

Hayes Township Planning Commission
Regular Meeting
October 21, 2014

The regular meeting of the Hayes Township Planning Commission was called to order at 7:00 p.m., 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 Ron Way.

No public comments unrelated to agenda items.

Ron Way stated that he represents a property owner in the Country Club that is part of the Country Club PUD but not the CC association. They would like to change the dimension and size of their recorded building envelope. The proposed change would be reduced in size by 300 sq ft.

The Planning Commission members reviewed the minutes from the September 16, 2014 regular meeting. Marilyn Morehead made a motion, supported by Pat Phillips to accept the minutes as corrected. Motion carried unanimously.

Doug Kuebler reported on Township Board activities. Residents from Pine Point are seeking permission to remove the grass at EAB. The Board decided to wait until spring 2015. The Board adopted the Camp Sea-Gull Park Master Plan. The Board approved a new ambulance agreement with the City of Charlevoix. The Board of Trustees wants the Planning Commission to start work on an ordinance regarding docks.

The Township will contract with Mary Campbell of M.C. Planning and Design to help with the dock ordinance and potential zoning ordinance changes.

Zoning Administrator, Ron VanZee presented a written report with an oral overview. Ron handed out information regarding a change to the Country Club PUD. A property owner represented by Ron Way is asking to change the size and dimension of a building envelope. Ron stated that the ZA has the authority to make minor changes to a PUD without PC approval but the size and dimension of the building envelope is not listed in the ordinance as one of the minor changes.

Ed Bajos made a motion, supported by Marilyn Morehead to allow the zoning administrator to treat the building envelope change as a minor change to a PUD and to issue a zoning permit for the building within the new building envelope. Motion carried unanimously.

Other items discussed; Rob Moblo project, DeVoss project and the need to hire a consultant to help review complicated site plans, pictures of the Maple Grove Road end and the potential need to do site plan reviews for residents on the water front.

The next regular meeting of the Planning Commission is scheduled for November 18, 2014.

Marilyn Morehead stated she would not be at the November 18, meeting.

ZA VanZee stated he would be out of town November 11-13, 2014.

Marilyn Morehead made a motion, supported by Cliff Biddick to adjourn at 8:25 p.m.
Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Steve Wilson Planning Commission Secretary

Minutes approved as written November 18, 2014

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