

**HAYES TOWNSHIP BOARD
PUBLIC HEARING MINUTES
February 8, 2012**

The Public Hearing of the Hayes Township Board was called to order by Supervisor Ethel Knepp at 7:30 p.m. at the Hayes Township Hall, 09195 Old US 31 N. The purpose of this hearing was to take public comments regarding the submission of a grant application to the Michigan Natural Resources Trust Fund to assist in the purchase of Camp Seagull, a 20 acre parcel of land located on Lake Charlevoix.

Board members present were Marlene Golovich, Ethel Knepp, Jim Rudolph, Douglas Kuebler and Robbin Kraft. Audience members were (see attached exhibit A).

Supervisor Knepp explained that this is the first of two public hearings to take comment on the grant application to the Michigan Natural Resources Trust Fund.

Tom Bailey from the Little Traverse Conservancy gave a brief overview of the formation of the MNRTF and its purpose. He also explained the grant application process stating April 1, 2012 as being the due date for this round of grant applications. He stated that the LTC acts as a free consultant to eligible entities to help with the grant application process. He also stated that the public hearing is part of the grant application process.

Lyn Johnson from Emmet County gave an overview of their previous trust fund applications and the many benefits of Emmett County's park system.

Mike Pond and Tony Anthony Schomin from AECOM gave an overview of the conceptual plan for future development of a recreation area in Camp Seagull. They presented two versions of the plan reminding everyone that the plans are not in stone but conceptual.

Public Comments

For public comments received via postal mail or email (see attached exhibit B).

John Campbell supports the purchase of Camp Seagull, stating it is an opportunity for the future.

Bill Stewart supports the purchase stating it will be a huge community asset.

Mark Stoppel supports the purchase stating that opportunities are shrinking for access to a limited asset.

Mr Bergmann opposes the purchase and stated the property should be left on the tax rolls.

Warren Nugent opposes the purchase stating it is too expensive, the Township absconded the proposed \$500,000. match money and there are other more suitable properties.

Scott Olmstead supports the purchase stating the opportunities to provide lake access is limited.

Tom Klooster supports the purchase stating he is in favor of any recreation and we should all band together to make this happen.

Deb Devit supports the purchase and volunteers to help.

Mary Bascom supports the purchase for the future and her future grandchildren.

Paul and Dee Hoadley support the purchase stating there are no other large parcels like this one left on Lake Charlevoix in Hayes Township. This is a once in a life time opportunity.

Sally Bales supports the purchase stating it would be awesome as a park. She has total faith the money will come when needed.

Leslie Cunningham supports the purchase stating she went to girl scouts camp at that location and it is a once in a life time opportunity.

Mike Cunningham supports the purchase stating when he was growing up there were more available places to access the lake. He also stated the nearest park, Young State Park, is very crowded. He also said that residential development will be more detrimental to the lake than a park.

Kathy Novotny was against the purchase but has changed her mind and now supports it.

Dan Powers supports the purchase stating we need more lake access.

Cliff Biddick supports the purchase stating we would be remiss in passing up this once in a life time opportunity.

Michelle Rick-Biddick executive director of WATCH supports the purchase and knows the Township will be environmentally responsible.

JoEllen Rudolph supports the purchase and the Board all the way stating there is limited access.

Jim McMahon supports the purchase stating we should look at the big picture. It will not only be there for our grandchildren but for 10 plus generations. The money will come.

Diane McMahon supports the purchase and stated the Board has done a good job protecting the water.

Ken Klintworth opposes the purchases stating that the older people will end up having to pay for this and he does not want to pay for it. He also stated it is a lot of money (to purchase) and the development will cost a lot of money too.

Ellis Boal supports the purchase stating that his family has lived on Lake Charlevoix for 100

years and stated that a residential development would look more like Disneyland than the proposed park.

Dale Glass from Charlevoix Township supports the purchase and stated that Charlevoix Township has made land purchases with the help of MNRTF and they have been as an asset to the Township and this park will be an asset too.

Tony Cannarsa is opposed to the purchase and asked if the Township had an engineer's estimate of the development costs. He also stated that the Township is disturbing the green belt, the project is too costly and a book of matches should be used on the existing buildings.

Jennifer Zardus is opposed to the purchase stating that 5 million for 20 acres is too much and does not believe \$18,000 is a true cost to maintain the park. She also stated that taxes are high enough and the project needs more planning to access true costs. She stated she does not like the conceptual plan and that the wetlands need protecting.

Carl Price is not in favor or opposed to the purchase. He stated that he would like the Township to pursue it and asked if the Township was required to have a needs study done. (Tom Bailey explained that the MNRTF does not require a needs study.)

Fred Parsons is opposed to any purchase that puts a financial burden on the Township if it is not self-sustaining

Sylvia Lagerman supports the purchase and stated that she is concerned about residential over development and loss of access to Lake Charlevoix.

Marilyn Morehead supports the purchase and stated that the last thing the Township needs are more large home or condos on the waterfront, we need more lake access.

Betty Henne supports the purchase and stated that the Board should be commended for trying to create this beautiful park. She also said that the Township could work with the Tip of the Mitt to protect the lake.

Bill Henne WATCH representative supports the purchase stating that water quality should be the number one concern. He also stated with development comes additional septic systems and tree cutting.

Jerry Simpson supports the purchase and stated he is upset by the scare tactics used by the protect Hayes group. He also stated that the Board knows what they are doing.

Dean Mikulski supports the purchase and stated that this is the 1st opportunity he can recall to acquire property on Lake Charlevoix and this will be wonderful with a boat launch. He also stated this is quality of life and thank you for pursuing it.

Larry Sullivan, Charlevoix County Planner, supports the purchase stating that Young State Park books up in advance and has limited parking for its boat launch. He applauds the Board for

moving forward.

Pat Phillips supports the purchase stating it is needed.

Richard Phillips supports the purchase.

Rich Burnett supports the purchase but suggested it be put on the ballot for a vote.

Bill Eaton opposes the purchase and suggested it would be better as a County project.

Loraine Warner supports the purchase if it is financially possible. She stated she went to camp at Camp Seagull and that every parcel on the lake is disappearing.

Betsy Steward supports the purchase.

Mark Dorn opposes the purchase. He stated there is not enough data, no proper information, no strong plan, it is a joke and pathetic the way the hearing is run, there is no survey data and the conceptual plan looks like Epcot Center. He also asked if there were any other choices, if we could afford the park and when did we give our brains to 2 or 3 people.

Tom Alterman opposes the purchase stating it will cost millions of dollars to develop and run. He also stated the park would have to be manned to control it and that was an additional cost.

Greg Stauffer supports the purchase but asked where the money was going to come from, and suggested the Township revisit a less expensive site adjacent to Camp Seagull.

Matt Berg supports the purchase if it is free but is concerned about the concept costs.

Dan Berg opposes the purchase stating it will put his farm out of business if the taxes are raised. He also stated if the Township wants open space he will sell them his farm.

Jim Harvey opposes the purchase. He stated the Township already has Maple Grove Rd. and Eastern Ave. road ends.

Dave Crandell opposes the purchase stating that there are beaches all over the place.

Paul Zardus opposes the purchase stating he is not rich and makes sacrifices to live on Lake Charlevoix. He stated he is an engineer and he sees flaws in the conceptual plan and it is not to scale. He would like to know what the operating costs will be and what considerations have been given to the adjoining neighbors because the plan shows a boat launch right next to his beach and you cannot buffer a beach. He also stated that a park is great but we will be eliminating a forest. He also stated that we should not ask people for more taxes, we should not underestimate the costs and the wetlands should be protected. He also said the adjacent property values will go in the tank. Paul also stated the 2008 park survey was done before the economy tanked and no one asked if he wanted a boat launch near your beach. He also stated the Board holds special meetings that do not include residents.

Ron VanZee opposes the purchase. He stated he is bothered by the project stating that the Township needs more facts and the Board is not prepared financially. He stated that everyone wants a park but is the timing right. He also stated that Charlevoix has homeless children and children on assistance and wondered how many of them this helped.

Bruce Wood supports the purchase but is concerned about the cost. He asked where is the money coming from and does not want the taxes raised.

Ed Bajos stated he does not have enough information to support or oppose.

Lisa Kuebler opposes the purchase stating she has never had a problem finding a place to swim, walk or ride a bike. She stated she would like to see it go to a vote of the people and is concerned about her taxes being raised.

Pat Wickowski opposes the purchase until she knows more about the cost to develop it.

Kathy Cole opposes the purchase stating it is too much impact on the residential area, the beaches are rocky, and even if the park is supervised no one watches them.

Mark Deschermeier opposes the purchase.

Jim Dewitt opposes the purchase stating he is concerned about cost to develop, neighborhood safety and asked if it could go to a vote.

Supervisor Knepp stated that the Township is applying for acquisition grant funds only and that development of the park could be three years from now. The development plan as presented at this hearing is conceptual only. She also stated that the Township always publishes and posts meeting dates as required by law and never holds "secret" meetings. Ethel stated that the property taxes will not increase because of this proposed park and the Township has no intention of asking for a millage increase.

Jennifer Zardas stated that there is not enough parking on the conceptual plan for just the people in the room to go to the park. Clerk Golovich stated she needed to be careful of what she wished for.

Anne Kantola supports the purchase stating that acquisition and preservation of parks land for the future is becoming very limited. She also states that the long view is to set aside a beautiful piece of property for a park and develop its recreation uses over the years.

Jim Malewitz supports the purchase stating there are no more big parcels in Hayes Township and that neighbors to a park proposal always look to the negative. He stated it has been a great meeting with a lot of good input.

Shirlene Tripp, County Commissioner, supports the purchase. She stated she was born and raised in Hayes Township and that park development takes time and does not all have to be done at once. Parks are healthy and she hopes everyone uses it.

Public Comment Period Closed 9:25 p.m.

Without objection this meeting was adjourned at 9:25 p.m.

Respectfully submitted

Marlene Golovich
Hayes Township Clerk

Minutes approved as corrected March 12, 2012.