

DRAFT  
EVELINE TOWNSHIP BOARD OF TRUSTEES  
SPECIAL MEETING MINUTES  
EVELINE TOWNSHIP HALL  
8525 FERRY ROAD  
EAST JORDAN, MI 49727  
CHARLEVOIX COUNTY  
TUESDAY SEPTEMBER 17, 2024  
7:00 P.M.

1. **CALL TO ORDER:** The special meeting of the Township Board of Trustees was opened at 7:00 p.m. by Clerk Sandi Whiteford with the Pledge of Allegiance. Clerk Whiteford then appointed Mr. Beishlag as meeting moderator in the absence of the Supervisor.

**ATTENDING:** Board members present Trustees Eric Beishlag and Janet Blossom, Clerk Sandi Whiteford and Treasurer Ron Chapman. Zoning Administrator Will Trute, Nancy Ferguson, Susan Parks, Daniel Murry, Prudence Kurtz, Aaron Nordman, John Fratrack, Adele Forbrig, Gary Forbrig, Ellis McQuillan and others were also present.

2. **AGENDA:** Ms. Blossom made a motion supported by Mr. Beishlag to accept the agenda with correction in the heading changed to Board of Trustees from Planning Commission. Motion Approved
3. Attorney Graham explained to the Board and attendees that by adopting all Planning Commission records from the May 8, 2024 public hearing and June 12, 2024 deliberations meeting the information does not need to be presented at the Board of Trustee public hearing.

Motion by Ms. Blossom, seconded by Mr. Chapman, that the Township Board hereby adopts the Planning Commission records from its May 8, 2024 public hearing and its June 12, 2024 deliberations meeting. Motion approved.

4. **PUBLIC HEARING SDP HOLDINGS REZONE REQUEST:**

**Open Public Hearing:** Public Hearing was opened by Mr. Beishlag at 7:02 p.m.

**Applicant Statement:** Attorney for SDP Holdings reviewed document provided entitled **First Amended and Fully Restated Response of Applicant Supporting Application for Rezoning.** (Document attached to official minutes).

**Correspondence:** No correspondence received.

**Public Comment Regarding Rezone:** Nancy Ferguson and John Fratrack presented the attached statement entitled September 17, 2024 Eveline Township Board Hearing. Susan Parks presented the attached statement entitled To Eveline Township Board 9/17/24. Gary Forbrig stated he is waiting for a site plan. "This is the first time we have heard 85 units. They expect you to change the zoning and trust what happens next." Unspecified resident stated this does not fit. This would ruin the atmosphere of the area. The property can be used for other purposes. Ellis McQuillan stated the Developer is wasting time, they should be looking at other options. Thank you, Board, for your time. Gary Forbrig stated "We are not the projects for the City of Charlevoix."

**Applicant rebuttal:** Dan Barron stated "Charlevoix Area Community relies on surrounding areas to assist with housing for the workforce. Since 2006 Marion Township to Ironton has zero for housing base of the entire community.

**Public Hearing Closed:** Mr. Beishlag closed the public hearing at 7:55 p.m.

**Deliberations regarding rezone:** Standards and Factors:

a) Is the proposed rezoning consistent with the Eveline Township Master Plan?

1. The Township Master Plan includes a Mission Statement that provides:

To retain and promote the rural and agricultural atmosphere of Eveline Township and to support the protection of surface water, groundwater, wetlands and the quality of ecological, natural, and recreational resources of the Township. To promote the establishment of residential, civic, recreational, cultural, and commercial uses, which will be concentrated in village centers and will develop at a pace that will not overburden public services and/or infrastructure, and to protect the health, safety, and general welfare of the populace. Master Plan, p. 59.

2. The Master Plan states as a goal:

Goal: Direct all non-rural and non-agricultural activities to high-density areas within the Township, especially the village centers of Ironton and Advance. Master Plan, p 63.

3. Under this goal the Master Plan states the following action plan:

Allow high-density residential in the areas of Ironton and Advance; limit them elsewhere in the Township. Master Plan, p 63.

4. The subject property is located in the Agricultural – 1 area of the Master Plan's Future Land Use Map. Master Plan, p 71.

5. The Master Plan describes the purpose of the Agricultural – 1 area on the Future Land Use Map as follows:

Agricultural - 1: This district is made up of the core agricultural and forest areas of the Township. This district is generally limited to the areas of the Township that have high concentrations of parcels currently in agricultural use, with prime agricultural or timberland soils, and where properties are currently being taxed as agricultural land or timber cutover. A maximum density of 1 unit per 10 acres is intended for the area. Master Plan, p. 70.

6. Because the requested rezoning would place the property in the Mobile Home Park Residential District, which would authorize a high-density residential development, and because the subject property is not located in the village areas of Ironton and Advance, the Township Board finds that the requested rezoning is not consistent with the Township Master Plan.
7. As a result, the Township Board finds that this standard and factor weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye

Trustee Beishlag – Aye

Treasurer Chapman – Aye

Clerk Whiteford – Aye

Absent: Supervisor Vrondran

- b) Is the proposed rezoning reasonably consistent with surrounding uses.

1. The uses of the properties surrounding the subject property are two (2) vacant residential properties, two (2) improved residential properties, two (2) improved agricultural properties, one (1) vacant agricultural property, and one (1) improved commercial property.
2. Because the requested rezoning would place the property in the Mobile Home Park Residential District, which would authorize a high-density residential development, the Township Board finds that the requested rezoning is not consistent with surrounding land uses.
3. As a result, the Township Board finds that this standard and factor Weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye  
Trustee Beishlag – Aye  
Treasurer Chapman – Aye  
Clerk Whiteford – Aye

Absent: Supervisor Vrondran

c) Will there be an adverse physical impact on surrounding properties?

1. The proposed development would create increased traffic noise and light.
2. The proposed development would create high density in an agricultural area.
3. M-66 is a scenic route and a wildlife area.
4. Curb cuts need to be limited.
5. As a result, the Township Board finds that this standard and factor Weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye  
Trustee Beishlag – Aye  
Treasurer Chapman – Aye  
Clerk Whiteford – Aye

Absent: Supervisor Vrondran

d) Will there be an adverse effect on property values in the adjacent area?

1. The proposed development will create a difficult time selling surrounding property.
2. The proposed development will create a possible adverse effect on surrounding property values.
3. As a result, the Township Board finds that this standard and factor weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye  
Trustee Beishlag – Aye

Treasurer Chapman – Aye  
Clerk Whiteford – Aye

Absent: Supervisor Vrondran

- e) Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?
1. Building regulations as dictated by the State and Federal Government have created the housing crises.
  2. Changes are not a result of the Township regulations.
  3. Affordable housing is subjective. Manufactured housing is not necessarily affordable.
  4. This development in this location is not a fix to the housing crisis.
  5. This development is not necessarily creating affordable housing.
  6. As a result, the Township Board finds that this standard and factor Weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye  
Trustee Beishlag – Aye  
Treasurer Chapman – Aye  
Clerk Whiteford – Aye

Absent: Supervisor Vrondran

- f) Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?
1. Neighboring properties are zoned for single residential housing. This is less likely to occur with high density housing next door.
  2. Master Plan does not allow for gas stations, stores, etc. which are likely to be requested for servicing a high-density development.
  3. M- 66 is not intended to be a strip mall.

4. As a result, the Township Board finds that this standard and factor Weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye  
Trustee Beishlag – Aye  
Treasurer Chapman – Aye  
Clerk Whiteford – Aye

Absent: Supervisor Vrondran

- g) 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)?

1. The proposed rezoning will result in spot zoning, since there will be an isolated area of land within the Mobile Home Park Residential District that is inconsistent with the Township Master Plan.
2. Because the area of the subject property is not appropriate for the requested rezoning to the Mobile Home Park Residential District, there is no legal exclusionary zoning.
3. Charlevoix County Circuit Cour Judge Richard M. Pajtas ruled in Dawson Way and Mark Way v Eveline Township and Susan L. Parks, et al, File NO. 03-1939-19-CZ, that the Eveline Township denial of a requested rezoning of certain land situated along Highway M-66 easterly of the present Premises, for mobile home park purposes, did not constitute exclusionary zoning.
4. As a result, the Township Board finds that this standard and factor Weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye  
Trustee Beishlag – Aye  
Treasurer Chapman – Aye  
Clerk Whiteford – Aye

Absent: Supervisor Vrondran

h) Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?

1. The subject property is currently zoned Farm-Forest under the township zoning ordinance.
2. Section 2.2 of the zoning ordinance specifies numerous uses authorized on the subject property, both by right and by special use permit.
3. In fact, on December 8, 2021 planning commission granted a special use permit for an agricultural/forestry nursery on the property, as authorized by Section 2.2 of the zoning ordinance.
4. As a result, the Township Board finds that this standard and factor Weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye

Trustee Beishlag – Aye

Treasurer Chapman – Aye

Clerk Whiteford – Aye

Absent: Supervisor Vrondran

i) Is the rezoning in conflict with the planned use for the property as reflected in the Master Plan?

1. The Township Board hereby adopts by reference its findings for standard and factor a) above.
2. As a result, the Township Board finds that this standard and factor weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye

Trustee Beishlag – Aye

Treasurer Chapman – Aye

Clerk Whiteford – Aye

Absent: Supervisor Vrondran

j) Is the site served by adequate public facilities or is the petitioner able to provide them?

1. There are multiple soil types on the subject property, specifically Alpena gravelly sandy loam (AgB), Charlevoix - Mackinac loams (CmB), Epoufette sandy loam (Ep), Leelanau - Rubicon loamy sands (LrB), Mancelona loamy sand (McB), Roscommon sand (Rc), and Saugatuck sand (SaB).
2. The Mancelona loamy sand (McB) has no limitations for septic tank disposal fields where slopes are less than 12%. However, this type of sand comprises a very small portion of the subject property.
3. The Alpena gravelly sandy loam (AgB) and the Leelanau - Rubicon loamy sands (LrB) soil types have slight limitations for septic tank disposal fields. These soil types comprise about half of the subject property.
4. The remaining soil types, which comprise about half of the remaining subject property, exhibit severe limitations for septic tank disposal fields.
5. In addition, the applicant has had no conclusive conversations with the Charlevoix city manager concerning the possible extension of city water, or with Charlevoix Township regarding extension of sewer services for the property.
6. As a result, the Township Board finds that this standard and factor Weighs against rezoning the property as requested.

By Roll Call Vote the following voted:

Trustee Blossom – Aye

Trustee Beishlag – Aye

Treasurer Chapman – Aye

Clerk Whiteford – Aye

Absent: Supervisor Vrondran

k) Are there sites nearby already properly zoned that can be used for the intended purposes?

1. Because the area of the subject property is not appropriate for the requested rezoning to the Mobile Home Park Residential District, there is no legal exclusionary zoning.
2. As a result, the Township Board finds that this standard and factor Weighs against rezoning the property as requested.



By Roll Call Vote the following voted:

Trustee Blossom – Aye

Trustee Beishlag – Aye

Treasurer Chapman – Aye

Clerk Whiteford – Aye

Absent: Supervisor Vrondran

Motion By Trustee Blossom seconded by Clerk Whiteford, that the Township Board hereby adopts the findings concerning the standards and factors reviewed and the application of those standards and factors to SDP Holdings, LLC's rezoning request as specified earlier in these minutes.

By Roll Call Vote the following voted:

Trustee Blossom – Aye

Trustee Beishlag – Aye

Treasurer Chapman – Aye

Clerk Whiteford – Aye

Absent: Supervisor Vrondran

Motion Carried.

Motion by Treasurer Chapman, seconded by Trustee Blossom, that based on the Township Board's findings concerning the standards and factors reviewed and the application of those standards and factors to SDP Holdings, LLC's rezoning request, when considered as a whole, the Township Board hereby declines to enact a zoning ordinance amendment to rezone SDP Holdings, LLC'S property the parcel from Farm Forest District to the Mobile Home Park Residential District.

By Roll Call Vote the following voted:

Trustee Blossom – Aye

Trustee Beishlag – Aye

Treasurer Chapman – Aye

Clerk Whiteford – Aye

Absent: Supervisor Vrondran

Motion Carried.

5. **Public Comment:** Mr. Beishlag thanked everyone for being considerate through the process.
6. **Adjournment:** Mr. Beishlag declared the meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Sandi Whiteford, Clerk

**FIRST AMENDED AND FULLY RESTATED RESPONSE OF APPLICANT**  
**SUPPORTING APPLICATION FOR REZONING**

On or about January 30, 2024, the Applicant, SDP Holdings, LLC, submitted to Eveline Township an Application to rezone to the Mobile Home Park Residential District, certain real property identified as tax parcel code number 15-006-107-004-00 (the "Premises"). Daniel B. Barron, Legal Counsel for Applicant, hereby submits to the Eveline Township Board of Trustees, the present First Amended and Fully Restated Response in order to amend, supercede and replace in its entirety, the prior Response of Applicant Supporting Application For Rezoning. This First Amended and Fully Restated Response is premised upon the legal obligation of the Township to rectify its exclusionary zoning which precludes mobile home parks in the Township, which legal obligation holds precedence, in pertinent part, over the criteria otherwise set forth below.

(A) **The proposed new rezoning district for the property:**

The Applicant requests rezoning of the Premises to the Mobile Home Park ("MHP") Residential District, as set forth within Section 2.1(C) of the Zoning Ordinance.

(B) **The reasons for rezoning the property:**

The Charlevoix area has experienced a housing crisis due to a dire shortage of available housing, encompassing a rental gap of 730 rental units and a gap of 1,628 for-sale units throughout Charlevoix County, set forth within the 2023 Housing Needs Assessment rendered by Housing North, a copy of which is attached at Exhibit "A." As reflected therein, the housing shortage impacts households of moderate income as well as households of lower income. A rezoning to MHP use would address the needs for housing of teachers, health care workers, service workers, retirees and many others.

(C) **Answers to the following questions:**

**1. Is the proposed rezoning reasonably consistent with surrounding uses?**

- This is a transitional era for surrounding uses which, by means of progressive government action and legal action when required, are evolving to address the housing crisis.
- The large contiguous parcel to the West of the Premises, which is also owned by the Applicant, was rezoned to manufactured housing by the Marion Township Board, which zoning was subsequently overturned by referendum vote. As the referendum vote violates the equal protection clause of the Constitution, thereby maintaining 19 years of exclusionary zoning in Marion Township, a judicial determination will be pending.

**2. If the property is rezoned as requested, will there be an adverse physical impact on surrounding properties?**

- Highway M-66 provides a good and sufficient means of public access to the property.
- As confirmed within the Wetland and Jurisdiction Determination Report of Voice Environmental Group, LLC, which is attached at Exhibit "B," the Premises comprises two primary wetland areas and the tip of a third wetland area, which are referenced below in the "Evaluation Report."
- The Rezoning Evaluation Report of Performance Engineers, Inc., a copy of which is attached at Exhibit "C" (the "Evaluation Report"), analyzed the physical capacity of the Premises to support a mobile home park with 85 homes sites, and concluded the following:

"Based on existing conditions, related to acreage, slopes, soils and wetlands, the parcel is naturally suited for improvements. The layout of the development works around sensitive natural features and integrates water and wastewater utilities, as well as roadway and storm water management facilities into the design."

- The rezoning could in fact facilitate the extension of municipal water and municipal sewer service, as well as electric service from the City of Charlevoix, as an enhancement to surrounding properties. Applicant's legal counsel has conferred with the Charlevoix City Manager, and the City has expressed interest in extending to the Premises municipal water, sewer and electric utility services, in the event Eveline Township as well as Marion Township should wish to do so, and an agreement can be reached on mutually acceptable terms.

**3. If the property is rezoned as requested will there be an adverse effect on property values in the adjacent area?**

- There has been significant appreciation of property values throughout the Charlevoix area, in and throughout the "post-COVID era" from and after calendar year 2021.
- The potential provision of municipal water, sewer and electric service would be an enhancement to property values.

**4. Have there been changes in land use or other conditions in the immediate area or the community which in general justify the requested rezoning?**

- The Charlevoix area has experienced a housing crisis, due to a staggering shortage of available housing, as addressed in Section (B) above.
- Creation of mobile home/manufactured housing is one of the primary means to remedy the shortage of available housing.
- Although the Master Plan calls for high density residential development to occur in the village centers of Ironton and Advance, such development in Ironton is a practical impossibility, as suitable soils do not exist for such septic purposes. As a result, no land in the Ironton area has been established for MHP use or multi-family use, during the past 18 years, under the current (2006) zoning ordinance.
- The Township Planning Commission recently placed great but misguided reliance on a Judgment of the Charlevoix County Circuit Court rendered by Judge Richard M. Pajtas, recorded on April 21, 2006 in Liber 53, Page 21 of Judgments, a copy of which is attached hereto at Exhibit "D" (the "Pajtas Judgment"):
  - (i) It was ruled within the Pajtas Judgment that the Eveline Township denial of a requested rezoning of certain land situated along Highway M-66 easterly of the present Premises, for mobile home park purposes, did not constitute exclusionary zoning.
  - (ii) The ruling within the Pajtas Judgment relies upon the representations within the 1995 Township Master Plan, restated as follows (within pages 21 and 22):
 

". . . it is the purpose, intent and plan of the township to concentrate development, including manufactured housing, in the village areas and to allow more dense development along M-66 between Charlevoix and Ironton to encourage the provision of sanitary sewer service to the Ironton area."
  - (iii) Rather than allowing "more dense development" along M-66 between Charlevoix and Ironton, the Township did the opposite. Later that very same year the Township adopted the current zoning ordinance (the "2006 Ordinance"), whereunder 2/3 of the land along M-66 between Charlevoix and Ironton was zoned Farm-Forest, requiring a minimum parcel size of 10 acres for each residential dwelling.

- By virtue of the practical impossibility of establishing high density residential development in the Ironton area, due to the absence of satisfactory soil conditions for septic purposes, the 2006 Ordinance has on an institutional basis for the past 18 years, excluded the development of manufactured home park use as well as multi-family use.

**5. Will the requested rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?**

- Adjacent property has already been improved with residential dwellings and accessory buildings.
- The rezoning could in fact prompt further improvement or development of adjacent property, by facilitating the extension of municipal water, sewer and electric service.

**6. Will the requested 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 the requested rezoning result in spot zoning)?**

- The Township has a legal obligation to zone the Premises to MHP use, as no land is otherwise designated for such use within the Township.

**7. Are there substantial reasons why the property cannot be used in accordance with this present zoning classification?**

- Although the Premises could be used for other purposes within the present zoning classification, Applicant is entitled to rezoning of the Premises to MHP use, the denial of which would constitute exclusionary zoning. There exists a clear social and economic need for MHP use due to the housing crisis. The Premises constitutes a suitable location for a mobile home park, as the Premises can service the physical demands of drainage and septic and water service for 85 manufactured home dwellings. Moreover, the Premises are the closest Township location for prospective extension of municipal water and sewer service from the City of Charlevoix.
- The present zoning classification of Farm-Forest has foreshadowed in certain regards the requested rezoning, as Section 2.1(E)(1)(e) of the Zoning Ordinance states that one of the purposes of the Farm-Forest District is "to provide for a diversity of lot sizes, building densities and housing choices to accommodate a variety of age and

income groups, and residential preferences, so that the community's population diversity may be maintained."

**8. Is the requested rezoning in conflict with the planned use for the property as reflected in the master plan?**

- The proposed rezoning is compatible with the spirit and intent of the Master Plan and the 2006 Ordinance, as both acknowledge the need within the Township for MHP housing.
- The Master Plan, however, overlooks the practical impossibility, due to soil conditions, of establishing sanitary septic service in the Ironton area for a manufactured home park.
- The Master Plan did foreshadow the staggering impact of the current housing crisis, as it acknowledged that housing choice (in the Township) is limited for young families and those of moderate income (Page 28), and that as a result of rising values housing in the Township is not affordable to young families (Page 25).

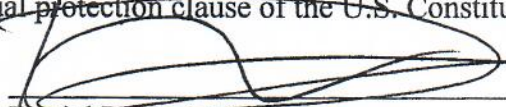
**9. Is the property served by adequate public facilities for the Applicant's intended use after any rezoning, or is the Applicant able to provide them?**

- Electricity and natural gas services is provided to land along M-66 via public utility services.
- The Evaluation Report confirms, relative to 85 potential manufactured home dwellings and the existing conditions, that the Premises is naturally suited for a manufactured home park.

**10. Is there property nearby already properly zoned that can be used for the Applicant's intended purposes?**

- As noted above, the **2006 Ordinance excludes MHP use** by failing to designate any land for the same, and otherwise directing high residential density development to the Ironton area, which cannot physically accommodate the same. Failure to rezone the Premises to MHP use would constitute an unlawful exercise of exclusionary zoning, and denial of the fundamental right of housing opportunity, in violation of the equal protection clause of the U.S. Constitution.

Date: September 10, 2024

  
Daniel B. Barron  
Attorney for Applicant

September 17, 2024 Eveline Township Board Hearing

RE: SDP Holdings, LLC requesting rezone of Tax Parcel 15-006-107-004-00 from Farm Forest to Mobile Home Park

Notes: At the June 12, 2024 Eveline Township Planning Commission Hearing, the following motion was carried.

Motion by Commissioner Wells, seconded by Commissioner Sims, that based on the Planning Commission's findings concerning the standards and factors reviewed and the application of those standards and factors to SDP Holdings, LLC's rezoning request, when considered as a whole, the Planning Commission hereby recommends to the Eveline Township Board that SDP Holdings, LLC's rezoning request be denied and that a zoning ordinance amendment rezoning the parcel from the Farm Forest District to the Mobile Home Park Residential District not be enacted.

A certified letter dated July 29, 2024 was received by Eveline Township Clerk Whiteford requesting a public hearing of the requested rezone by the Eveline Township Board of Trustees. At the August 13, 2024 meeting, a hearing was scheduled for September 17, 2024.

At the August 8, 2024 Charlevoix County Planning Commission meeting the following motion was carried.

Motion by Commissioner P. Grassmick, to support the Eveline Township Planning Commission to deny the request to rezone this parcel from Farm-Forest to Mobile Home Park. M. Ritter seconded the motion. Voice vote: all in favor. Motion passed.

1. Here is a recap of the four points that were presented at the May 8, 2024 Planning Commission Hearing:

As Judge Pajtas' decision clearly states, Eveline Township does not have exclusionary zoning. Non-rural and non-agricultural activities are to be in high density areas, especially Advance and Ironton.

The soil map clearly shows that this parcel is not suitable for this type of development. Four of the seven soil categories have severe limitations for septic tank disposal fields. Two more categories have slight limitations related to permeability and possible contamination of shallow water supplies by effluent.

Although repeatedly indicated by Attorney Barron, no agreement has been reached with the City of Charlevoix for sewer extensions into Marion or Eveline Townships. The latest update on this is August 14, 2024. Nor, has any agreement been shown in the minutes of discussion or approval by Charlevoix Township for water service franchise.



The biggest change is that on August 6, 2024, the Marion Township Referendum vote to invalidate Marion Township Ordinance No. 5 of 2023 achieved a resounding landslide victory vote of 531 to 216. Thus, the property remains in the Agricultural District.

2. The current Eveline Township Zoning Map shows the rezone request piece of property as Farm Forest. The properties surrounding it in Eveline are zoned Farm Forest and Rural Residential. The Future Eveline Land Use Map shows ALL surrounding properties as Agricultural 1. The abutting piece of property in Marion Township is zoned Agricultural.

This development would put our whole Agricultural 1 neighborhood in danger of proximity damage. It would destroy the rural atmosphere of this farm/forest area, put our wells in jeopardy, and lower the property value of surrounding homes and farms.

We urge you to support the Eveline Township Master Plan, the Eveline Township Planning Commission and the Eveline Township Zoning Ordinance as well as the Charlevoix County Planning Commission. Vote no on rezoning this parcel.

Nancy Ferguson

John Fratrack

To Eveline Township Board

9/17/24

From: Susan Parks - Township resident

When someone purchases a substantial piece of property, they are aware (or should be) of how that property is zoned. Areas are zoned for a reason. If everyone who owned property could change the zoning without compelling reasons - we may as well throw out the zoning rules.

Yes, affordable housing is an issue today but the recent development plans have not referred to the manufactured units as affordable.

If millions are spent on construction, sewer, water and legal fees there is hardly a chance that the units will be "affordable." Who knows what "affordable" means today.

This location is removed from the amenities of a city. Driving is required to go shopping, buy gas, mail packages, lot out etc. It is a rural setting. I believe that someone who could afford living or buying one of these <sup>mobile</sup> units would much prefer a traditional <sup>permanent</sup> home.

to a ~~lot~~ <sup>mobile home.</sup>

We must also consider that this property is part of the Lake Charles watershed. Any clearing, building and paving is going to increase the run off carrying what into Lake Charles.

A lawyer stated that Judge Patjas stated that development would likely occur along the M-66 corridor. The lawyer failed to mention that the judge said this should happen after water & sewer are available. That is NOT a foregone conclusion in this case. The judge also stated that Evline Trwp is not guilty of exclusionary zoning.

Must the nearby property owners fear that any piece of land could be rezoned commercial, or mobile home park, <sup>or something else,</sup> in spite of zoning.

Please be guided by the previous decisions of the P.C., county P.C., and common sense  
Thank You