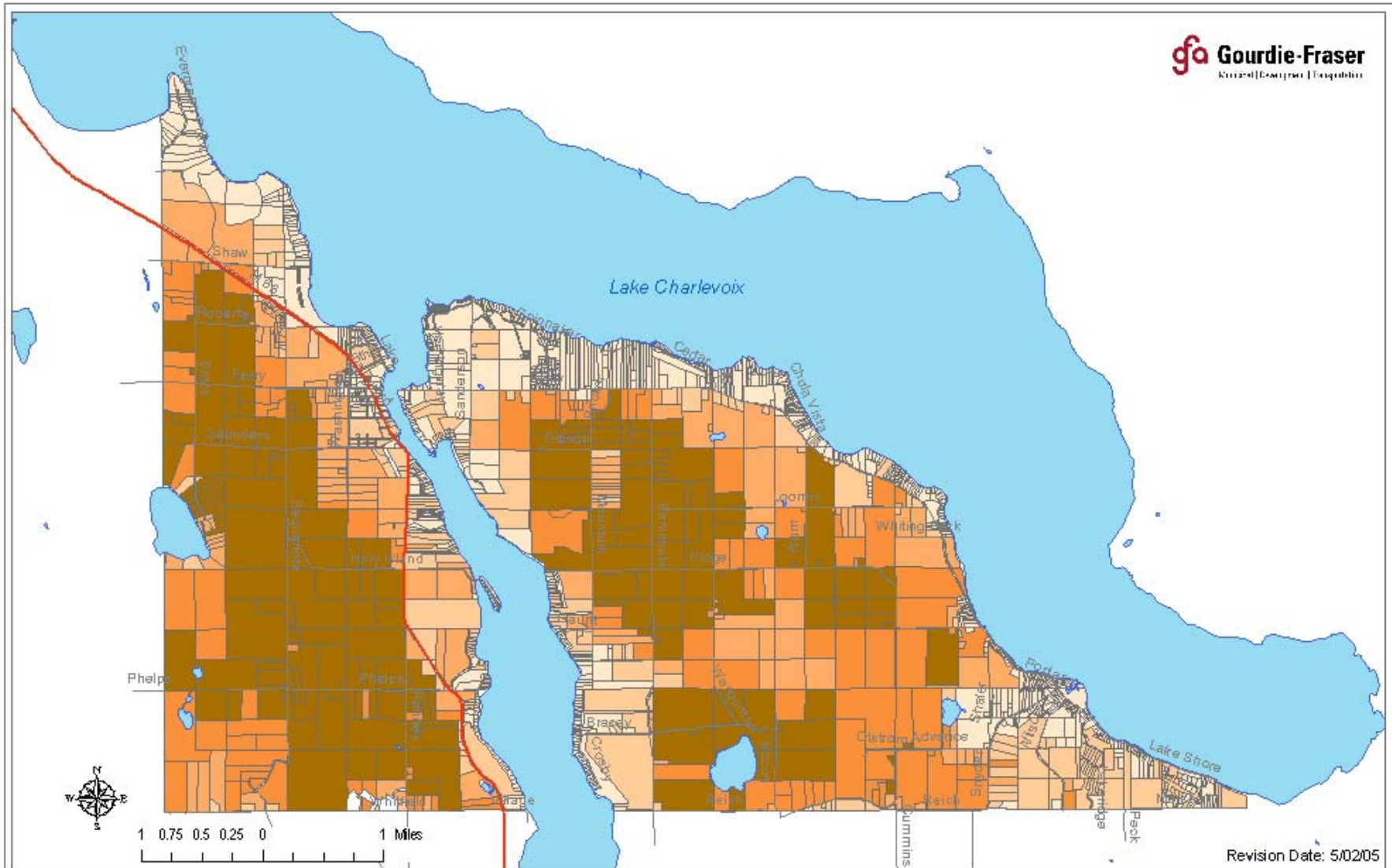


**Map 13 Wind Turbines Limiting Attributes
 Eveline Township, Charlevoix County**

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

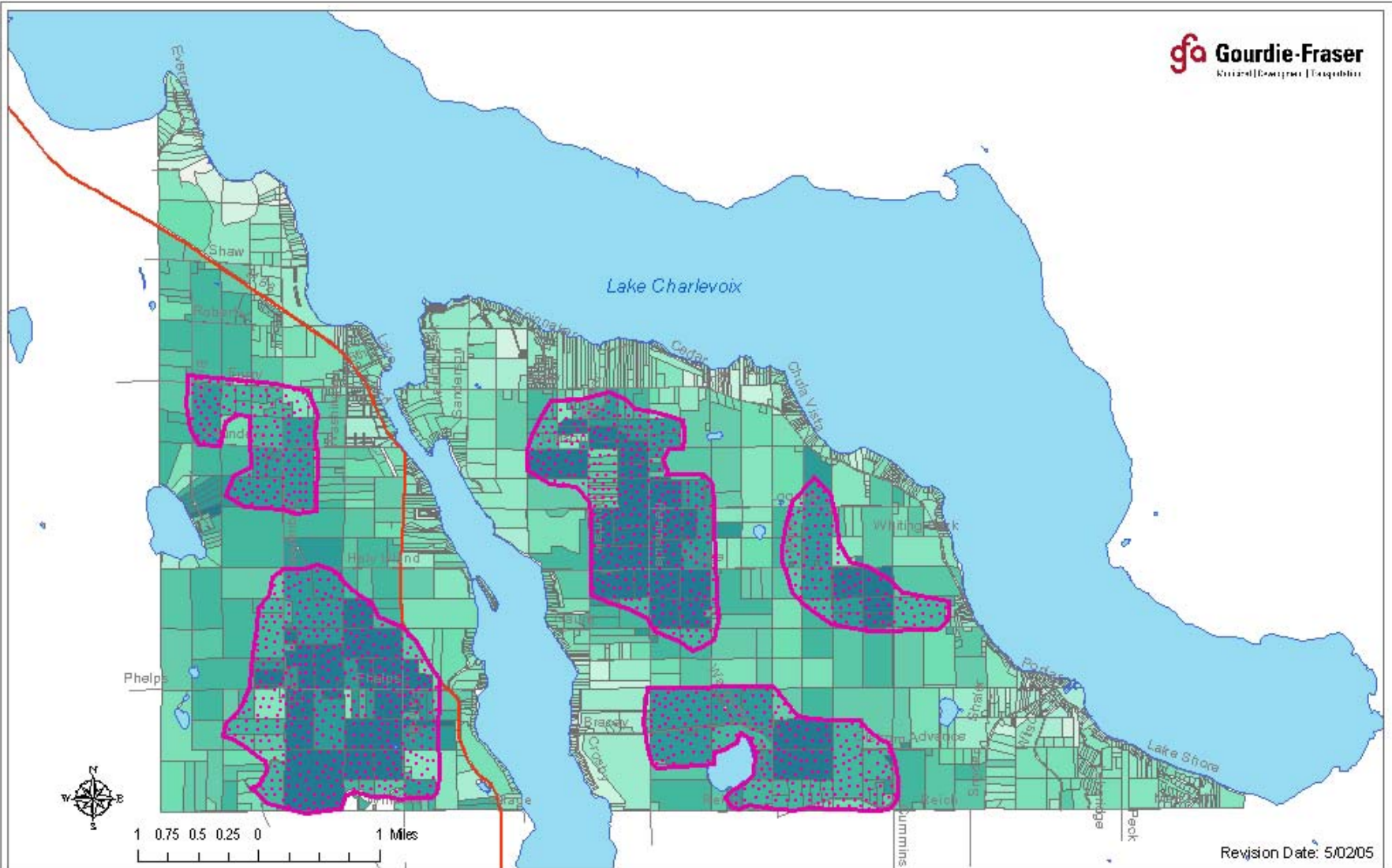
- 0-1
- 2-3
- 4-5
- 6-7
- 8-9

TOPOGRAPHY

- 1 (685-714 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)



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



APPENDIX

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

NOTICE OF INTENT TO PLAN

TO: _____

FROM: Eveline Township
c/o Eric Beishlag, Planning Commission Chair
1379 Sequanota
East Jordan, Michigan 49727

RE: Notice of Intent to Plan

DATE: February 16, 2004

Dear _____ Planning Commission:

This letter is to inform you that Eveline Township is updating its existing land use plan. In accordance with MCL 125.327a of the Township Planning Act (PA 168 of 1959 as amended), this letter is to notify our neighboring local governments, utilities and any other related entity that has requested this notification of our “Intent to Plan” and that Eveline Township welcomes your cooperation and comments on the proposed plan. Eveline Township will send you a copy of the proposed land use plan as soon as we have a finished draft.

If you would like to receive the draft copy of the land use plan in electronic format, please let the township know by providing your formal request and email address. The township will provide an electronic version in .pdf read-only format readable with free Adobe Acrobat reader software.

Sincerely,

Eveline Township
Eric Beishlag, Planning Commission Chairman

NOTICE OF INTENT TO PLAN
DISTRIBUTION LIST

Donna Heeres
Township Clerk
Banks Township
PO Box 68
Ellsworth, MI 49729

David Simmons
Bay Township
05725 West Road
Boyne City, MI 49712

Planning Dept.
Charlevoix County
301 State St.
Charlevoix MI 49720

Carol Martin
Charlevoix Township
12491 Waller Road
Charlevoix, MI 94720

Sue Hobbs
City of Boyne City
319 N. Lake St.
Boyne City, MI 49712

Elizabeth Gooch
City of Charlevoix
210 State St.
PO Box 550
Charlevoix, MI 49720

Lori Campbell
City of East Jordan
201 Main St.
PO Box 499
East Jordan, MI 49727

Josette Lory
Evangeline Township
01861 Wildwood Harbor
Boyne City, MI 49712

Ethel Knepp
Hayes Township
10772 Burnett Road
Charlevoix, MI 49720

Robert Drebenstedt
Marion Township
04867 Wickersham
Charlevoix, MI 49720

Michelle Raymond
South Arm Township
01100 Lalonde Road
East Jordan, MI 49727

Shirley Crozier
Wilson Township
PO Box 447
Boyne City, MI 49712