

Clinton County Comprehensive Plan Amendment



What are the Facts?

Why is Clinton County Amending the Comprehensive Plan?

- Owners of a large area in Eagle Township may ask to develop their land for manufacturing and technology uses.
- At the request of Eagle Township, Clinton County is studying how to understand potential impacts from large-scale non-agricultural industrial/technological development through a Comprehensive Plan amendment.
- The amendment will guide what to allow where and how to plan for and set rules to prepare for and manage impacts.

This is what we know so far:

- Much of the land in the study area is owned by a single property owner.
- The area is attractive for business/development due to:
 - A nearby highway system
 - A nearby airport
 - Multiple nearby institutions of higher learning and research
 - The possibility to acquire a large amount of land
- No plans for development have been submitted.

Amendment Study Area: Southeast Eagle Township

Goals of the Amendment Process:

- Review land use topics within the study area (including agricultural lands, housing, transportation, roads, water/sewer, community facilities, parks and recreation, etc.).
- Gather community input regarding the future of the study area and surrounding areas.
- Provide guidance for future planning and zoning decisions with area-specific cooperative goals and objectives for development.

What This Amendment is NOT:

- An immediate change to the area's zoning
 - The amendment may suggest a rezoning is explored later and/or zoning rules are updated in order to mitigate or prevent possible impacts.
 - Any new development, including a rezoning request, will go through its own review process.
- A focus or discussion on other recent planning issues, such as solar farms
 - The amendment may suggest exploring ways to blend agriculture with new technologies.

Ways to Stay Informed and Share Your Thoughts:

- **CHECK** the [Clinton County website](#) and the [Eagle Township website](#) for updates
- **MEET**: Speak during the public comment period at Clinton County Planning Commission and/or Eagle Township Board meetings where the Comprehensive Plan amendment is on the agenda. If it is not on the agenda, public comment for non-agenda items will be taken at the beginning of the meeting.
- **ATTEND THE OPEN HOUSE**: March 2 anytime from 4:00 – 6:30pm at Eagle Park's Reception Hall
- **ONLINE**: Can't attend the open house? Complete the open house activities online. Links will be available on the Clinton County and Eagle Township websites.
- **DROP A LINE**: Provide and send written feedback via email to kim@giffelswebster.com. Please note that individual questions will not be addressed, but your responses will be recorded.

What is Planning?

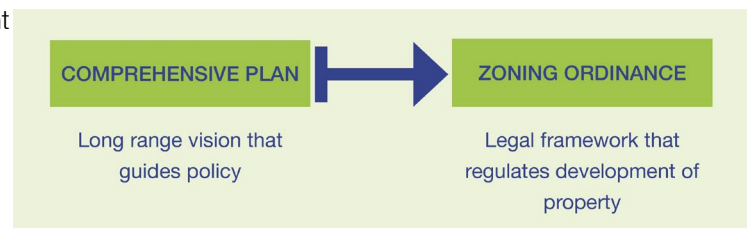
- Planning requires balancing a variety of things that lead communities to a healthy future.
- These are things like housing, jobs, goods and services, roads, natural resources, and more!
- Community planners talk to the people who live and work in the area to find out what they need and want, and then they use that information to make a plan for the community.
- Planners think ahead to future residents, too, who don't have a voice yet.



What is a Comprehensive Plan? What is Zoning? How Do They Work Together?

A Comprehensive Plan is:

- A “big picture” and long-range (10- to 15-year) blueprint of how a community wants to look in the future
- Looks at the many important parts of a community together
- Helps guide land use decisions (e.g., rezonings) and policies (e.g., the zoning ordinance)



Zoning is a set of rules that make sure the community looks like what's in the comprehensive plan.

What are the Benefits of Amending a Comprehensive Plan?

- Change is constant – planning can prepare communities to be ready for changes
- Allows communities time and opportunity to:
 - Think about possible impacts of changes and how to mitigate them
 - Provide input on community values and priorities
- Can result in guidance for new rules and standards (such as zoning) that allow for existing uses and potential new uses in certain areas

How does a Comprehensive Plan Relate to Development?

- Comprehensive plans can identify community investments in things like town halls, libraries, parks, roads, water/sewer, protecting natural resources, etc.
- There are other things that communities can only do through or in partnership with private investment, like build homes, provide for a stable economy and jobs through starting and running businesses, and providing local goods and services.
- Public and private development decisions are also influenced by external forces like available funding, state and federal laws and programs, etc.
- Comprehensive plans are used as a guiding document for land use decisions.

