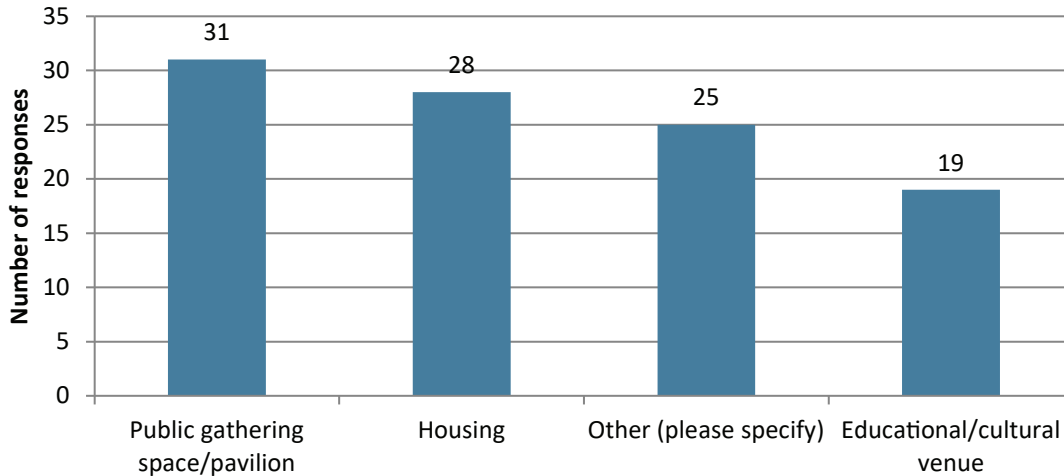
Question 13: The “Star School” property located immediately southeast of the Wurn and Loomis Road intersection should be used for:



Total Responses: 105

The question also asked respondents to provide open-ended answers regarding how the Star School property should be used. Only one participant indicated that the property should be used as a meeting space, which is somewhat surprising considering that “public gathering space/pavilion” was a popular response to the fill in the bubble version of the same question. The most common answer to the open-ended version was to keep the property for walking trails or to allow it to revert to its natural state.

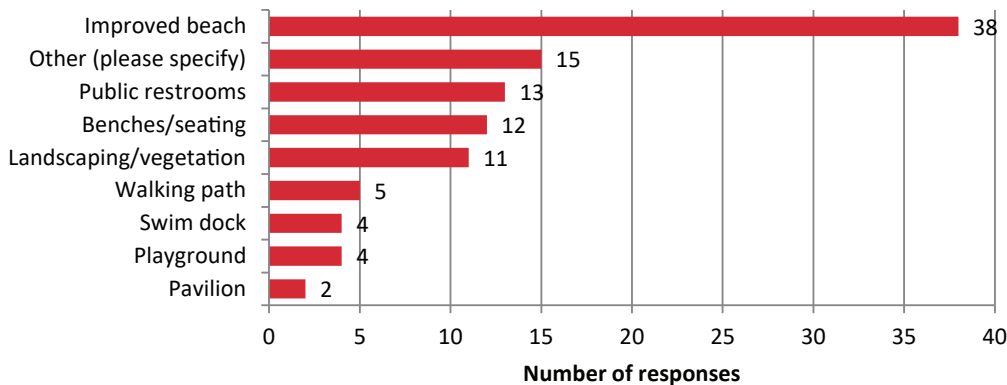
Question 14: The vacant property southeast of the intersection of Ferry and Mountain Roads should be used for:



Total Responses: 103

Survey respondents offered a variety of open-ended responses when asked how the vacant property southeast of the Ferry and Mountain Road intersection should be used. Several respondents saw it as recreational site that could be used for nature trails, a dog park, or a rest area for cyclists. Several other participants saw the property as best left natural. Other responses such as “community garden” and “community farm” indicate that several residents view the parcel as an opportunity for gardening that would be open to the community.

Question 15: The lake access at the end of Washington Road presents a recreational opportunity. Which of the following improvements should be prioritized for the site?

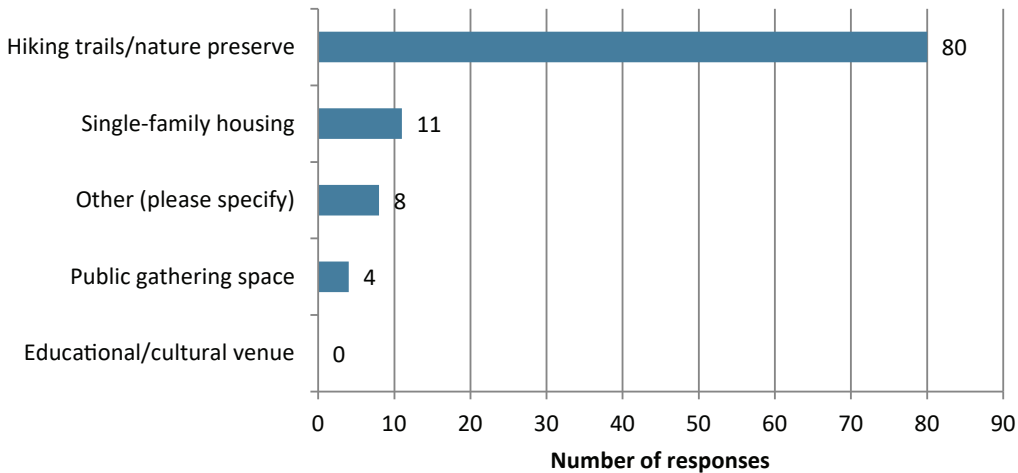


Total Responses: 104

The question also asked residents to provide open-ended responses regarding how the Washington Street road end property would be best used. Five respondents saw the property as an opportunity for the Township to improve the existing beach. Participants mentioned several substantial improvements including public restrooms, pavilions, benches, tables, and a swim dock. Meanwhile, another five respondents thought that the road end was best left in its current and relatively natural state. Two respondents saw the property as a desirable location for a boat launch.



Question 16: The natural area south of Bracy Road and west of Peninsula Road should be used for:



Total Responses: 103

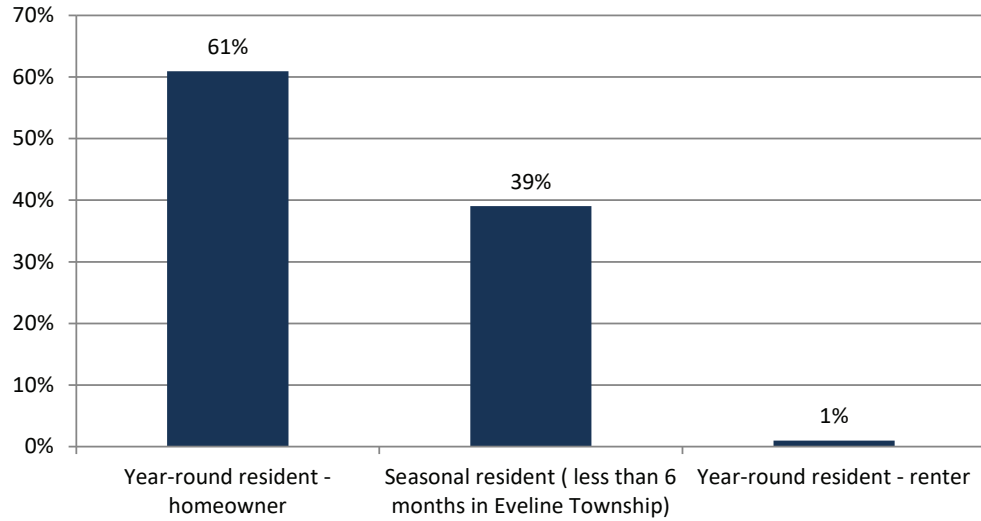
A few respondents weighed in with a written open-ended response when asked how the Bracey Road property should be used. Two respondents wrote that the property should be sold to the residential association across from Bracey road to increase property values and allow for improved septic systems to be placed away from the lake, in order to improve water quality. Meanwhile, another two participants envisioned the property kept in its current state as a wetland. One participant mentioned the possibility of adding a walking trail.

#### Question 17: Additional Comments

One final survey question asked residents to provide open-ended input on any issue they wanted to be considered in the master planning process. A total of eight respondents conveyed issues related to the need to preserve natural resources and limit development. Specific answers such as “preserve the shoreline of Lake Charlevoix”, “include more greenbelt vegetation”, and “we do not need any more condos or townhomes” speak to residents’ desire for preservation. On a similar note, another five respondents indicated a need to preserve farmland and rural aesthetics through answers such as “keep it rural, try to stop losing farmlands” and “no more developments”.

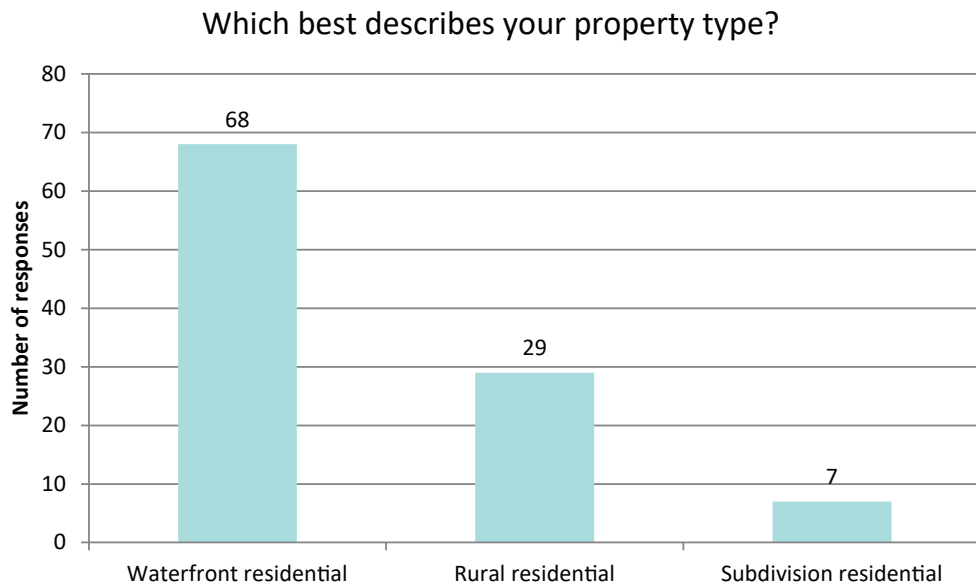
Other feedback from residents portrayed a need for greater enforcement and, greater regulation of short term rentals. Answers such as “please get a handle on the enforcement of rentals in the area” and “There should be general guidelines for short term rentals but not overreaching restrictions” show these needs. Still other responses such as “widen Ferry Road shoulder to make biking safer. A bike path would be ideal” and “what we have, that other places don’t is the space for high quality walking and biking trails” indicate support for the community to improve its cycling infrastructure. Other responses including “write for grants for the hiking trails on Bracey Rd” and “I would love to see more outdoor recreational opportunities, community spaces, or affordable single family homes” indicate a need for more diverse recreation.

Question 18: Please classify your residency in Eveline Township.



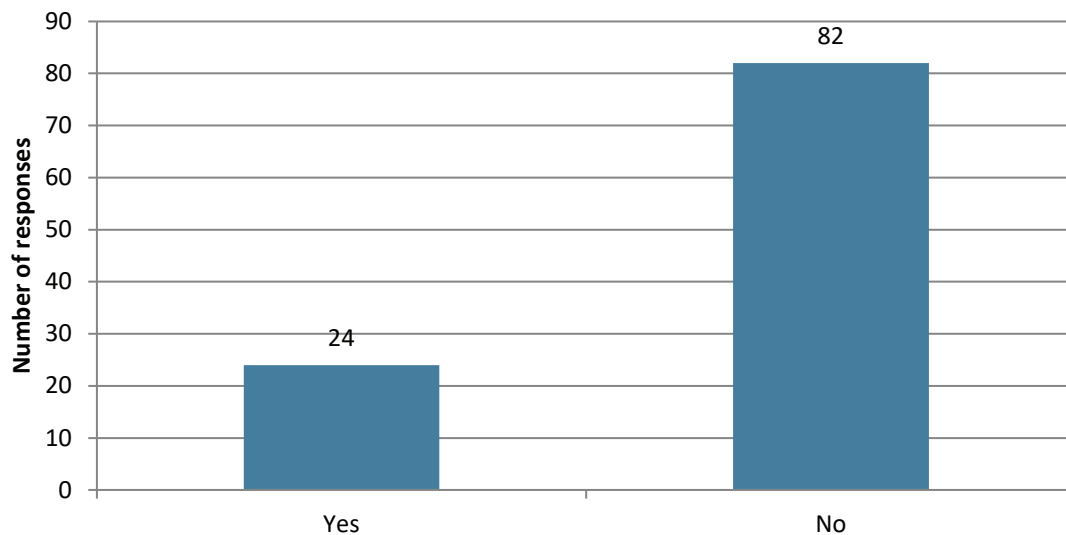
Total Responses: 106

Question 19: Which best describes your property type?



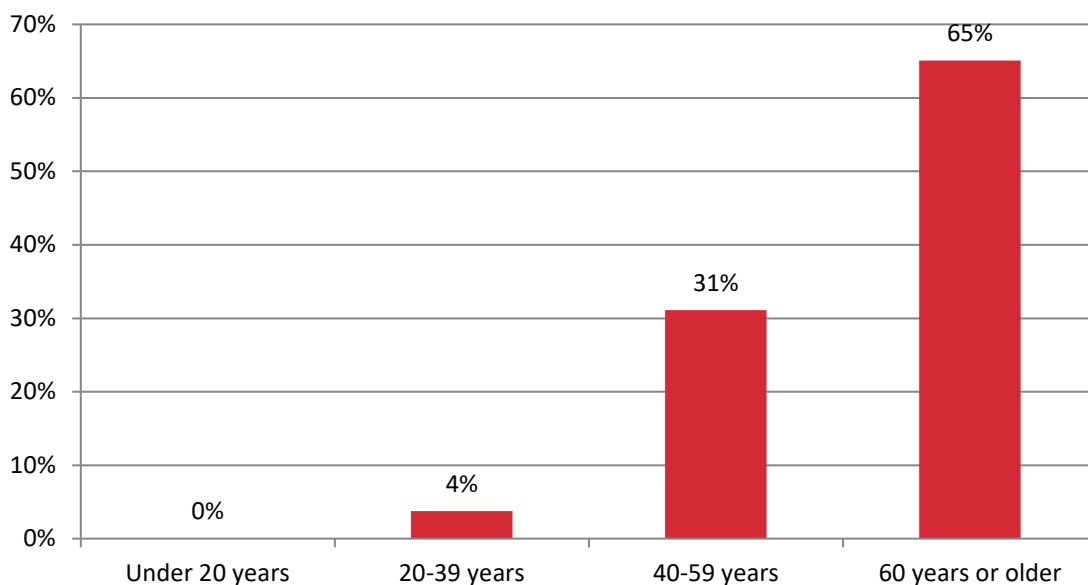
Total Responses: 106

Question 20: Do you have children 17 years of age or younger in your household?



Total Responses: 106

Question 21: In which category is your age?

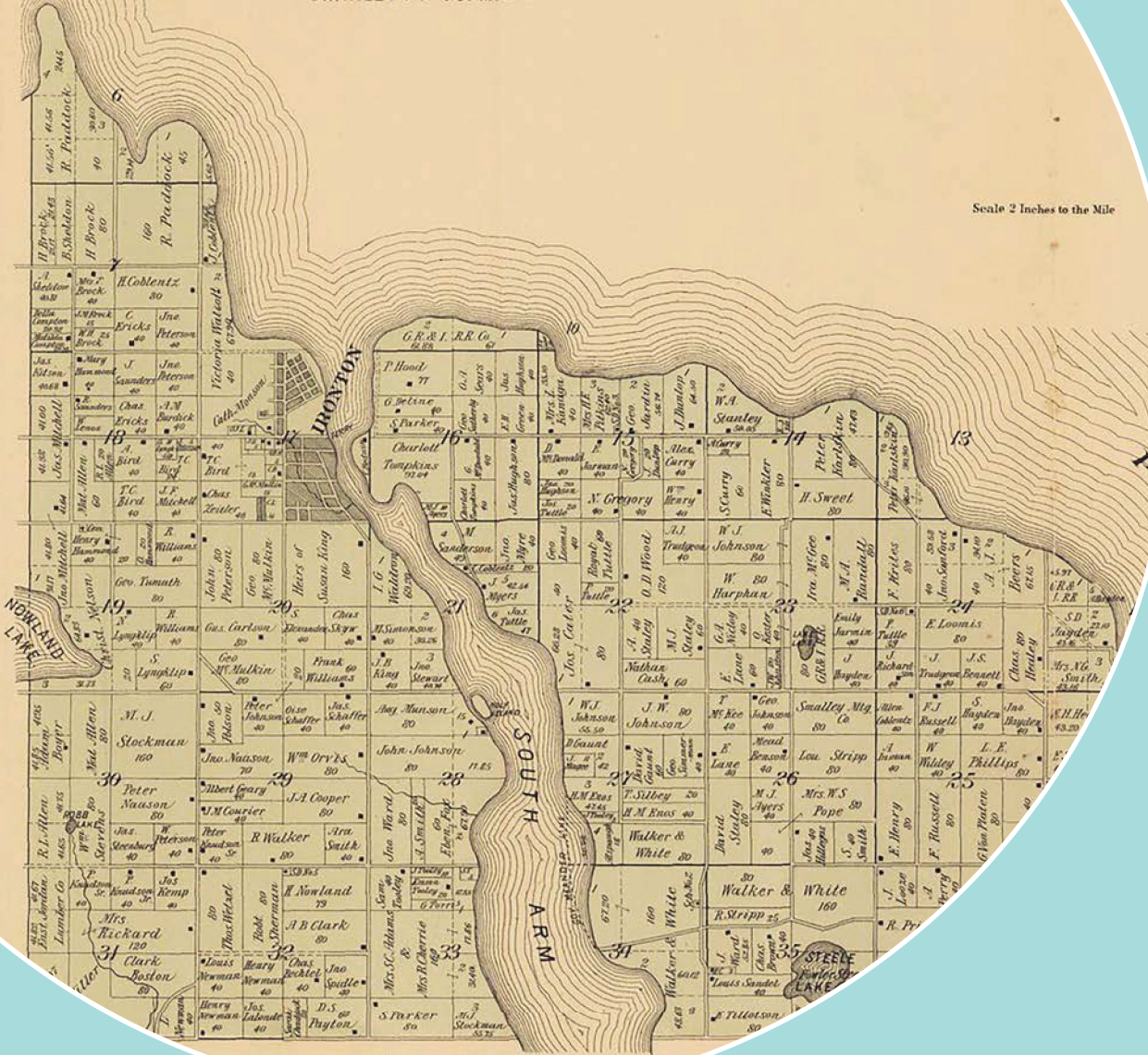


Total Responses: 106

PLAT OF  
**EVELINE**

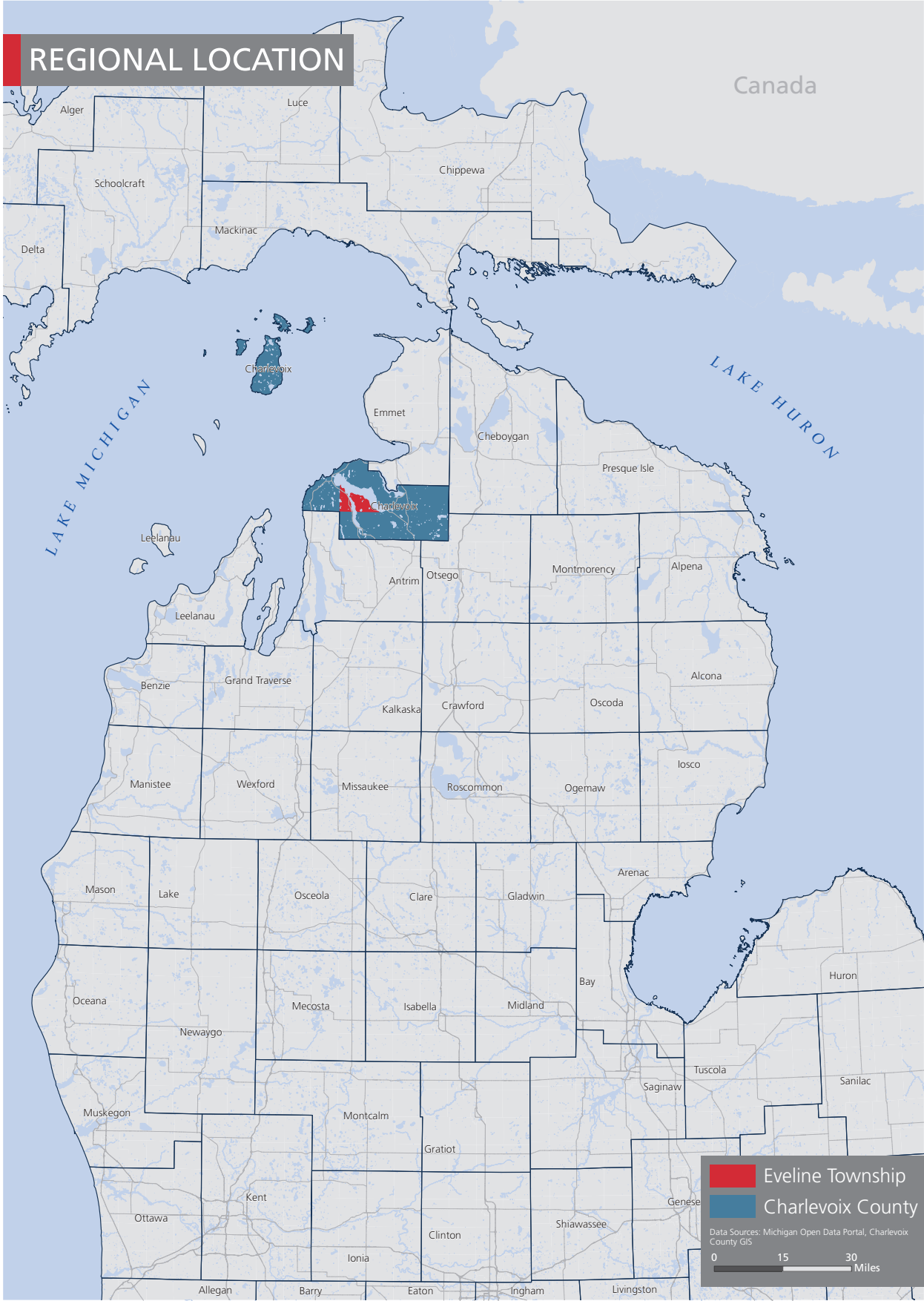
Township 33 North, Range 6 & 7 West  
OF THE MICHIGAN MERIDIAN  
CHARLEVOIX CO. MICH.

Scale 2 Inches to the Mile

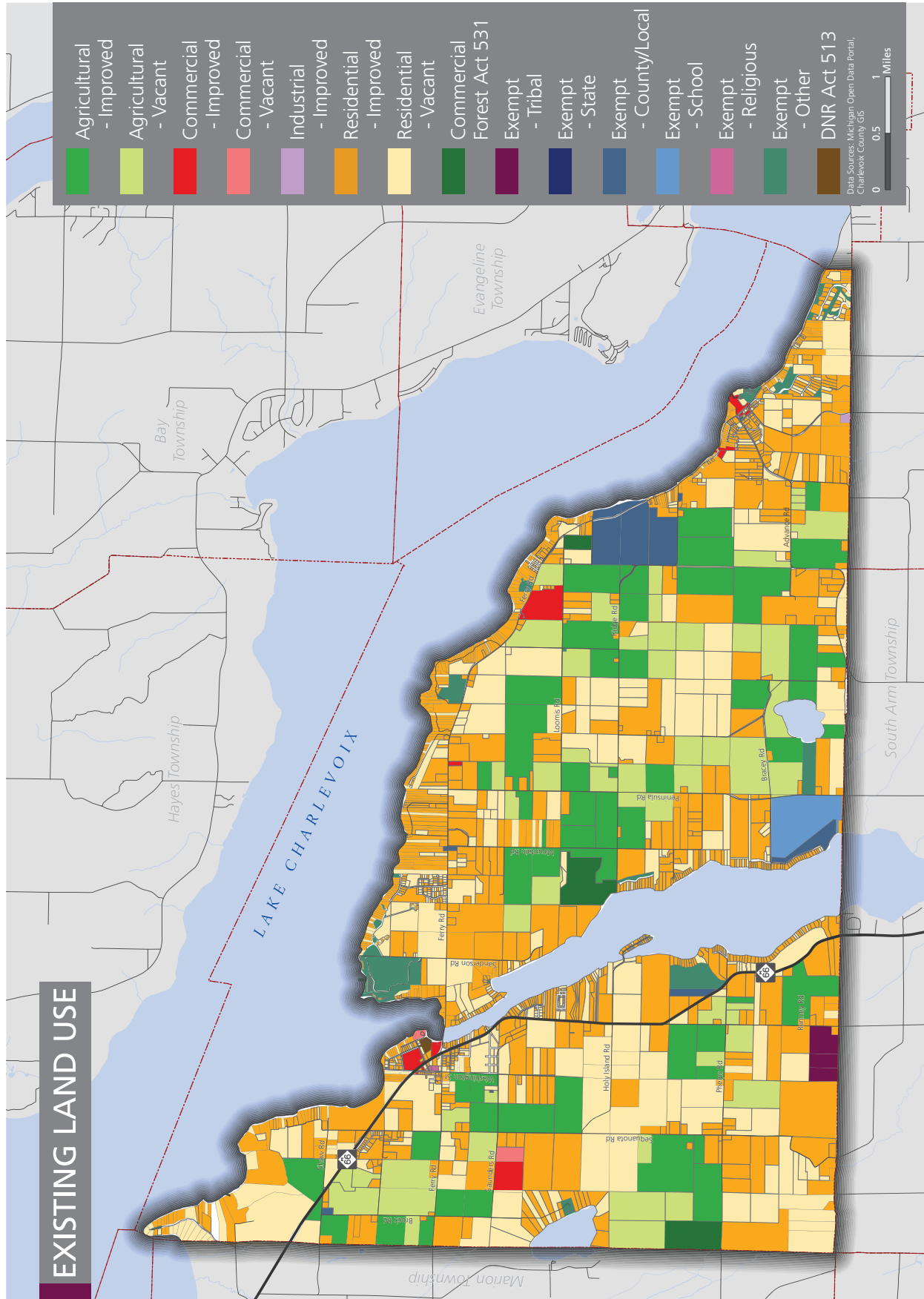


# Appendix: Maps

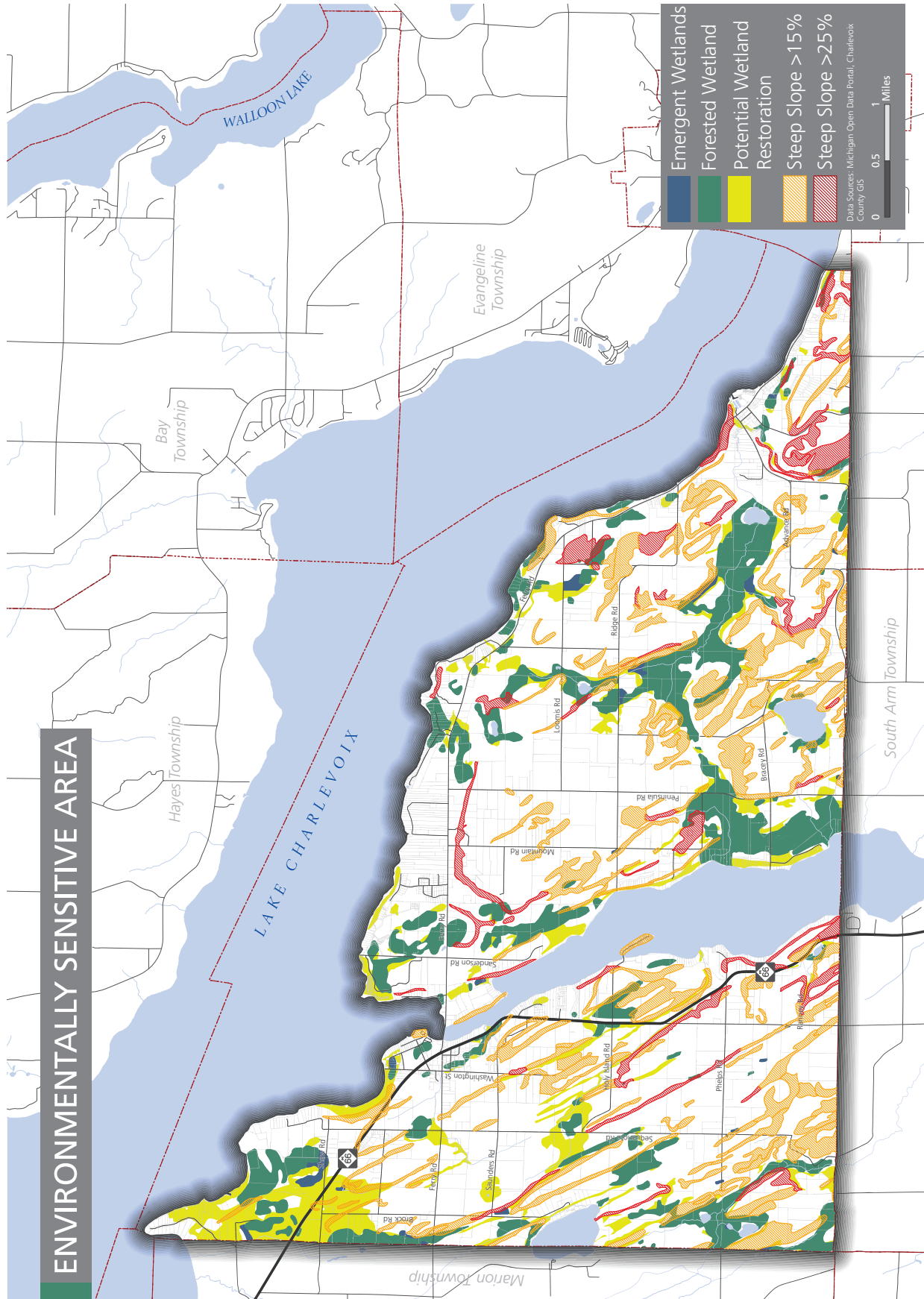
MAP 1: REGIONAL LOCATION



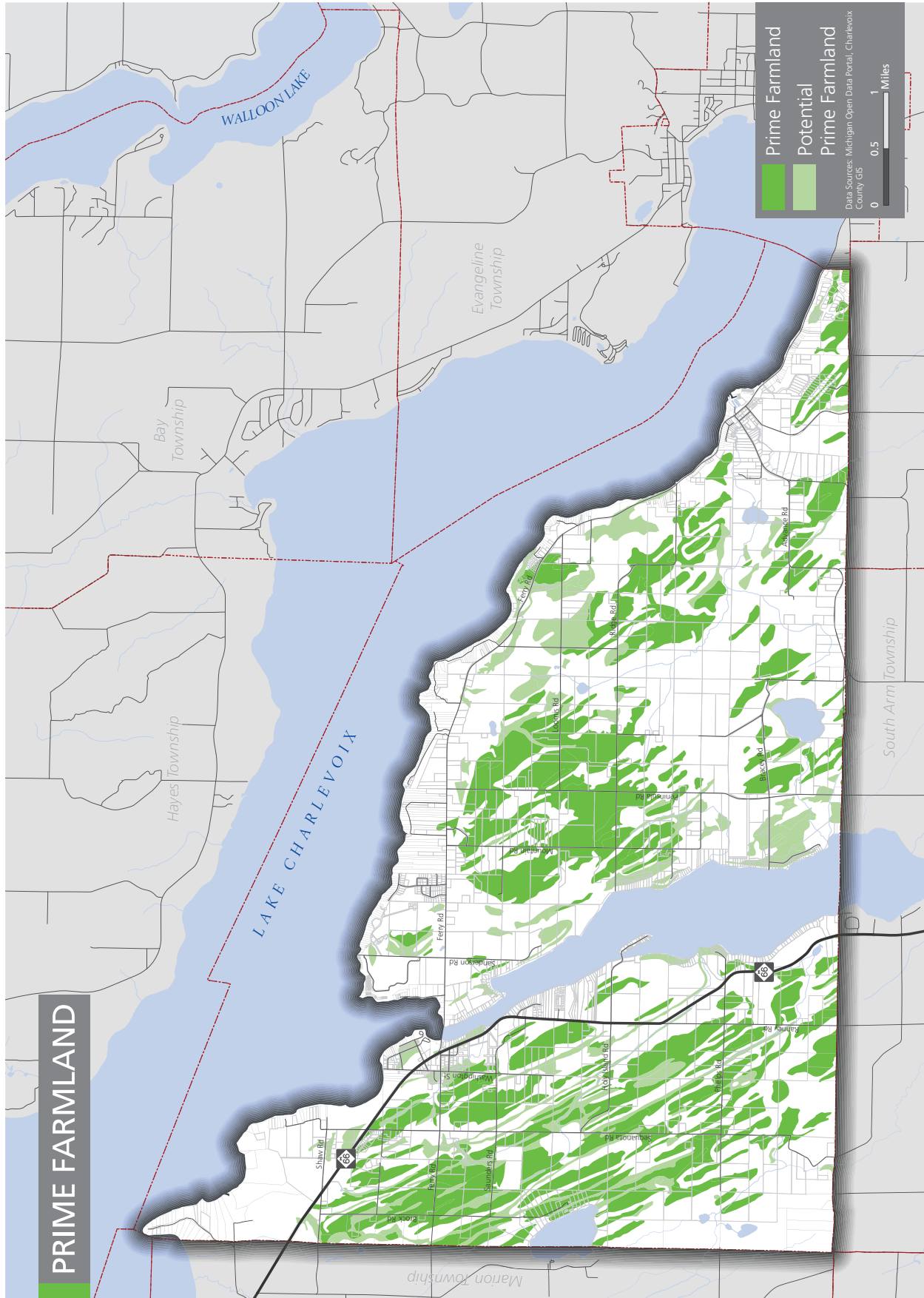
# MAP 2: EXISTING LAND USE



MAP 3: ENVIRONMENTALLY SENSITIVE AREA

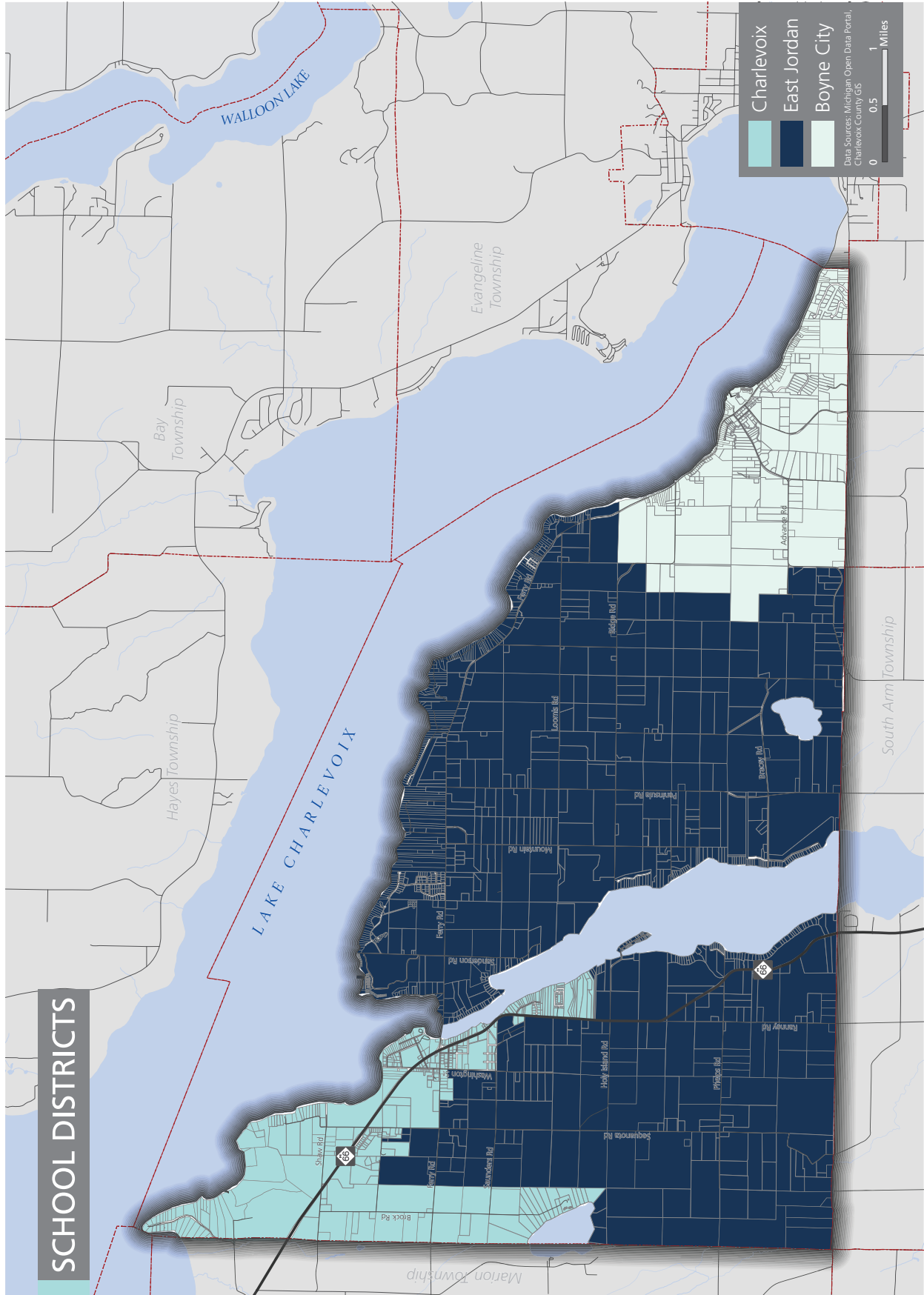


# MAP 4: PRIME FARMLAND

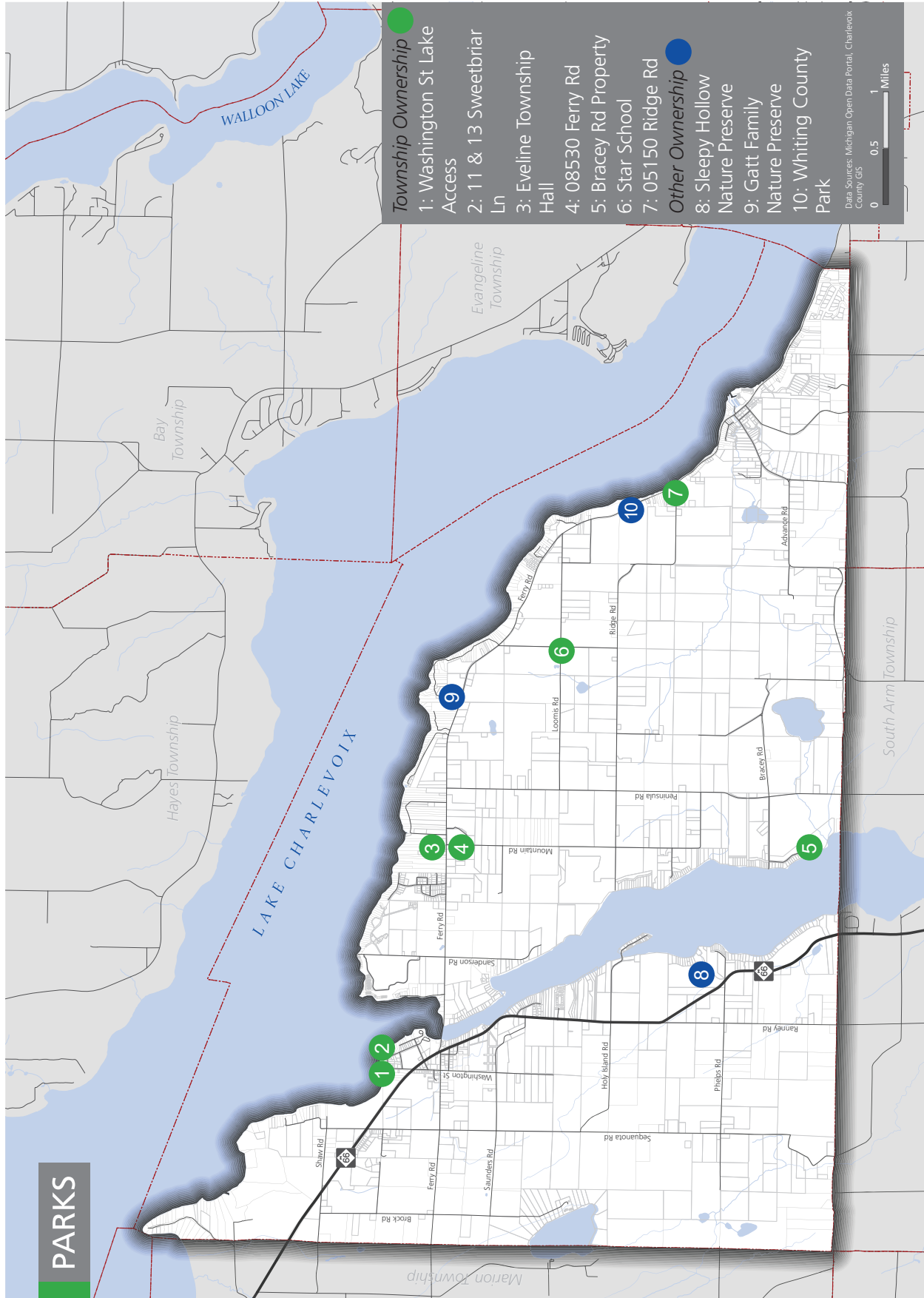




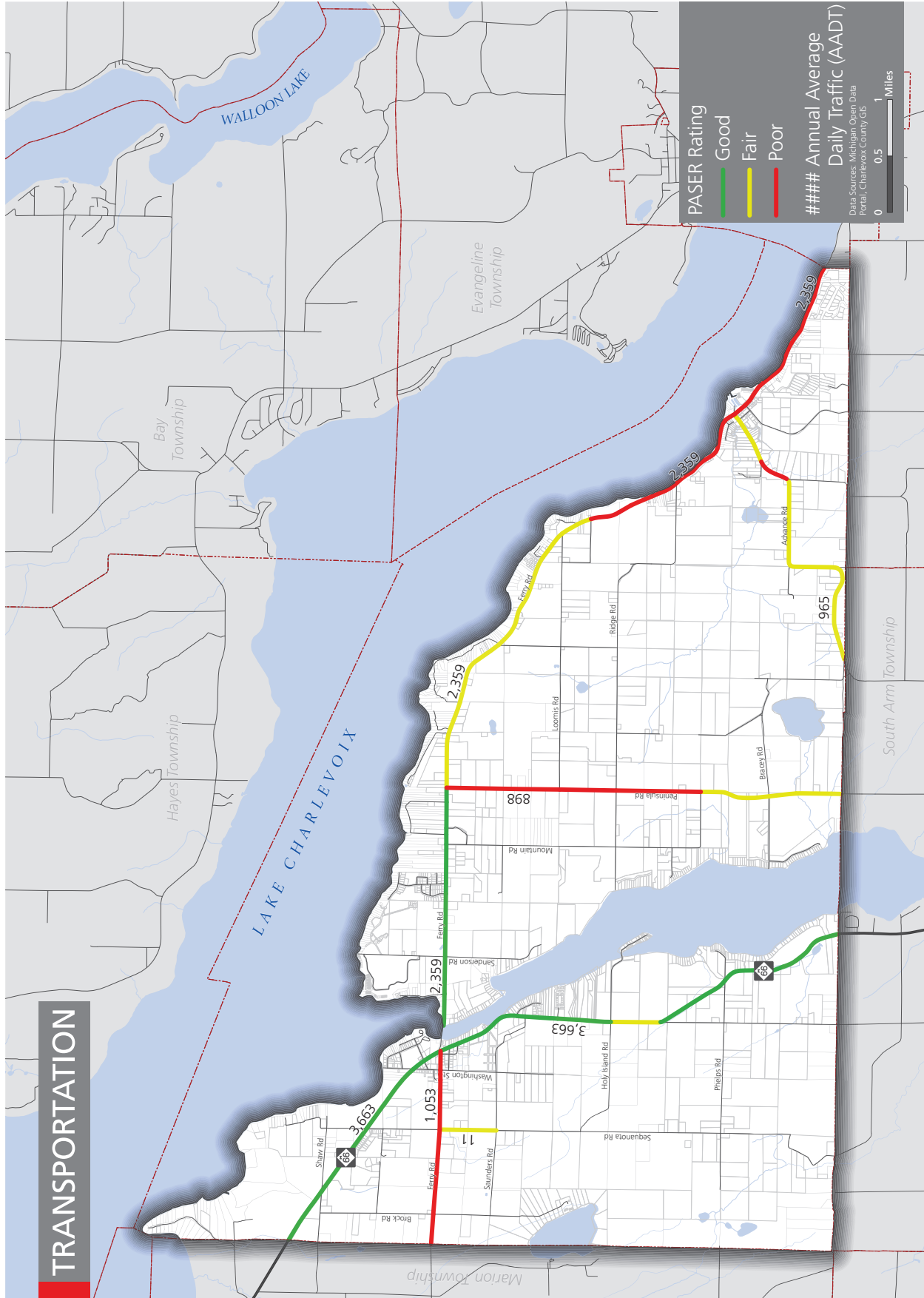
MAP 5: SCHOOL DISTRICTS



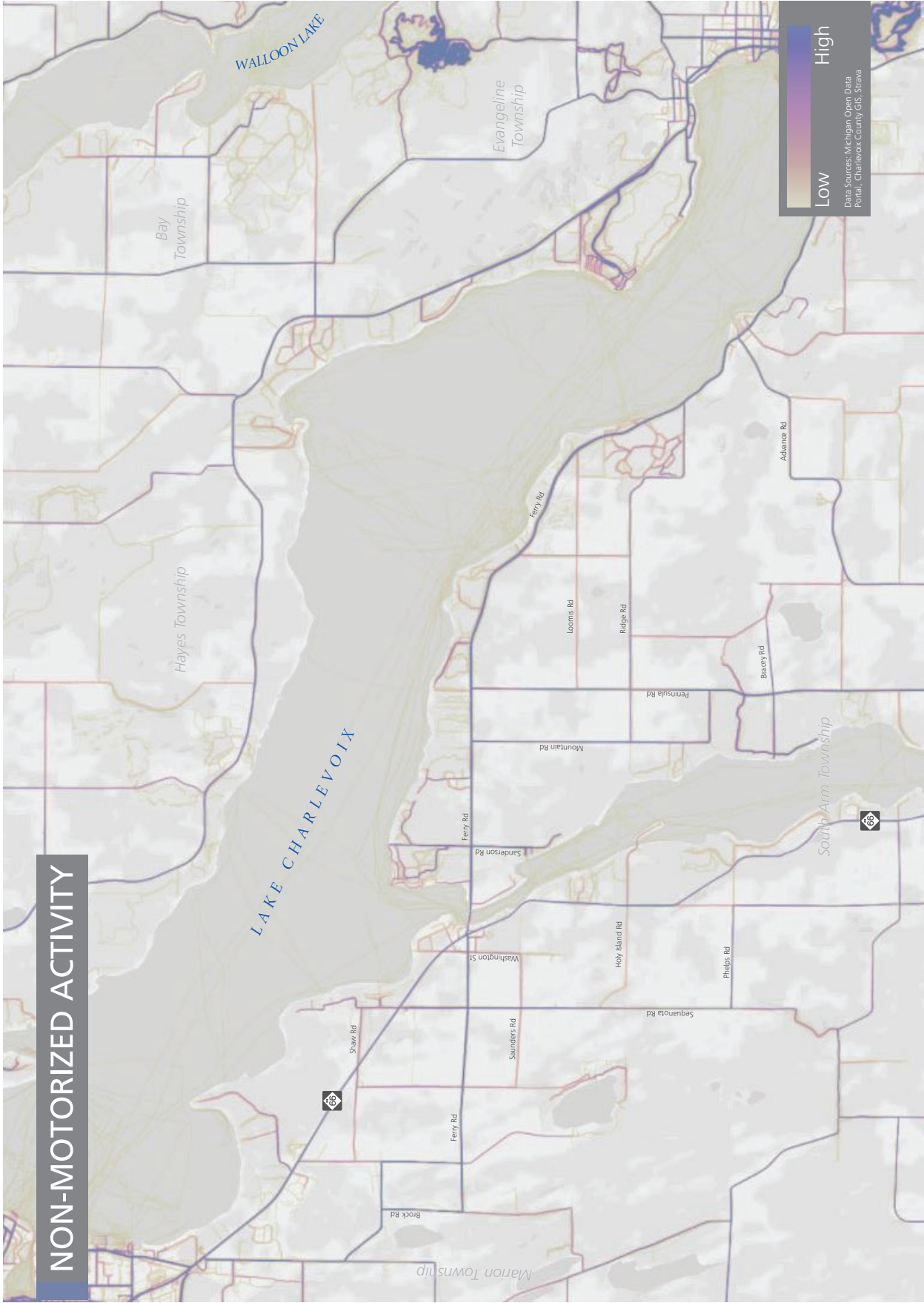
MAP 6: PARKS



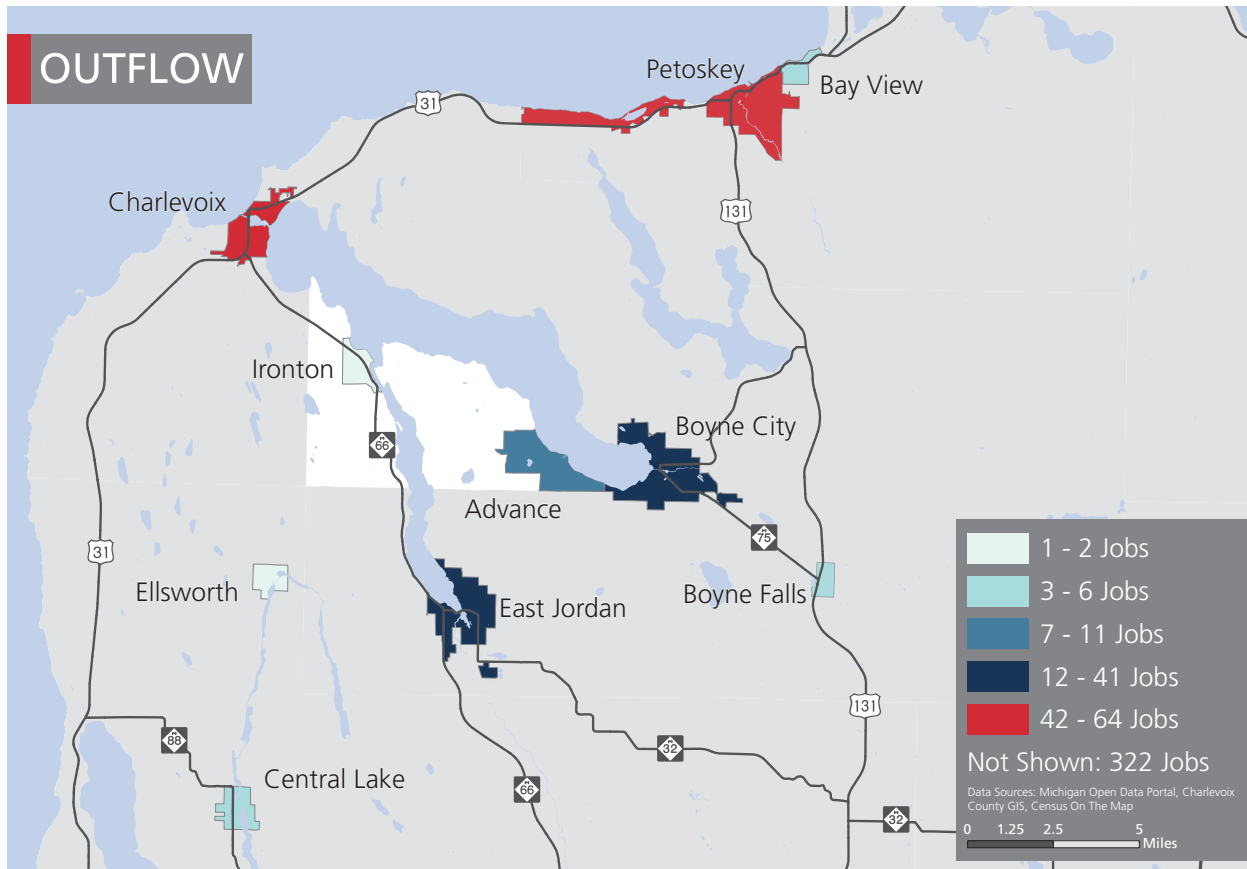
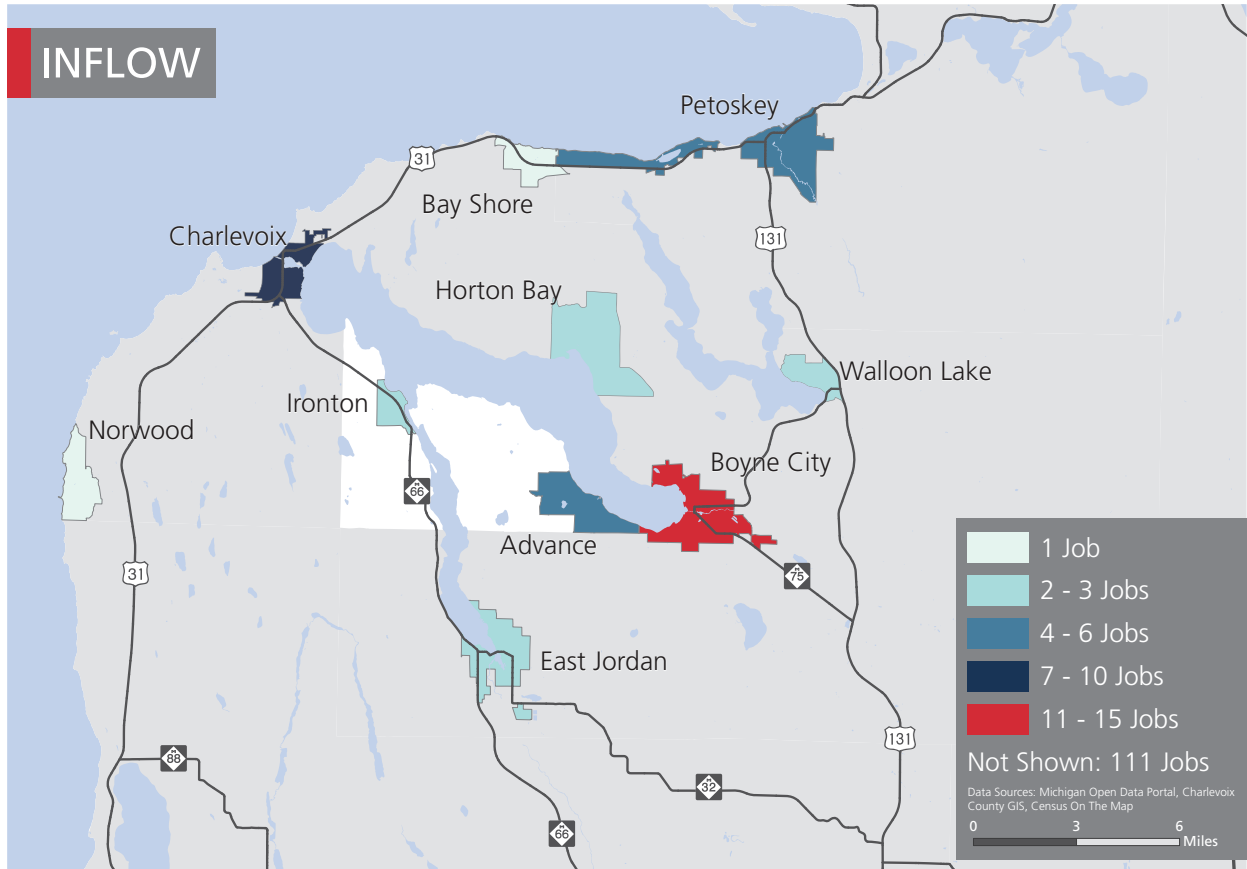
# MAP 7: TRANSPORTATION



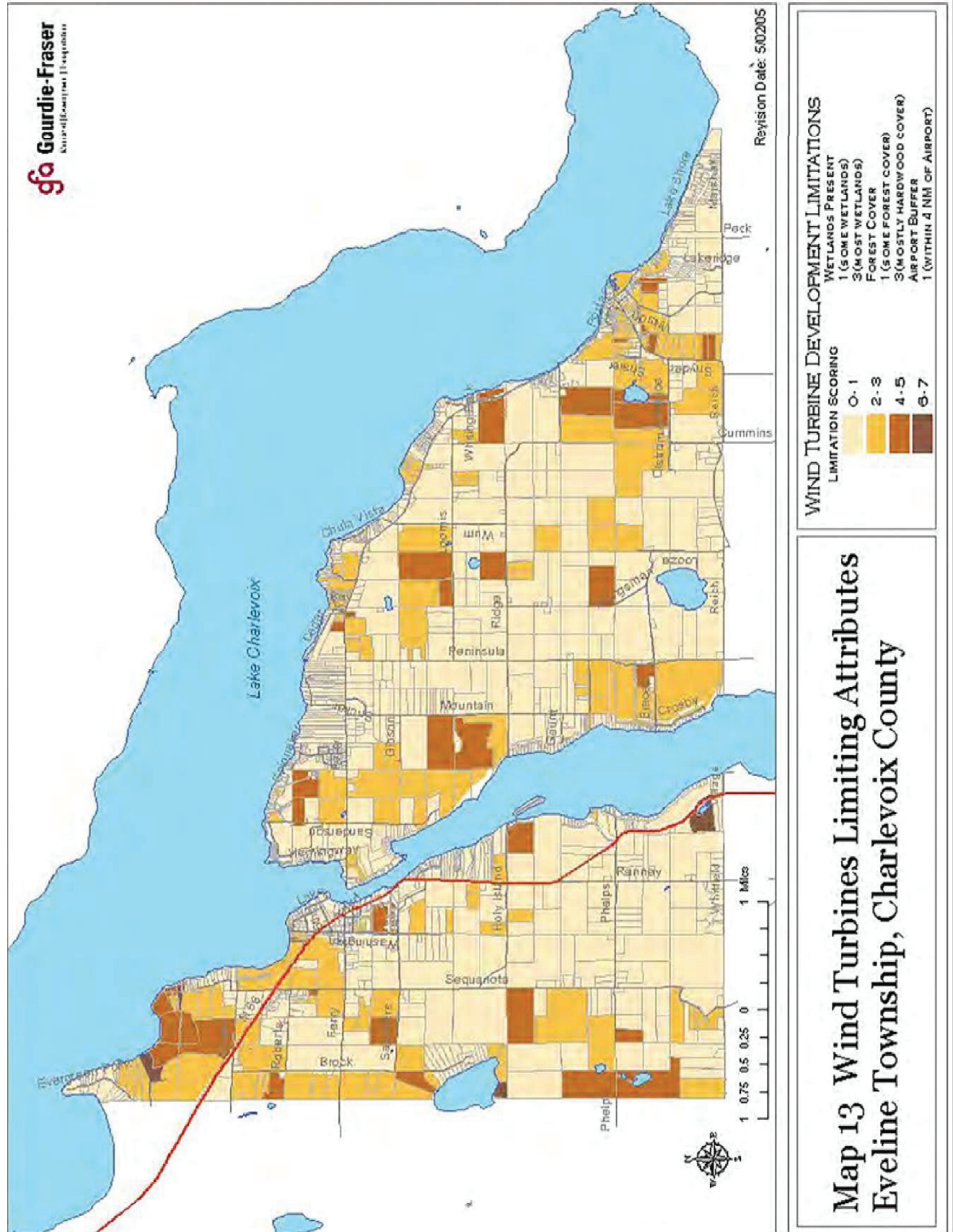
# MAP 8: NON-MOTORIZED TRANSPORTATION



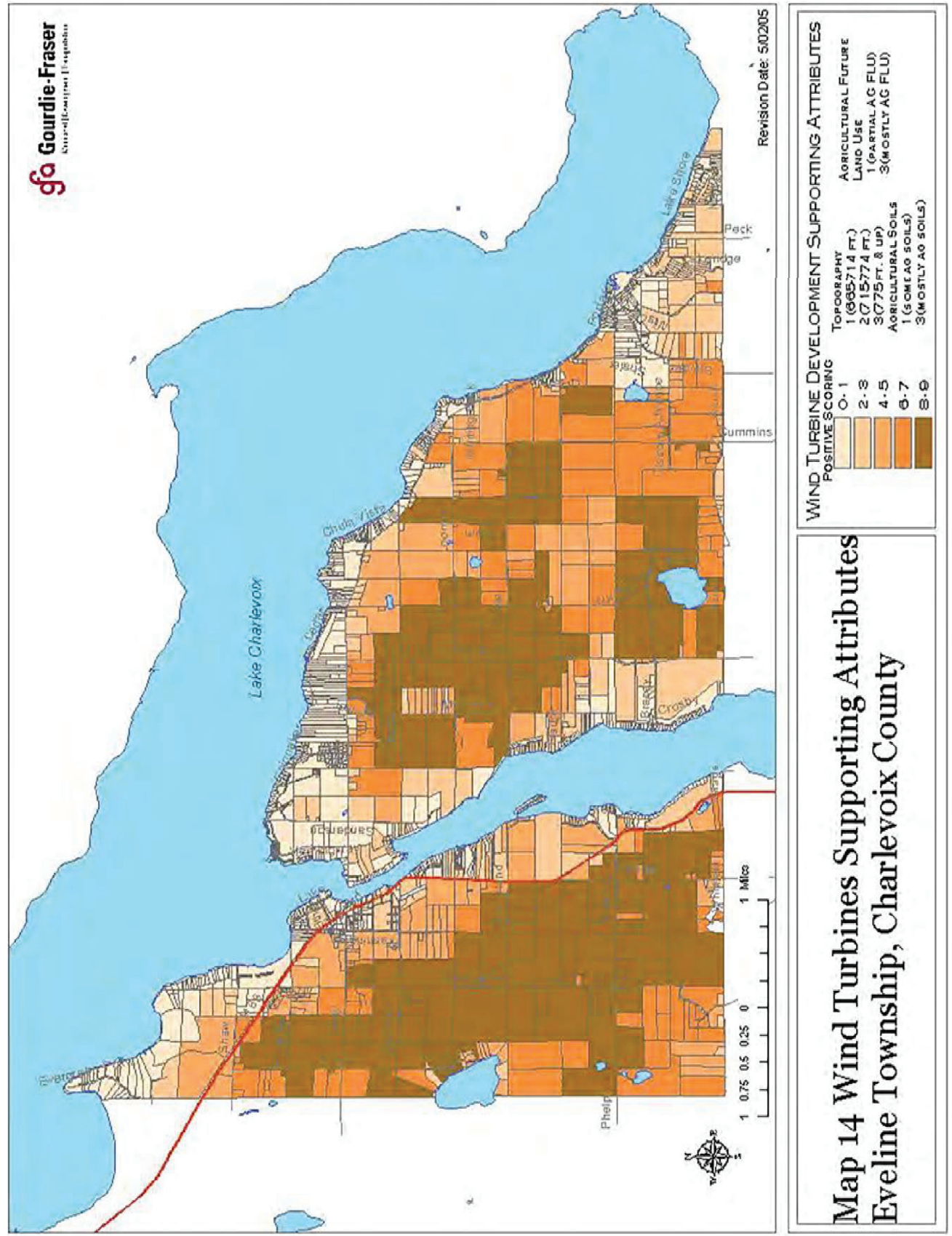
# MAP 9: INFLOW OUTFLOW



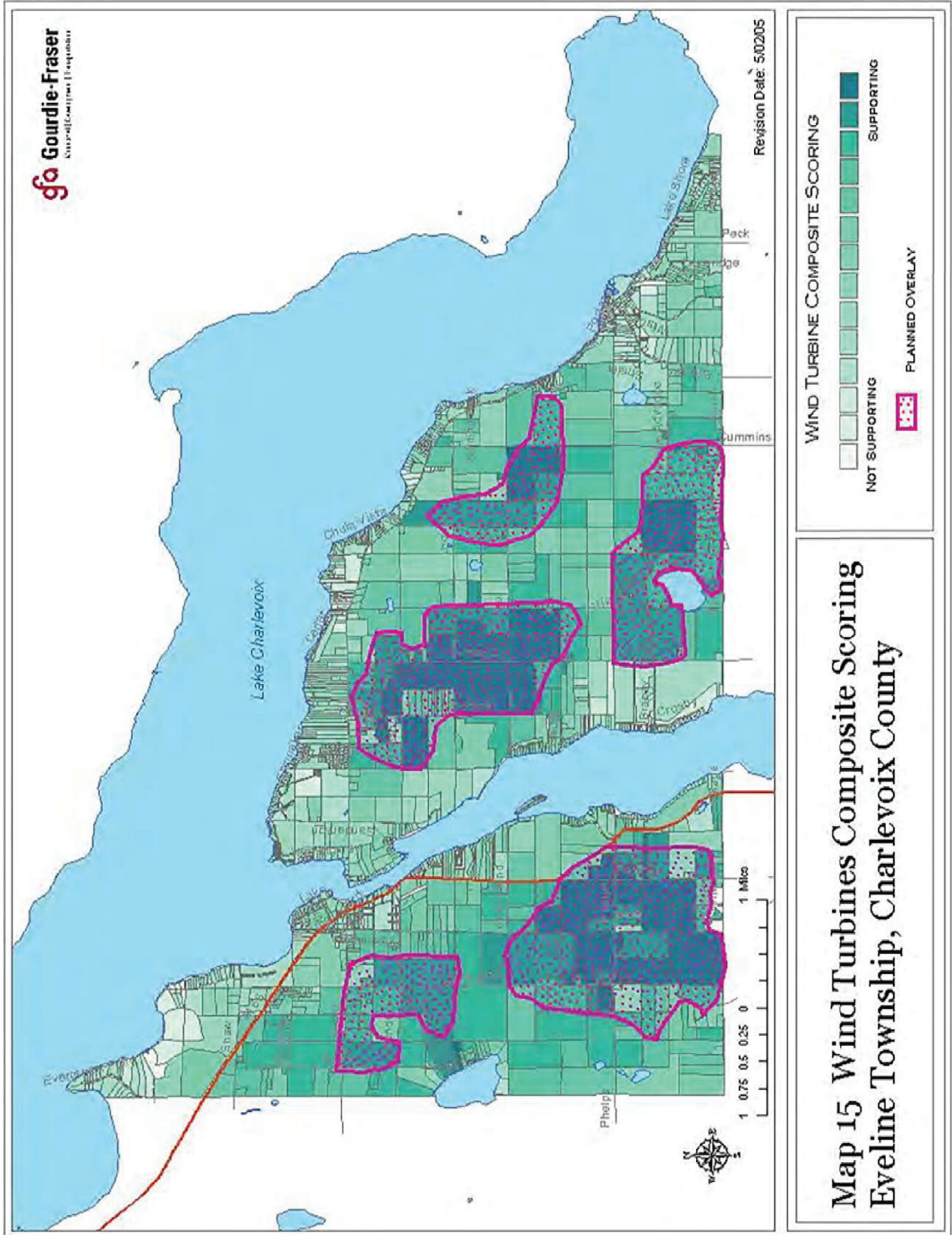
MAP 10: WIND TURBINES LIMITING FACTORS



MAP 11: WIND TURBINES SUPPORTING FACTORS

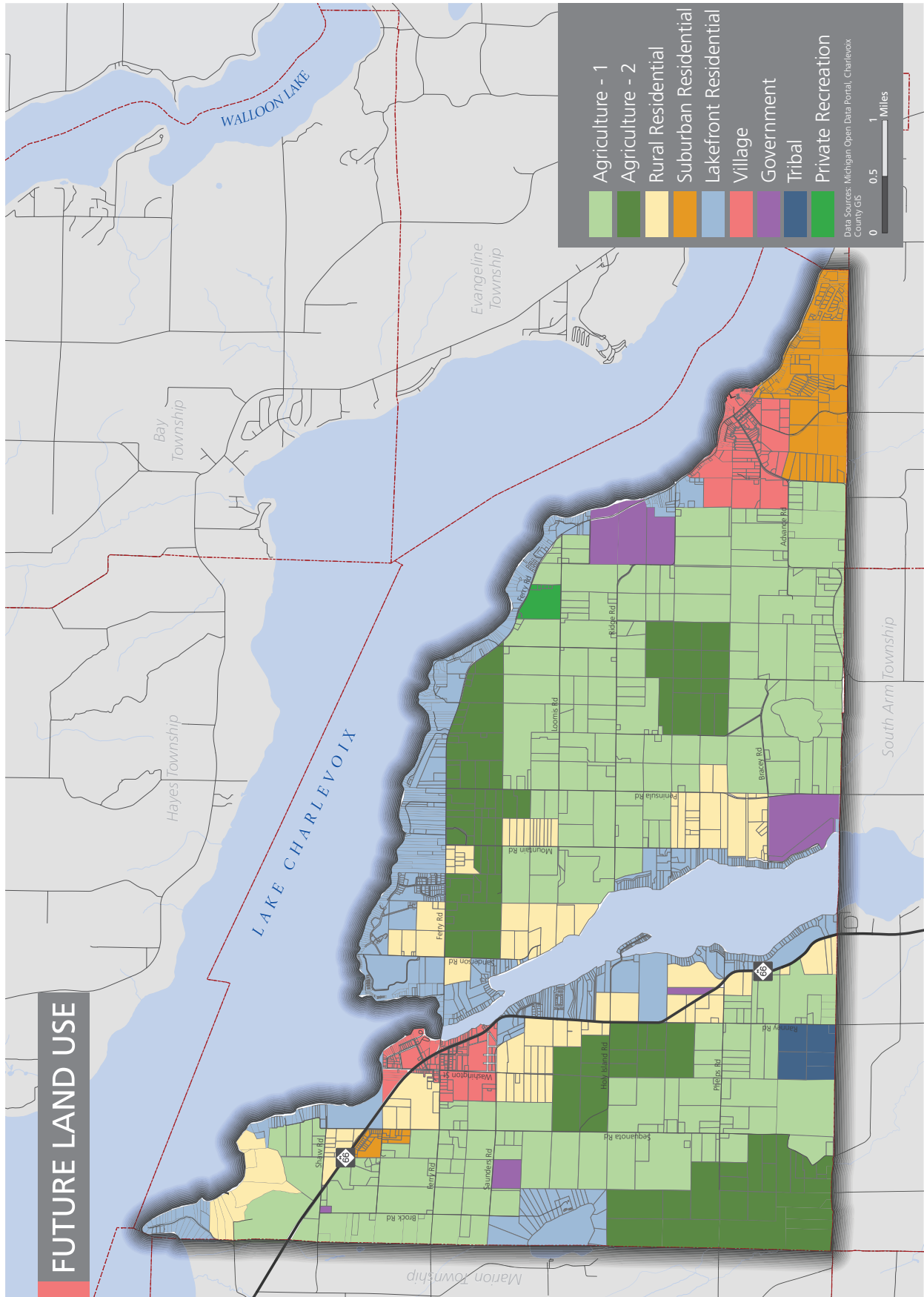


MAP 12: WIND TURBINES COMPOSITE SCORE

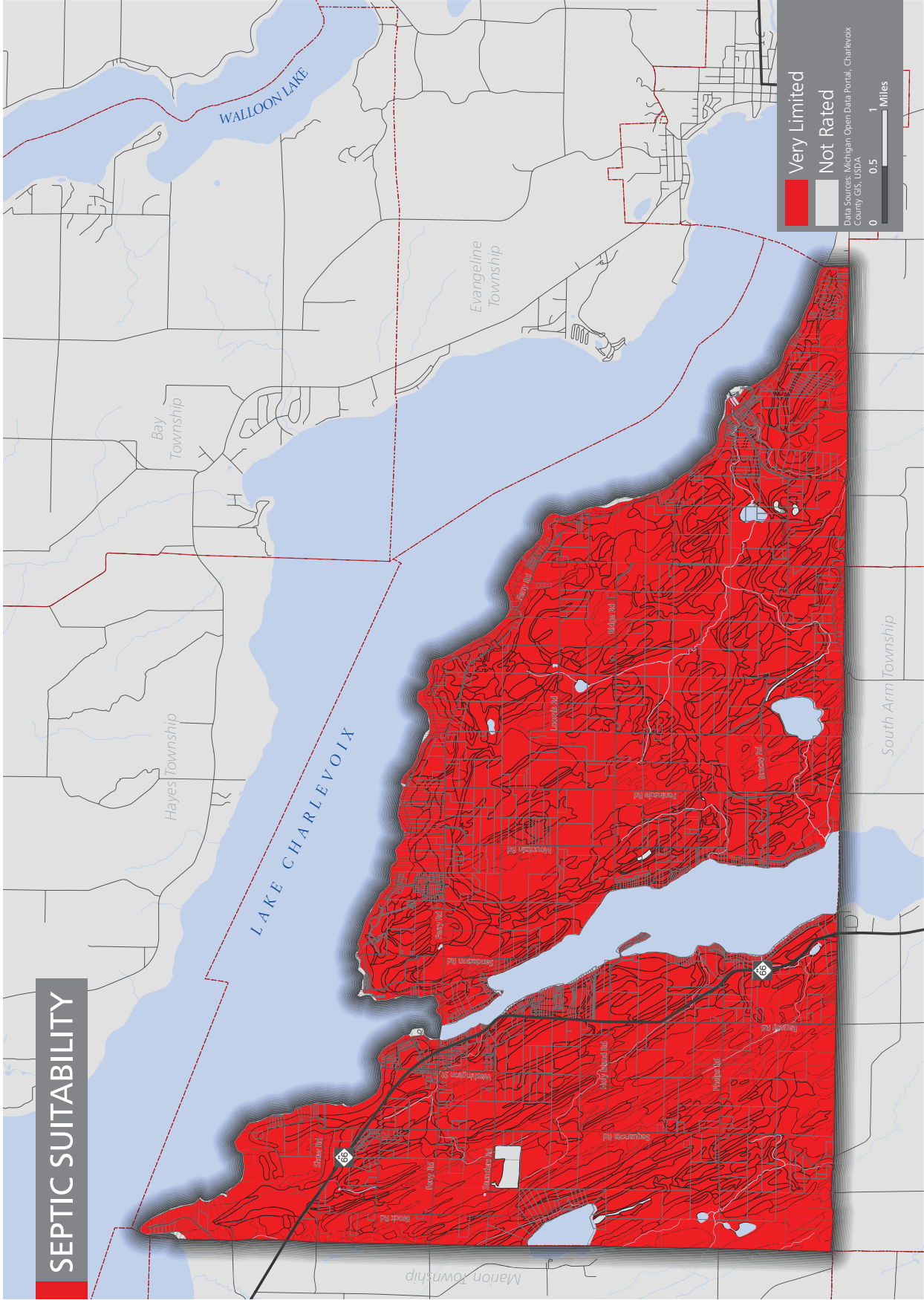




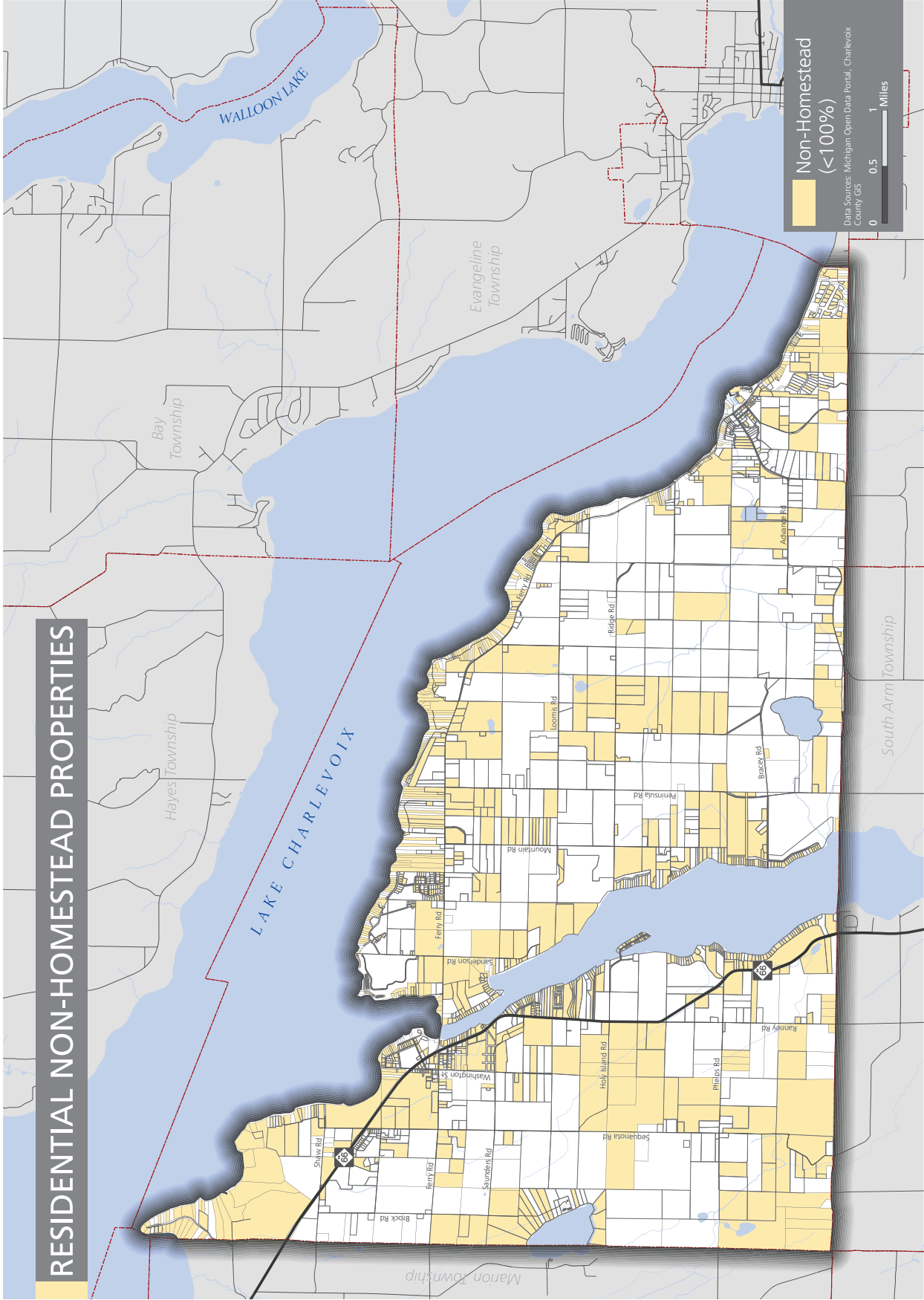
# MAP 13: FUTURE LAND USE



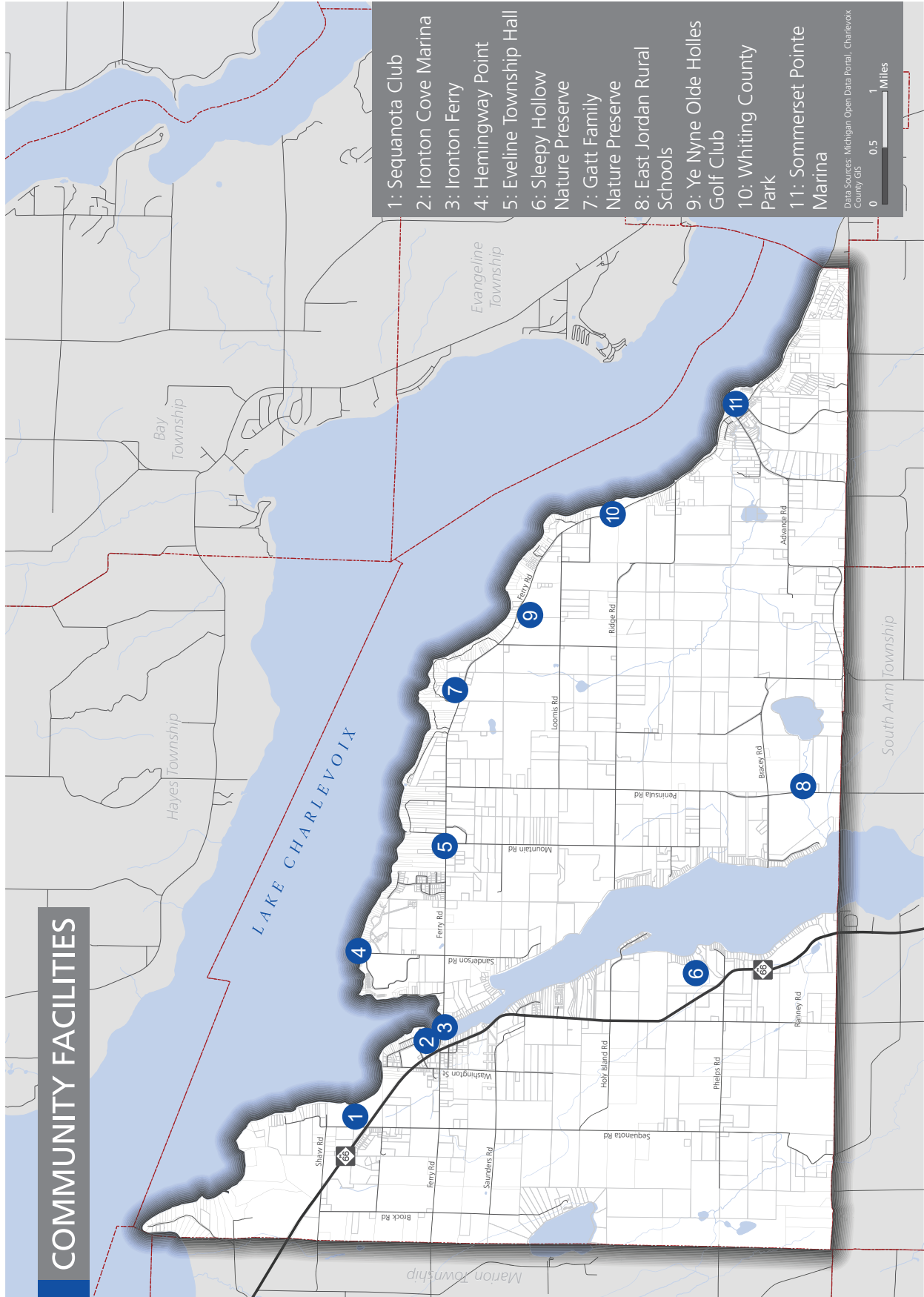
SUPPLEMENTAL MAP: SPETIC SUITABILITY



SUPPLEMENTAL MAP: RESIDENTIAL NON-HOMESTEAD PROPERTIES



# SUPPLEMENTAL MAP: COMMUNITY FACILITIES



# SUPPLEMENTAL MAP: ZONING

