

# COMPREHENSIVE PLAN

EVELINE TOWNSHIP  
CHARLEVOIX COUNTY, MICHIGAN

ADOPTED AUGUST 10, 2005

# 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; this information has been updated to include current (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 in compliance with the Township Planning Act. The planning commission held bi-monthly meetings for several months and held three special topic public input meetings.

The focus of the planning commission's initial work meetings was to set general plan goals and objectives and devise a tentative Future Land Use Map based on updated mapping and background data. A schedule for project completion and identification of the "hot button" special topic issues were established in the early work meetings. Following each special topic meeting,

the planning commission reviewed the summary of public input and made refinements and revisions to the Future Land Use Map and their Goals and Objectives as necessary at their discretion. In this way, the planning commission decisions were not based on a single meeting. The Plan evolved over time, with many opportunities for refinement and revisions. Meanwhile, drafts of the overview sections were submitted to the planning commission for review and input. 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

This master 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 both planning processes and have made efforts to ensure that the direction of these plans is consistent. The regional plan addresses appropriate locations for intensive uses such as industrial parks, airports, and large scale commercial uses that will serve the region but are not appropriate for every individual local municipality or township within the region.

# 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, 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 burden public services, along with necessary infrastructure provided at the time it is needed, 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.

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 municipal sewer systems.
- Strategy #4: Encourage industrial uses to locate in regional industrial parks, which contain municipal sewer, water, and 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

- Strategy #6: service uses at a walkable scale, where businesses and residential developments are clustered with off-street parking behind buildings. 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, 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, recreational resources, natural features, environmentally significant features, and ecologically important resources in the township.

- Strategy #1: Protect ridgelines and hillsides with regulatory restrictions.
- Strategy #2: Develop and adopt a recreation plan and pursue the creation and protection of recreational areas within the guidelines of the plan and support the County's plans for Whiting Park improvements.
- 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 by allowing clustering of residences in these areas and 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 and especially to adhere to appropriate agricultural practices to protect ground water resources.
- Strategy #6: Design local zoning to protect the lake water quality to the highest possible standard, allowing shoreline maintenance and other alterations to lakeshore vegetation without jeopardizing erosion or pollution control, and promoting the standards recommended by outside agencies such as the Tip of the Mitt Watershed Council and other, similar agencies.
- Strategy #7: Recognize the importance of linking greenways and wildlife corridors when approving development proposals.
- Strategy #8: Protect township residents and property from natural hazards associated with development that infringes on natural systems such as floodplains and steep slopes.

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 and connect to the public road system where possible.
- 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 revised to ensure that it implements this master plan and should be reviewed and updated as necessary to remain consistent with this master plan.
- Strategy #2: Promote inter jurisdictional cooperation.
- Strategy #3: Explore and consider changes to existing regulations to limit nuisance use and a potential noise ordinance.

## 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.

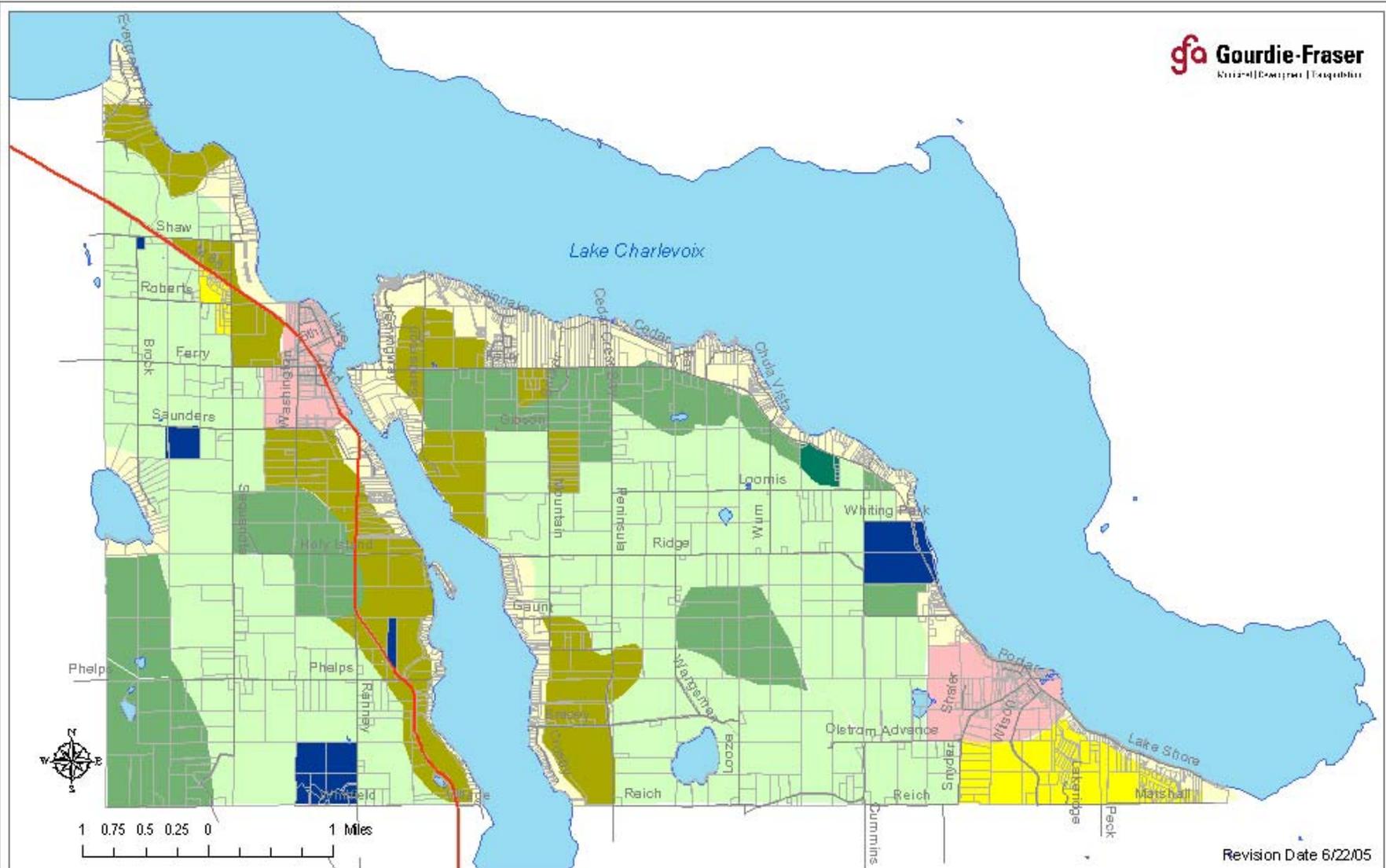
*Rural Residential:* The Rural Residential district is planned for those areas that are not suitable for agricultural uses and that have access to major roadways, are free of significant environmental constraints, and are desirable for residential development but are outside of the developed lakefront 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 landfill, and 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.



Revision Date 6/22/05

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

FUTURE LAND USE DISTRICTS	
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> AGRICULTURAL-1	<span style="display:inline-block; width:15px; height:15px; background-color:paleyellow; border:1px solid black;"></span> LAKEFRONT RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:mediumgreen; border:1px solid black;"></span> AGRICULTURAL-2	<span style="display:inline-block; width:15px; height:15px; background-color:brightyellow; border:1px solid black;"></span> SUBURBAN RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:olivegreen; border:1px solid black;"></span> RURAL RESIDENTIAL	<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> VILLAGE
	<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> RECREATION, PRIVATE
	<span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span> GOVERNMENT/UTILITIES/LANDFILLS

## 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

#### *Eliminate zoning districts:*

- Hillside Residential
- R-2 Residential
- Industrial
- Commercial

#### *Create new zoning districts or change densities:*

- Commercial Recreation
- Government/Utilities
- Light Industrial/Warehousing
- Village Commercial
- Farm Forest 2 with minimum 8 acre density permitted only under a clustering option
- Change Farm Forest to minimum 10 acre density permitted only under a clustering option (existing non-cluster densities to remain the same)
- Change minimum lot size in Rural Residential from 10 acres to 5 acres

*Change zoning designations:* This Plan recommends elimination of four zoning districts. At the time that this change is made all parcels zoned one of these eliminated zoning categories (Hillside Residential, R-2 Residential, Industrial, or Commercial) must immediately be changed.

- Golf course from Commercial to Commercial Recreation
- Commercial property on Saunders Road to Government/Utilities
- Hillside Residential south of Advance to R-1 Residential
- Hillside Residential on Roberts Road to R-1 Residential
- All R-2 to R-1 Residential
- Other Hillside Residential to Rural Residential
- Commercial within the Village areas to Village Commercial
- Industrial in Advance to Light Industrial

*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
- 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
- Update the Wind Turbine Overlay district as shown in the Wind Energy Overview

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

*Recreation Plan*

*Nuisance Ordinance*

*Road End Ordinance*

*Sewer Feasibility Study*

*Private Road Ordinance*

*Review Land Division Ordinance*

*Short Term Rental Ordinance*

*Village 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 this 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 this plan document, adopted in November 2004. In addition to the public hearing held prior to adoption, the public was invited to participate in three special topic input meetings. These meetings covered the issues of agricultural land uses, the village areas, and lakefront development, respectively. 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 on page 17 depicts the land coverage in the township as prepared by Charlevoix County in 1998. 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.

Interior areas not in agricultural use or open crop or pastureland were forested, particularly in the southwestern part 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.

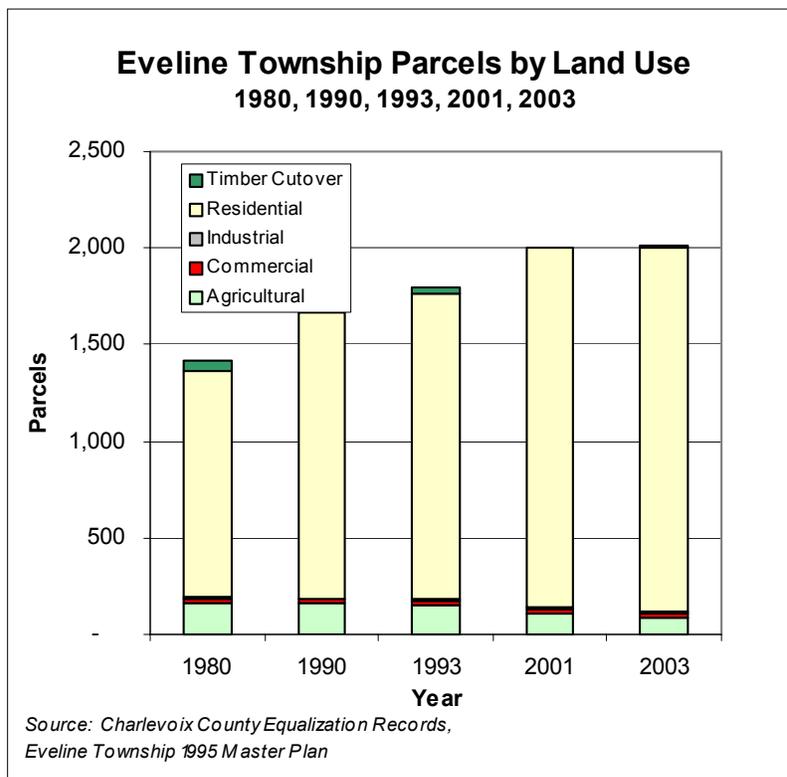
As seen in the following Table 1 and Figure 1, the total number of separate parcels in the township increased by approximately 600 (41%) between 1980 and 2003. Most of the increase was the result of new residential parcels; agricultural and timber cutover parcels actually decreased over this time. Table 2 and the accompanying Figure 2 represent the change in land use by acreage; a total of 34% of the acreage in the township was committed to agricultural land use in 2001 and only 26% in 2003. While this is a large decrease over a two year period and is representative of a shift in land use in Eveline Township, it should be noted that this is based on assessing records and how land is being taxed and may not necessarily accurately reflect when changes in land use occurred.

The value of property in the township, based on tax records, has increased tenfold between 1980 and 2003. This is due primarily to the large increase over this time in the value of residential properties. Details can be seen in Table 3 and Figure 3.

**Table 1 Parcels by Land Use Category  
Eveline Township (1980, 1990, 1993, 2001, 2003)**

	1980	1990	1993	2001	2003
Agricultural	167	157	153	107	86
Commercial	20	24	22	28	23
Industrial	7	5	6	7	7
Residential	1,165	1,478	1,583	1,856	1,889
Timber Cutover	62	41	30	8	8
<b>Total</b>	<b>1,421</b>	<b>1,736</b>	<b>1,826</b>	<b>2,006</b>	<b>2,013</b>

*Source: Charlevoix County Equalization Records,  
Eveline Township 1995 Master Plan*

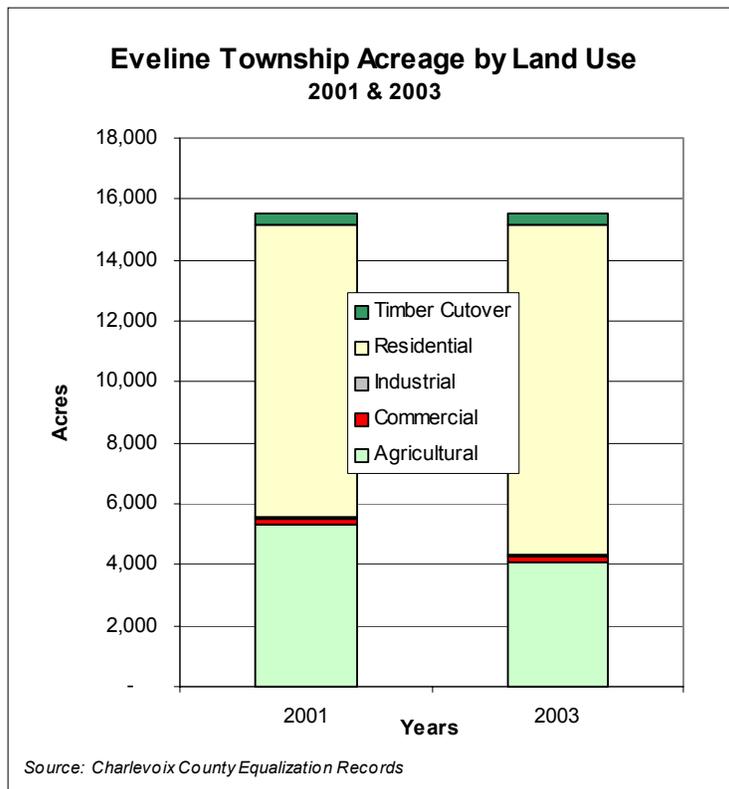


**Figure 1**

**Table 2 Acreage by Land Use Category  
Eveline Township 2001 & 2003**

	2001		2003	
	# of Acres	% of Total	# of Acres	% of Total
Agricultural	5,320	34%	4,069	26%
Commercial	205	1%	200	1%
Industrial	42	0%	39	0%
Residential	9,612	62%	10,838	70%
Timber Cutover	351	2%	351	2%
<b>Total</b>	<b>15,530</b>	<b>100%</b>	<b>15,497</b>	<b>100%</b>

*Source: Charlevoix County Equalization Records*

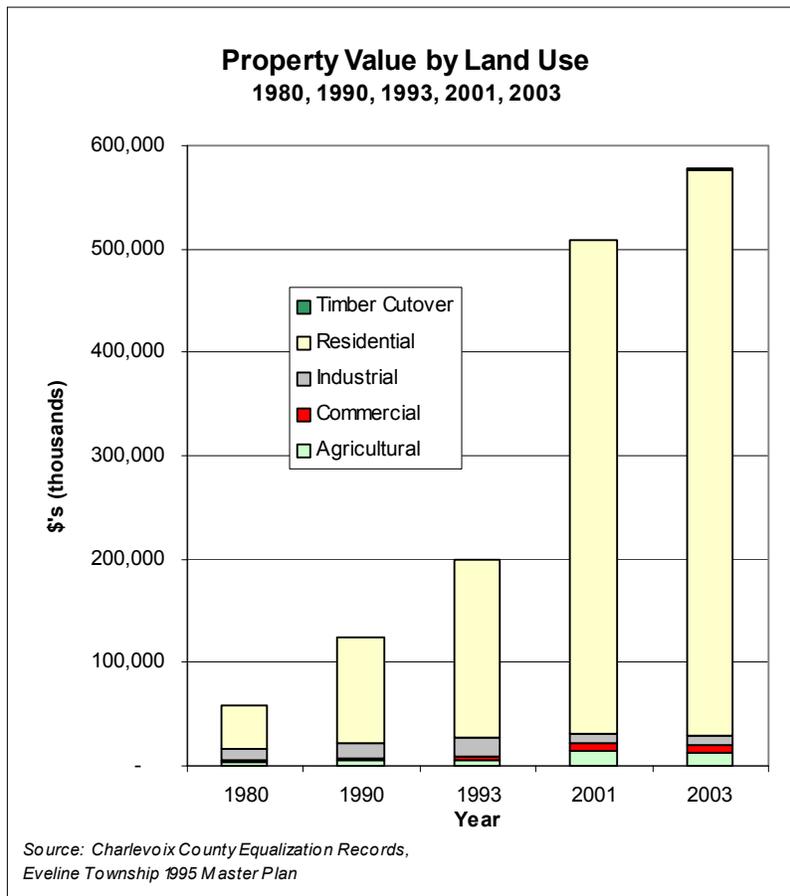


**Figure 2**

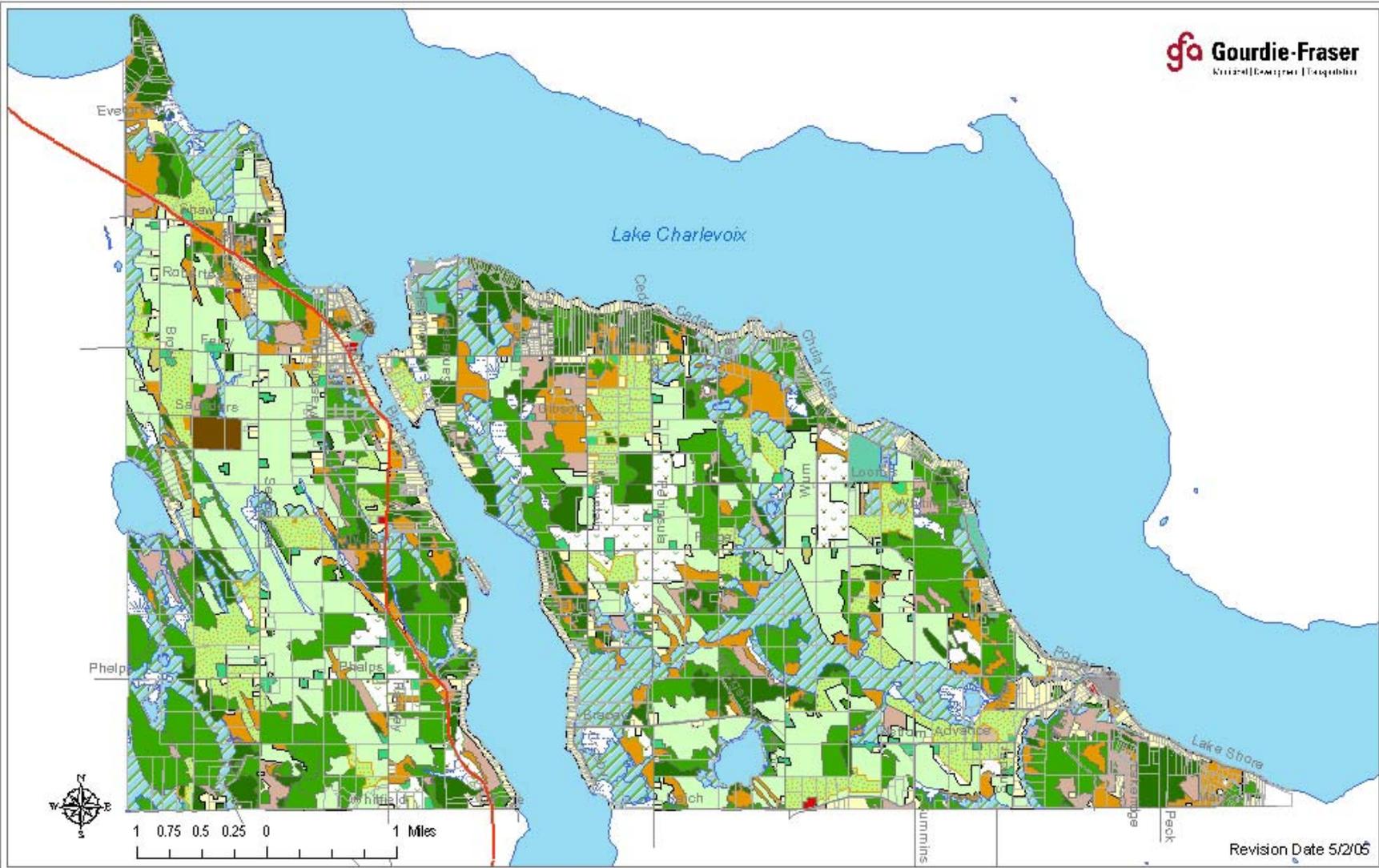
**Table 3 Property Value by Land Use Category (thousand \$'s)  
Eveline Township (1980, 1990, 1993, 2001, 2003)**

	1980	1990	1993	2001	2003
Agricultural	4,572	5,288	6,267	14,495	13,363
Commercial	1,120	2,406	3,776	6,827	6,405
Industrial	10,240	13,455	16,580	9,522	9,537
Residential	41,849	102,608	172,045	478,046	547,750
Timber Cutover	916	683	549	467	529
<b>Total</b>	<b>\$ 58,697</b>	<b>\$ 126,728</b>	<b>\$ 202,302</b>	<b>\$ 509,357</b>	<b>\$ 577,585</b>

Source: Charlevoix County Equalization Records,  
Eveline Township 1995 Master Plan



**Figure 3**



**Map 2 Current Land Use  
 Eveline Township, Charlevoix County**

RESIDENTIAL	RECREATION/CEMETERY	UPLAND GRASS
COMMERCIAL	CROPLAND	UPLAND SHRUB
INDUSTRIAL	ORCHARD, VINEYARD	UPLAND DECIDUOUS
UTILITY	FEEDING	UPLAND CONIFEROUS
EXTRACTIVE	PASTURE	LAKE
	FARMSTEAD	FORESTED WETLAND
		NON-FORESTED WETLAND

## 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 four alternative education programs. In 1999, the community approved an \$18.8 million millage request to build a new high school and renovate each of the existing buildings.

The East Jordan elementary school serves kindergarten through fifth grade, the middle school offers a strong after-school enrichment program boasting 90% student body participation. The district has received the highest level of accreditation by the North Central Association.

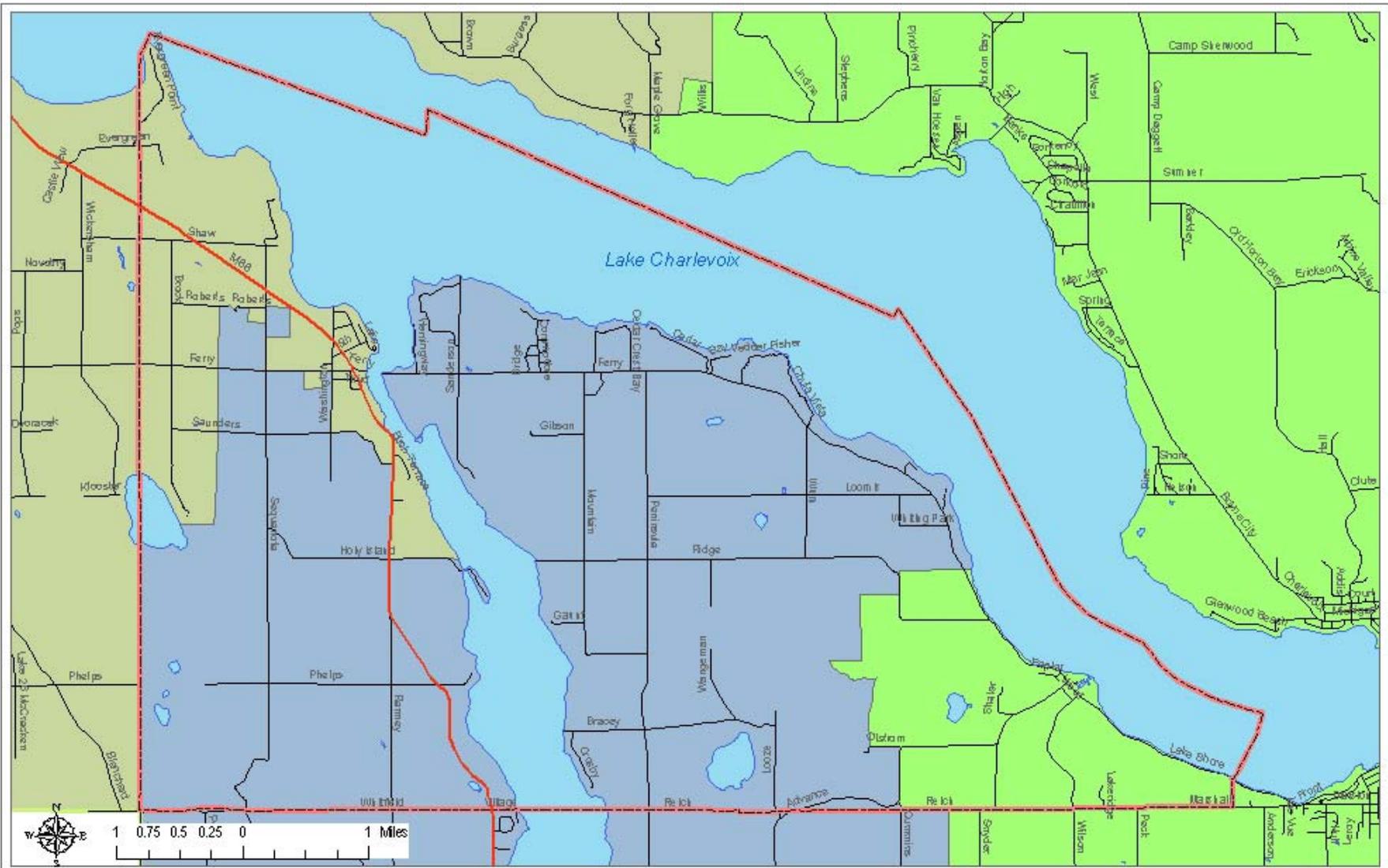
An \$18.8 million bond issue was approved in the fall of 1999 in the Charlevoix Schools district to build a new high school, including a 600-seat auditorium and a 2,000-seat gymnasium. The bond included renovation of the current high school into a middle school campus and new technical facilities at the elementary school.

Below is a summary of statistics for the three districts' schools as provided by the Standard and Poor's school evaluation services.

**Table 4 Eveline Township Public School Data Summary, 2002**

Source: Standard & Poor's School Evaluation Services

	Grades Served	Headcount Enrollment	Economically Disadvantaged	MEAP Passing Rate (%)	MEAP Participation Rate (%)	Students per Teacher
Boyne City Elementary School	K-4	414	38.3	56.9	102.6	17.6
Boyne City High School	9-12	435	17.7	39.7	58.6	17.8
Boyne City Middle School	5-8	382	32.0	60.7	102.1	15.2
Great Lakes Ed. Center High School.	Alt	21	100.0	n.a.	27.5	n.a.
Hemingway Education Center	Alt	22	30.0	n.a.	0.0	n.a.
Porter Creek School	Alt	34	5.7	n.a.	0.0	n.a.
Charlevoix Elementary School	K-4	569	21.1	66.1	98.7	17.8
Charlevoix High School	9-12	465	9.5	70.6	76.9	14.8
Charlevoix Middle School	5-8	342	21.0	57.4	98.6	17.5
East Jordan Elementary School	K-5	628	44.8	44.3	89.4	18.7
East Jordan High School	9-12	375	28.7	32.5	51.4	15.7
East Jordan Middle School	6-8	289	35.8	54.4	99.3	16.7



# Map 3 School Districts Eveline Township, Charlevoix County

- SCHOOL DISTRICTS**
- BOYNE CITY PUBLIC SCHOOLS
  - CHARLEVOIX PUBLIC SCHOOLS
  - EAST JORDAN PUBLIC SCHOOLS

Revision Date: 5/02/05

**gf Gourdie-Fraser**  
Map and Technical Consultants

## **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.

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, supplied by Wolverine Power Supply Cooperative, and Consumers Power offer electricity to 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.

The landfill and transfer station located in Eveline Township are no longer in active operation.

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 2002, the Michigan Department of

Transportation reported the following traffic counts on M-66: 4,500-4,600 trips per day with counts up to 13,700 near Charlevoix and 6,600 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 now operates a library located in East Jordan. 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 has purchased property on M-66 in East Jordan and will soon build a new, larger library. The library has a \$285,000 annual budget and a catalog of 35,200 books and other media.

The Charlevoix Public Library is located on Clinton Street in Charlevoix. It has an annual operating budget of approximately \$450,000. The library is funded in part by a 0.46 mil operating tax levied on all district properties. A 0.75 mil tax was approved in 2004 to repay a \$7.45 million bond to acquire and renovate a library building.

The Boyne District Library located on Main and Park Streets in Boyne City serves the Boyne City School District area. It has approximately 14,000 books and audio cassettes in its collection. It was recently renovated 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 County-wide recreation plan. The County has included planned upgrades to Whiting Park (a County park) in their recreation capital improvement plan. By 2008, an updated park master plan, restroom upgrades, log building improvements, development of walking/cross country ski trails and a disk golf course are planned for Whiting Park. The County plan also calls for the development of non-motorized trails along Ferry Road and M-66 in Eveline Township.

The County anticipates coordinating the funding and improvements to Whiting Park. It is expected that the State and Michigan Department of Transportation will fund the proposed non-motorized

trails along M-66 and Ferry Road. The role of all the township and other local governments in Charlevoix County as detailed in the county recreation plan is to:

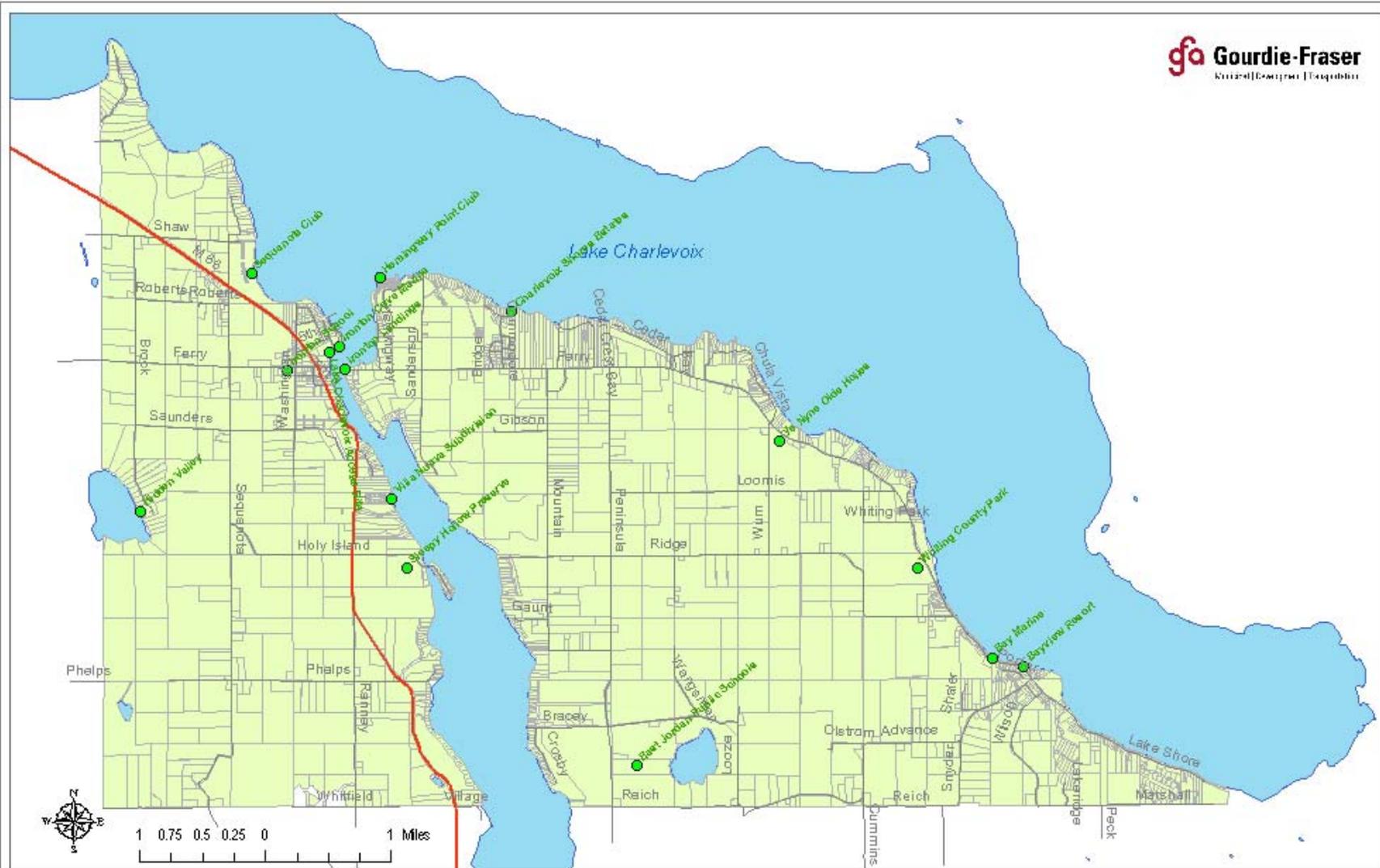
- Provide recreation facilities under 40 acres in size;
- Provide for day use recreational needs of the local community;
- Provide for active recreation facilities, ball fields, tennis courts, picnic areas, swimming;
- Provide for passive recreation areas, viewing, and scenic outlooks;
- Provide water sites for boat launching facilities;
- Provide for motorized and non-motorized trails for travel within the community;
- Provide for active and passive programs to meet the recreational needs of the residents of the community.

The township should undertake a 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 5 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 Intermediate School District	Limited hours	1.5 acres	Children's play equipment, playfields, meeting room
Sleepy Hollow Preserve	Little Traverse Conservancy	Yes	55.48 acres	Nature preserve
Eveline Township Hall	Township	Limited hours	½ acre	Meeting rooms
Villa Nuava 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
East Jordan Public Schools	Public	Yes	40 acres	Nature area, pool at High School

Source: Charlevoix County Recreation Plan, 2004-2008



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

Revision Date: 5/02/05

● RECREATION SITES