

HAYES TOWNSHIP
PLANNING COMMISSION
MASTER PLAN WORKSHOP
MINUTES

April 30, 2019

Hayes Township Hall 09195 Old US 31 N
Charlevoix, MI 49720

Call to Order:

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

Pledge of Allegiance to the flag

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

Audience: Larry Sullivan (Zoning Administrator), John Iacoangeli (Beckett&Raeder), Kristin Baranski (Recording Secretary)

Review Agenda

Declarations of Conflicts of Interests: No conflicts of interests declared.

Workshop:

Each commissioner was supplied with a copy of the current master plan that included edits compiled thus far by Mr. Griffitts. Each member was also given a blank map of the township to edit. BRI Mr. Iacoangeli provided large township maps that displayed the current zoning, the current master plan and the current equalization to better assist the planning commission to envision the current and justify the future vision of Hayes Township.

Areas of concern addressed on the zoning and equalization maps included conservation land that was not designated as such as well as some township property that was incorrect. Mr. Sullivan identified zoning areas. He suggested the planning commission pay attention to the properties that are zoned agricultural and forestry and verify actual properties. Mr. Iacoangeli shared some examples of examining these zones and protecting areas for the future.

Mr. Kuebler acknowledged the various working farms within the township. It is suggested that Mr. Kuebler plot all current land that is currently farmed as well as the land that is sitting idle and has the potential to be farmed.

Mr. Bajos asked about the forestry land that is within the township and the future potential uses for such property. Ms. Morehead suggests grape growing; the wine industry is also agricultural and needs to be addressed.

Mr. Griffiths points out two areas that are currently commercial and what direction the township is heading. The two areas include the Charlevoix Country Club and the Rod and Gun Club as well as the corridor area near Bay Shore (the Subaru Dealership and landscaping company etc.) The discussion then switched to the current trend of turning golf courses into R.V. parks and the question is asked how that example would be zoned for future uses. Mr. Griffiths asked about clustered housing verses larger parcels. Mr. Iacoangeli stated these are the issues that need to be addressed on the future use map.

Mr. Iacoangeli suggested the planning commissioners drive the township and observe the current land use within the township. The planning commission will concentrate on plotting the agricultural/forestry land, the commercial area along U.S.31 and conservatory land properly.

Mr. Iacoangeli (BRI) suggested the planning commission develop the future land use map. After the future land use map is completed, he recommends encouraging the public to come in and view proposed future land use map and provide feedback to the planning commissioners. He feels that would be a constructive option to get community involved.

Mr. Griffiths asked for ideas to get Hayes Township involved with regional issues. Mr. Iacoangeli said to send out a letter to regional offices, invite other communities to a round table to discuss regional concerns, talk to MDOT, DNR and Little Traverse Conservatory for additional input on regional issues. Mr. Griffiths stated some items that need to be addressed include affordable workforce housing. Mr. Iacoangeli suggested reviewing the United Way ALICE report.

Adjournment: Ed Bajos, supported by Cliff Biddick, made the motion to adjourn the meeting. All supported by saying yea. Motion passed

Recorded by:

Kristin Baranski

Respectfully Submitted by:

Omar Feliciano/PC Vice-Chair