



Public Engagement Workshop

Eagle Township, Michigan
February 22, 2024

MCKENNA



What is a Master Plan?

MCKENNA

The Master Plan

Powerful expression of the Township's intentions for the future.

- Supports the 'presumption of validity'.



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- Consistency in decision-making.



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- Wise use of resources.



The Master Plan

Powerful expression of the Township's intentions for the future.

- Supports the 'presumption of validity'.
- Consistency in decision-making.
- Wise use of resources.
- Preservation of community character.



Master Plan Content

✓ Purpose



Master Plan Content

- ✓ Purpose
- ✓ Community Profile



Master Plan Content

- ✓ Purpose
- ✓ Community Profile
- ✓ Existing Conditions



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- ✓ Purpose
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- ✓ Vision



Master Plan Content

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- ✓ Vision
- ✓ Goal Statements



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- ✓ Goal Statements
- ✓ **Strategies**



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- ✓ Vision
- ✓ Goal Statements
- ✓ **Strategies**
- ✓ **Future Land Use**



Master Plan Content

- ✓ Purpose
- ✓ Community Profile
- ✓ Existing Conditions
- ✓ Vision
- ✓ Goal Statements
- ✓ **Strategies**
- ✓ **Future Land Use**
- ✓ **Action Plan**



Master Plan Process

- ✓ Led by Planning Commission



Master Plan Process

- ✓ Led by Planning Commission
- ✓ Public Input



Master Plan Process

- ✓ Led by Planning Commission
- ✓ Public Input
- ✓ Public Meetings



Master Plan Process

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- ✓ Distribution



Master Plan Process

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- ✓ Public Hearing



Master Plan Process

- ✓ Led by Planning Commission
- ✓ Public Input
- ✓ Public Meetings
- ✓ Distribution
- ✓ Public Hearing
- ✓ Adopted by Township Board



Using the Master Plan

- ✓ **Rezoning Decisions**



Using the Master Plan

- ✓ **Rezoning Decisions**
- ✓ **Capital Improvements**



Using the Master Plan

- ✓ **Rezoning Decisions**
- ✓ **Capital Improvements**
- ✓ **Environmental Issues**



Using the Master Plan

- ✓ **Rezoning Decisions**
- ✓ Capital Improvements
- ✓ Environmental Issues
- ✓ Recreation Planning



Using the Master Plan

- ✓ **Rezoning Decisions**
- ✓ Capital Improvements
- ✓ Environmental Issues
- ✓ Recreation Planning
- ✓ Transportation Planning





What is Zoning?

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Zoning Ordinance



Protects Public Health, Safety and Welfare

✓ Implements the Master Plan

Zoning Ordinance



Protects Public Health, Safety and Welfare

- ✓ Implements the Master Plan
- ✓ Insures Compatibility of Uses

Zoning Ordinance



Protects Public Health, Safety and Welfare

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- ✓ Protects Natural Resources

Zoning Ordinance



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- ✓ Protects Property Values

Zoning Ordinance



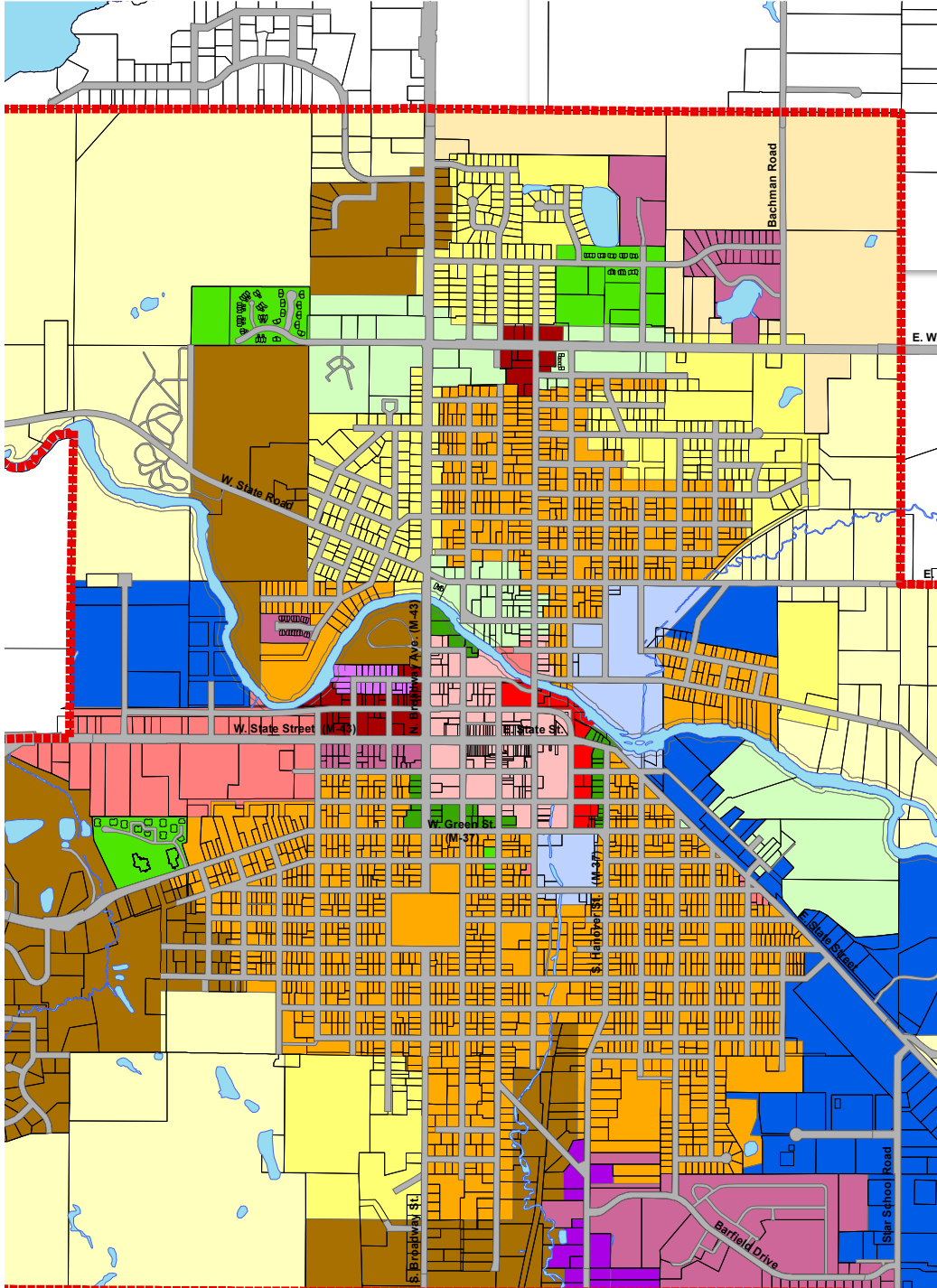
Protects Public Health, Safety and Welfare

- ✓ Implements the Master Plan
- ✓ Insures Compatibility of Uses
- ✓ Protects Natural Resources
- ✓ Protects Property Values
- ✓ Prevents Nuisances

Zoning Ordinance Content

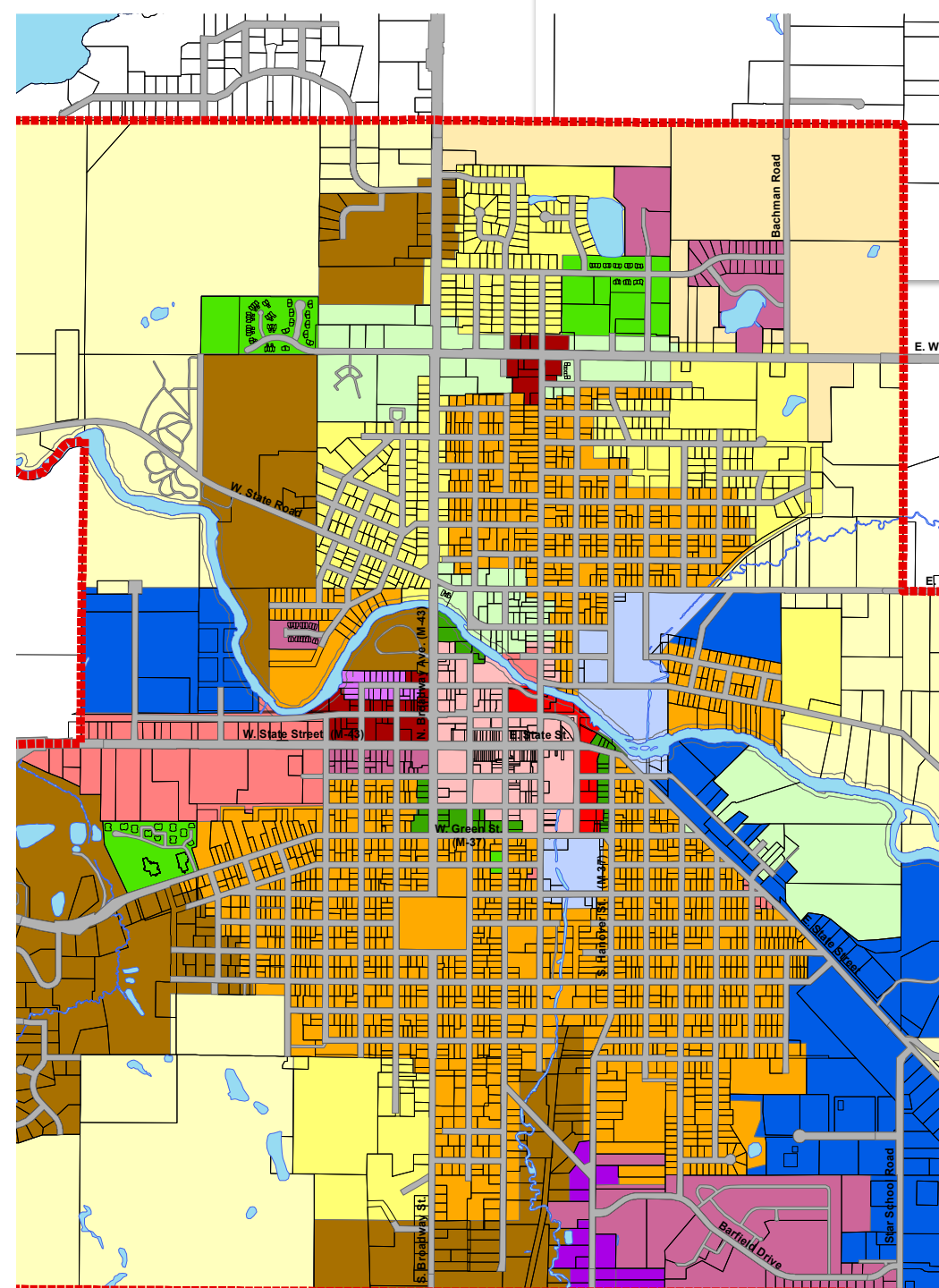


✓ Definitions



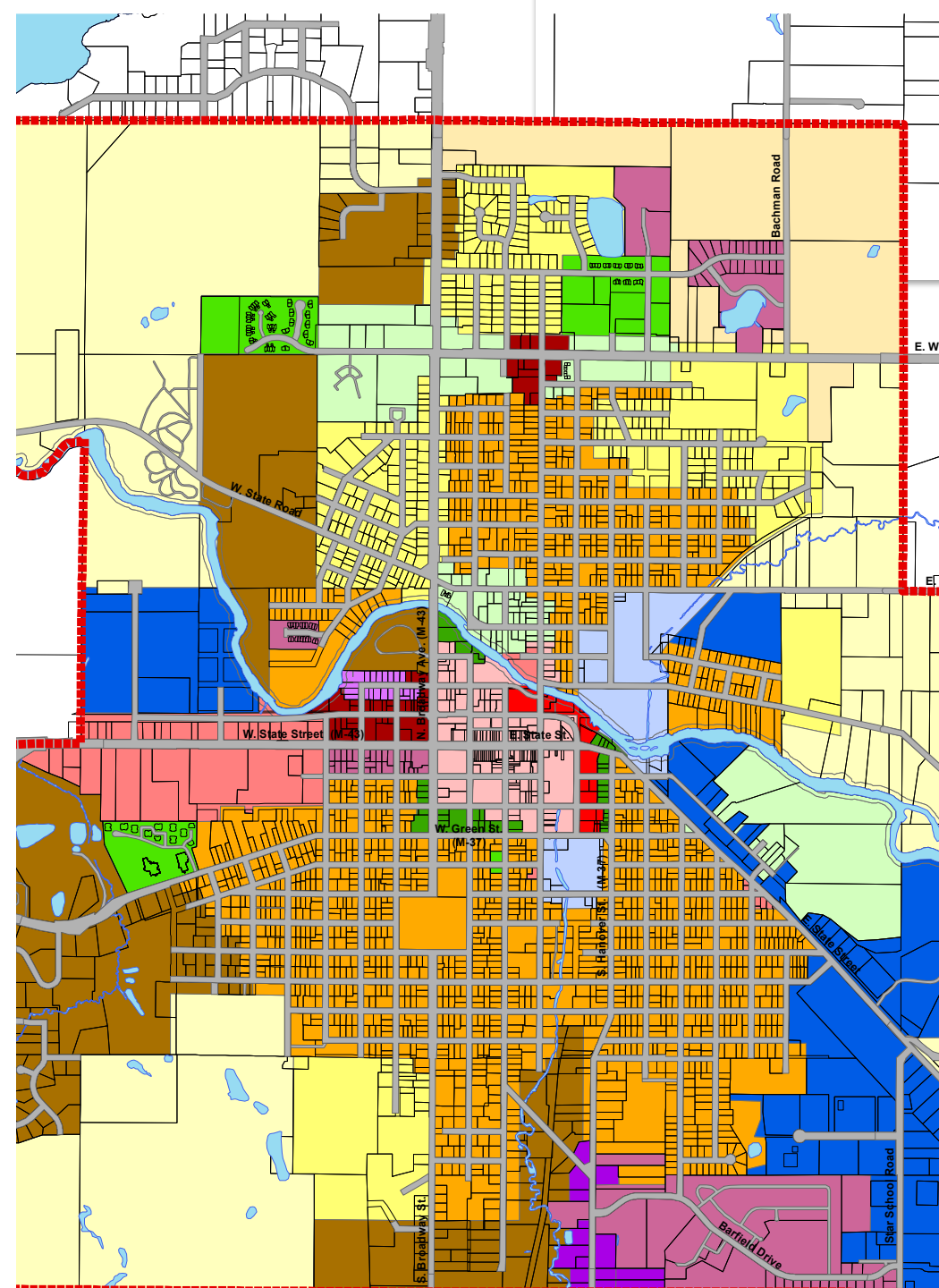
Zoning Ordinance Content

- ✓ Definitions
- ✓ Zoning Districts



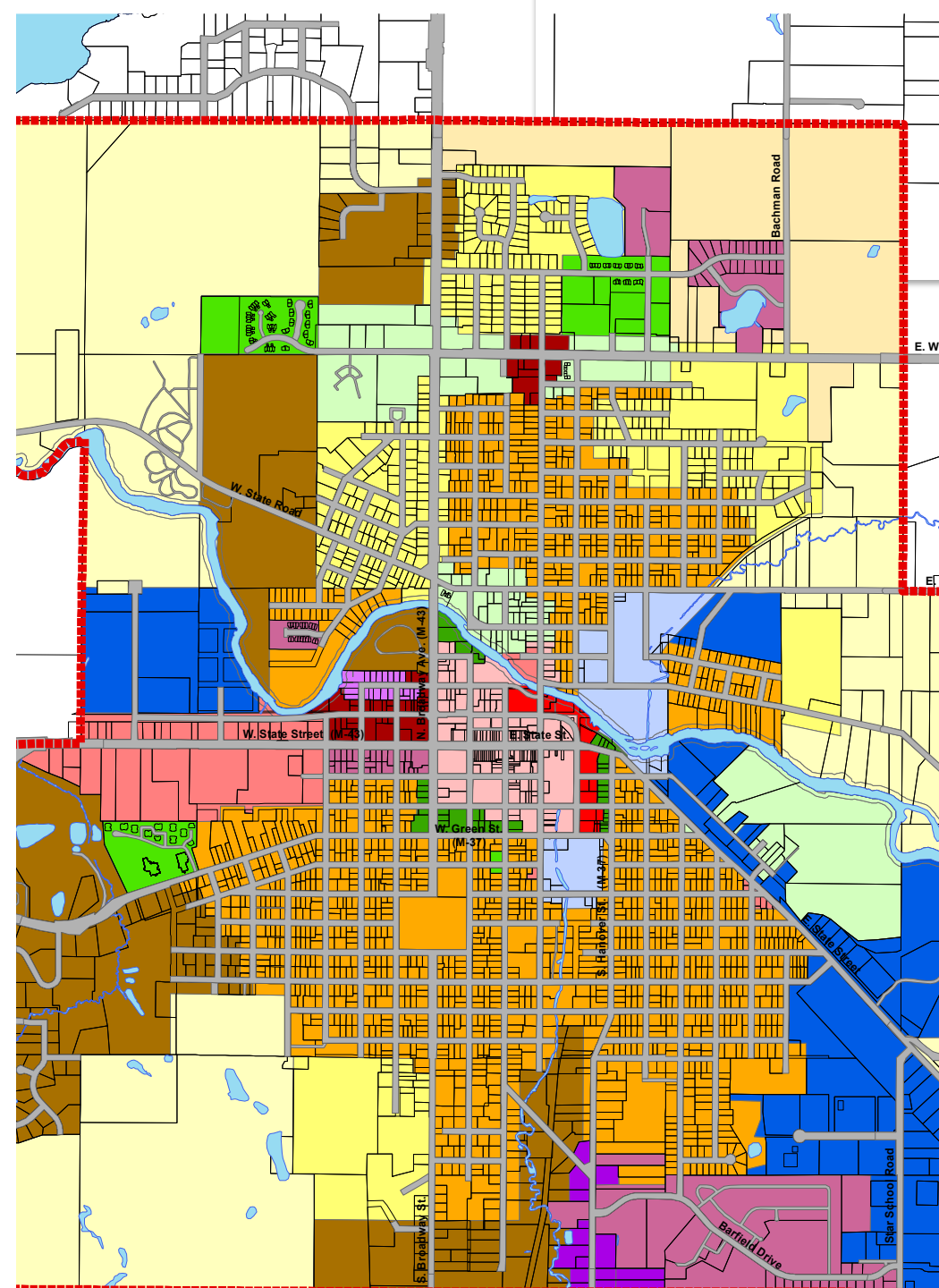
Zoning Ordinance Content

- ✓ Definitions
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- ✓ Permitted Uses



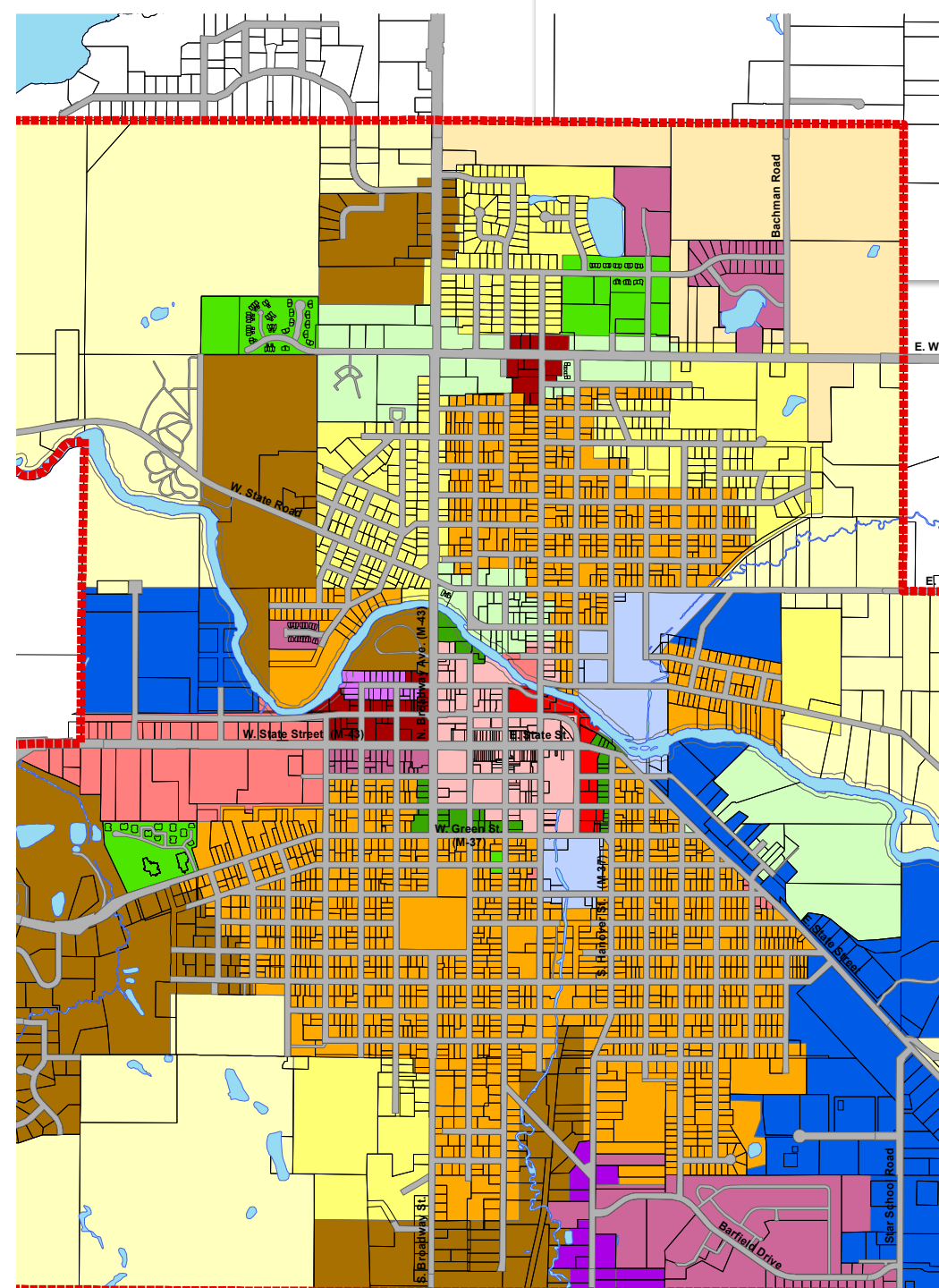
Zoning Ordinance Content

- ✓ Definitions
- ✓ Zoning Districts
- ✓ Permitted Uses
- ✓ Special Land Uses



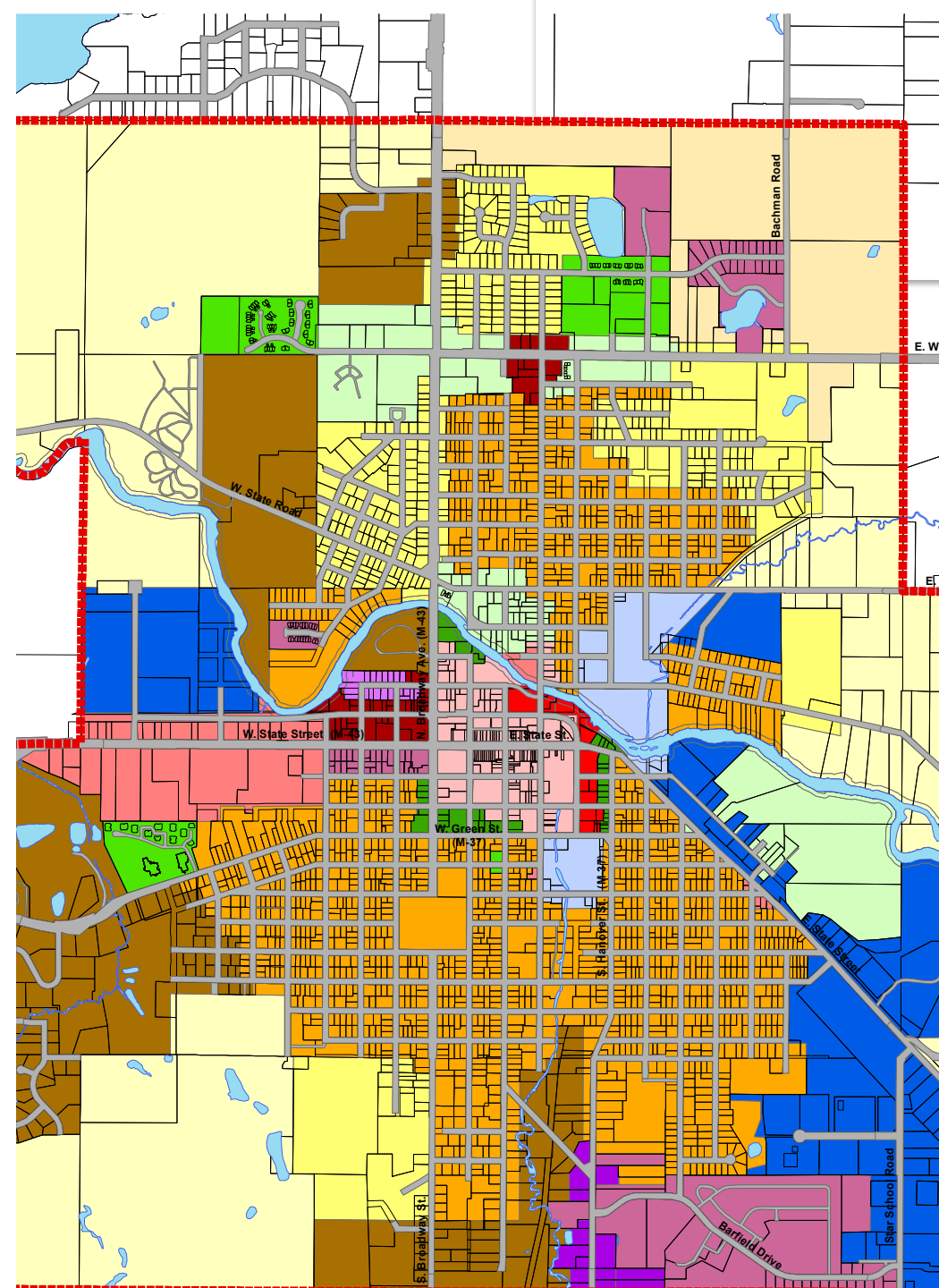
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- ✓ Definitions
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- ✓ Permitted Uses
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- ✓ Development Requirements



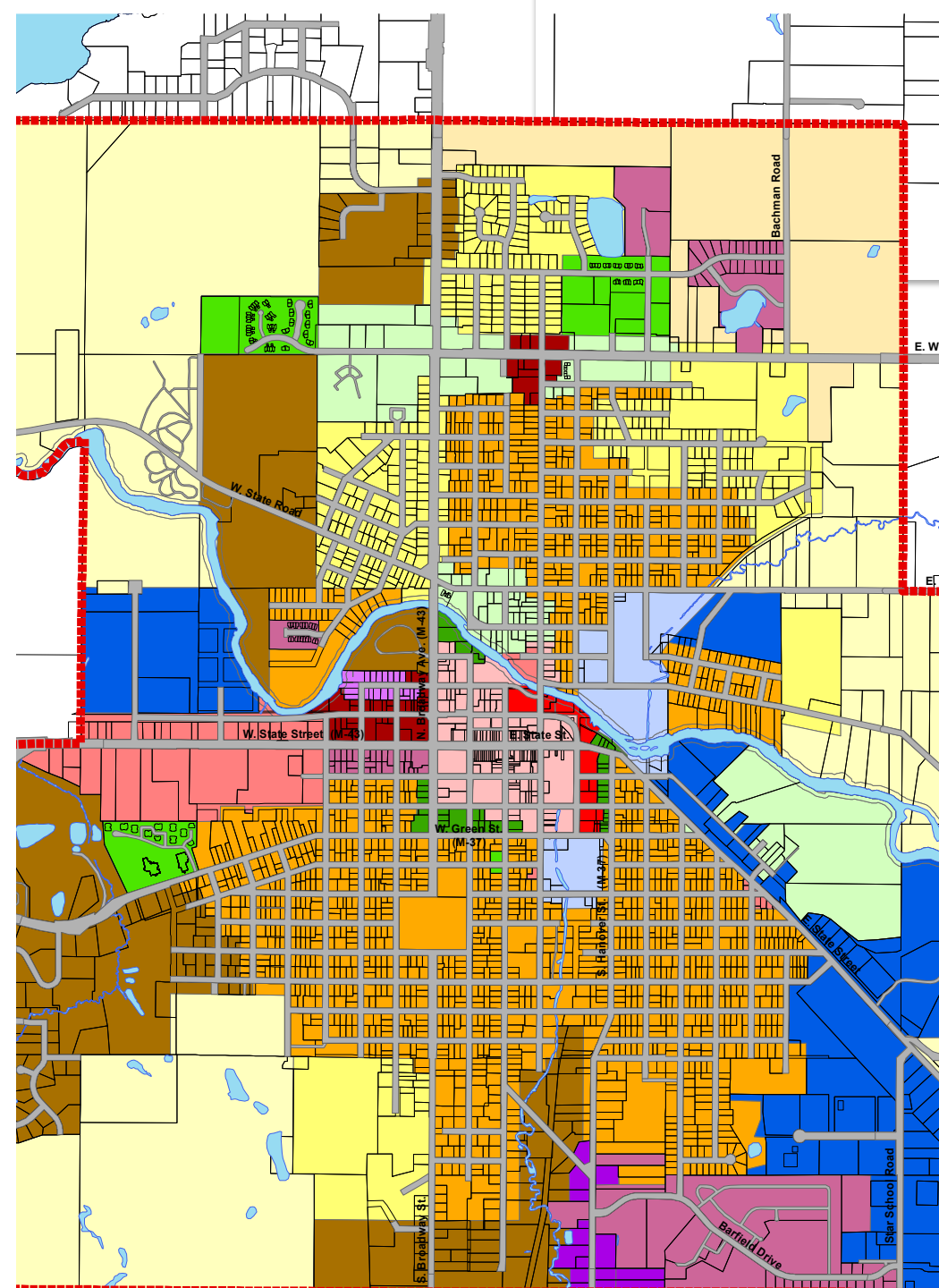
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- ✓ Development Requirements
- ✓ Zoning Review Procedures
- ✓ Zoning Board of Appeals



Zoning Ordinance Process

- ✓ Led by Planning Commission



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Zoning Ordinance Process

- ✓ Led by Planning Commission
- ✓ Public Meetings
- ✓ Public Hearing
- ✓ Adopted by Township Board
- ✓ 8 - 10 Months



Linking the Zoning Ordinance and Master Plan



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- Is there really such a thing as ‘spot zoning’?

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- ✓ Master Plan refers to future land use – Zoning Ordinance affects current land use

- Do you rezone to fit the Master Plan?
- Is there really such a thing as ‘spot zoning’?
- Is it required that we coordinate with other communities?



How does Zoning Approval Work?

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The Planning and Zoning Team

- ✓ Township Board



The Planning and Zoning Team

- ✓ Township Board
- ✓ Planning Commission



The Planning and Zoning Team

- ✓ Township Board
- ✓ Planning Commission
- ✓ Zoning Board of Appeals



The Planning and Zoning Team

- ✓ Township Board
- ✓ Planning Commission
- ✓ Zoning Board of Appeals
- ✓ Staff/Consultants



Zoning Permits



- ✓ **Examples:** Individual Houses, Pole Barns, Fences

Zoning Permits



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- ✓ Approved by Township Consultants based on specific text of the Ordinance – no “wobble room”

Zoning Permits



- ✓ **Examples:** Individual Houses, Pole Barns, Fences
- ✓ Approved by Township Consultants based on specific text of the Ordinance – no “wobble room”
- ✓ 2-3 Days from Application to Approval

Site Plan Approval



- ✓ **Examples:** Small businesses
 - ✓ What do we mean by “small?” – that’s what tonight is about!

Site Plan Approval



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- ✓ Approved by Planning Commission based on specific text of the Ordinance – no “wobble room”
- ✓ 6-8 weeks from application to approval.

Special Use Permit



- ✓ **Examples:** Larger Businesses, Solar Farms, Wind Turbines
 - ✓ What should be on this list? That's what tonight is about!

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- ✓ 6-8 weeks from application to approval or denial.
- ✓ Must also receive Site Plan Approval.

Rezoning



- ✓ When a property owner wants to change districts.

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- ✓ Recommendation from Planning Commission

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- ✓ Criteria: The Master Plan's **Future Land Use Map**
 - ✓ What should that look like? **That's what tonight is about!**

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- ✓ Notice to the neighbors (within 300 feet) required by State Law.
- ✓ 8-12 weeks from application to approval or denial.

Planned Unit Development



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Variance



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 - ✓ No Rezoning to Industrial

Moratoriums



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- ✓ **March-August:** To allow Township to fully develop its zoning rules:
 - ✓ No Rezoning to Commercial
 - ✓ No Rezoning to Industrial
 - ✓ No Special Use Permits for Solar Farms

Moratoriums



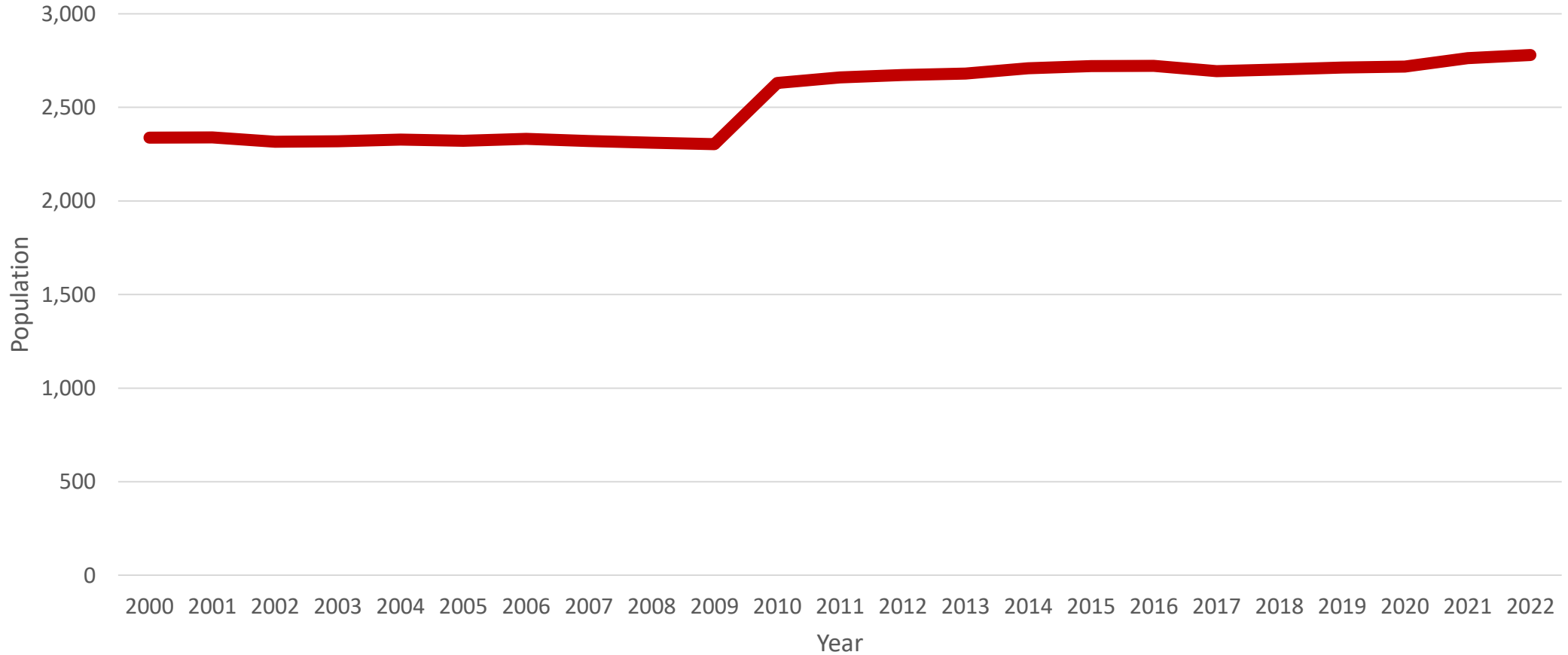
- ✓ **Until March 1:** No Zoning Approvals Permitted (to allow time for the Township to get set up).
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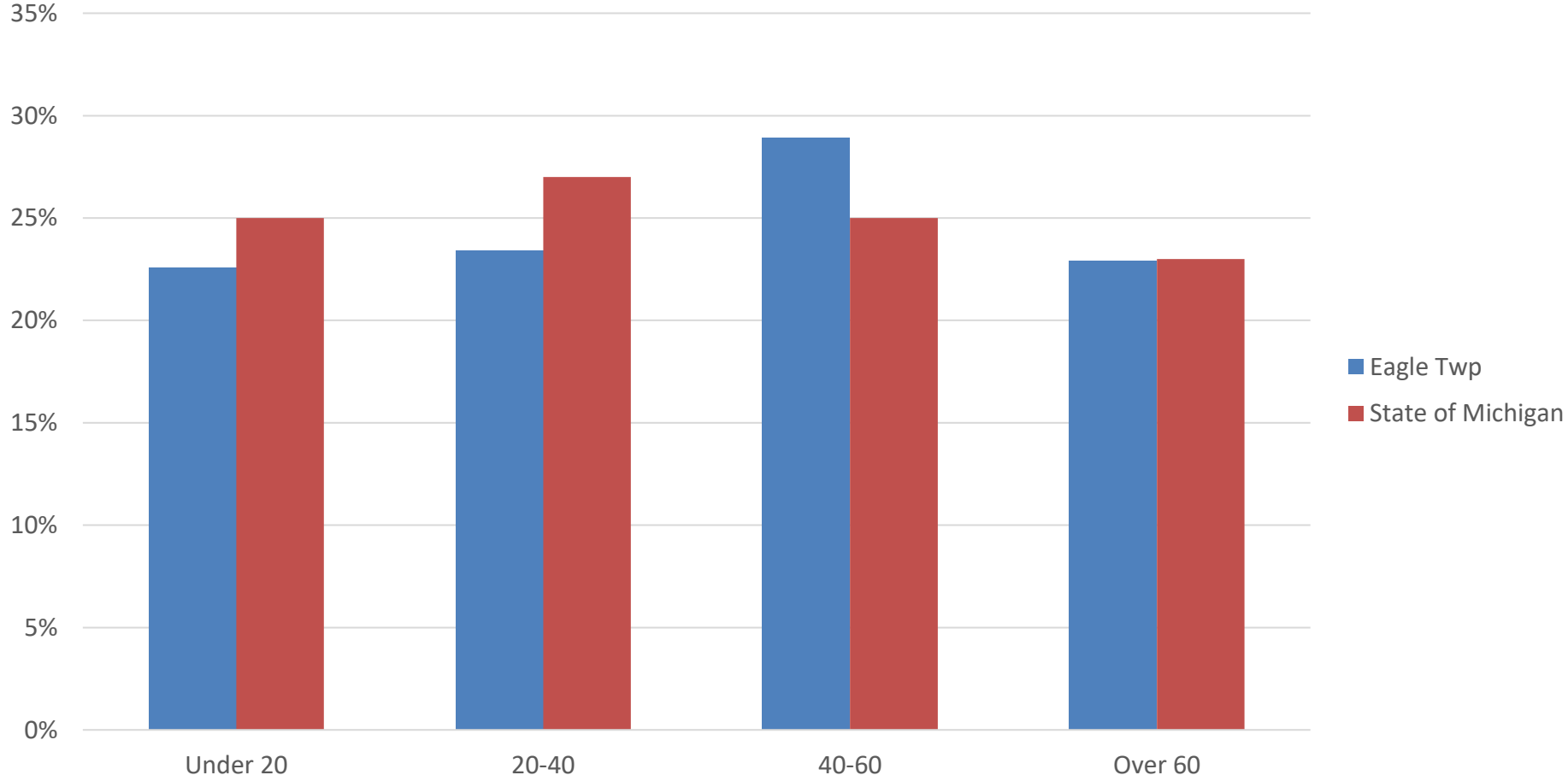
Facts About Eagle Township

MCKENNA

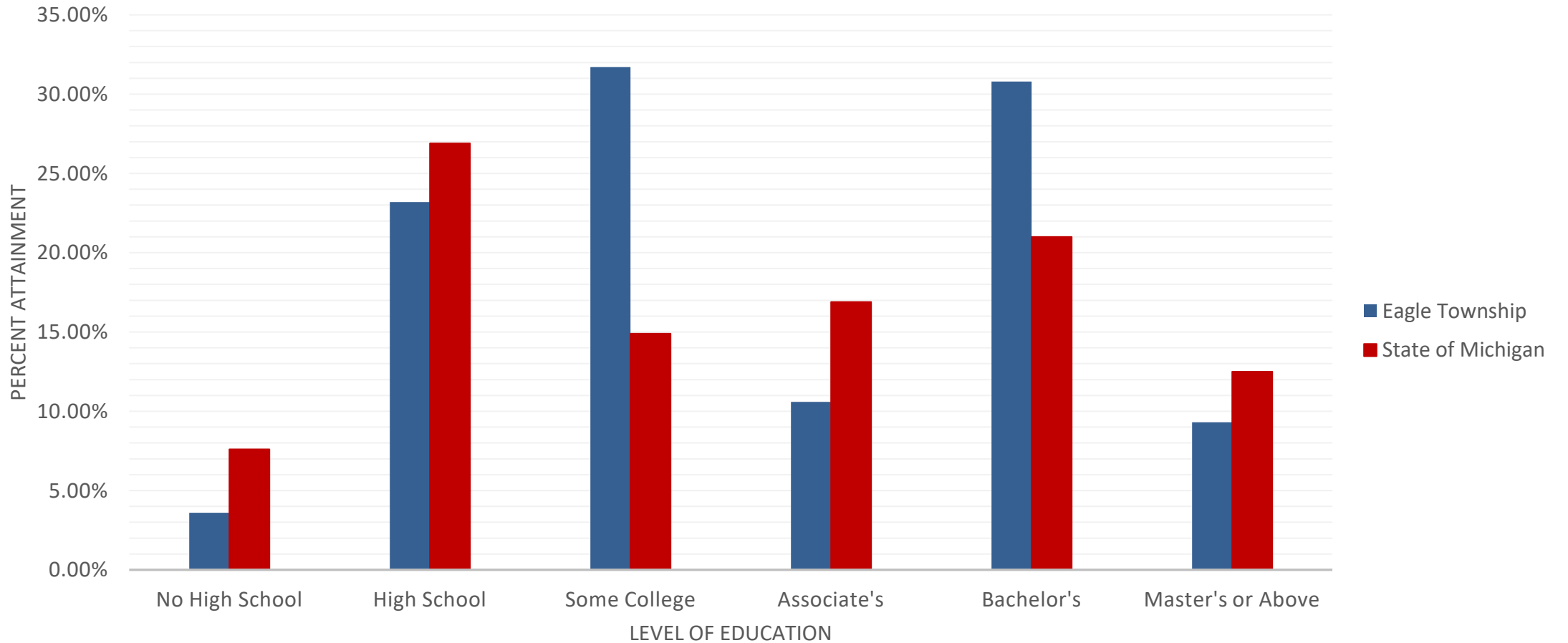
Eagle Township Population



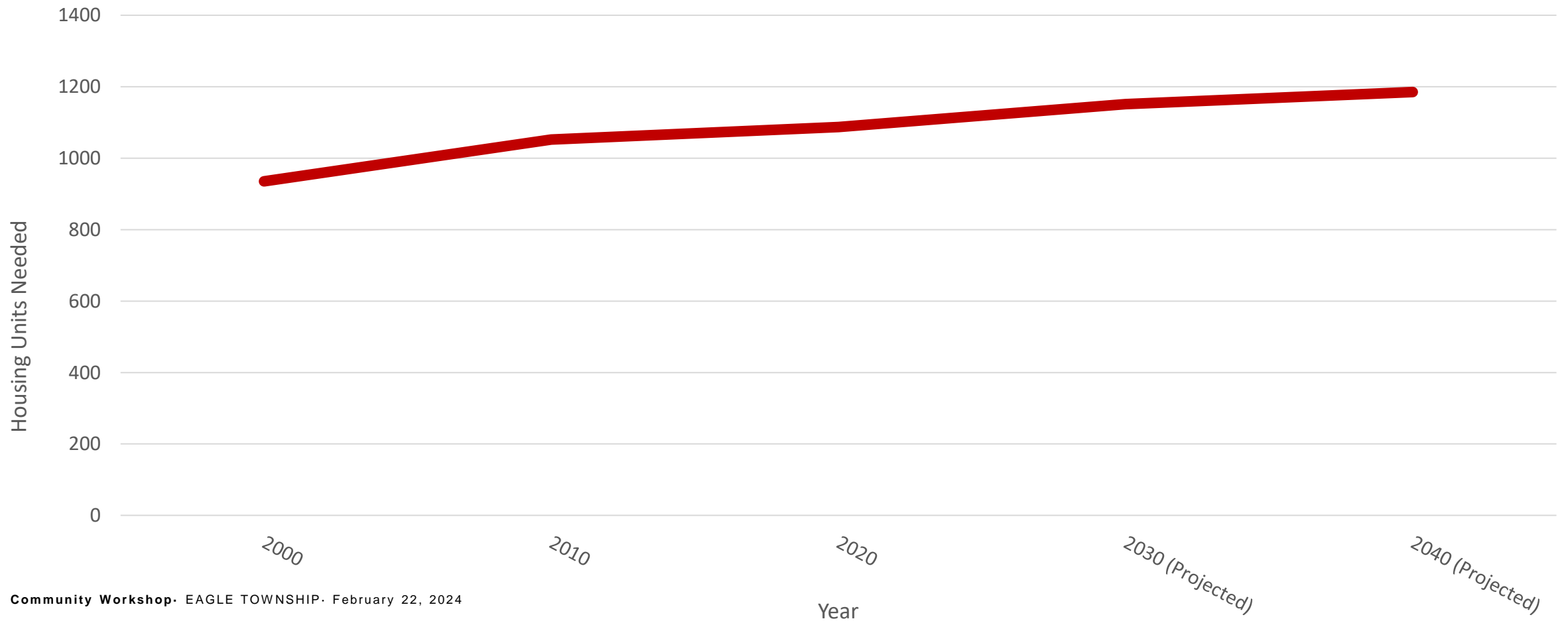
Age of Residents



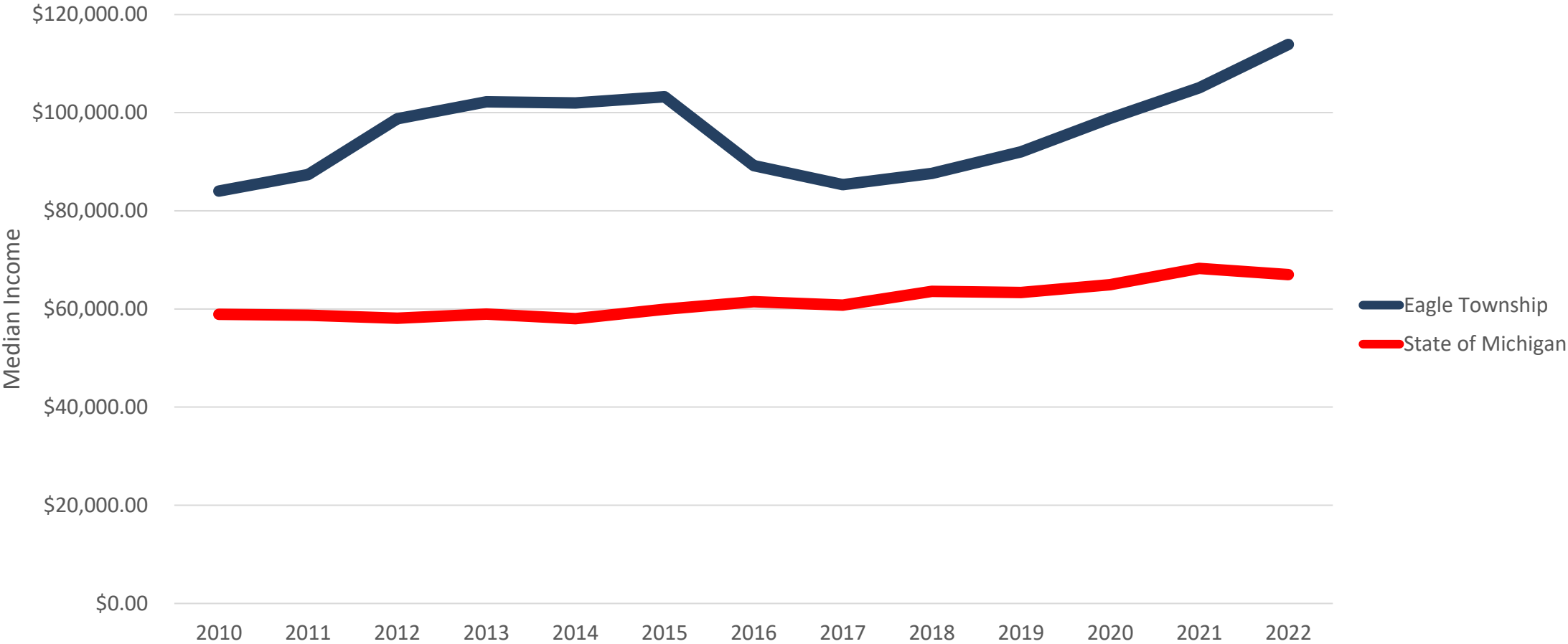
Education



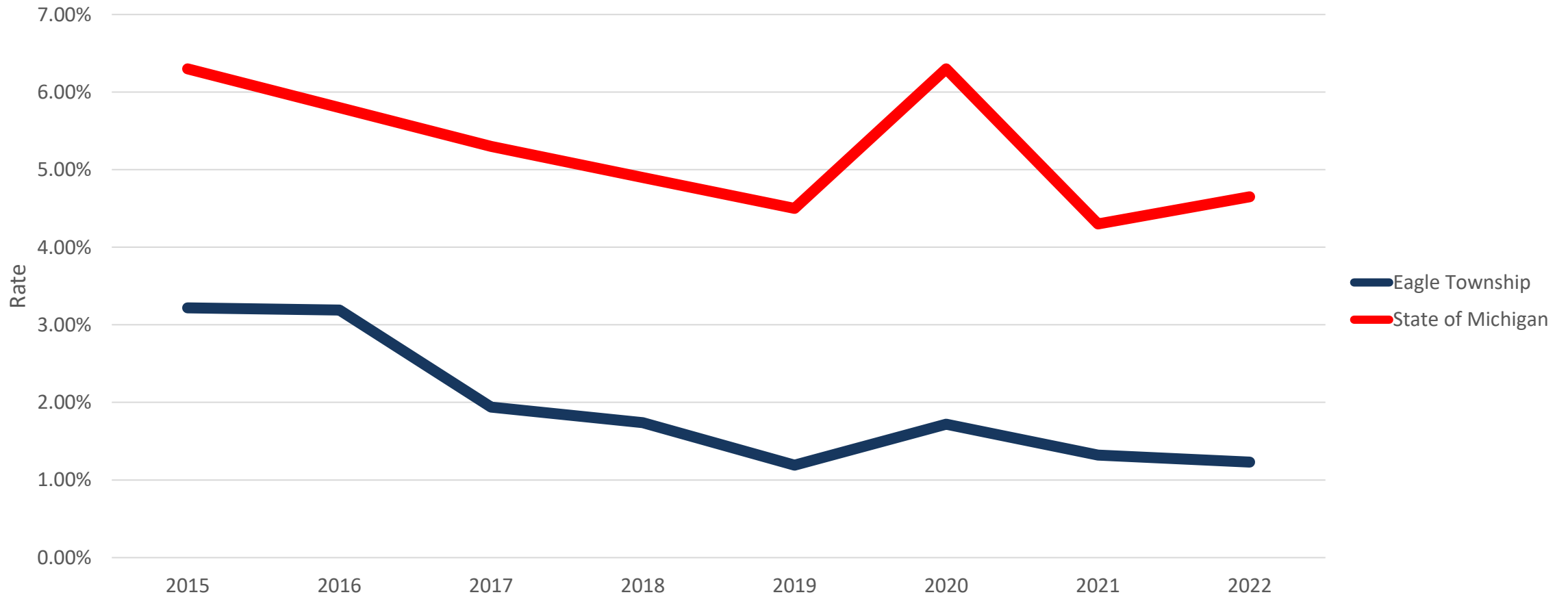
Housing Demand– Eagle Township



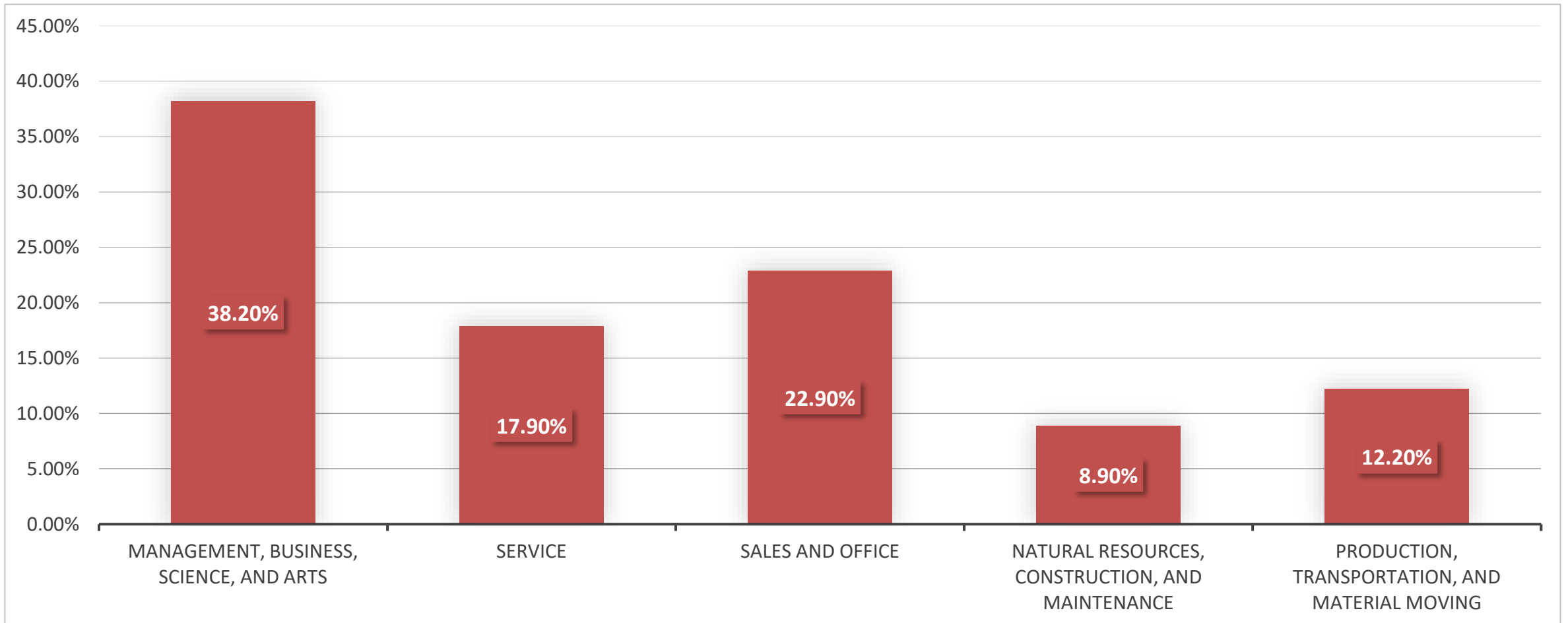
Median Household Income (Inflation Adjusted)



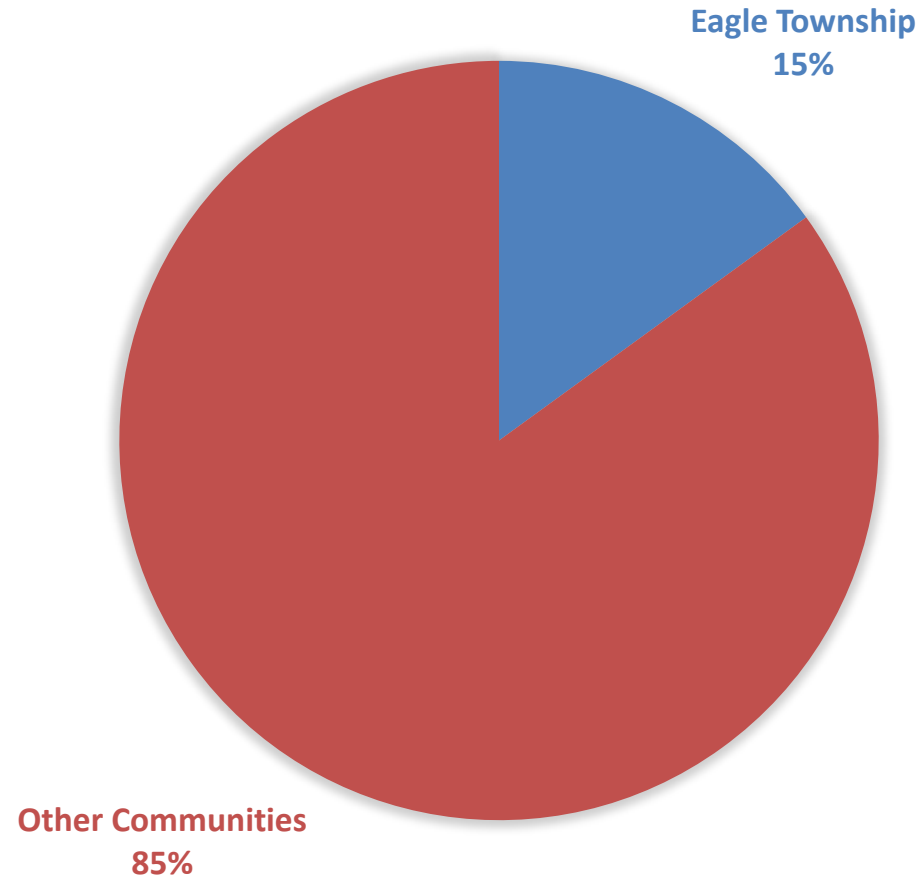
Unemployment Rate



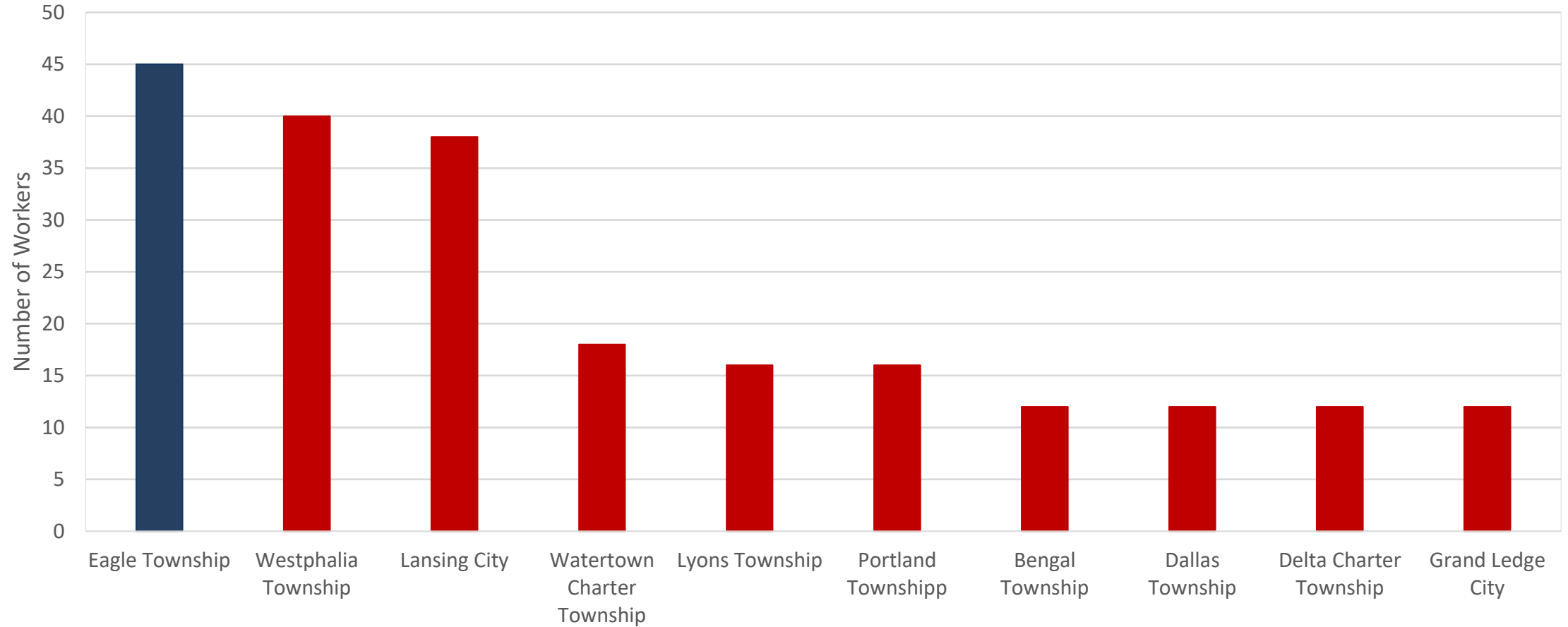
Eagle Township Employment Sectors



Eagle Township Commuting Destinations



Eagle Township Commuting Destinations





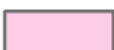
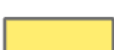







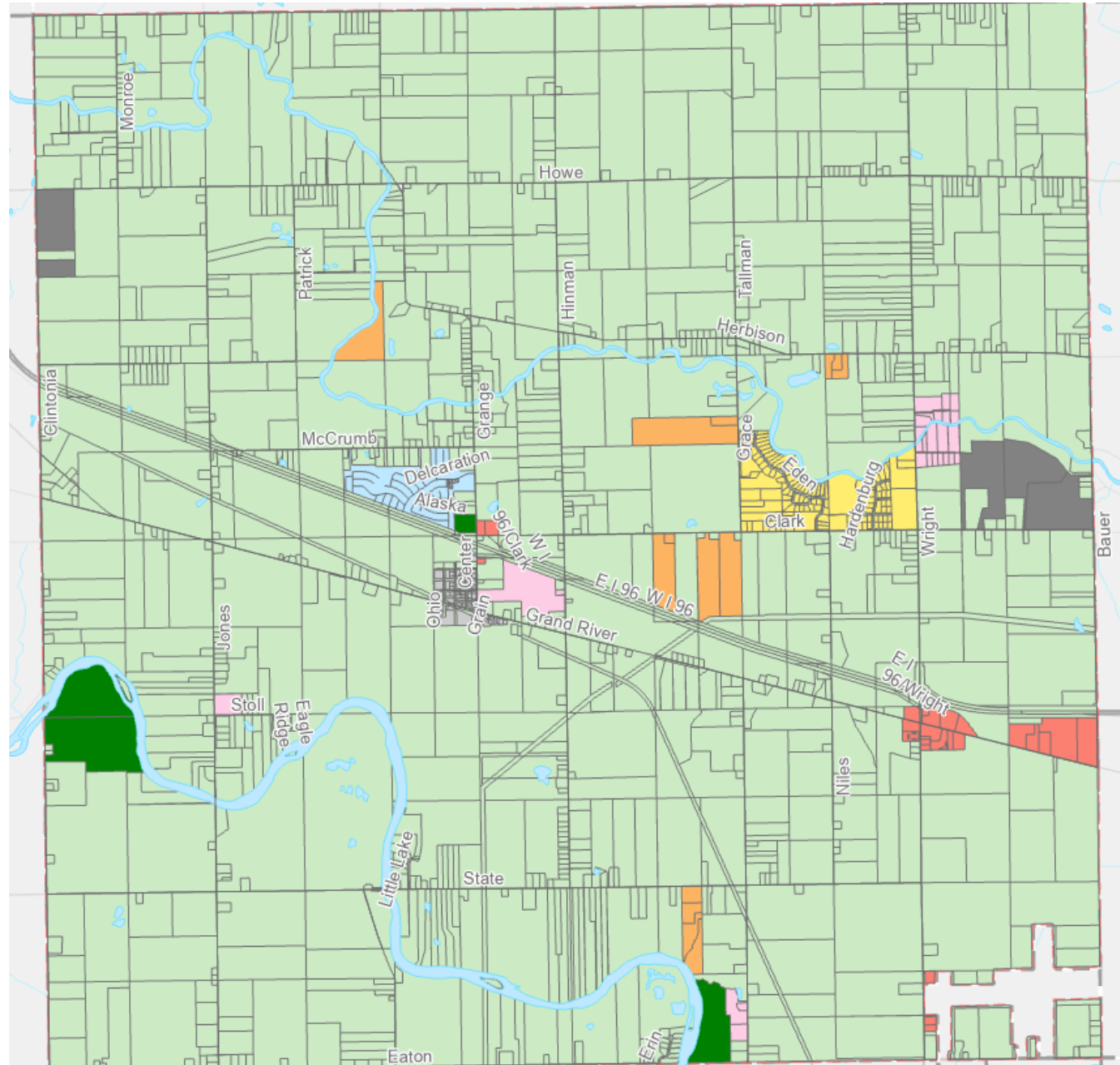
Maps of Eagle Township

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Existing Land Use

LEGEND

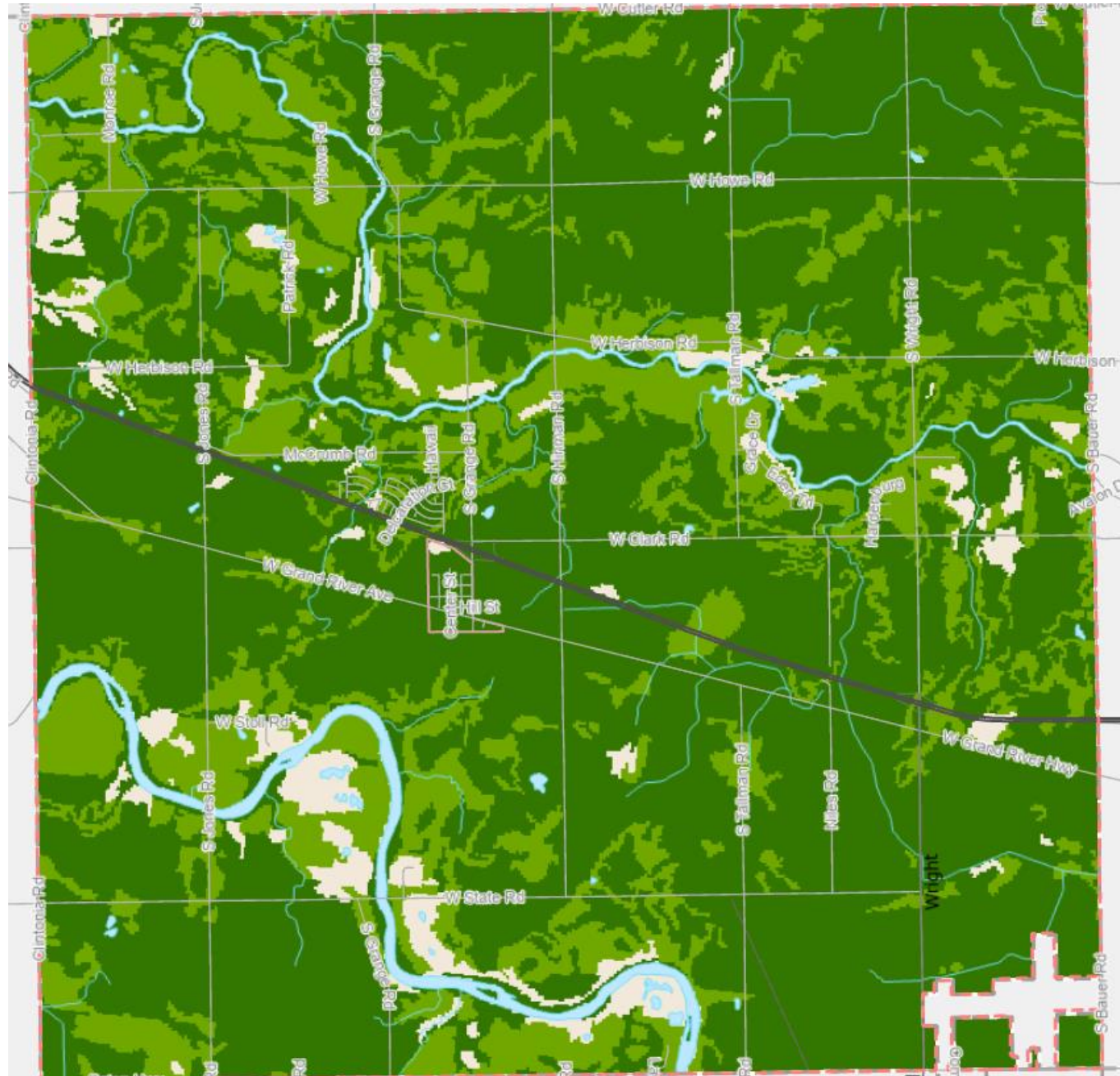
-  Agricultural
-  Agriculture/Residential Transition Agriculture
-  Rural Residential - Low Density
-  Single Family Residential - Medium Density
-  Manufactured Housing
-  Commercial Business
-  State Land
-  Mineral Resource Extraction
-  Village of Eagle



Prime Farmland

LEGEND



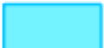
- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Not Prime Farmland

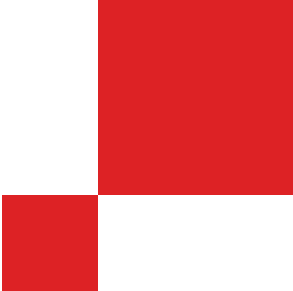
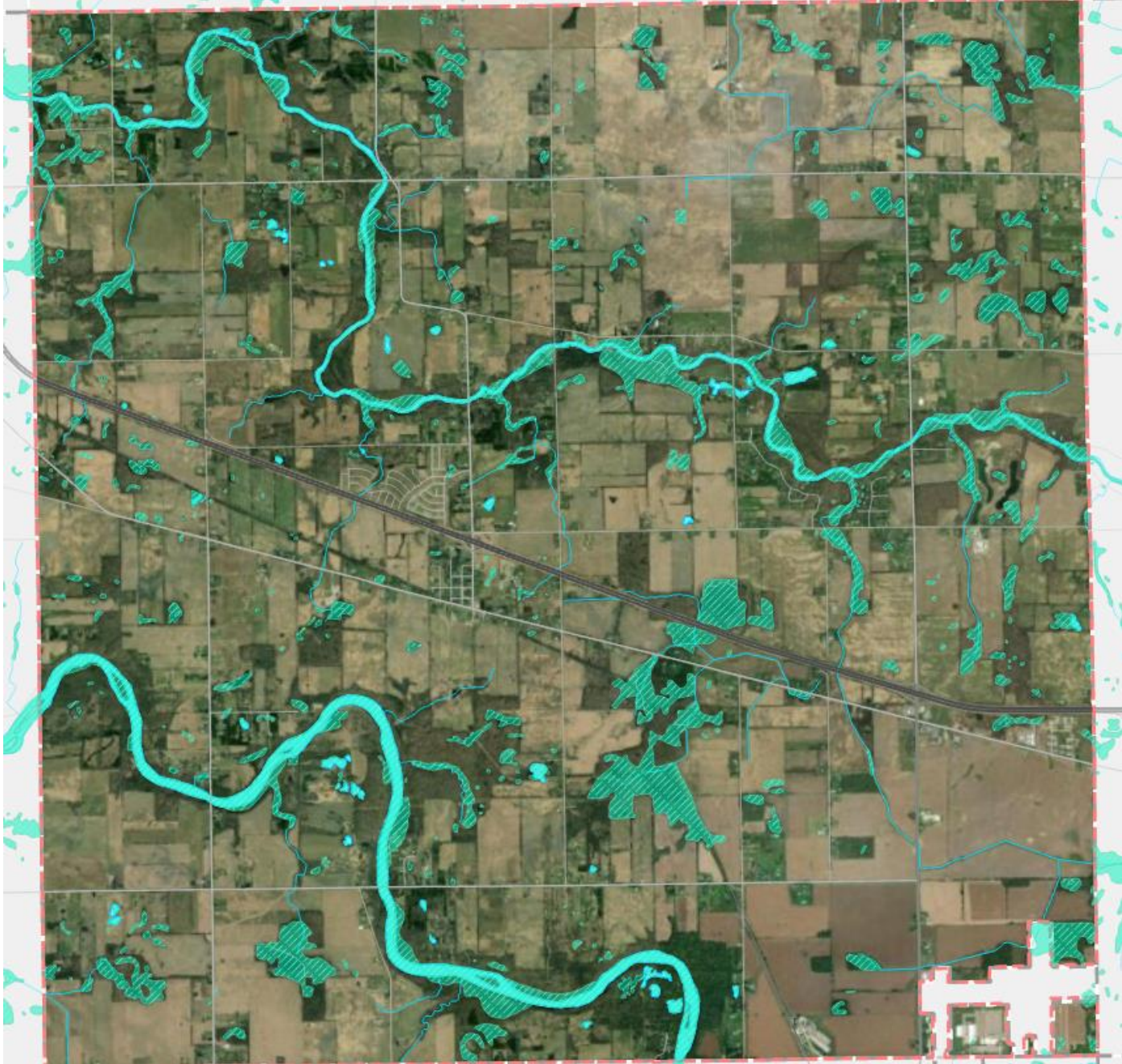


Wetlands






LEGEND

-  Wetlands
-  Streams and Drains
-  Lakes and Rivers



Flood Plains

LEGEND

-  Waterbody
-  500 Year Flood Hazard
-  100 Year Flood Hazard




Broadband Speed


LEGEND

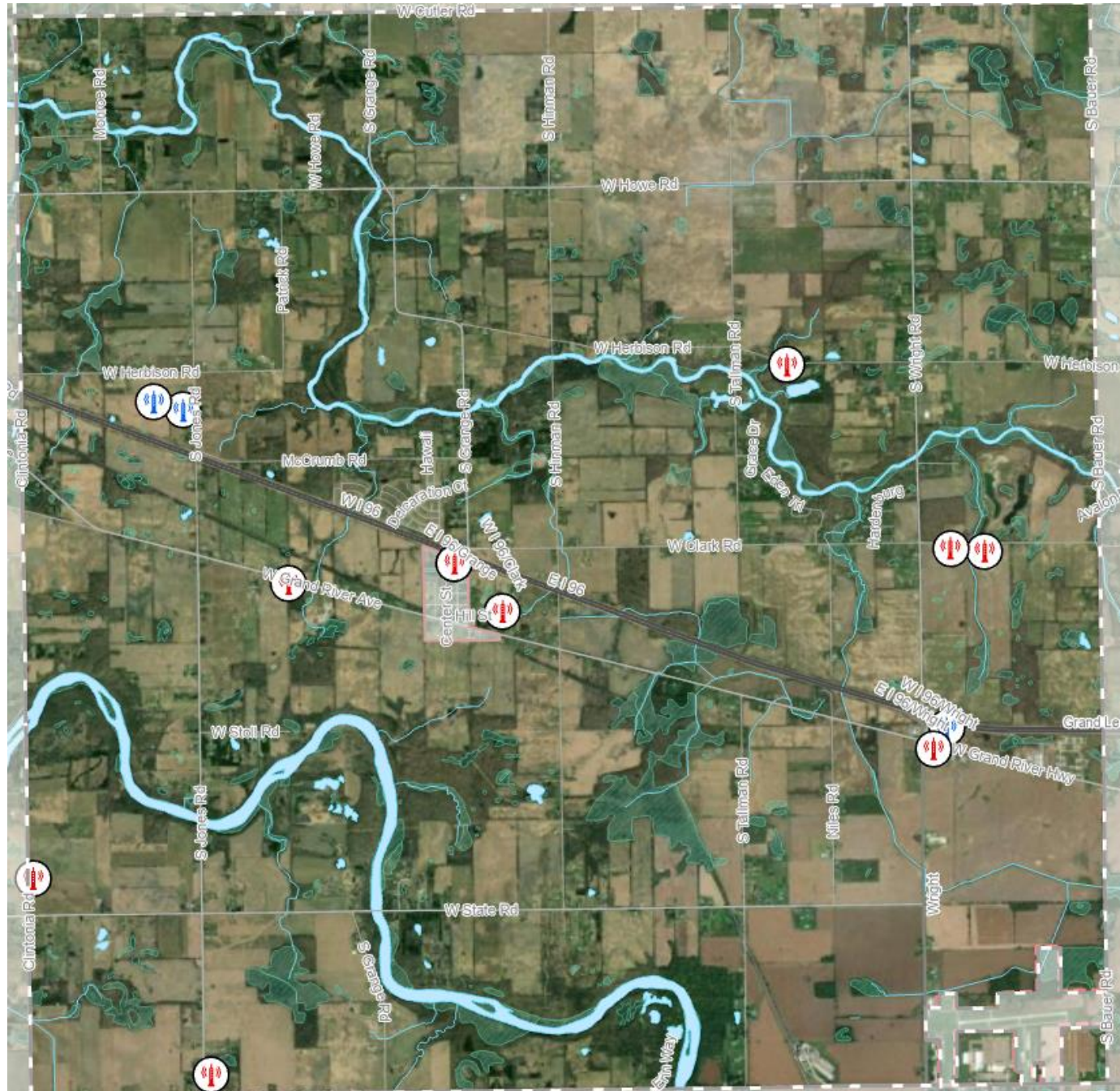


Cell Towers

LEGEND

 Towers (>40 ft)

 Small Cell (<40 ft)



Zoning Map

LEGEND

- A Agriculture
- R Residential
- C Commercial
- I Industrial
- Mineral Resource Extraction

