



Helpful Land Development Information for the Waterfront Landowner

As the owner of land located on the waterfront, it is important to be informed of local regulations which govern the development of land bordering along bodies of water. Land within the vicinity of rivers, lakes and streams often have specialized zoning regulations and restrictions designed to help preserve the water quality and prevent shoreline erosion. If you are considering making any alterations to the land near the water (within 50 feet of the shoreline) or to any existing buildings or structures located on your parcel, please review [Section 3.06](#) of the Evangeline Township Zoning Ordinance and contact other permitting agencies prior to planning your project.

Please contact the zoning office at 231-582-0337, if you have any questions over the ordinance regulations or to inquire if there is a previously approved site development plan to which your parcel must comply.

A bit of research and inquiry ahead of time may reduce frustration and unnecessary expenses that could result from projects commencing without first having obtained the proper approvals and required permitting.

The following websites are great resources where one can find relevant information regarding best practices, permitting requirements, and regulations pertaining to land development on waterfront lands:

- **Michigan Department of Natural Resources – MDNR**
 - <https://www.michigan.gov/dnr/managing-resources/landowners>
- **Michigan Department of Environment, Great Lakes and Energy – EGLE**
 - <https://www.michigan.gov/egle/about/organization/water-resources>
- **EGLE – Wetlands Identification Program**
 - <https://www.michigan.gov/egle/about/organization/Water-Resources/Wetlands/wetland-identification-program>
- **Michigan Shoreland Stewards**
 - <https://www.mishorelandstewards.org/>
- **Tip of the Mitt Watershed Council**
 - <https://www.watershedcouncil.org/>
- **Michigan State University – Michigan Natural Shoreline Partnership**
 - https://www.canr.msu.edu/michiganlakes/michigan_natural_shoreline_partnership
- **Lake Charlevoix Association**
 - <https://www.lakecharlevoix.org/your-greenbelt.html>
- **Walloon Lake Association and Conservancy**
 - <https://www.walloon.org/what-we-do/people/resources/>
- **Otsego County Conservation District (Native Plant Nursery)**
 - <http://www.otsegocd.org/native-plant-nursery.html>
- **Charlevoix County Conservation District (Native Plants)**
 - https://www.charlevoixcounty.org/conservation_district/native_plant_sale/index.php