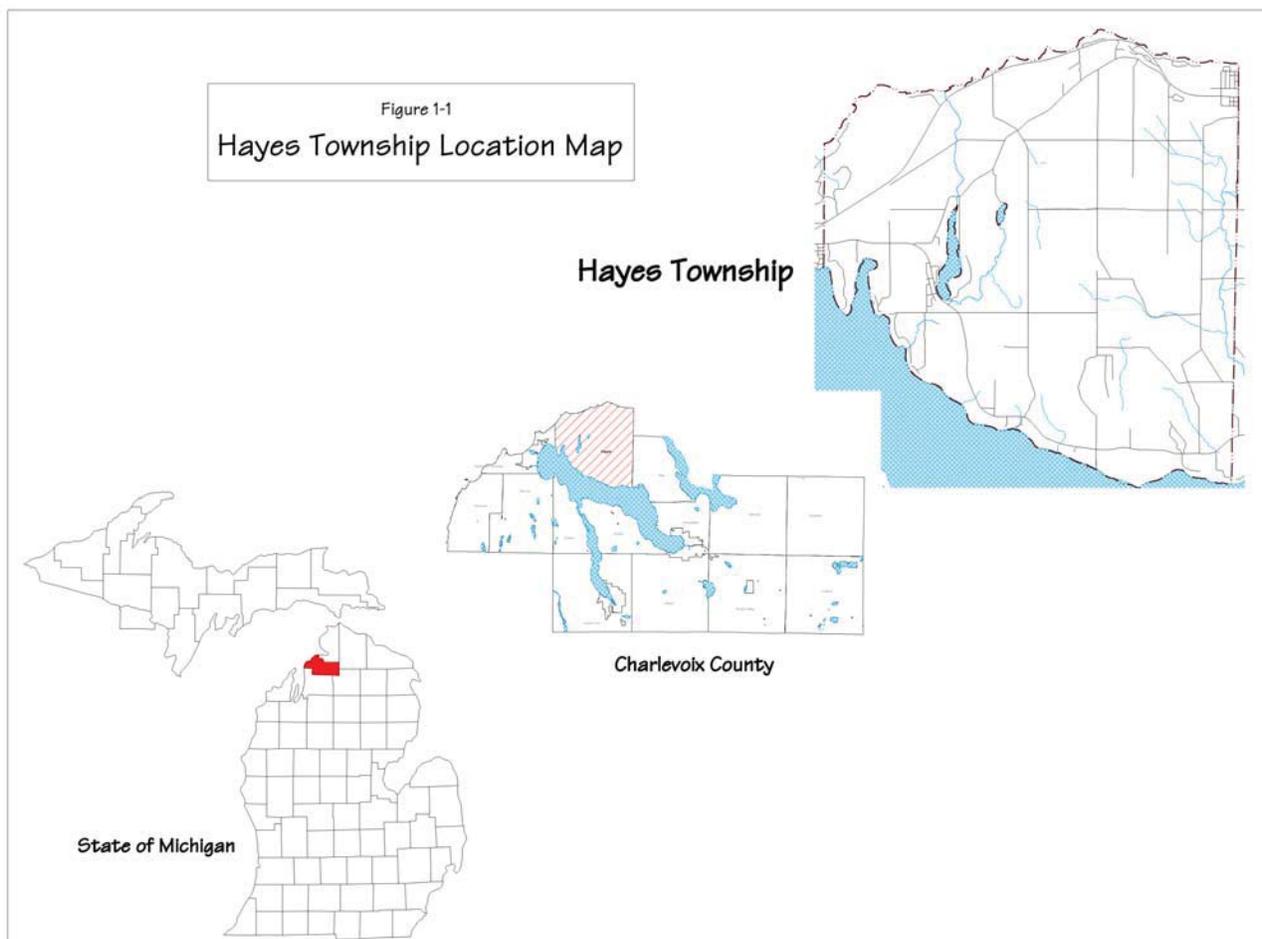


SECTION 1 COMMUNITY DESCRIPTION

Introduction and Regional Setting

Hayes Township is positioned between the Cities of Charlevoix, Boyne City and Petoskey. It is bordered on the north by Lake Michigan, on the south by Lake Charlevoix, on the west by Charlevoix Township, and on the east by Bay and Resort Townships. Susan Lake, several streams, and many wetlands add to Hayes Township's unique character. In the Township's interior, large parcels of agricultural and forest land are mixed with smaller residential parcels. At the Township's northern border the area known as Bay Shore developed around several commercial establishments, many of which are still operating.

Hayes Township with its abundance of natural resources is enjoyed for its many recreational opportunities. Hayes Township has 28.3 square miles of land area. Hayes Township is located on the north central portion of Charlevoix County, which is situated in the north western part of northern Michigan's Lower Peninsula, see Figure 1-1.



Population

According to the U.S. Census Bureau, the population for Hayes Township in 2010 was 1919 persons (955 male – 964 female), averaging approximately 67.8 persons per square mile for the Township's 28.3 square miles of land area. This population density can be compared to approximately 62.2 persons per square mile for Charlevoix County and 174.0 persons per square mile for the State of Michigan.

In discussing the population for Hayes Township, however, it is important to note that the figure presented by the 2010 Census does not reflect the actual number of persons residing in the Township during the summer months. This situation can be seen throughout much of northern Michigan. The Census tally, taken on April 1st, does not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so for reasons of misunderstanding or for tax purposes.

In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show 245 units or 21.6 percent of the total housing units as seasonal, recreational, or occasional use homes. With this in mind, it can be assumed that the Township's resident population increases significantly during the summer months. Based on the average household size in Hayes Township of 2.37, the expected seasonal increase would be an additional 581 persons. In addition, many summer visitors stay at private lodging places or at the homes of family or friends.

Recreation

The recreation opportunities in the Township currently consist primarily of water-related activities (boating, fishing, swimming, etc) and non-motorized trails for hiking, skiing, bicycling, as well as some trails for snowmobiling. There are public access sites on Lake Charlevoix within the Township that are well utilized both in the summer and winter seasons. A network of trails in the Township utilize both public and semi-public lands, such as the State land and the Little Traverse Conservancy properties. The acquisition of the Camp Seagull property will greatly enhance the public recreation opportunities for Hayes Township residents and visitors. See Map 3-1 for the location of the recreation sites.

There are two small lakes and three creeks found in the township. Horton Creek flows from the higher elevations in Bay and Hayes Township. The creek traverses the township to a point where it runs through Bay Township and empties into Horton Bay on Lake Charlevoix. Mud Creek flows from Mud Lake to Susan Lake. Susan Creek flows from Susan Lake into Lake Michigan just north of Big Rock Point.

Each creek is bordered by wetlands that encompass significant acreage. Horton Creek provides habitat for salmon and trout. Susan Lake is a shallow, extremely sensitive body of water well along in the aging or eutrophication process. This aging process has likely been aided by nutrient-laden runoff from upland agricultural areas. Mud Lake has no public access because land surrounding it is privately owned.

The semi-public recreation lands in Hayes Township primarily consist of Dunmaglas Golf Course and the Charlevoix Country Club. The Little Traverse Wheelway, a non-motorized trail passes through Hayes Township along US-31.