

HAYES TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
MINUTES  
May 21, 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, Doug Kuebler and Omar Feliciano (Vice-Chair)  
Also Present: Larry Sullivan (Zoning Administrator) and Kristin Baranski (Recording Secretary/Deputy Clerk)  
Audience Members: Frank Sheppard

**Review Agenda:** Mr. Griffitts added an email request from Elmer's to New Business.

**Declaration of Conflicts of Interests:** None

**Approval of Minutes (April 16, 2019 Regular Meeting):** **USE** was added to line 75 to designate special **USE** permit and on line 106 ~~what~~ was corrected to **WHEN**.

Ed Bajos made a motion, supported by Matt Cunningham, to approve, as corrected, the regular meeting minutes for April 16, 2019.

All supported by saying Yea. Motion passed

**Approval of Minutes (April 30, 2019 Master Plan Workshop):**

Ed Bajos made a motion, supported by Cliff Biddick, to approve the April 30, 2019 Master Plan Workshop meeting minutes.

All supported by saying Yea. Motion passed

**Report of Township Board Representative:** By Matt Cunningham

The Board of Trustees had a special meeting on April 23, 2019 to discuss status of progress at Hayes Township/Camp Sea-Gull Park. Phase 1 is 86% complete. The Board also discussed safety and finance issues. At the regular board meeting on May 13, 2019 the following items were addressed: online tax payments, storm water ordinance, road work on Bayshore streets,

B&G contract, ambulance bid, risk reduction grant, set budget meeting for June 10, 2019 at 6 pm, purchase request for portion of park property was rejected and Professor Vitton (Michigan Tech) spoke at length regarding the shale wall on park property. The next Board of Trustees meeting is scheduled for June 10, 2019 at 7 pm at the Hayes Township Hall.

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

**Zoning Administrator report:** By Larry Sullivan

Mr. Sullivan, Zoning Administrator, presented a written report with an overview for April 2019. Two zoning permits were issued to allow for improvements to be made to existing structures. A land combination and division were approved for the Law property located along Boyne City/Charlevoix Road in sections 32 and 33. A land division application was approved for the David Wager property at 20569 Boyne City/Charlevoix Road. One nuisance complaint was received in April 2019. One complaint of a zoning violation was received in April 2019. No short-term rental licenses were received in April 2019.

**New Business:**

Request for postponement of SUP application by Elmer's: The planning commission approved an amended request to postpone resumption of the SUP hearing until August 20, 2019. Ed Bajos made a motion, supported by Marilyn Morehead, to accept Elmer's request to postpone SUP hearing until the August regular planning commission meeting on August 20, 2019.

All supported by saying Yea. Motion passed.

Master Plan update/input review: Mr. Griffitts collected all edited Master Plans from commission members. Edits will be combined onto a second draft and supplied to commission members before next regular planning commission meeting in order to ensure all members are working off identical documents.

Mr. Feliciano suggests the master plan includes a wetland map (like Beaver Island master plan) as well as a topical map. A future use map was drafted. Areas of interests included forest, agricultural, industrial as well as more affordable housing, moving away from tourism only, mixed use housing, wineries/brew pubs/ciders, residential farm areas, wedding barns and additional commercial in select areas to better serve community.

**Old Business:** No old business discussed.

**Set Public Hearing Date:** No public hearings to set.

**Planning Commission Comments:** None

**Public Comment:** None

**Set/Confirm date of next PC meeting:** The Next regular Planning Committee meeting will be on June 18th, 2019 at 7:00 p.m. at the Hayes Township hall.

**Adjournment:** Ed Bajos, supported by Cliff Biddick, made the motion to adjourn the meeting at 8:33 pm. All supported by saying Yea. Motion passed

Recorded by:  
Kristin Baranski

Respectfully Submitted by:  
Omar Feliciano/PC Vice-Chair