

## COVERT TOWNSHIP PLANNING COMMISSION

### NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF COVERT TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, AND ALL OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Covert Township Planning Commission will hold a public hearing on **August 19, 2020 at 6:30 p.m.** at the Covert Township Hall located at 73943 East Lake Street, Covert Township, Van Buren County, Michigan.

#### A. OVERVIEW

At this public hearing, the Planning Commission will be considering the proposed 2020 Covert Township Master Plan for recommendation to the Township Board.

The proposed Master Plan contains the following elements: an introduction; a community profile; an overview of the public participation element; the visions, goals, and objectives; a future land use map and zoning plan; and, an implementation plan.

The proposed Master Plan identifies recent land use trends and growth objectives; incorporates goals and strategies for future land use; sets forth graphics and maps to illustrate findings and strategies; and has been developed consistent with current statutory requirements.

#### B. PROPOSED ELEMENTS OF THE COVERT TOWNSHIP MASTER PLAN (TEXT AND FUTURE LAND USE MAP)

The following elements of the 2020 Covert Township Master Plan are proposed by the Planning Commission:

1. Section (Chapter) 1 – *Introduction*, to provide an introduction to the Master Plan process and an overview of Township history.
2. Section (Chapter) 2 – *Demographics*, to provide the following elements: demographics; housing trends; an economic analysis.
3. Section (Chapter) 3 – *Human Development*, to provide the following elements: an existing land use map; a summary of existing land uses; an overview of public infrastructure, including transportation and utilities.

4. Section (Chapter) 4 – *Natural Features*, to provide the following elements: overview of the Township’s natural features and related preservation approaches
5. Section (Chapter) 5 – *Vision, Goals and Objectives*, to provide an overview of the 2019 Community Survey results and set forth vision statements, goals and objectives on the following: quality of life; natural features; residential environment; economic development; parks and recreation; public services; and community identity and pride.
6. Section (Chapter) 6 – *Master Development Plan*, to provide the following elements: future land use categories; a future land use map; and, a zoning plan.
7. Section (Chapter) 7 – *Plan Implementation*, to provide a detailed implementation plan with prioritized action items.

PLEASE TAKE FURTHER NOTICE that the proposed Covert Township Master Plan may be examined at the Covert Township Hall during regular business hours on regular business days maintained by the Township offices from and after the publication of this Notice and until and including the day of the hearing, and may be further examined at the public hearing.

All interested parties are invited to be present and participate in the discussion on the matter. Written comments concerning the above matters may be mailed to the Covert Township Hall at any time prior to this public hearing and may further be submitted to the Planning Commission at the public hearing.

The Township Planning Commission reserves the right to modify or alter any of the proposed elements of the Master Plan at or following the hearing and to make its recommendations accordingly to the Township Board.

Covert Township will provide necessary reasonable auxiliary aids and services at the hearing to individuals with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered, upon five (5) days’ notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk.

Covert Township Planning Commission  
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