

Hayes Township Planning Commission
January 24, 2020
Public Hearing/Regular Meeting
09195 Old US 31 N, Charlevoix, MI 49720

Call to Order:

Chairperson Roy Griffitts called the meeting to order at 7:00 p.m.

Members present: Roy Griffitts (Chair), Ed Bajos, Cliff Biddick, Doug Kuebler, Omar Feliciano (Vice-Chair), Marilyn Morehead, Matt Cunningham (Board of Trustee Representative)

Also, present: Ron VanZee (Zoning Administrator), Kristin Baranski (Recording Secretary/Deputy Clerk)

Audience signed in: A. Paul Hoadley, C.T. Martin and Ben Church

Pledge of Allegiance to the flag: Mr. Griffitts asked everyone to join him the in the Pledge of Allegiance.

Review Agenda: Agenda approved

Declaration of Conflicts of Interests: None

Public Hearing-Master Plan Draft Review and Recommendations: Mr. Griffitts opened public hearing to review **the** Master Plan draft and hear recommendations at 7:02 pm. Mr. Griffitts stated **that the** Charlevoix County Commissioners approved draft. The following corrections were made to the draft per the recommendations from the County:

- Lines on maps were better defined to designate Hayes Township boundaries
- Added verbiage on page 15 under Future Land Use definition “avoiding and correcting spot zoning”
- Table 3 on page 29 was reformatted to a more logical read.

Mr. Griffitts opened Public Comments for the Master Plan Draft Review at 7:03 pm. Public comments included: Positive support for addressing accessory buildings under Housing and Community Heading, positive support for correcting spot zoning. Mr. VanZee did not receive any comment via email during 63-day review period. Mr. Griffitts received an oral comment regarding zoning definitions, lot sizes and permeable surfaces. Public comments closed at 7:07pm.

HAYES TOWNSHIP
CHARLEVOIX COUNTY, MICHIGAN

HAYES TOWNSHIP PLANNING COMMISSION
RESOLUTION ADOPTING THE
HAYES TOWNSHIP MASTER PLAN

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WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commissions to prepare a “master plan” pertinent to the future of development of the municipality; and

WHEREAS, the Planning Commission has prepared a draft Master Plan for the municipality, to update and replace its previous Master Plan; and

WHEREAS, the Hayes Township Board of Trustees authorized the distribution of the draft Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on January 24, 2020 pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission finds the proposed Master Plan as submitted for the public hearing desirable and proper, and furthers the land use and development goals and strategies of the Township;

NOW, THEREFORE, the Hayes Township Planning Commission adopts the new Master Plan as submitted for the public hearing [with edits identified by the Planning Commission at the January 24, 2020 public hearing,] including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to for the complete Hayes Township Master Plan, including the Future Land Use Map and recommends the Hayes Township Board of Trustees also adopts this plan.

CERTIFICATE

I hereby certify the forgoing resolution was approved by a majority of the members of the Hayes Township Planning Commission by a roll call vote at a regular meeting of the Planning Commission held on January 24, 2020 in compliance with the Open Meetings Act.

Motion by: Doug Kuebler

Seconded by: Cliff Biddick

Roll Call Vote:

Ayes: C. Biddick, M. Morehead, M. Cunningham, R. Griffiths, O. Feliciano, D. Kuebler, E. Bajos

Nays:

Absent:

Abstain:

All supported by saying Yea.

Motion passed

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Public Comments Unrelated to Agenda: None

Approval of Minutes:

Doug Kuebler made a motion, supported by Marilyn Morehead, to approve the regular meeting minutes for December 17, 2019.

All supported by saying Yea. **Motion passed**

Report of Township Board Representative: By Matt Cunningham

The Hayes Township **Board of Trustees** met on January 13, 2020. Mr. Nugent (Clerk) presented the 6-month YTD budget report. The BOT approved a Resolution for Hayes Township Road Millage. An Asset Test Resolution and Poverty Guidelines was approved as well. The Board approved up to \$2000.00 for a new laptop for election purposes. The next Hayes Township Board of Trustees meeting is scheduled for February 10, 2020 at 7:00 pm. at the Hayes Township Hall.

Report of Zoning Board of Appeals Representative: No activity to report

Zoning Administrator report: Ron VanZee gave an oral report of all zoning activity in Hayes Township.

Shoreland Subcommittee Report and Recommendation- Martin Property:

Overall property is 56 acres, shoreland committee is focused on the 200' of shoreline adjacent to the proposed building site. 75% of the existing +/-950' of shoreline is undisturbed and retains its natural vegetation. For the shoreline adjacent to the proposed building site, it is proposed replacing existing lawn with native dune grass along 125' of the shoreline. Proposed Martin plan has been recommended for approval by the Hayes Township Shoreland Committee as well as Tip of the Mitt Watershed Council.

Marilyn Morehead made a motion, supported by Cliff Biddick, to approve the shoreline plan drawn up by Vidosh Landscaping regarding the shoreland protection strip at the Martin property with planting of native dune grasses in the 25 feet available and thus brings it in to compliance with the zoning ordinance, specifically Section 3.14, Nos 3 & 8.

All supported by saying Yea. **Motion passed**

New Business: The Planning Commission will begin work on defining the term "commercial" regarding the Hayes Township Zoning Ordinance. Current definition defines commercial as 'concerned with or engaged in commerce'. Questions and concerns for Planning Commission to

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discuss include: the variety of residents in township that work from home, wine tasting rooms, farm stands, sky diving, cottages industries. Planning Commission will work on zoning ordinances through out upcoming year. Ideas included more user-friendly formats (Flow charts/ interactive webpage. Ron VanZee will research interactive program possibilities.

Old Business: Planning Commission will continue to work on and discuss nuisance ordinance.

Set Public Hearing Dates: None

Planning Commission Comment: Great job on the Master Plan. Next Planning Commission meeting will take place on February 18, 2020 at 7:00 pm. at the Hayes Township Hall.

Public Comment: None

Adjournment: Ed Bajos, supported by Doug Kuebler, made the motion to adjourn the meeting at 7:45 pm.

All supported by saying Yea.

Motion passed

Recorded by:

Respectfully Submitted by:

Kristin Baranski

Omar Feliciano/PC Vice-Chair