

AGENDA
REGULAR MEETING
EVELINE TOWNSHIP PLANNING COMMISSION
AUGUST 7, 2024
7:00 P.M.
EVELINE TOWNSHIP HALL
8525 FERRY ROAD
EAST JORDAN, MI 49727
CHARLEVOIX COUNTY

1. Call to Order
2. Agenda
3. Minutes – July 3, 2024
4. Waterfront Greenbelt – Mark Felton, 9485 Pine Lake Road, ID# 006-536-001-00
5. Request Change to Whiting Park Landscaping – Aaron Nordman, Performance Engineering
6. Public Hearing - Rezone R1 to Rural Residential - 006-128-014-00, 9565 Phelps Road– Nathan & Kelsey Allspach
 - I. Introduction of the case and main points by the Chairman
 - II. Chairperson opens the public hearing
 - III. Applicant states cause
 - IV. Hearing is open for public comment – Please state your name for the record
 - V. Planning Commission acknowledges correspondence
 - VI. Applicant rebuttal
 - VII. Public Hearing is closed
 - VIII. Township staff or the Township Planner summarizes finding
 - IX. Board publicly discusses and may ask questions of staff, the applicant or the audience
 - X. Planning Commission deliberates and may or may not reach a decision at this time
 - XI. Is the proposed rezoning consistent with the Eveline Township Master Plan?
 - XII. Is the proposed rezoning reasonably consistent with surrounding uses?
 - XIII. Will there be an adverse physical impact on surrounding properties?

- XIV. Will there be an adverse effect on property values in the adjacent area?
- XV. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?
- XVI. Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?
- XVII. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?
- XVIII. Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?
- XIX. Is the rezoning in conflict with the planned use for the property as reflected in the master plan?
- XX. Is the site served by adequate public facilities or is the petitioner able to provide them?
- XXI. Are there sites nearby already properly zoned that can be used for the intended purposes?

7. Public Comment

8. Commissioner Comments

9. Adjournment