

**Hayes Township Planning Commission**  
**Regular Meeting**  
**June 17, 2014**

The regular meeting of the Hayes Township Planning Commission was called to order immediately following the Master Plan Public Hearing at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission members present were Marilyn Morehead, Doug Kuebler, Ed Bajos Cliff Biddick, Pat Phillips, Jim Rudolph and Steve Wilson. Also present were Marlene Golovich, secretary, Ron VanZee, zoning administrator, and Mary Campbell of M.C. Planning and Design.

No public comments unrelated to agenda items.

Ed Bajos made a motion, supported by Doug Kuebler to change the regular meeting time to 7:00 p.m. from 7:30 p.m. Motion carried unanimously.

The Planning Commission members reviewed the minutes from the May 20, 2014 regular meeting. Marilyn Morehead made a motion, supported by Cliff Biddick to accept the minutes as written. Motion carried unanimously.

Doug Kuebler reported on Township Board activities. The Township is seeking a person to live and do light maintenance at Camp Sea-Gull thru September in exchange for rent. The Township will not be installing a recycling center at the Township Hall. Board of Trustee meetings are at 7:00 p.m.

Zoning Administrator, Ron VanZee presented a written report with an oral overview. Ron stated that the Township attorney suggested mediation to resolve the issue on the Moore property. One suggestion is to amend the PUD to allow the violation for a limited amount of time and to require a performance bond. The mediation could be between the property owner or representative, a PC member, the Zoning Administrator, Building Inspector and Township Attorney. If there is no resolution at the mediation the building will have to be removed. Pat Phillips stated that it seemed a reasonable approach. The eventual result would be complete removal of a non-conforming building. The PC stated concern about the cost of attorney fees and wondered if the Moore Family could be held responsible for the cost. A statement was made that mediation could be less expensive than taking them to court for compliance. Jim Rudolph and Pat Phillips both stated they would be willing to go to mediation if it comes to that. The Planning Commission recommends the Zoning Administrator take it to the Board of Trustees.

The next regular meeting of the Planning Commission is scheduled for July 15, 2014.

Cliff Biddick made a motion, supported by ~~Ed~~ Marilyn Morehead to adjourn at 8:45 p.m. Motion carried unanimously.

Respectfully submitted

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Marlene Golovich, recording secretary

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Steve Wilson Planning Commission Secretary

Minutes approved as corrected July 15, 2014