

Hayes Township Planning Commission
Regular Meeting
September 17, 2013

The regular meeting of the Hayes Township Planning Commission was called to order at 7:30 p.m. at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission members present were Jim Rudolph, Pat Phillips, Marilyn Morehead, Cliff Biddick and Doug Kuebler. Steve Wilson and Ed Bajos were absent. Also present were Marlene Golovich, secretary and Jonathan Scheel, zoning administrator. Audience members were, Todd Wyett, Mary Campbell, Kathy Weber, Jack Weber and Robert Jess.

Chairman Rudolph asked to be joined in the Pledge of Allegiance.

Todd Wyett made a presentation regarding a proposed motor coach development adjacent to Charlevoix Country Club. He is proposing a 90-100 Class A motor coach site-condo development on an 80 acre parcel with the sites located on 20 acres and the remaining 60 acres preserved and left as open space. Each site would have an accessory building without kitchens. All site owners would also be members of the adjacent country club. The sites will be accessed via a drive from US 31 not thru the country club drive. There will be a golf cart only access road to the country club. Todd has preliminary permission from the City of Charlevoix and Charlevoix Township for water and sewer. Todd stated that all construction contracting will be utilizing local talent. He also said that he believes this will bring added dollars to the local economy. The next step is to make application for a special use permit and site plan review.

Chair Rudolph turned the meeting over to Mary Campbell of M.C. Planning and Design. Mary handed out proposed recreation site maps for review and comment. She will make suggested changes for final review. She also passed out an ordinance amendment being considered by Eveline Township regulating the area between the high water mark and the waters edge. The Board of Trustees has authorized the PC to engage Mary's services to create a similar amendment for Hayes Township. Roxanne Merick from the DEQ is available to speak to the PC regarding their joint authority over the area between the high water mark and the waters edge.

The Planning Commission members reviewed the minutes from the regular meeting of August 20, 2013. Marilyn Morehead made a motion, supported by Pat Phillips to accept the minutes as written. Motion carried unanimously.

The Planning Commission members reviewed the minutes from the conditional rezone hearing of August 20, 2013. Marilyn Morehead made a motion, supported by Doug Kuebler to accept the minutes as written. Motion carried unanimously.

Jonathan Scheel stated that the property description and stated acreage presented for the conditional rezone was incorrect and that he will require a new one.

Doug Kuebler reported on Township Board activities. The Board reviewed a complaint from Greta McVey regarding the fire pit and picnic tables at Eastern Ave Beach. The Board approved the conditional rezone from C-1 to C-2. Ethel Knepp and Marlene Golovich were appointed to

negotiate the final price with the Schulman family for the purchase of Camp Sea-Gull. Doug also stated that Site Planning completed the back door ramp.

Zoning Administrator, Jonathan Scheel presented a written report and also stated that a potential ZBA hearing was no longer needed. He suggested that the PC should clean up the fence section of the ZO regarding how the height of fences is measured. He said the lack of clarification could also apply to the height of other structures.

The next regular meeting of the Planning Commission is scheduled for October 15, 2013.

Cliff Biddick made a motion, supported by Doug Kuebler to adjourn the meeting at 9:15 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Steve Wilson Planning Commission Secretary

Minutes approved as written October 15, 2013