

***EVELINE TOWNSHIP***  
**COMPREHENSIVE PLAN**  
**2013/2014**



**ADOPTED:**

***Planning Commission: June 11, 2014***

***Township Board: July 8, 2014***

With Planning Assistance provided by:

***M. C. Planning & Design***

504 Liberty Street

Petoskey, MI 49770

(231) 487-0745

[mcampbell@mcplanningdesign.com](mailto:mcampbell@mcplanningdesign.com)

# EVELINE TOWNSHIP COMPREHENSIVE PLAN

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## ORGANIZATIONAL OVERVIEW

### DOCUMENT ORGANIZATION

The Eveline Township Comprehensive Plan is made up of the master plan and several supporting Overview sections. The master plan section is the core policy statement that will serve as a directive to the planning commission and the township as a whole over the next five years. It includes the Future Land Use Plan and Map, Goals and Objectives, and an Implementation Plan.

The remainder of the document is made up of Overview sections. These overviews contain general information about the township and supporting information regarding the master plan directives. The Overviews include:

- Community Overview explaining the history of the township and its planning efforts and the current land uses;
- Community Facilities Overview documents the township's and region's public facilities and services including school districts, recreation resources, and transportation facilities;
- Demographic & Economic Overview details the population, housing, income and economic trends in the township;
- Natural Resources Overview includes maps and descriptions of the township's hydrology, soils, and topography, and includes a description of the climate;
- Agriculture & Forestry Overview includes mapping and descriptions of elements considered including agricultural land uses, prime productive soils, and parcels taxed as farmland, and a description of the considerations involved in designating the two planned agricultural districts;
- Wind Energy Overview is a summary of the study prepared in 2000 to establish an overlay district for wind energy facilities and including the 2003 parcel data and to reflect the update to the Future Land Use Map.

The master plan section is the major policy statement. The remaining sections of the Comprehensive Plan contain some policies and plans (such as the Wind Energy Overview) that are township policy directives with equal weight as those contained in the master plan section.

## **METHODOLOGY**

The Eveline Township Planning Commission has undertaken this Comprehensive Plan update in compliance with the Michigan Planning Enabling Act. The planning commission typically reviewed sections of the prior plan and proposed updates at regular monthly meetings. In this way, the Plan evolved over time, with many opportunities for refinement and revisions. The bulk of the planning commission's work sessions involved refining the Future Land Use Map, the Goals and Objectives, and finally, the Implementation Plan

Due to comprehensive nature of the previously adopted plan and the economic downturn which occurred shortly after the adoption of the prior plan, the Planning Commission determined that much of the plan was still appropriate with relatively minor updates.

This comprehensive plan was designed in coordination with planning efforts currently underway in the region. Many of the Eveline Township planning commission members have been involved in multiple planning processes and in an effort to ensure that the direction of these plans is consistent. In addition to the County Master Plan, other recent regional planning efforts have focused either on Lake Charlevoix and the surrounding areas or Charlevoix County to identify issues to be addressed regarding water quality protection and other environmental issues.

# MASTER PLAN

## COMMUNITY GOALS & OBJECTIVES

The overall goal of this master plan is to

- retain and promote the rural and agricultural atmosphere of Eveline Township;
- support the protection of surface water, ground water, wetlands, woodlands and the quality of ecological, environmental, natural, and recreational resources of the township;
- provide for residential, civic, recreational, cultural, and commercial development, concentrated in village centers and developing at a pace that will not overburden public services and/or public infrastructure, while protecting the health, safety, and general welfare of the populace.

Objective 1: Preserve and enhance the commercial viability of all agricultural uses in the township and protect the most valuable agricultural resources, especially productive and important agricultural and forested areas.

- Strategy #1: Designate the core agricultural and timber lands as such, and protect them from degradation, fragmentation, or infringement by inappropriate non-rural development patterns.
- Strategy #2: Allow a maximum of one dwelling unit per ten acres of land in the core agricultural and forest areas, and require these dwellings be clustered on one portion of the property with the balance of the property retained for farm, forestry, and open space purposes.
- Strategy #3: Encourage all owners of prime, regional, and locally important farm and forest lands to place conservation easements or other incentives which ensure future use of those lands for farming and forestry purposes.
- Strategy #4: Designate agricultural and forested lands of a secondary level of productivity and promote a rural development pattern in these areas.
- Strategy #5: 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 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 purposes.

Objective 2: Direct all non-rural and non-agricultural activities to high-density areas within the township, especially the village centers of Ironton and Advance.

- Strategy #1: Limit high density residential to the areas of Ironton and Advance.
- Strategy #2: Limit commercial uses to the areas of Advance and Ironton.
- Strategy #3: Encourage commercial-service types of businesses to locate in areas served by an approved municipal sewer system.
- Strategy #4: Encourage industrial uses to locate in regional industrial parks, which contain municipal sewer, water, and provide access to the necessary transportation facilities to accommodate the type and quantity of traffic generated.

- Strategy #5: Promote the “village” concept of development for Ironton and Advance creating a mix of civic, cultural, business, residential, recreational, and service uses at a walkable scale, where businesses and residential developments are clustered with off-street parking behind buildings.
- Strategy #6: Promote the installation of community or municipal sewer systems for the villages of Ironton and Advance.
- Strategy #7: Discourage strip residential or commercial development along the major roadways of the township.
- Strategy #8: Designate areas along the waterfront and around the village centers where a medium density of residential development is appropriate; encourage continued infill of residential development here at an overall net density of approximately 2 units per acre.
- Strategy #9: Encourage tourist-oriented and service, commercial, and professional office uses in the village areas.
- Strategy #10: Allow some warehousing/light industrial uses, auto-oriented uses, and short-term vacation rentals in the village areas with strong regulatory controls.
- Strategy #11: Allow controlled expansion of and development in village areas while retaining the villages’ basic character.
- Strategy #12: Allow limited recreation-related commercial uses on the waterfront within the village areas at a limited size, scale, and density.

Objective 3: Promote the preservation of scenic resources, low-impact recreation, natural features, environmentally significant features, and ecologically important resources in the township.

- Strategy #1: Protect ridgelines and hillsides with regulatory restrictions.
- Strategy #2: Maintain an up-to-date recreation plan in order to pursue and provide additional recreational opportunities for residents and visitors.
- Strategy #3: Support any county- or region-wide purchase of development rights programs to protect significant agricultural resources identified in this plan.
- Strategy #4: Encourage the protection of panoramic view sheds and vistas throughout the township and encourage the protection of such by allowing clustering of residences in these areas and potentially providing a density bonuses for protection of these resources.
- Strategy #5: Promote ground and surface water protection through encouraging individual property owners to be stewards of the land to protect water resources.
- Strategy #6: Strengthen the zoning provisions to better protect water quality, such as with regulations regarding shoreline structures, impervious surfaces and enhanced shoreline greenbelt regulations.
- Strategy #7: 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 other, similar agencies for the protection of the ground and surface water in the Township.
- Strategy #8: Work cooperatively with the Road Commission to improve and maintain road-stream crossings in the Township to protect the water resources.

- Strategy #9: Recognize the importance of preserving and linking greenways and wildlife corridors when approving development proposals.
- Strategy #10: Protect township residents and property from natural hazards associated with development that infringes on natural systems such as floodplains, steep slopes and natural shorelines.

Objective 4: Promote orderly development within the township.

- Strategy #1: Require plan review or site plan review for all lot or building creation.
- Strategy #2: Require all necessary public and private infrastructure to be provided in conjunction with new development.
- Strategy #3: Require all future multiple-lot residential development along State Highways and County Roads to be accessed by shared access drives or secondary roads.
- Strategy #4: 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.
- Strategy #5: Promote, not compel, rezonings in compliance with this plan.
- Strategy #6: Deny rezonings not in compliance with this plan.

Objective 5: Promote efficient use of infrastructure.

- Strategy #1: Require private roads to be designed to minimize disturbance to the natural environment.
- Strategy #2: Minimize curb cuts along the township's highways.
- Strategy #3: Direct development to areas serviced by adequate roads, water, sewer, and other utility services.
- Strategy #4: Provide for reasonable locations for development of wind turbine generators, a legitimate land use, 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.
- Strategy #5: 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.
- Strategy #6: Promote countywide inspection of septic systems and mandatory system upgrades prior to building expansions or transfer of property.

Objective 6: Implement the Master Plan.

- Strategy #1: The zoning ordinance should be reviewed and updated as necessary to remain consistent with this master plan.



- Strategy #2: Promote interjurisdictional cooperation.
- Strategy #3: Develop, adopt and begin implementation of a complete streets policy to improve transportation equity, while encouraging health through physical activity and active transportation.

## FUTURE LAND USE PLAN CATEGORIES

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

*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. Maximum density of 1 unit per 8 acres.

*Lake Front Residential:* Large areas bordering Lake Charlevoix and other inland lakes have been designated Lake Front Residential. These areas are planned for a maximum density of 2 units per acre. 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.

*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.

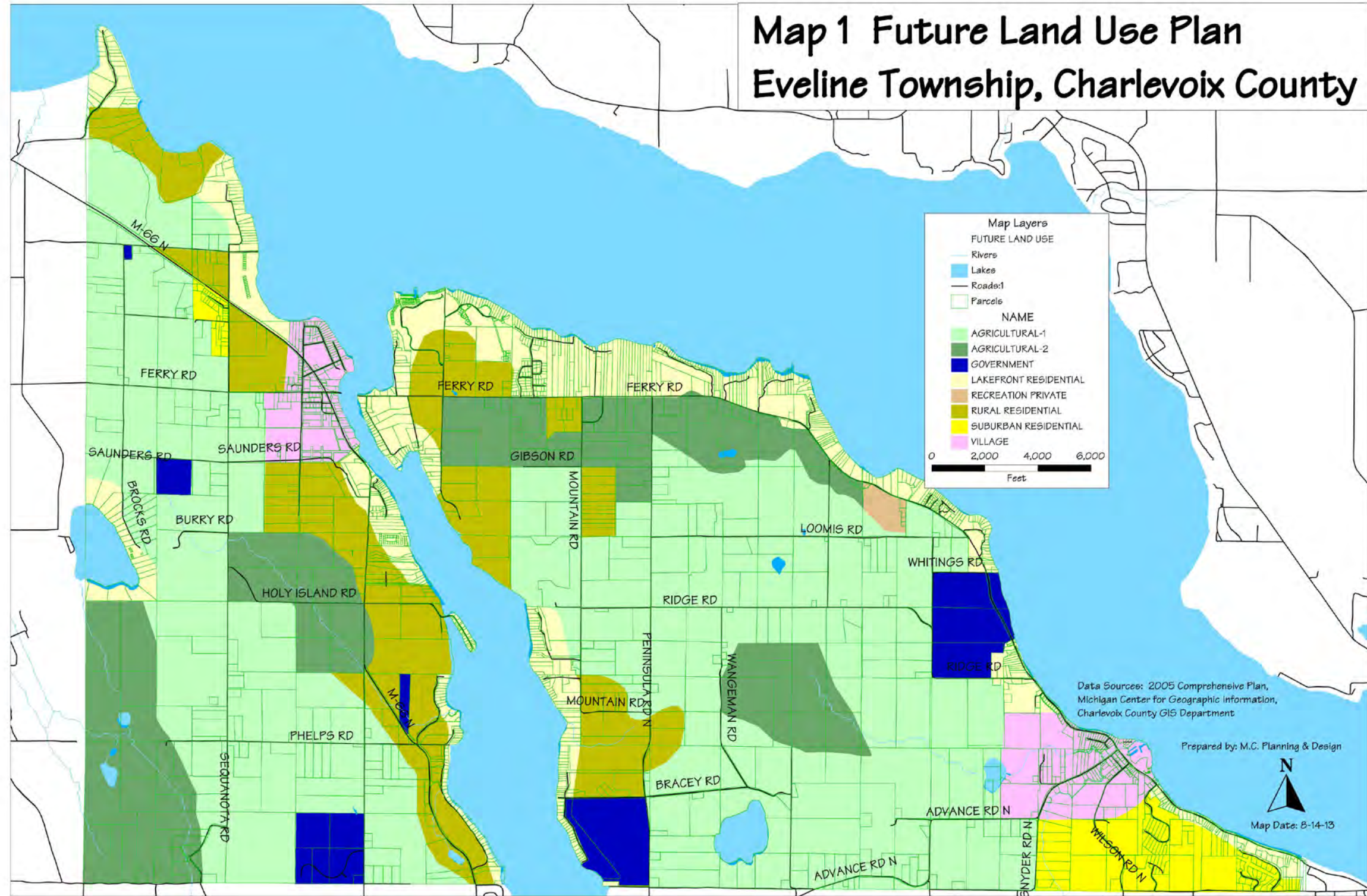
*Suburban Residential:* This plan district is reserved for the area surrounding and south of the Advance village area and northwest of the Ironton village area. These are residential extensions of the village areas at a density comparable to that planned for the lakefront residential district. The area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

*Village:* The unincorporated village areas of Ironton and Advance make up most of the planned 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 golf course located on Advance Road is included in the private recreation plan district.

# Map 1 Future Land Use Plan Eveline Township, Charlevoix County



## IMPLEMENTATION PLAN

The preceding Goals and Objectives and Future Land Use Plan and Map are components of the master plan; the final component is the Implementation Plan. The Implementation Plan details the specific actions that are planned in response to the master plan. The Implementation Plan is meant to clearly summarize the actions to be taken to implement the Plan including changes to the zoning ordinance.

As with any part of this Comprehensive Plan document, the Implementation Plan is a guideline for use by the planning commission. During a detailed review and recommended update of the township's zoning ordinance, the planning commission may find grounds for minor departures from the Implementation Plan. These minor changes are anticipated and do not constitute noncompliance with the master plan or necessitate Comprehensive Plan amendments.

### Zoning Ordinance Updates

*Promote/Allow a Change in Zoning:* There are areas of the township now zoned R-1 Residential that are being used for a less intensive use at this time. Natural features pose development restrictions on much of this land or there is no known intention in the near future for more intense use. This Plan promotes the change in zoning to less intensive zoning categories as detailed below. This Plan does not set out a policy for the township to rezone these properties without such a request by the property owner. However, it is recommended that this situation be brought to the attention of the property owners in question and that they be given an opportunity to be rezoned in conformance with this Plan during a specified period of time when no fees will be charged.

- R-1 planned for Agricultural 2 to Farm Forest 2
- R-1 planned for Rural Residential to Rural Residential

### *Other General Changes:*

- Promote natural feature protection through a development option available in Rural Residential and R-1 Residential Districts
- Ridgeline protection
- Viewshed protection
- Steep slope protection
- Natural shoreline protection
- Expand commercial agricultural uses
- Limit commercial footprint sizes in Village Commercial district, require village-scale development pattern and uses as directed in the master plan

Other Ordinances/Plans Explore revising or adopting the following regulations or undertaking the following planning efforts.

*Recreation Plan (update)*

*Nuisance Ordinance*

*Road End Ordinance*

*Sewer Feasibility Study*

*Private Road Ordinance*

*Review Land Division Ordinance*

*Short Term Rental Ordinance*  
*Village sub-area plans*

Outreach to Other Local Governments

*Support regional greenways planning*

*Support countywide septic inspections*

*Support regional effort to promote lake quality*

*Support continuation and evolution of agriculture in the region*

- Promote best agricultural practices
- Support a purchase of development rights or transfer of development rights program

*Support regional planning*

## COMMUNITY OVERVIEW

### REGIONAL SETTING

Eveline Township is located in Charlevoix County in northwestern Michigan. Eveline Township is centrally located within the county; it is east 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 traverses 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. All three cities in the county and Lake Michigan are accessible through the township as they can each be navigated by water through Lake Charlevoix.

### TOWNSHIP & COUNTY HISTORY

Charlevoix County was part of the territory acquired in 1836 by the Treaty of Washington. The county was originally called Keskauko, 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. The county was originally part of both Emmet and Antrim counties and was officially organized as today's Charlevoix County in 1869.

One of the first settlements in the county was on Beaver Island. The controversial Mormon Church elder, Joseph Strang, established a religious colony on the island in 1847. Strang named himself king of an independent country. After his assassination at the hands of his followers in 1856, the colony dissolved. 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 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 1870's, 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. Population in the area was very low until the Grand Rapids & Indiana railroad was established in the 1870's. In 1892, the Chicago & West Michigan railroad opened an extension of their rail line running 4 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 a number of small rail companies which operated around the turn of the century, the last of which, the Boyne Railroad, ceased to operate in the 1970's. 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 iron works 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 1920's, as the forests were logged off, 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 1900's 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 auto 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 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, respectively, 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 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 relative components of the master plan.



## CURRENT LAND USE PATTERN

Map 2 depicts the land cover/land use in the township as updated in 2013 using 2012 digital aerial photography and field checking. At that time, the majority of the single-family residential land use was found along the lake shore of Lake Charlevoix and within the extended village areas of Ironton and Advance.

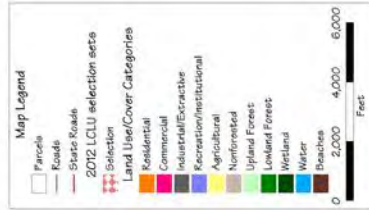
The interior parts of the township were predominantly in agricultural use, including cropland, orchards along Peninsula and Wurn Roads in the eastern half of the township and Ranney Road in the western half, and pasture land. Pasture land was notably found along Sequanota and Phelps Roads, Sequanota and Holy Island, Ferry and Saunders Roads at Brock Road, and north of M-66 at Shaw Road in the western half of the township and between Peninsula and Mountain Road south of Ferry Road, west of Whiting Park along Loomis Road and along Olstrom and Advance Roads in the eastern half of the township.

Generally the interior areas not in agricultural use or open crop or pastureland were 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.

Other land uses include Whiting Park along the eastern shore of the township, a commercial golf course just north of Whiting Park, the former landfill on Saunders Road, and some limited commercial uses in the village areas of Ironton and Advance.

The percent of the township in each of the land cover/ land use categories is presented in Table 1. Table 2 shows the recent changes in the State Equalized Values (SEV) by property class in the Township. Table 3 presents the SEV distribution for 2012 for both the Township and Charlevoix County. It should be noted that SEV is based on assessing records and how land is being taxed and may not necessarily accurately reflect when changes in land use occurred, thus it is important to review both the land cover/land use as well as the SEV information, to gain an accurate understanding of property in the Township. Additionally, the drop in SEV in recent years is a result of the economic downturn, which has been experienced all across northern Michigan and beyond.

# Map 2 Existing Land Cover/ Land Use Plan Eveline Township, Charlevoix County



Data Sources: 2005 Comprehensive Plan,  
Michigan Center for Geographic Information,  
Charlevoix County GIS Department,  
Natural Resources Conservation Service  
and M.C. Planning & Design.

Prepared by: M.C. Planning & Design

Map Date: 8-14-13

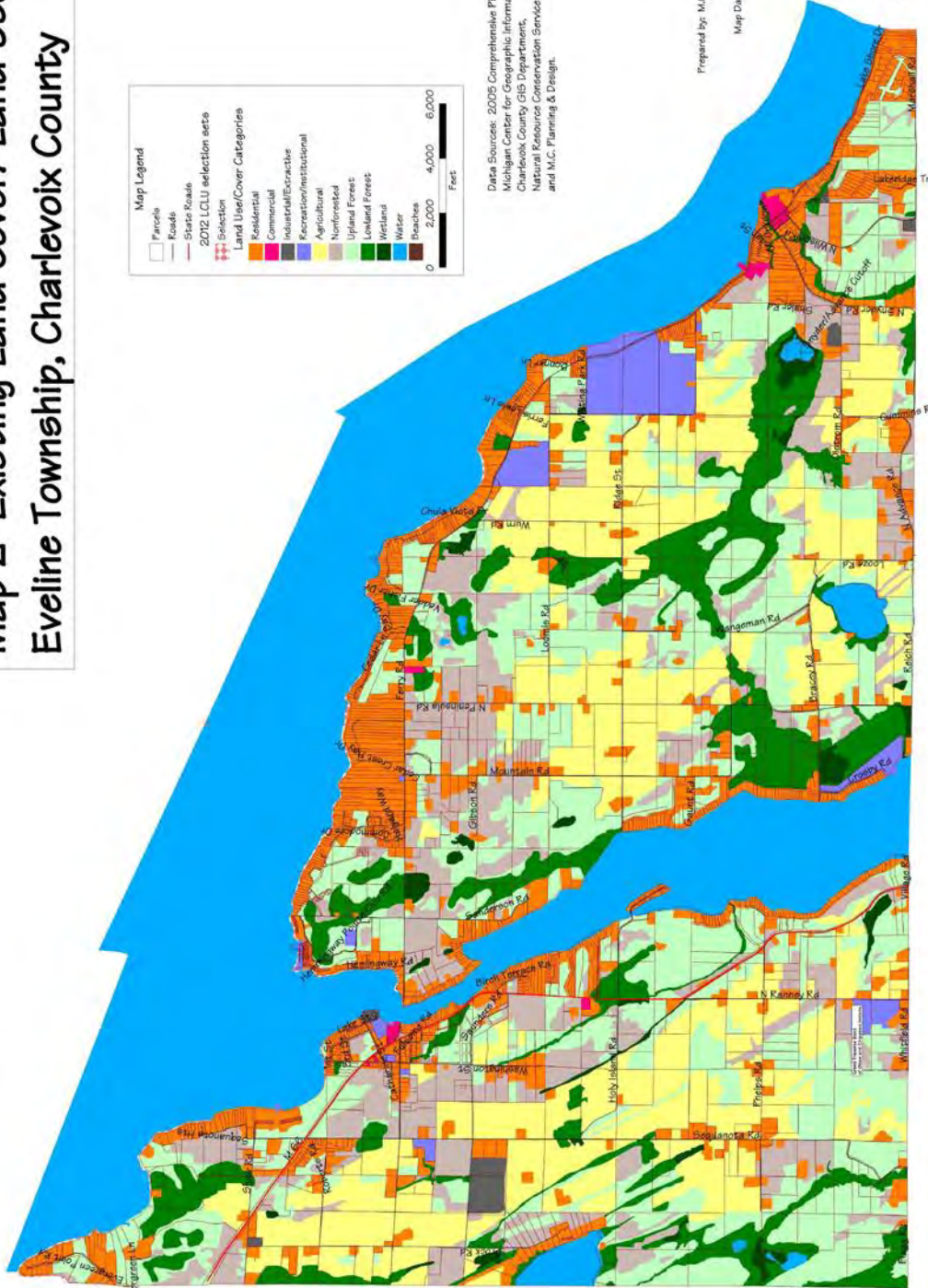


Table 1  
**Existing Land Cover /Land Use – 2012**  
 Eveline Township

<b>Land Use Category</b>	<b>Percent of Township</b>
Upland Forest	27.2
Agricultural	23.0
Residential	16.7
Upland Non-Forest	15.1
Lowland Forest	11.3
Wetlands	1.3
Water	1.3
Recreation/ Institutional	2.5
Industrial/ Extractive/ Util.	0.5
Commercial	0.3
Beaches	0.2
<b>TOTAL</b>	<b>99.9</b>
Note: Due to rounding, the total percentages of land uses do not equal 100 percent.	

Table 2:  
**State Equalized Valuation by Property Class**  
 Eveline Township

Class	2006 SEV	2008 SEV	2010 SEV
Agriculture	8,438,600	8,939,800	8,587,386
Commercial	3,768,200	4,472,045	3,919,200
Industrial	17,700	19,400	18,700
Residential	336,805,500	357,616,965	344,826,418
Timber Cutover	0	0	0
Developmental	0	0	0
Total Real Property	349,030,000	371,048,210	357,351,704
Personal Property	1,431,200	1,526,900	1,449,100
<b>Total SEV</b>	<b>350,461,200</b>	<b>372,575,110</b>	<b>358,800,804</b>

Source: Charlevoix County Equalization Department.

Table 3:  
**Distribution of the SEV**  
 Eveline Township and Charlevoix County - 2012

Real Property:	Eveline Township		Charlevoix County	
	Amount	Percent	Amount	Percent
Agricultural	7,189,300	2.1	53,851,600	2.1
Commercial	3,408,300	1.0	154,291,950	6.1
Industrial	14,500	<0.1	38,248,900	1.5
Residential	327,939,728	96.4	2,158,292,225	85.9
Timber Cutover	0	0.0	701,000	<0.1
Developmental	0	0.0	0	0.0
Total Real Property	338,551,828	99.5	2,405,385,775	95.7
Personal Property	1,615,200	0.5	107,352,100	4.3
<b>Total SEV</b>	<b>340,167,028</b>	<b>100.0</b>	<b>2,512,737,875</b>	<b>100.0</b>

Source: Charlevoix County Equalization Department

## COMMUNITY FACILITIES OVERVIEW

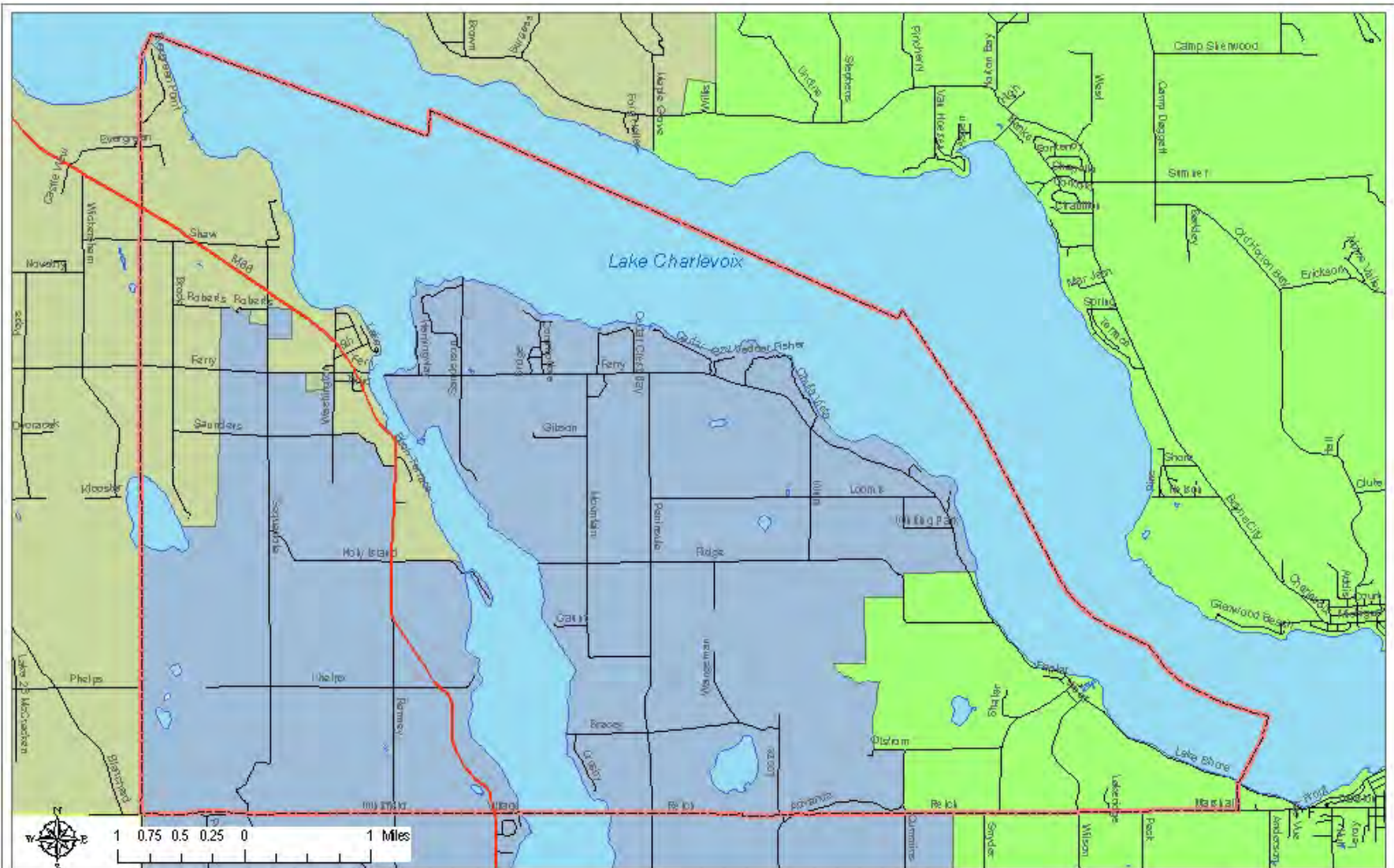
### SCHOOLS

There are three school districts servicing parts of Eveline Township. The Advance area is part of the Boyne City 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 Boyne City Public School has three school buildings: elementary, middle school and high school, and has an alternative education program. Boyne City hosts the Boyne Valley Alternative High School located on the second floor of the Early Childhood Education Center in Boyne City. Boyne City is also the home of the Boyne City Early Learners Program which was established in 2004 to prepare youth for Kindergarten.

The East Jordan elementary school serves Pre-K through fifth grade, the middle school for grades 6-8 and a high school for grades 9-12 with course options from college preparatory to career and technical education classes.

Charlevoix Public Schools went to a two building system for the 2013-14 school year (K-6 and 7-12). The Round Lake Educational Center (formerly Great Lakes Academic Center) is operated by Charlevoix Public Schools and in the former middle school. This program allows court-adjudicated students to keep up with schoolwork in a structured environment. Additionally, Charlevoix Public Schools operates the Beaver Island Lighthouse School (Alternative Education School). This alternative program has operated since 1975, and is a collaborative effort of Traverse Bay Area Intermediate School District and Northwest Michigan Council of Governments to provide disadvantaged youth students ages 16-21 with work experience programs to make positive choices in the areas of academics and social environments.



# Map 3 School Districts Eveline Township, Charlevoix County

Revision Date: 5/02/05

**SCHOOL DISTRICTS**

- BOYNE CITY PUBLIC SCHOOLS
- CHARLEVOIX PUBLIC SCHOOLS
- EAST JORDAN PUBLIC SCHOOLS



## **PUBLIC SERVICES**

Police protection and law enforcement for Eveline Township is available through the Charlevoix County Sheriff's Department, located in Charlevoix, and the Michigan State Police Post, located in Petoskey. The Sheriff's Department provides the bulk of law enforcement within the township.

Fire and ambulance services differ throughout the township, based on the location of the needed service. 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 particular 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. The need for additional hydrants exists throughout the township. Consideration should be given to requiring dry hydrants in conjunction with new developments.

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 together 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 can be dispatched to emergencies. 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.

## **UTILITIES & TRANSPORTATION**

At the present time, no public or municipal sewer systems exist in Eveline Township. A small number of associations operate 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 WWTP, although as of 2012 a limited number of the planned residential units have been built which are served by an on-site disposal system, approved by the health department is in use.

Charter Communications provides limited cable services to portions of the township. DTE provides natural gas in limited areas 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, consumers will be offered a choice of electricity generation providers by January 2005, although billing and delivery of electricity will continue to be provided by Great Lake Energy. High speed internet is available throughout much of the Township.

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.

Both the township's road and waterway networks provide means of transportation in Eveline Township. The only state highway in the township is M-66; this road traverses the western half of the township, connecting Charlevoix and East Jordan. In 2009, the Michigan Department of Transportation reported the following traffic counts on M-66: 4,200-4,600 trips per day with counts up to 11,100 near Charlevoix and 4,700 near East Jordan.

While M-66 is the major north-south roadway in the township, Ferry Road/Lakeshore Road is the major east-west transportation corridor. Crossing between the east and west halves of the township along Ferry Road necessitates using the Ironton Ferry. The ferry is in seasonal operation, generally between April and November. There is no other bridge or means of crossing the South Arm of Lake Charlevoix, necessitating entering East Jordan to cross between the two halves of the township.

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.

All season routes in the township include Ferry Road from M-66 to Sequanota Road, and Sequanota Road from Ferry Road to Saunders Road, and Saunders Road from Sequanota Road to the landfill. Fifth Street in Ironton is a Class A road from M-66 to Lake Charlevoix.

## **LIBRARIES**

The Jordan Valley District Library currently operates a library located in East Jordan near the East Jordan High School. This library was built with a donation from the Malpass Family Foundation and has been in operation since 1989 when it replaced a Carnegie library built in 1919. The library owns property on M-66 in East Jordan and but currently (as of 2012) does not have any plans to build on the property. The library has a \$324,000 annual budget and a catalog of nearly 36,000 books and other media, and annual circulation of approximately 40,000 items.

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. It has an annual operating budget of approximately \$960,000.

The Boyne District Library located on Main and Park Streets in Boyne City serves City of Boyne City, Bay Township, Evangeline Township and parts of Eveline and Wilson townships the Boyne City School District area. It has approximately 35,000 books and other media in its collection, with recent annual circulation of over 94,000 items during the 2010-2011 fiscal year. It was renovated and expanded with grant funding in 2001 and originally built in 1917 with a Carnegie grant.



## RECREATION FACILITIES

The following table 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 also call for the development of non-motorized trails along Ferry Road and M-66 in Eveline Township.

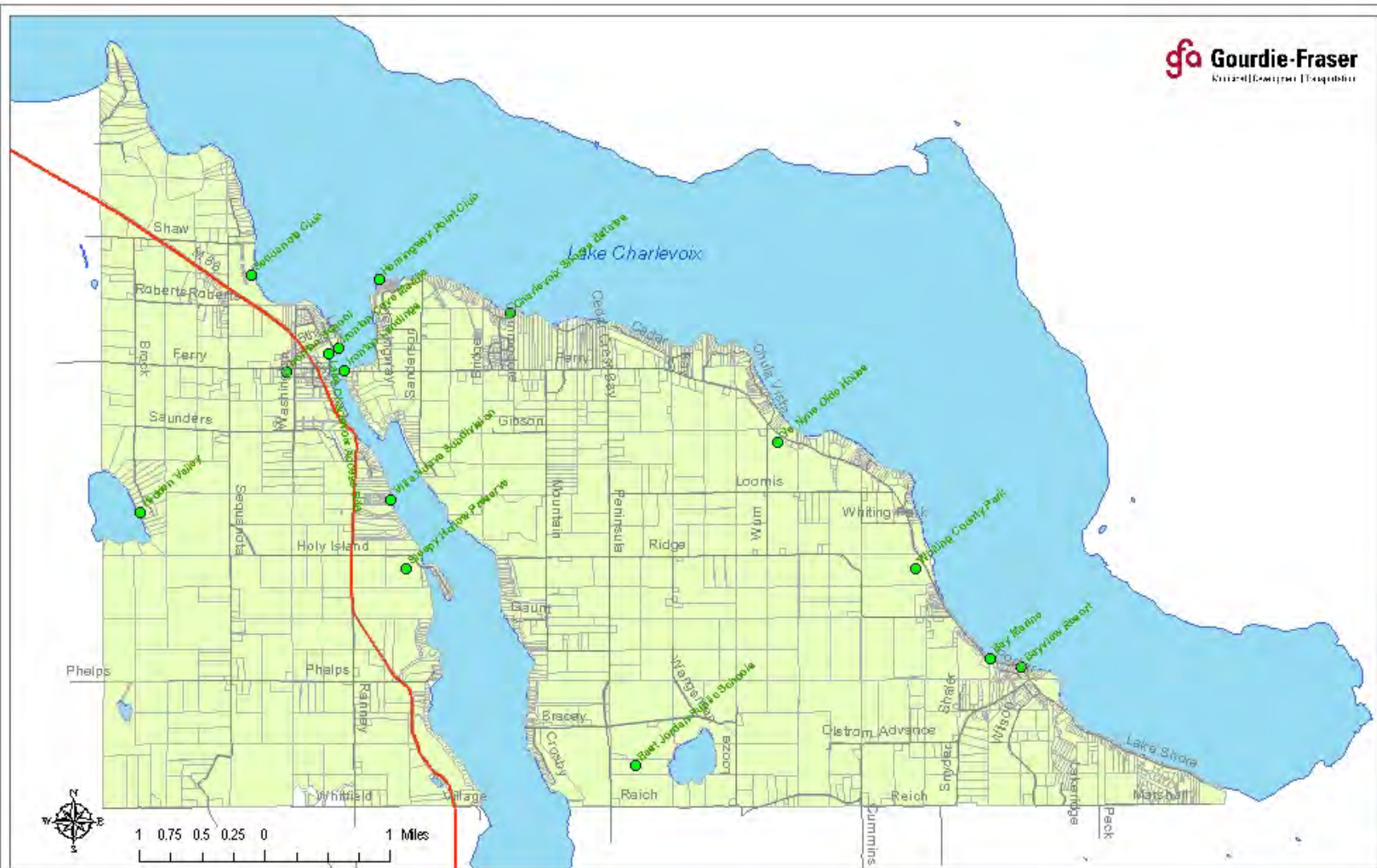
It is anticipated that the Michigan Department of Natural Resources and/or Michigan Department of Transportation grant sources will be pursued to fund the proposed non-motorized trails along M-66 and Ferry Road. For additional details see the Township Recreation Plan.

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.

**Table 4 Eveline Township Recreation Facilities**

Facility Name	Ownership	Open to Public?	Approximate Size	Facilities Available
State Forest	State	Yes	42 acres	None
Lake Charlevoix Access Site (Ironton)	State	Yes	7 acres	Boat launch, picnic sites, pit toilets
Whiting County Park	County	Yes	118 acres	Picnic sites, campsites, swimming, boating, fishing, restroom facilities, showers, playfields, children's play equipment, meeting rooms, kitchen
Ironton School	Char-Em ISD	Limited hours	1.5 acres	Children's play equipment, playfields, meeting room
Sleepy Hollow Preserve	LTC	Yes	55.48 acres	Nature preserve
Eveline Township Hall	Township	Limited hours	½ acre	Meeting rooms
Villa Nuova Subdivision	Private	Members/Guests	3 acres	Swimming, boating, fishing, children's play equipment, horseshoe pits, playfields, volleyball courts, boat launch
Boyneview Resort	Private	Members/Guests		Swimming, fishing, boating
Bay Marine	Private	Yes		Boating
Ironton Landings	Private	Yes		Boating, fishing
Charlevoix Shores Estates	Private	Members		Swimming
Hidden Valley	Private	Members/Guests		Children's play equipment, boating, swimming
Ye Nyne Olde Holles	Private	Yes		Golf course, clubhouse
Ironton Cove Marina	Private	Yes/Rental Basis		Marina, boating
Hemingway Point Club	Private	Members/Guests		Nature preserve, swimming beach, marina, hiking trails, cross country ski trails, pool, tennis
Sequanota Club	Private	Members		Marina, swimming, meeting room
Sommerset Pointe	Private	Members, Twp res		Marina, Clubhouse boating and beach area.
East Jordan Public Schools	Public	Yes	40 acres	Nature area, pool at High School
Eveline Township Bracey Road Property	Township	Yes	35 acres	Walking trails and parking area
Washington Street Beach	Township	Yes		Swimming Beach

Source: Charlevoix County Recreation Plan, and Eveline Township Recreation Plan.



## Map 4 Recreation Facilities & Resources Eveline Township, Charlevoix County

Revision Date: 5/02/05

● RECREATION SITES

## DEMOGRAPHIC & ECONOMIC OVERVIEW

### POPULATION

The primary source of information for Eveline Township is the Census of Population, which is taken every ten years. What follows is an overview of the significant and relevant information. 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. Seasonal population has a considerable influence upon the population levels of the townships, 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 Census of 2010, see Table 5. During the same time period, the county population increased from 13,421 to 26,090 and then decreased to 25,949 by 2010. The cumulative population change over the fifty years from 1960 to 2010, was 882 people or 147% increase in the Township, and 12,528 people or 93% increase county wide.

**Table 5 Population Changes, Eveline Township & Charlevoix County, 1960-2010**

	1960	1970	1980	1990	2000	2010
Eveline Township	602	837	1,061	1,100	1,560	1,484
Ten Year % change		39%	27%	4%	42%	-4.9%
Charlevoix County	13,421	16,541	19,907	21,468	26,090	25,949
Ten Year % change		23%	20%	8%	22%	-0.5%

Source: US Census

Table 6 provides a comparison of population changes between 1970 and 2010 for the Townships within Charlevoix County.

**Table 6 Population Changes, Charlevoix County, 1970-2010**

	1970	1980	1990	2000	2010
Boyne City	2,969	3,348	3,478	3,503	3,735
Charlevoix	3,519	3,296	3,116	2,994	2,513
East Jordan	2,041	2,185	2,240	2,507	2,351
Bay Township	456	599	825	1,068	1,122
Boyne Valley Township	832	948	1,102	1,215	1,195
Chandler Township	89	132	182	230	248
Charlevoix Township	720	993	1,016	1,697	1,645
Evangeline Township	440	538	646	773	712
<b>Eveline Township</b>	<b>837</b>	<b>1,061</b>	<b>1,100</b>	<b>1,560</b>	<b>1,484</b>
Hayes Township	706	1274	1,317	1,893	1,919
Hudson Township	219	343	481	639	691
Marion Township	694	946	1,130	1,492	1,714
Melrose Township	830	947	1,106	1,388	1,403
Norwood Township	325	540	516	714	723
Peaine Township	58	81	128	244	292
St. James Township	161	240	276	307	365
South Arm Township	995	1,237	1,418	1,844	1,873
Wilson Township	650	1,199	1,391	2,022	1,964
Charlevoix County	16,541	19,907	21,468	26,090	25,949

Source: US Census

While the population of Eveline Township is growing, the median age of residents is rising. The median age of township residents has grown from 33.8 years in 1980, to 38.8 years in 1990, to 44.5 years in 2000 and to 52.9 in 2010. In the state overall, the median age has gone from 28.8 in 1980, to 32.6 in 1990, to 35.5 in 2000 and 38.9 in 2010.

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) is not affordable to young families, the limited jobs and educational opportunities in the area, as well as the overall aging of the population.

The number of persons per household and persons per family are lower in the township than in the state overall, as shown in Table 7. This is expected in a community with a higher median age, where fewer families have children at home. Between 1990 and 2000, the number of persons per household and persons per family has declined in the township at a rate similar to the state overall.

**Table 7 Household & Family Sizes, Eveline Township & Michigan, 1990-2010**

	1990		2000		2010	
	Persons per Household	Persons per Family	Persons per Household	Persons per Family	Persons per Household	Persons per Family
Eveline Township	2.61	2.91	2.52	2.81	2.20	2.56
Michigan	2.66	3.19	2.58	3.10	2.49	3.05

Source: US Census

The changes in population density (number of persons per square mile) directly follows the population increases or decreases for the Township and County overall as shown in Table 8.

**Table 8 Population Density, Eveline Township & Charlevoix County, 1980-2010**

	1980	1990	2000	2010
Eveline Township	40.8	42.3	59.9	57.1
Percent Change		3.7%	41.6%	-4.7%
Charlevoix County	47.7	51.5	62.6	62.2
Percent Change		8.0%	21.6%	-0.6%

Source: US Census

## HOUSING

The total number of housing units increased from 1,298 to 1,381 between 2000 and 2010, a 6.4% increase. 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 1,381 housing units in 2010, 675 were occupied on a year around basis and 617 (45%) were used for seasonal or occasional recreational use. In 2000, 48% of the township's housing units were for seasonal or occasional recreational use compared with 53% in 1990. Charlevoix County, of the units for seasonal use the percent has remained quite consistent between 28 and 30% over the same 20 year period. The proportion of housing units that are for year around 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.

**Table 9 Summary of Housing Units, Eveline Township & Charlevoix County**

	Total Dwelling Units	Built Between 2000-2010	Built Prior to 1940
Eveline Township	1,381	6.4%	12%
Charlevoix County	17,249	12.2%	20%

Source: US Census (2010) and American Fact Finder 2006-2010

**Table 10 Housing Value Changes, Eveline Township & Charlevoix County, 1980-2010**

	1980	1990	2000	2010
Eveline Township	\$44,300	\$70,600	\$172,900	\$213,600
		59%	145%	23.5%
Charlevoix County	\$34,400	\$53,600	\$112,700	\$162,600
		56%	110%	44.2%
Michigan	\$39,000	\$60,600	\$115,600	\$144,200
		55%	91%	24.7%

Source: US Census for 1980-2000, American Fact Finder 2006-2010 for 2010.

Due to the economic downturn, the rise in housing values between 2000 and 2010 slowed considerably, whereas the value of owner-occupied housing in Eveline in 2000 was approximately

1½ times the 1990 value. This compares to a 60% increase in value between 1980 and 1990. The increases in housing values were similar over these time periods in Charlevoix County and the state of Michigan overall; however Eveline experienced the most extreme increases during the 1990's.

**Table 11 Median Rent Changes, Eveline Township & Charlevoix County, 1980-2010**

		1980	1990	2000	2010
Eveline	Units	50	25	49	81
	Median Rents	\$163	\$305	\$541	\$661
	% Increase		87%	77%	22%
Charlevoix County	Units	1,482	1,393	1,817	1,772
	Median Rents	\$180	\$288	\$470	\$587
	% Increase		60%	63%	25%
Michigan	Median Rents	\$197	\$343	\$546	\$723
	% Increase		74%	59%	32%

Source: US Census 1980-2000, American Fact Finder 2006-2010 for 2010.

Similarly, the median rents in the township grew faster during the 80's and 90's than either the county overall or the state overall. Eveline's median rent was on par with the statewide median rent in 2000 and was 15% higher than the countywide median rent.

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, tax base is high for the township and other taxing jurisdictions. Housing choice in the township is, however, limited for young families and those of moderate income.

## NATURAL RESOURCES OVERVIEW

### CLIMATE

According to the Climatology Program of the Michigan Department of Agriculture, the lake effect on the East Jordan area is significant throughout most of the year. That is, the prevailing westerly winds in combination with Lake Michigan to the west increases cloudiness and snowfall during the fall and winter and also modifies temperatures, keeping them cooler during the late spring and early summer, and warmer during the late fall and early winter.

Over a 30 year period, the annual mean temperature at the East Jordan weather station was 44.4 degrees Fahrenheit. The average annual high temperature was 55.0 degrees over this period with an average high in July of 80.2 degrees and average high in January of 27.6 degrees. The mean seasonal snowfall over this time period was 93.72 inches. The mean annual precipitation was 31.78 inches.

**Table 12 Temperature (Fahrenheit) Summary for East Jordan, 1951-1980**

Month	Daily Averages			Daily Extremes			
	Max	Min	Mean	High	Year	Low	Year
Jan	27.6	12.6	20.1	51	1973	-28	1970
Feb	29.7	9.4	19.5	55	1976	-41	1979
March	39.2	18.3	28.7	72	1966	-29	1962
April	54.1	31.1	42.6	88	1980	0	1972
May	67.4	40.5	53.9	91	1977	16	1966
June	76.3	49.8	63.0	97	1954	26	1966
July	80.2	54.6	67.4	99	1955	33	1965
Aug	78.2	53.6	65.9	99	1955	30	1976
Sep	70.2	47.4	58.8	97	1953	23	1965
Oct	59.7	39.0	49.3	86	1971	17	1965
Nov	44.5	29.8	37.1	74	1961	-5	1951
Dec	32.4	19.0	25.7	64	1970	-31	1976
Annual	55.0	33.8	44.4	99	1955	-41	1979

*Source: Michigan Department of Agriculture, Climatology Program*

Based on the 30-year period of 1951-1980, the average date of the last freezing temperature in the spring was May 31, while the average date of the first freezing temperature in the fall was September 21. The freeze-free period, or growing season, averaged 113 days annually.



Table 13 Precipitation Summary for East Jordan for the 30 Year Period 1951-1980

Month	Liquid Equivalent (inches)						Snowfall (inches)						
	Mean	Maximum Daily Amount & Year		Mean # of Days with at Least			Mean	Maximum Monthly Amount & Year		Maximum Daily Amount & Year		Maximum Total Depth & Year	
				.10	.25	.50							
Jan	2.01	0.84	1974	8	2	*	28.5	55.5	1969	16.0	1969	37	1969
Feb	1.27	0.90	1977	5	1	*	15.2	35.5	1962	9.0	1962	33	1962
March	1.55	1.00	1959	5	2	1	10.1	2.75	1963	10.0	1963	33	1962
April	2.57	1.56	1960	7	4	2	2.7	9.0	1980	6.2	1980	10	1975
May	2.67	3.44	1963	7	4	1	0.3	5.0	1954	2.5	1954	2	1979
June	2.95	2.73	1960	6	4	2	0.0	0.0		0.0		0	
July	3.19	3.01	1975	5	4	2	0.0	0.0		0.0		0	
Aug	3.16	3.62	1977	6	4	2	0.0	0.0		0.0		0	
Sep	4.20	2.88	1961	9	6	3	0.0	T	1956	T	1956	0	
Oct	2.91	2.01	1979	8	4	2	0.6	9.0	1962	4.0	1962	3	1962
Nov	3.01	1.78	1966	9	4	1	10.8	30.0	1976	10.0	1976	16	1976
Dec	2.29	1.22	1971	8	3	*	25.1	43.3	1975	12.0	1975	24	1958
Annual	31.78	3.62	1977	83	42	16	93.3	55.5	1969	16.0	1969	37	1969

Source: Michigan Department of Agriculture, Climatology Program  
 T=Trace \*=Less than .50

## HYDROLOGY & LAKEFRONTS

Lake Charlevoix is the major water body contained 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.

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.

Of over 2,000 tax parcels in Eveline Township, approximately 40% are Charlevoix lakefront parcels (within 100 feet of shoreline).

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, fed by natural springs, and run off from rain and snowmelt.

Wet areas exist throughout the township. These result from a number of different geological conditions. In some cases, bedrock close to the ground surface prevents the precipitation from percolating downward into the ground water table. In other instances, 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 ground water table, in many instances.

## **SOILS**

The Septic Limitation Map, Map 6 on page 34, shows that 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.

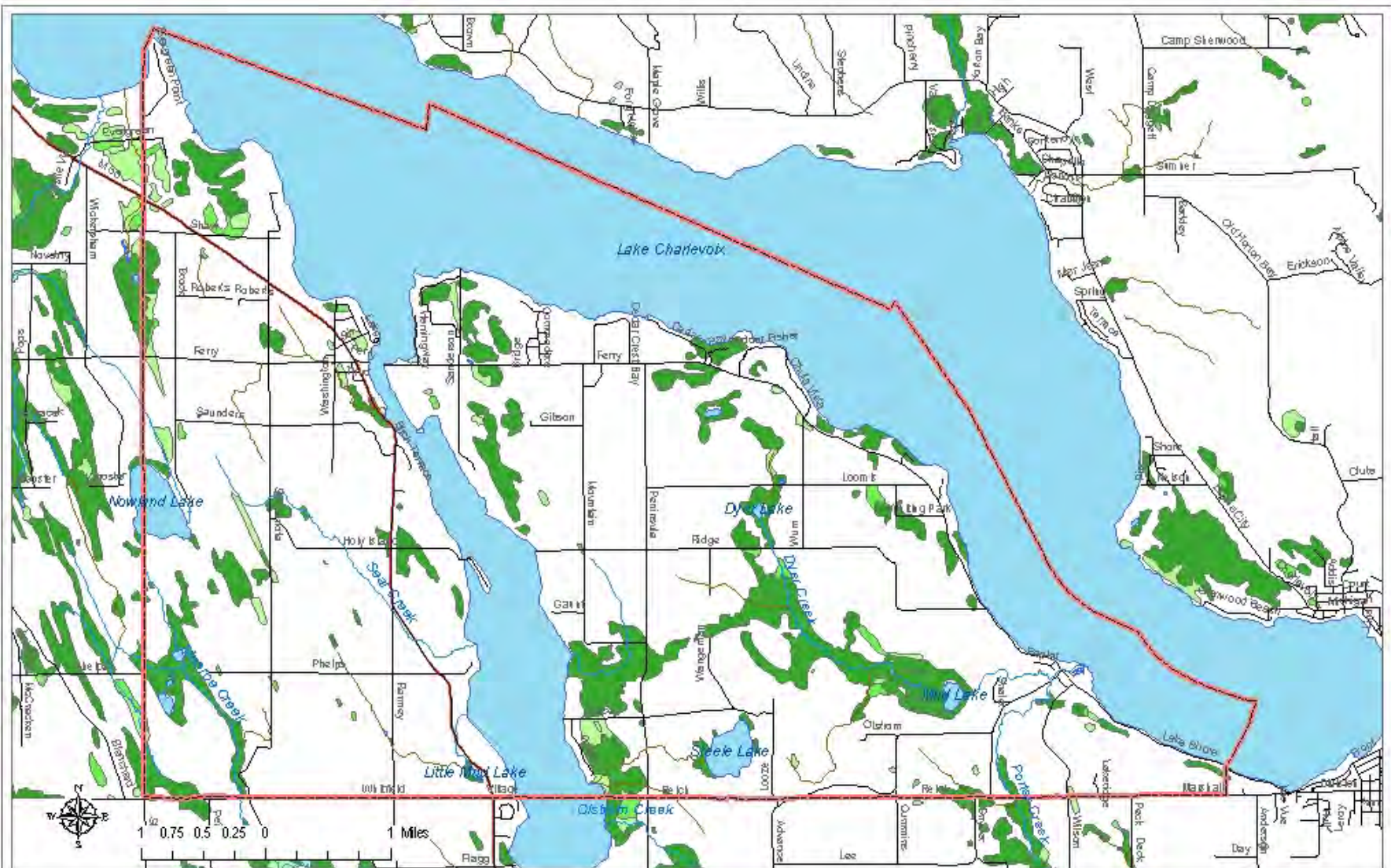
The Lake Charlevoix shoreline and large amounts of land in the areas of Advance, Whiting Park, and in the southwest corner of the township are rated as having severe limitations for septic systems. Although the soil is very sandy in these locations, there is very little filtration of waste material taking 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, as shown on the Septic Limitation Map, Map 6 on page 34.

## **TOPOGRAPHY**

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.



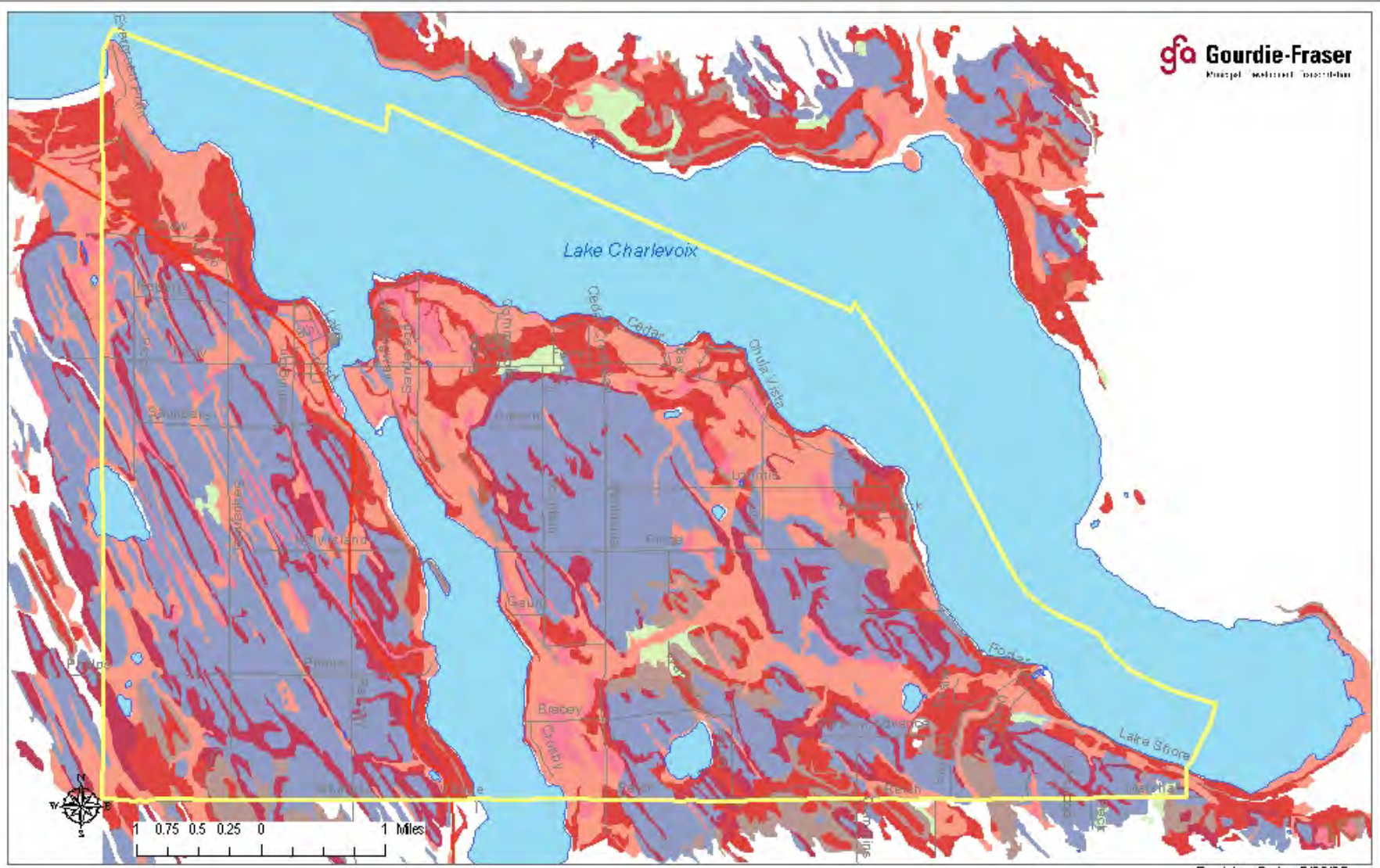
# Map 5 Hydrology Eveline Township, Charlevoix County

### WETLAND CLASSIFICATIONS

- AQUATIC BED
- EMERGENT
- FORESTED
- SCRUB-SHRUB
- RIVERS
- DRAINS

Revision Date 5/02/05

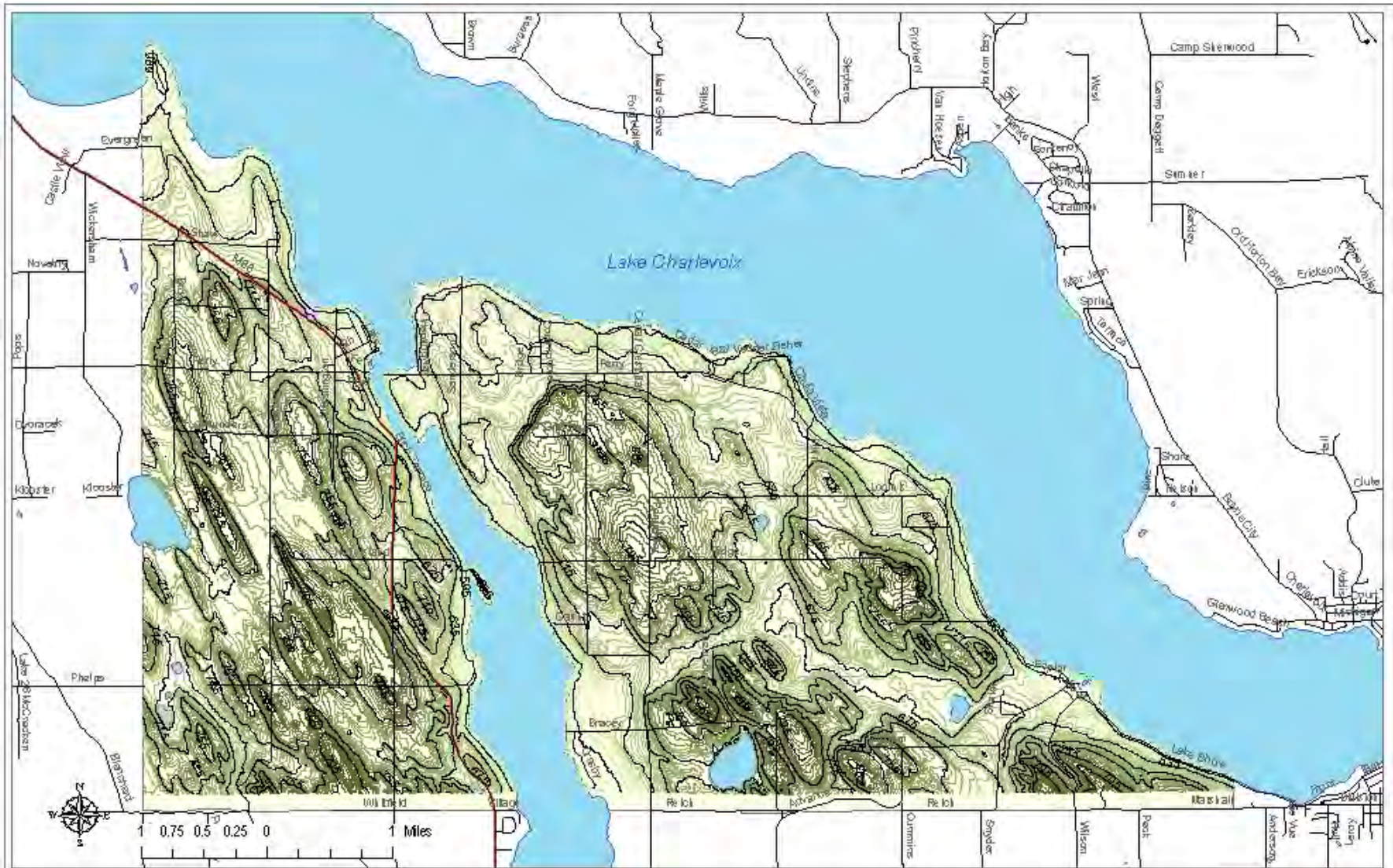




Revision Date: 5/02/05

## Map 6 Septic Limitations Eveline Township, Charlevoix County

SEPTIC LIMITATIONS			
	NOT REPORTED		SEVERE (FILTER)
	SLIGHT		SEVERE (FILTER/SLOPE)
	MODERATE (PERC.)		SEVERE (PERC.)
	MODERATE (SLOPE)		SEVERE (PERC./SLOPE)
			SEVERE (SLOPE)
			SEVERE (WET)
			SEVERE (WET/ PERC.)



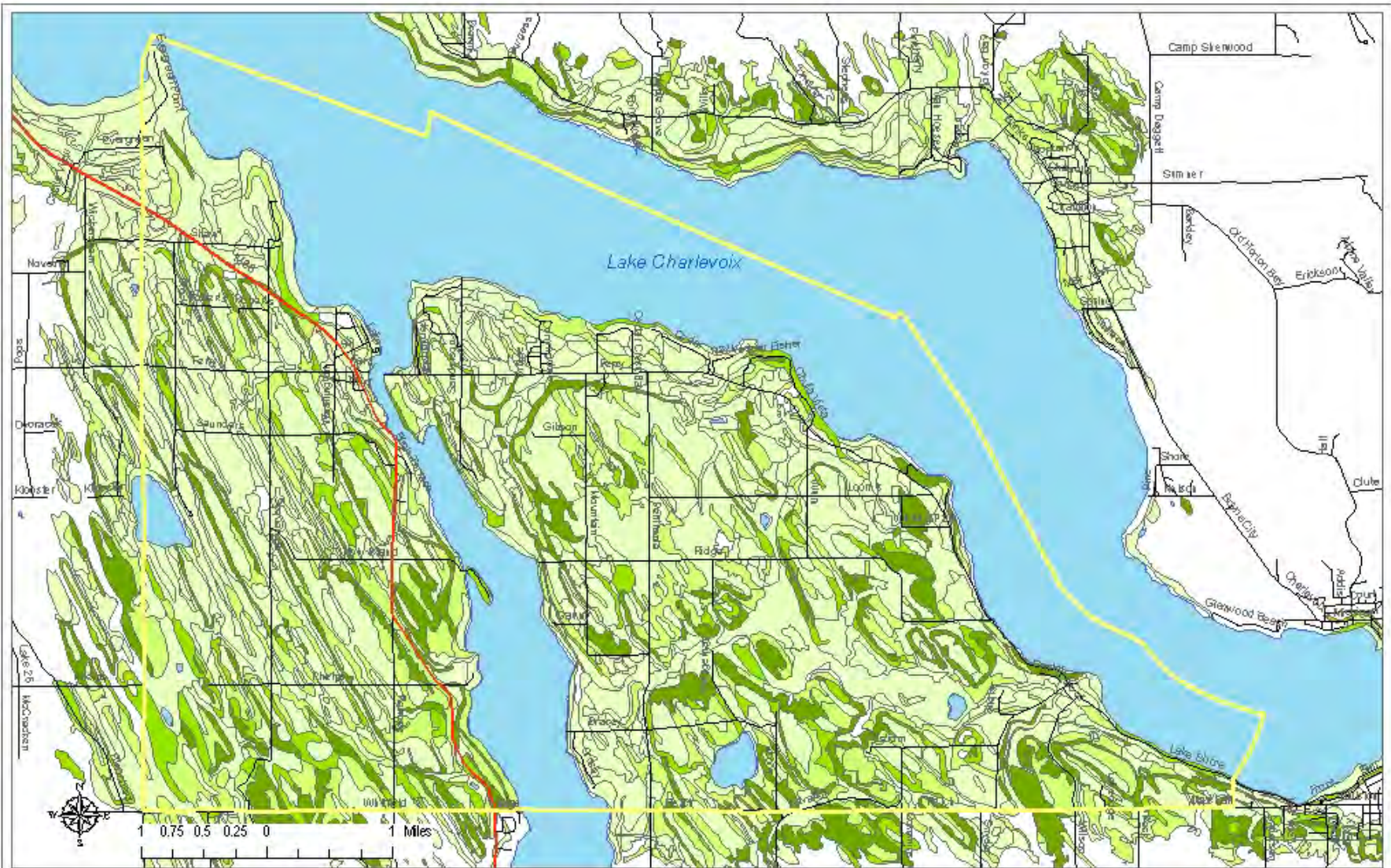
# Map 7 Topography Eveline Township, Charlevoix County

**CONTOURS (FEET)**

- UNDER 620
- 621 - 660
- 661 - 735
- 736 - 775
- OVER 775

Revision Date: 5/02/05





## Map 8 Slopes Eveline Township, Charlevoix County

### SLOPE



Revision Date: 5/02/05

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## AGRICULTURE & FORESTRY OVERVIEW

### PRODUCTIVE LAND USES

The Charlevoix County Planning Department completed a land use survey in 1998 based primarily on aerial photography. This land use survey identified several agricultural land uses including cropland, orchards/vineyards, feedlots, and pastureland. These can be seen in Map 11 on page 41. In determining which areas should be planned for future agricultural use in the updated master plan, those areas now (or recently) in agricultural use are an important consideration.

Some areas in agricultural use that were not previously planned for future agricultural use include areas north of M-66 north of Ironton; pastureland southwest of Advance; and some areas along west Ferry Road near the Ironton narrows. Lands formerly planned for agricultural use without any agricultural uses identified in the survey include areas south of the village of Advance; areas south of Ferry Road on the east side of the township; and some areas in the southwestern portion of the township.

### AGRICULTURAL & TIMBERLAND SOILS

The following Prime Farmland Map (Map 9 on page 39) 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 Ubyly sandy loam. This map also represents "Important" farmland soils and soils that would be considered prime farmland soils if properly drained.

Pockets of prime agricultural soils are found throughout the inland areas of Eveline Township but are most predominantly concentrated in the east half of the township along Peninsula and Ridge Roads and along Bracey Road east of Peninsula. On the West half of the township, the pattern of prime agricultural soils is striated due to the topographic character of the land. These long, thin pockets of prime agricultural soils run in a northwesterly to southeasterly pattern.

When comparing the locations of the known prime agricultural soils to the areas planned under the township's former master plan for agricultural use, there are a few notable discrepancies. Specifically, there are areas along the western township boundary near Phelps Road, areas along the Sear Creek waterway, and areas south of M-66 northwest of Ironton that have prime agricultural soils but were not planned for future agricultural use. Likewise, there were areas planned for agricultural use in the future without benefit of prime agricultural soils including an area south of Ironton; north of Shaw Road near the western township boundary; areas south of Advance, near Whiting Park, and south of Ferry Road on the east side of the township.

Map 10 on page 40 depicts forest suitability including prime timberland soils. Timberland soils are also identified through the county soil survey and include the following soil profiles that are not also prime agricultural soils Emmet-Leelanau complex, Leelanau loamy sand, Leelanau Rubican



loamy sands, Mancelona loamy sand, and Menominee loamy sand. Significant pockets of prime timberland soils are found in the southwestern portion of the township; north of M-66 and west of Sequanota Road; north of Ferry Road on the east side of the township; and generally in the southeastern portion of the township east of Wangerman Road. With the exception of those areas near the lakefront including north of M-66 and north of Ferry Road, the prime timberlands were formerly planned for agricultural use.

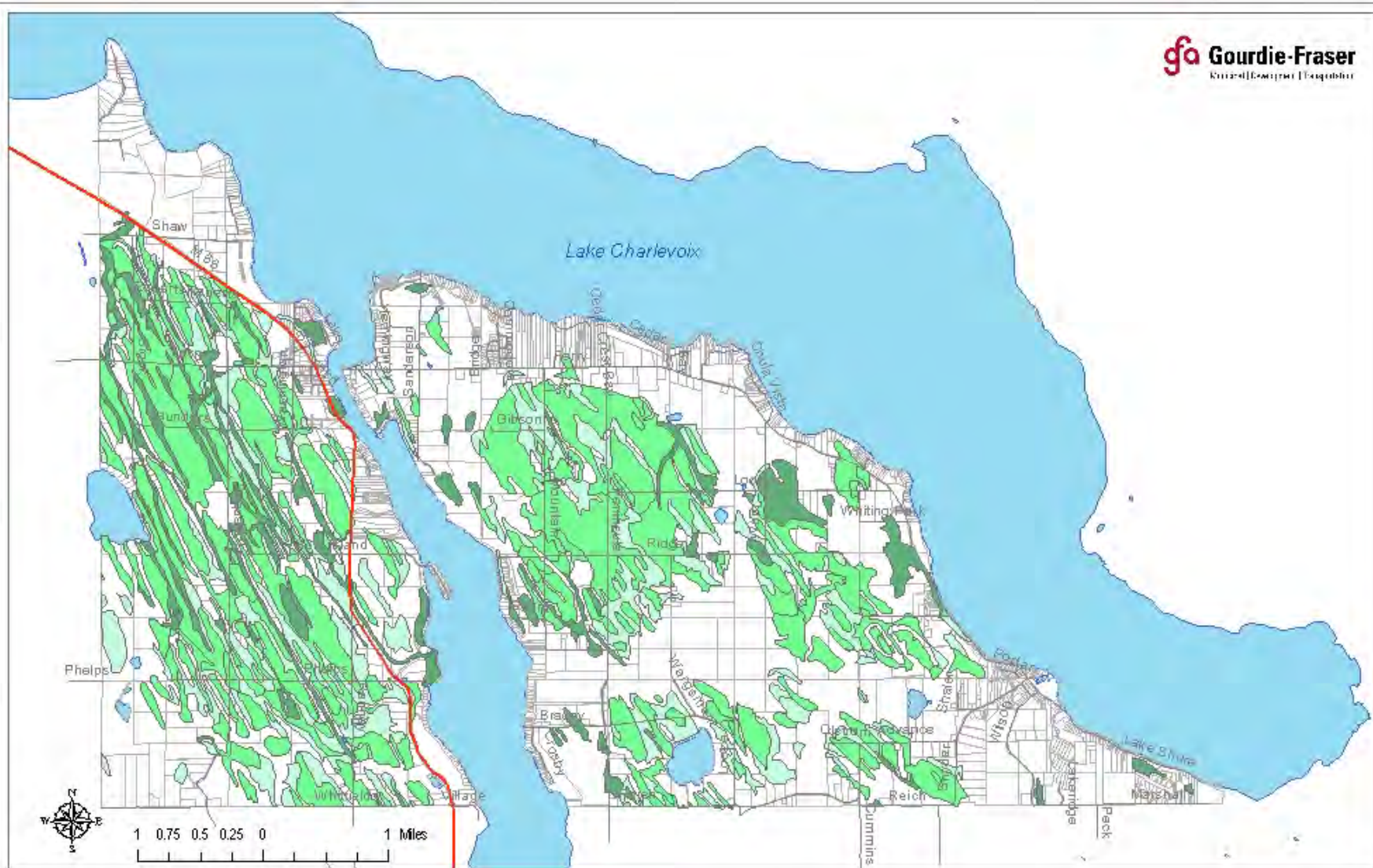
## **AGRICULTURAL SUITABILITY**

Another consideration is the properties that are being taxed as agricultural properties. In order to be taxed as agricultural or timber land, owners must demonstrate to the assessor that certain criteria are met, including that a minimum portion of the land is being farmed and that a minimum return is being netted on the property. The properties being farmed according to tax records are found throughout the township and are shown on Map 12 on page 42. The only areas being taxed as farm property that were formerly planned for non-agricultural use is the area south of M-66 just north of Ironton; this area was planned for medium density residential. There are no parcels taxed as agricultural in the area formerly master planned for agricultural use in the following areas: around Gibson Road south of Ferry Road; south of Advance; and in the Whiting Park area.

Generally, the core planned agricultural areas from the former master plan were retained in the current master plan. Some alterations were made based on the preceding analysis and the agricultural planned areas were divided into two districts: Agricultural-1 and Agricultural-2. In summary, the alterations to the planned agricultural areas were based on the following:

- Areas that have a combination of two or more elements including prime agricultural soils, a history of productive agricultural use, currently taxed as agricultural or timber cut-over, are held in large tracts, and are currently being farmed were planned for Agricultural-1.
- Areas that have only one or two of these elements, and may have some limitations for farming, but are suitable for grazing, or timbering, or limited crop production were planned for Agricultural-2.
- Areas that have only one or two of these elements, but may be substantially wet lowlands not suitable for limited agricultural pursuits or high-density residential uses were planned for Rural Residential.

Further descriptions of all the planned districts and the Future Land Use Map (page 8) detailing the locations of the planned districts are found in the master plan section of this document, starting on page 7. It should be noted that the agricultural plan districts are general and contain limited isolated areas within them that have few of the agricultural elements described above. In many cases, these are small homesteads within the agricultural district and are not concentrated enough to plan for alternative districts.

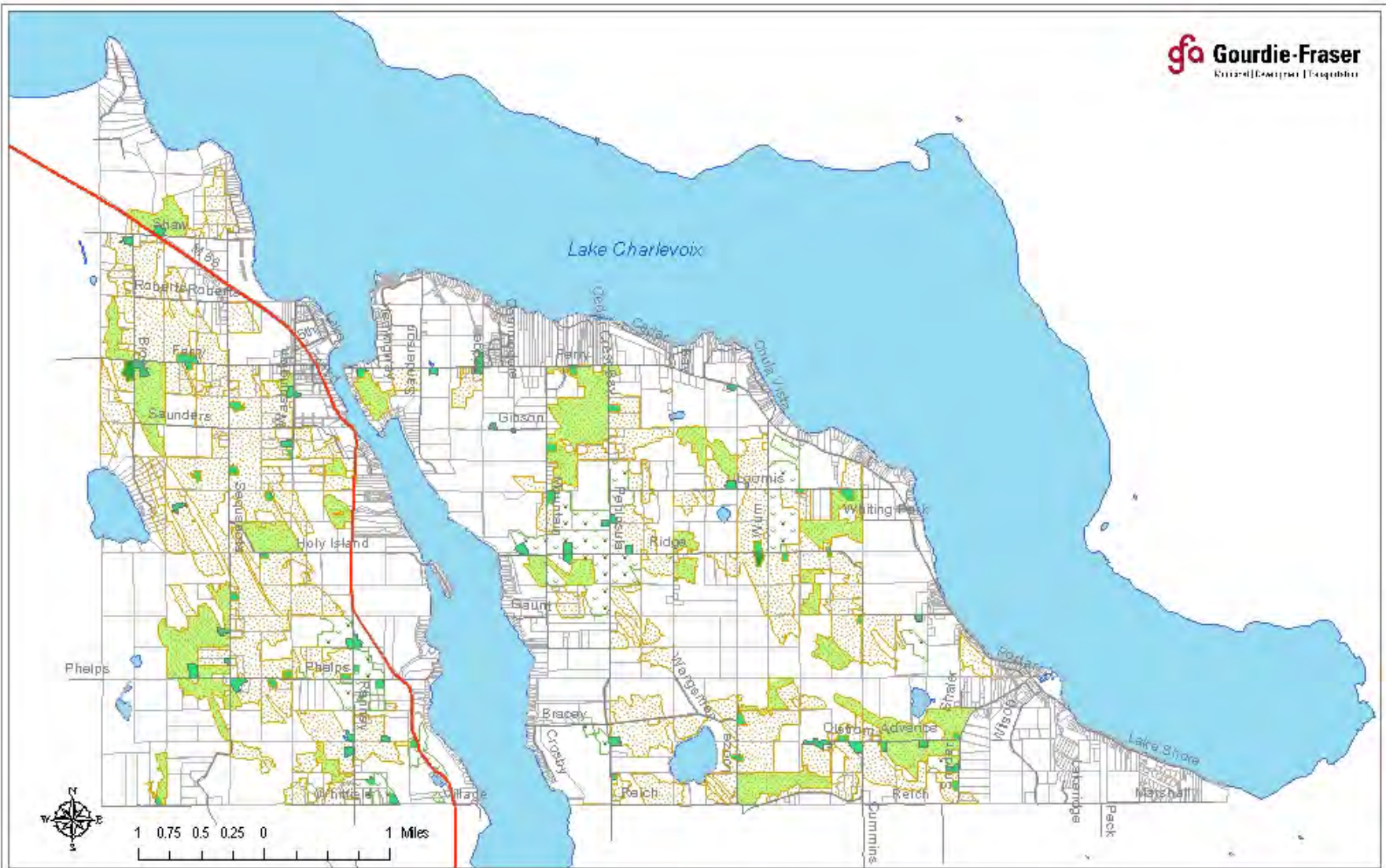


Revision Date 5/02/05

## Map 9 Prime Farmland Eveline Township, Charlevoix County

- FARMLAND**
- PRIME IF DRAINED
  - IMPORTANT
  - PRIME

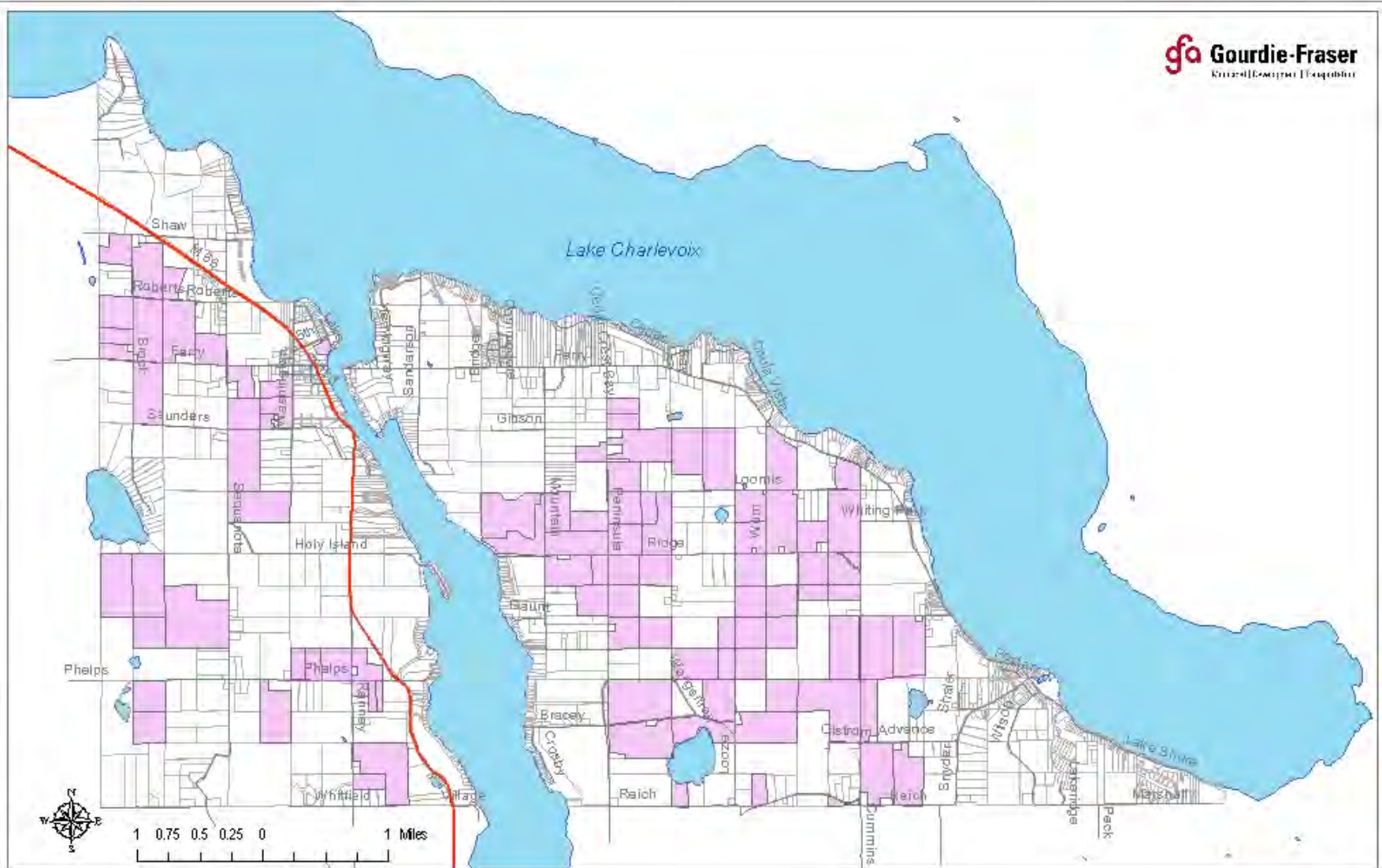




**Map 11 Agricultural Land Uses (1998)  
 Eveline Township, Charlevoix County**


- CROPLAND
- ORCHARD, VINEYARD
- FEEDING
- PASTURE
- FARMSTEAD

Revision Date 5/2/05



**Map 12 Parcels Taxed as Agricultural  
 Eveline Township, Charlevoix County**

Revision Date: 5/02/05

 PARCELS TAXED AS AGRICULTURAL/TIMBER CUTOVER  
 2003 TAX ROLLS

# WIND ENERGY OVERVIEW

## COMMERCIAL WIND TURBINE DEVELOPMENT LIMITATIONS

Three factors have been identified that limit the development of commercial wind turbine generators. These factors are mapped on the accompanying Map 13 (page 46). A description of each and impacts are discussed below.

1. **Tree Cover Areas:** Areas of existing tree cover are less suited to 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 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 the wetland areas, wetlands are considered a limitation to development of wind turbines.
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 considered 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 follows:

**Table 14 Commercial Wind Turbine Suitability Study Limiting Factors**

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

Each parcel received a net score of between 0 and 7 negative points.

**COMMERCIAL WIND TURBINE SUPPORTING ATTRIBUTES** Map 14, on page 47, 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. Map 7 (page 35) identifies the elevations between 665 feet and 714 feet, the elevations between 715 feet and 774 feet and the elevations above 775 feet. These elevations are found in the interior land masses of the township, roughly one-half mile 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 9 (page 39). 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 1 (page 8).

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 follows:

**Table 15 Commercial Wind Turbine Suitability Study Supporting Factors**

Supporting Factor	Point Assignment
<b>Topography</b>	
665-714 feet	1 positive point
715-774 feet	2 positive points
775 feet and up	3 positive points
<b>Agricultural Soils</b>	
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
<b>Agricultural Future Land Use Designation</b>	
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

Each parcel received a net score of between 0 and 9 positive points.

## PLANNED WIND TURBINE OVERLAY

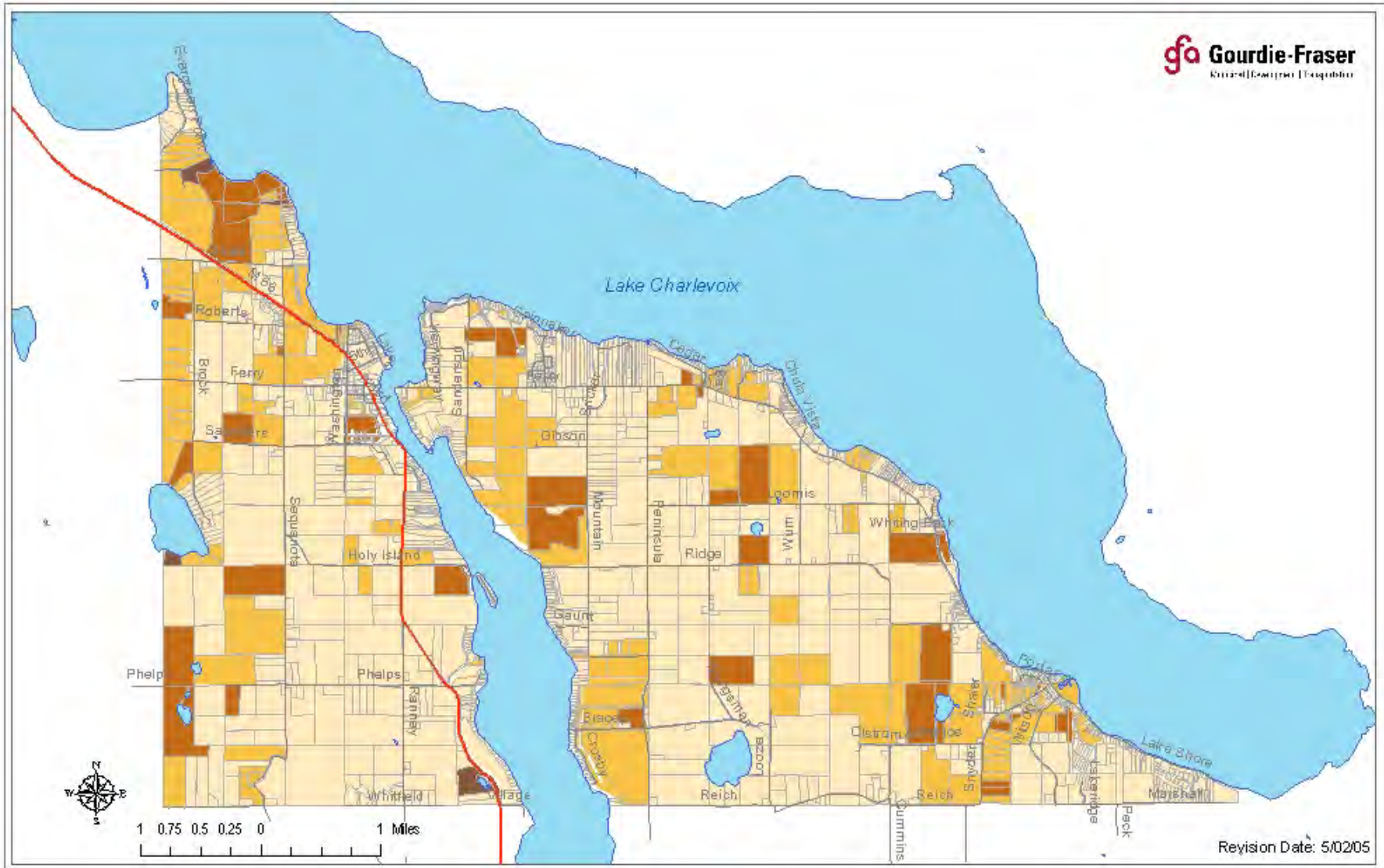
The composite score for each parcel is shown in Map 15 on page 48. Scoring ranged from negative 7 to positive 9 points. The five areas of the township with the highest concentration of positive composite scoring were identified as “wind turbine overlay areas”. These overlays include almost all of the 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 of the five overlay areas include the majority of the areas with 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).

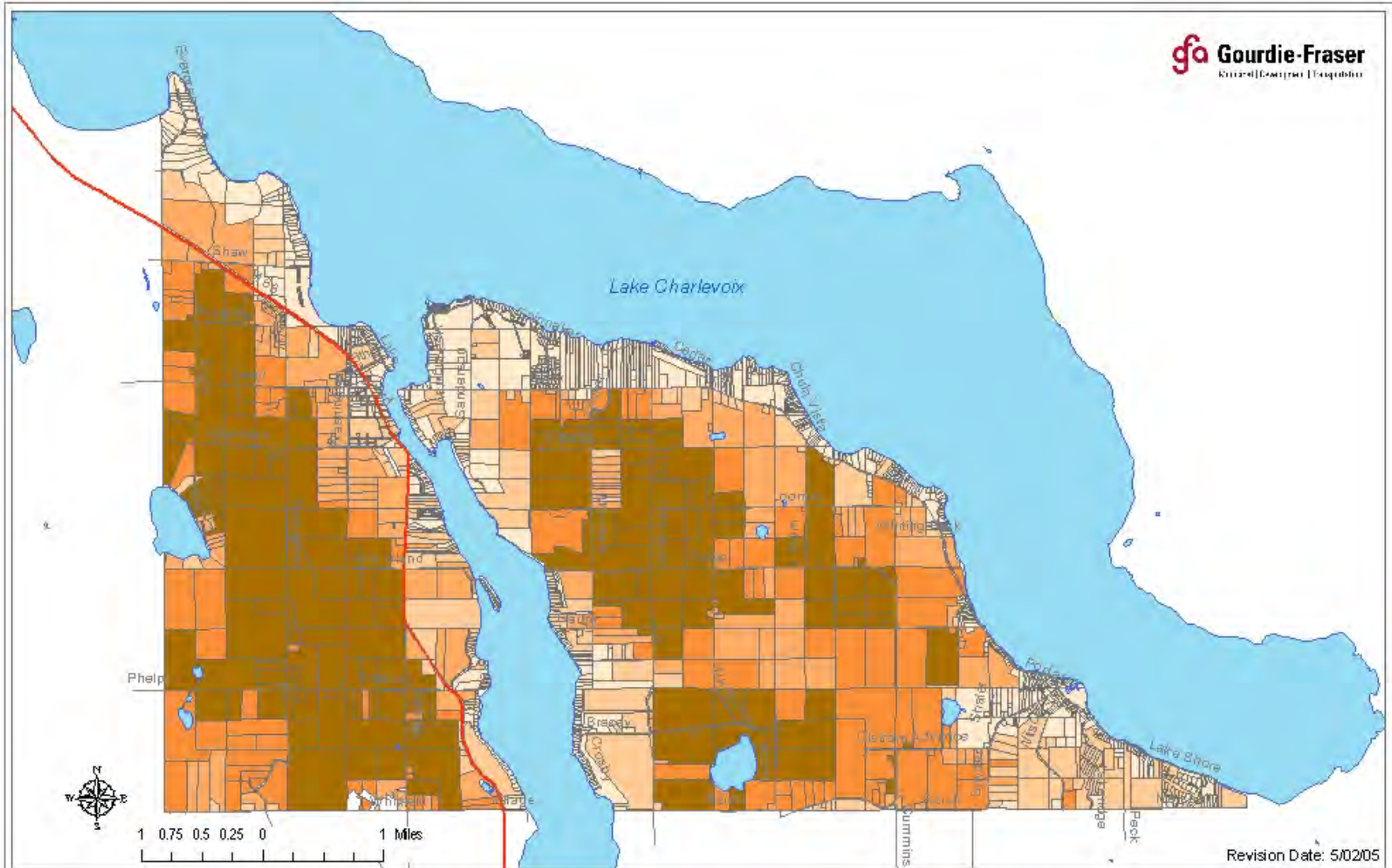
Such zoning restrictions should be based on industry norms and standards. All restrictions should be designed to allow this land use within reason in a variety of appropriate locations within the township.





**Map 13 Wind Turbines Limiting Attributes  
 Eveline Township, Charlevoix County**

WIND TURBINE DEVELOPMENT LIMITATIONS	
LIMITATION SCORING	
0-1	WETLANDS PRESENT 1 (SOME WETLANDS) 3 (MOST WETLANDS)
2-3	FOREST COVER 1 (SOME FOREST COVER) 3 (MOSTLY HARDWOOD COVER)
4-5	AIRPORT BUFFER 1 (WITHIN 4 NM OF AIRPORT)
6-7	



Revision Date: 5/02/05

## Map 14 Wind Turbines Supporting Attributes Eveline Township, Charlevoix County

### WIND TURBINE DEVELOPMENT SUPPORTING ATTRIBUTES

#### POSITIVE SCORING

0-1

2-3

4-5

6-7

8-9

#### TOPOGRAPHY

1 (985-714 FT.)

2 (715-774 FT.)

3 (775 FT. & UP)

AGRICULTURAL SOILS

1 (SOME AG SOILS)

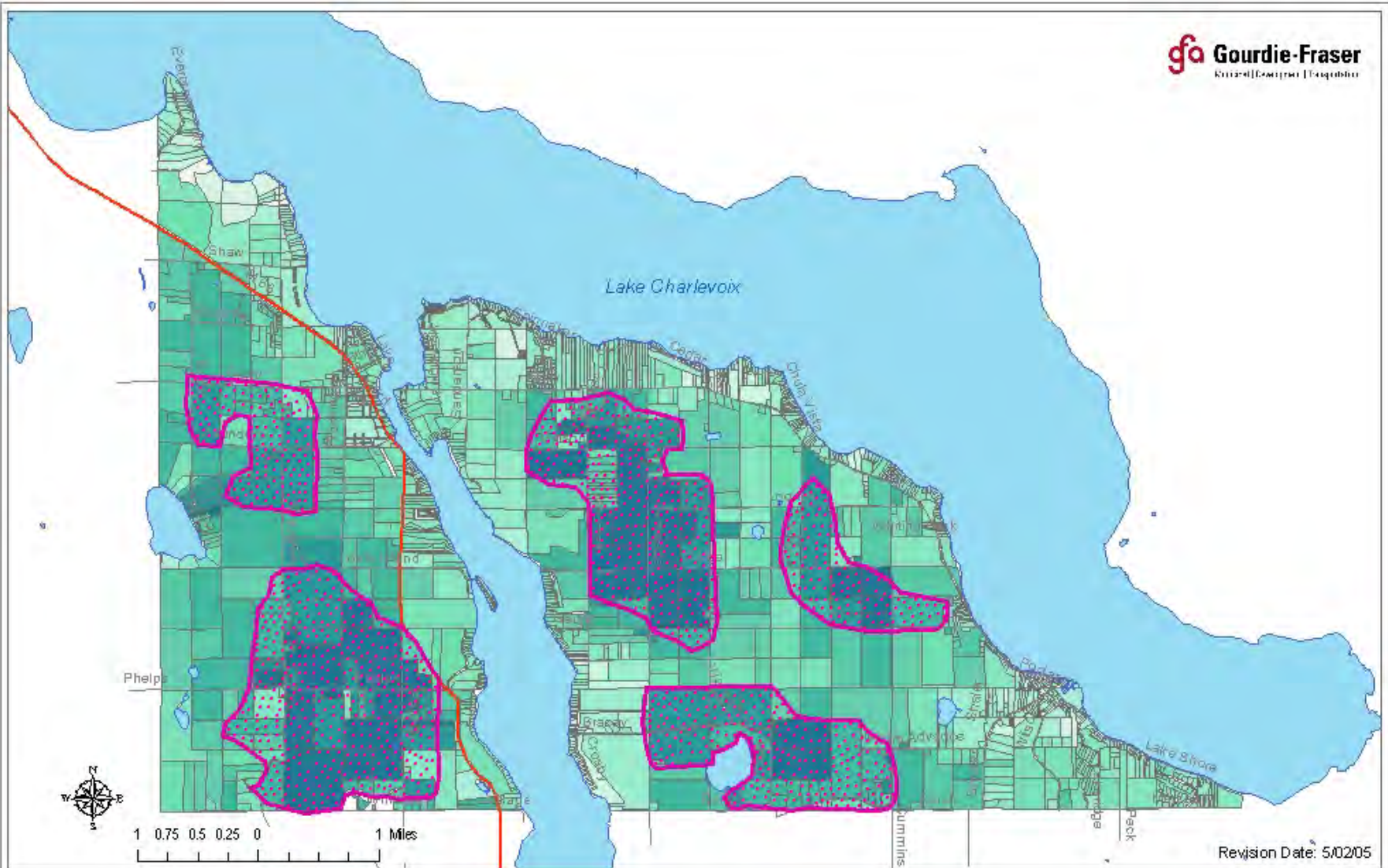
3 (MOSTLY AG SOILS)

#### AGRICULTURAL FUTURE

LAND USE

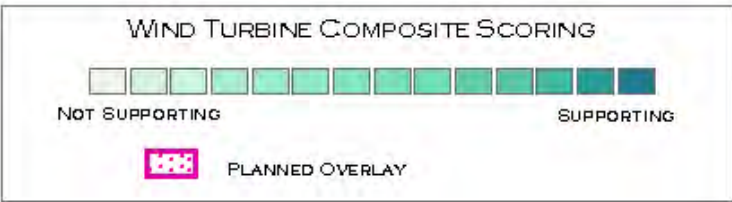
1 (PARTIAL AG FLU)

3 (MOSTLY AG FLU)



Revision Date: 5/02/05

**Map 15 Wind Turbines Composite Scoring  
 Eveline Township, Charlevoix County**



# APPENDIX A

## **AGRICULTURAL FOCUS GROUP INPUT SUMMARY**

### **Group #1:**

- Recognize that the general trend is that farming is declining.
- Don't disadvantage farmers by making them bear the costs and burdens alone of preserving open spaces.
- Other farming trends such as boutique or specialty farming, or generally "enter-farming" may open opportunities for local farmers.

### **Group #2:**

- Support the two-tier agricultural district.
- The group was split on whether the agricultural districts should be more or less restrictive.

### **Group #3:**

- All agricultural districts should permit minimum 10 acre density.
- Clustering provisions should be continued and permitted in both agricultural districts.

### **Group #4:**

- Expansion of the village areas and increased densities there will not lessen the demand for residential development in the agricultural areas.
- Minimum 5 acre splits should be permitted in the agricultural district.
- Clustering options should be expanded, more density bonuses in exchange for more development improvements.
- Agriculture is lessening.
- There should be only one agricultural zone.

## VILLAGE FOCUS GROUP INPUT SUMMARY

### Group #1: Are the village plan boundaries as proposed acceptable?

- New boundary lines are acceptable
- Environmental lands (wetlands) need protection
- Future expansion (if needed)
  - Ironton: along M-66 toward Charlevoix
  - Advance: along Advance toward East Jordan, not shoreline
- Re-zonings: permit within new Village area not just when adjacent to existing zoning
- Should boundaries be expanded at all?

### Group #2: What uses should be permitted/encouraged in the village areas?

- Retain agricultural atmosphere
- Commercial services are OK if space is available
- Auto oriented uses such as gas stations, restaurants are OK if already established
- Tourist related uses are OK
- Drive-through uses are not necessary
- Professional uses, OK
- Light industrial/warehousing, OK on a case-by-case basis
- Multi-family needs to come before the planning commission, look at density limits
- Summer rentals for short term are OK but concerned with standards
- Civic uses OK
- Satisfied with what is there now
- No fast food
- Character most important
- Density today is not the same as it used to be because today's residential unit sizes are much larger
- 10 units/acre is too dense

### Group #3: Should the Township encourage development of centralized water/sewer in the village areas?

- Need a centralized system to support densities that are being considered
- Disposal to the lakes is a concern
- Raised fields/mound systems and failing systems should have connection priority
- Good systems should not require connection

**Group #4: What other villages or small cities should the villages of Ironton and/or Advance resemble?**

- Want clustered business district, not stretched out along the highways
- No R4/condo/multiple family developments on highways
- Parking off-street and behind buildings
- Control development, don't prevent it
- Control changes
- Park and single-family residential development at the steamplant – feasible?

## LAKEFRONT FOCUS GROUP INPUT SUMMARY

### Group #1: Naturalized lakefronts

- Natural lakefronts are preferred, but alterations made by landowners are acceptable as long as erosion control and lake quality are not impacted
- Removal of any submerged vegetation (below high water mark) for maintenance acceptable if outside agency approvals are secured
- The current 50' greenbelt should be retained
- The township should not participate in efforts to recreate natural shoreline vegetation on private land
- Regarding the use of pesticides, herbicides and fertilizers on lakefront properties, the recommendations of outside organizations should be promoted

### Group #2: Teardowns and "Bigfoot" redevelopment

- "Some controls make sense, like lot coverage and height limits, but let's not become too bureaucratic!" is the quote best representing the group's feelings
- Minimal limitations and common sense controls are recommended

### Group #3: Septic systems and groundwater/lake water quality

- Efforts should be undertaken to inspect existing systems and upgrades should be required prior to approving any building expansions or change in ownership.
- Local governments/county health department should sponsor programs to encourage systems replacements on a voluntary basis but a cost-sharing program would probably not be feasible
- If efforts were undertaken to install a public sewer system it seems that it would only work if a strong public relations campaign were instituted and if all lakefront owners were compelled to participate
- Alternative technology public or collective systems should be explored
- There are several "unpercable" lakefront lots that are being used as lake access with no house or other primary structure, can this be regulated?

### Group #4: Commercial lakefront development

- Generally, additional commercial development should be permitted on the lakefront if it is within the village areas
- The commercial uses should be limited in size and scale by zoning
- Uses including hotel/inns, restaurants/bars, marinas, boat/equipment rental, retail, conference facility, campgrounds, and similar uses are acceptable and could promote the creation of a maritime destination for the area

### Group #5: Public Access & Recreation Opportunities

- There is now sufficient public access on Lake Charlevoix
- The only existing access that should be improved is the Whiting Park boat launch
- The group supports the County's Whiting Park improvement plans but encourage clean-up of tree fall
- Lakefront recreation such as marinas (private and semi-private) are acceptable and not a problem but should not necessarily be encouraged
- Funneling (keyholing) should not be permitted, grandfathered cases should be looked into
- Boats moored in the lake are an issue or potential issue



- Road end lake access points have posed problems

**Group #6: Down-zoning of Large Lakefront Parcels**

- Property owners should be offered a change in zoning if they are planned for a lower density zoning category, they should not be compelled to change zoning
- The township and property owners may have a legitimate interest in encouraging downzonings including: to protect open spaces, to limit the need for public/emergency services, to protect the limited capacity of natural systems/soils

## APPENDIX B



**CHARLEVOIX COUNTY  
GIS & PLANNING DEPARTMENT**

301 State Street  
Charlevoix, Michigan 49720  
(231) 237-0113 / (231) 547-7234  
kellyb@charlevoixcounty.org / starkk2@charlevoixcounty.org

February 13, 2014

Eric Beishlag  
Eveline Township PC Acting Chair  
01265 Sequanota Rd.  
East Jordan, MI 49727

Eric,

At their meeting on February 6, 2014, the Charlevoix County Planning Commission reviewed the proposed Eveline Township Master Plan Update. After reviewing and discussing the proposed plan and the GIS/Planning Department Staff Review, the Commission took the following action:

MOTION by Dennis Jason, seconded by Bob Draves, to support the GIS/Planning Department Staff Review and recommend adoption of the plan update. Voice vote: all in favor. Motion passed.

Please refer to the enclosed draft minutes from the Commission meeting and the Staff Review for further details. If you have any questions, please give me a call at 547-7234.

Sincerely,

Kiersten Stark  
Planning Coordinator

cc: **Mary Campbell, M.C. Planning & Design**



**CHARLEVOIX COUNTY  
PLANNING COMMISSION**

301 State Street  
Charlevoix, Michigan 49720  
(231) 547-7234  
planning@charlevoixcounty.org

**Excerpts from  
DRAFT Meeting Minutes  
February 6, 2014**

**I. Call to Order**

Chairman Jason called the meeting to order at 7:00 p.m. in the Pine Lake Room at the Charlevoix County Building.

Members present: Dennis Jason, Bob Draves, Bob Tidmore, Larry Levensgood, Patrick Howard, and Ron Van Zee

Members absent: Michael Buttigieg (excused)

Others present: Kiersten Stark (Planning Coordinator) and Ron Reinhardt (County Commissioner Liaison)

**V. Townships, Cities, MDEQ & Corps of Engineers Items**

**Eveline Township Master Plan Update**

Kiersten reviewed the GIS/Planning Department Staff Review for the proposed Eveline Township Master Plan Update.

Bob Draves and Dennis Jason both complimented Eveline Township and their Planning Consultant on the proposed plan update.

MOTION by Dennis Jason, seconded by Bob Draves, to support the GIS/Planning Department Staff Review and recommend adoption of the plan update. Voice vote: all in favor. Motion passed.



## CHARLEVOIX COUNTY GIS & PLANNING DEPARTMENT

301 State Street  
Charlevoix, Michigan 49720  
(231) 237-0113 / (231) 547-7234  
kellyb@charlevoixcounty.org / starkk2@charlevoixcounty.org

### Staff Review Eveline Township Comprehensive Plan 2013

Eveline Township is proposing to update their comprehensive plan. Eveline Township is bordered by Marion, South Arm and Wilson Townships and the City of Boyne City.

#### Comparison to Marion Township Land Use Plan

*The land in Eveline Township along the shared border with Marion Township is designated as follows:*

##### **Lakefront Residential**

- Areas bordering Lake Charlevoix and other inland lakes in the Township
- Maximum density = 2 units per acre
- Considerations: lake water quality, views, and recreational value; standards to protect these qualities are encouraged

##### **Rural Residential**

- Areas not suitable for agricultural uses and that have access to major highways
- Areas free of significant environmental constraints
- Areas desirable for residential development, but outside of the developed lakefront areas or planned village expansion areas
- May include some steep slopes or limited wetlands
- Keeping of animals is limited to protect adjacent property owners and lake quality
- Maximum density = 1 unit per 5 acres

##### **Agricultural-1**

- Core agricultural and forested areas of the Township
- High concentrations of parcels now in agricultural use
- Areas with prime agricultural or timberland soils
- Areas currently taxed as agricultural land or timber cutover
- Maximum density = 1 unit per 10 acres

##### **Agricultural-2**

- Secondary agricultural category – transitional area between the core agricultural lands and residential areas

For County PC review on February 6, 2014

1/6

- Appropriate for animal grazing and keeping of animals for personal use, small-scale farming, agricultural-related businesses and residential use
- Maximum density = 1 unit per 8 acres

*The land in Marion Township along the shared border with Eveline Township is designated as follows:*

**Moderate Density Residential**

- Primarily in the northern and eastern areas of the Township
- Low to moderate density residential uses

**Industrial and Commercial**

- Located in the northwestern portion of the Township, partially along US-31, and along M-66 in the northeastern area of the Township
- Areas designed to accommodate existing sand and gravel extraction operations, minor expansion of these operations, or reuse for other industrial purposes

**Resource Preserve/Low Density Residential**

- Areas where agriculture and forestry operations are the dominant uses
- Helps control the scale and rate of conversion of farm- and forestlands to other uses
- Recommends non-agriculture related residential uses be allowed only at a low density to preserve forestry and agricultural uses due to the risk of groundwater contamination

*Overall, I don't foresee any potential conflicts between the proposed future land uses in Eveline Township and those in Marion Township along the shared border.*

Comparison to South Arm Township Master Plan

*The land in Eveline Township along the shared border with South Arm Township is designated as follows:*

**Agricultural-2**

- Secondary agricultural category – transitional area between the core agricultural lands and residential areas
- Appropriate for animal grazing and keeping of animals for personal use, small-scale farming, agricultural-related businesses and residential use
- Maximum density = 1 unit per 8 acres

**Agricultural-1**

- Core agricultural and forested areas of the Township
- High concentrations of parcels now in agricultural use
- Areas with prime agricultural or timberland soils
- Areas currently taxed as agricultural land or timber cutover
- Maximum density = 1 unit per 10 acres

**Government**

- Whiting Park
- Former landfill (Cedar Ridge Recycling & Disposal Facility)
- County Road Commission properties
- Central Michigan University property
- Township property
- Tribal-owned land (southwestern portion of the Township)

**Rural Residential**

- Areas not suitable for agricultural uses and that have access to major highways
- Areas free of significant environmental constraints
- Areas desirable for residential development, but outside of the developed lakefront areas or planned village expansion areas
- May include some steep slopes or limited wetlands
- Keeping of animals is limited to protect adjacent property owners and lake quality
- Maximum density = 1 unit per 5 acres

**Lakefront Residential**

- Areas bordering Lake Charlevoix and other inland lakes in the Township
- Maximum density = 2 units per acre
- Considerations: lake water quality, views, and recreational value; standards to protect these qualities are encouraged

*The land in South Arm Township along the shared border with Eveline Township is designated as:*

**Farm-Forest/Open Space Residential**

- Designation for most of the land along the shared border with Eveline Township
- Encourages the continuation of farming and forestry activities
- Includes parcels developed for single-family residential use at a maximum density of 1 unit per 2 acres
- Other planned uses: outdoor commercial recreation and open space uses, such as riding stables, golf courses, campgrounds, and nature preserves
- Special uses (with conditions): home occupations and home-based businesses, public and semi-public buildings, parks and playgrounds, commercial natural resource extraction, and sewage treatment facilities

**Waterfront Residential**

- Intended to preserve the scenic beauty, property value and environmental integrity of areas adjacent to lakes, ponds, rivers and streams
- Lands along Lake Charlevoix, other inland lakes, and the Jordan River
- Recommended uses: one single-family dwelling on each lot; parks and playgrounds
- Keyhole development is recommended with some restrictions
- Special concerns: congestion of local roads, water quality and shoreline protection
- Recommended minimum lot size = 30,000 square feet

For County PC review on February 6, 2014

3/6

*I don't foresee any potential conflicts between the proposed future land uses in Eveline Township and planned future land uses in South Arm Township along the shared border.*

#### Comparison to Wilson Township Master Plan

*The land in Eveline Township along the shared border with Wilson Township is designated as follows:*

##### **Agricultural-1**

- Core agricultural and forested areas of the Township
- High concentrations of parcels now in agricultural use
- Areas with prime agricultural or timberland soils
- Areas currently taxed as agricultural land or timber cutover
- Maximum density = 1 unit per 10 acres

##### **Suburban Residential**

- Areas (residential extensions) surrounding and south of the Advance village area and northwest of the Ironton village area
- Recommended density = up to 2 units per acre

##### **Lakefront Residential**

- Areas bordering Lake Charlevoix and other inland lakes in the Township
- Maximum density = 2 units per acre
- Considerations: lake water quality, views, and recreational value; standards to protect these qualities are encouraged

*The land in Wilson Township along the shared border with Eveline Township is designated as follows:*

##### **Medium Residential**

- Desired lot sizes are 3 to 10 acres
- Intended to provide residential home sites in a more rural setting
- Typical uses: single family dwellings and related accessory structures, agricultural uses, home occupations, and in-home businesses

##### **Public/Semi Public**

- Porter Creek Park (owned by Charlevoix County)

##### **Residential**

- Areas designated for the highest density residential use in the Township
- Typical uses: single family dwellings and accessory structures on 1 – 2 acre parcels; home occupations, in-home businesses
- Areas primarily adjacent to public primary roads and relatively close to East Jordan and Boyne City

For County PC review on February 6, 2014

4/6



*I don't foresee any potential conflicts between the proposed future land uses in Eveline Township and planned future land uses in Wilson Township along the shared border.*

#### Comparison to Boyne City Master Plan

*The Eveline Township land along the shared border with the City of Boyne City is designated as:*

##### **Lakefront Residential**

- Areas bordering Lake Charlevoix and other inland lakes in the Township
- Maximum density = 2 units per acre
- Considerations: lake water quality, views, and recreational value; standards to protect these qualities are encouraged

*In the City of Boyne City, the land along the shared border with Eveline Township is designated as:*

##### **Traditional Neighborhood District**

- Promotes creation and restoration of diverse, walkable, compact, vibrant neighborhoods
- Builds upon the historic single-family residential pattern characteristic of existing neighborhoods in the City
- Purpose: create identifiable, well-organized, and interconnected neighborhoods
- Encourages a variety of housing types and prices
- Primarily single-family detached housing, but some attached housing units may be considered

*I don't foresee any potential conflicts between the proposed future land use in Eveline Township and the planned future land use in the City of Boyne City along the shared border.*

#### Comparison to Charlevoix County Future Land Use Plan

Comparing the proposed Eveline Township Future Land Use Map and the Charlevoix County Future Land Use Map, I don't see any conflicts between the proposed future land uses in Eveline Township and the planned future land uses designated in the County Plan.

#### Additional Comments

The Table of Contents in the proposed plan also needs to be updated. For example, it refers to Table 4 – Eveline Township Public School Data Summary 2002 on page 18, which does not exist.

In reviewing the Community Goals & Objectives, I didn't see any reference to the fiber optic network that runs through the Township along M-66. Are there any plans for how this resource might be used by the Township to further improve services provided to residents, non-resident property owners, and the general public?

For County PC review on February 6, 2014

5/6

On page 19, Map 3 – School Districts indicates it was last revised in 2005. Does this map reflect the current school district boundaries?

On page 20, under Public Services, there is no mention of the Township's participation in the newly forming East Jordan area Ambulance Authority.

On page 22, under Recreation Facilities, I recommend adding a statement in the first paragraph to note that the County recently purchased the Butler property adjacent to Whiting Park. The plan is for the Butler property to become part of Whiting Park, enabling the County to offer additional recreation opportunities.

Also on page 22, in Table 5, I would add "clubhouse" to the facilities available at Somerset Pointe.

On page 42, Map 12 – Parcels Taxed as Agricultural indicates that it is based on 2003 property tax roll data. Has the map been updated to reflect more recent tax roll data?

On page 44, the page reference at the end of item 3 should be changed to page 8.

On pages 46 and 47, Map 13 – Wind Turbines Limiting Attributes as well as Map 14 – Wind Turbines Supporting Attributes both indicate they were last revised in 2005. Have these maps actually been revised more recently to reflect the 2012 Existing Land Cover/Land Use described in Table 1 on page 16? If not, changes in land cover/land use over time could change how properties score in terms of limiting attributes and supporting attributes, and composite score on suitability for commercial wind turbine development.

In the Appendix, the focus group summaries are based on citizen input from 8 to 9 years ago. Given the amount of time that has passed since the original focus groups were held, possibly as part of the next Plan update, the Township might want to consider organizing new focus groups to determine if citizens' priorities and concerns have changed over time.

#### Recommendation

With the above changes being made to the proposed Plan, I recommend adoption of the Plan by the Township.

*Prepared by:*  
Kiersten Stark  
Planning Coordinator

*With assistance from:*  
Lora Manning  
Administrative Technician

For County PC review on February 6, 2014

6/6

Public Hearing Notice:

**Eveline Township Planning Commission**  
**NOTICE OF PUBLIC HEARING**

*08525 Ferry Road*

*East Jordan, MI 49727*

[www.charlevoixcounty.org/eveline.asp](http://www.charlevoixcounty.org/eveline.asp)

The Eveline Township Planning Commission will hold a Public Hearing at the Township Hall on Wednesday, June 11, 2014 at 7:00 p.m. to receive comment on the proposed Eveline Township Master Plan Update.

All interested parties are invited to attend the hearing and comment on the draft Master Plan Update. For additional information see the Township website, or contact Planning Commission member Eric Beishlag, at (231) 547-2666. Written comments may be submitted prior to the public hearing to Eric Beishlag, at 1265 Sequanota Rd. East Jordan, MI 49727.

Individuals with disabilities requiring auxiliary aids or services should contact the Eveline Township Board by writing or calling the following: Michelle Johnson, Clerk P.O. Box 454, Charlevoix, MI 49720 (231) 330-4918.

Planning Commission Resolution to Adopt:

**Eveline Township Planning Commission**

**Resolution No. PC9-2014**

WHEREAS, the Eveline Township Planning Commission desires to adopt a comprehensive plan update (also known as a master plan) and has made the necessary inquiries, investigations and surveys of the appropriate resources of the township; and

WHEREAS, the comprehensive plan update will promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and consider the character of the township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Eveline Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), said hearing was held on June 11, 2014, following distribution of the draft plan to the planning commissions of the adjacent townships, Charlevoix County, and Antrim County on December 17, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the Eveline Township Planning Commission hereby adopts the Eveline Township Comprehensive Plan- 2013/2014, with all the associated maps.

YEAS: Wietzke, McGinn, Beishlag and Parris

NAYS: None

ABSENT: Kurtz

RESOLUTION DECLARED ADOPTED/NOT ADOPTED.

I certify that the foregoing resolution was adopted by the Eveline Township Planning Commission at its meeting on June 11, 2014.

Wesley M. Parris, Recording Secretary  
Eveline Township Planning Commission

06-11-2014  
Date

Township Board Resolution to Adopt:

Eveline Township  
08525 Ferry Road  
East Jordan, MI 49727

**RESOLUTION # 0708 of 2014**

**Eveline Township Master Plan**

At a regular meeting of the Township Board of Eveline Township, Charlevoix County, Michigan, held at the Eveline Township Hall on the 8<sup>th</sup> day of July, 2014, at 7:00 p.m.

Present: Beishlag, Blossom, Vrondran, Chapman, Johnson

Absent: 0

The following resolution was offered by Johnson and supported by Beishlag.

**WHEREAS**, the Eveline Township Planning Commission adopted the Eveline Township Comprehensive Plan – 2013/2014 Update at its meeting on June 11, 2014, following properly noticed public hearing held June 11, 2014 in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), and following distribution of the draft plan to planning commissions of the adjacent townships and to the Counties of Antrim and Charlevoix on December 17, 2013 and

**WHEREAS**, the Eveline Township Board on December 10, 2013, asserted its right to approve or reject the plan in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended);

**NOW, THEREFORE, BE IT RESOLVED**, that the Eveline Township Board hereby approves the Eveline Township Comprehensive Plan – 2013/2014 Update, including all associated charts and maps.

**ADOPTED** by roll-call vote as follows:

AYES: Beishlag, Blossom, Vrondran, Chapman, Johnson

NAYS: 0

Absent: 0

**RESOLUTION DECLARED ADOPTED.**

STATE OF MICHIGAN )

COUNTY OF CHARLEVOIX )

I, Michelle Johnson, Clerk of Eveline Township, Charlevoix County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Eveline Township Board at a meeting held on the 8<sup>th</sup> day of July, 2014, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan 1976, as amended.



Michelle Johnson, Eveline Township Clerk

Letter distributing final adopted plan:

**M. C. Planning & Design**  
Community Planning Site Planning Landscape Architecture

**Letter of Transmittal**  
*If transmitted items are not as noted, notify writer immediately.*

To: Adjacent Townships and Counties  
Date: Nov 6, 2014

Attn: Clerks and Planning Commission Chairs  
Transmitted By:  Regular Mail  Overnight Delivery  
 Hand Delivered  
 Picked Up By:  
 Other:

RE: Eveline Township Comprehensive Plan 2013/ 2014 - Adopted

We are transmitting 1 copy(s) of the following:

<input type="checkbox"/> Certification for Payment No.	<input type="checkbox"/> Discs	<input type="checkbox"/> Prints	<input type="checkbox"/> Specs.
<input type="checkbox"/> Change Order No.	<input type="checkbox"/> Drawings	<input type="checkbox"/> Product Literature	<input type="checkbox"/> Tracings
<input type="checkbox"/> Construction Change Req. No.	<input type="checkbox"/> Field Measure Plans	<input type="checkbox"/> Samples	<input type="checkbox"/> Work Orders No.
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Plans	<input type="checkbox"/> Shop Drawings	

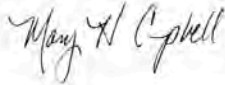
Other: Adopted Comprehensive Plan 2013/ 2014 for Eveline Township

For your:  Action  As Requested  Information  Review/Comment  Use  
 Approval  Distribution  Records /Files  Signature

Remarks: As per the state planning statutes, I am transmitting the adopted Comprehensive Plan Update to you on behalf of Eveline Township Planning Commission. If you have any questions please call me at (231) 487-0745.

Thank you for your attention to this matter.

Job No. EVE



By: Mary H. Campbell, ASLA, AICP

cc: Lori Parris, Eveline Township PC Chair  
Michelle Johnson, Eveline Township Clerk

504 Liberty Street Petoskey, MI 49770  
Phone: (231) 487-0745 Fax (231) 487-0746 E-mail: mcampbell@mcplanningdesign.com