

HAYES TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
MINUTES
August 20th, 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, Doug Kuebler and Omar Feliciano (Vice-Chair), Marilyn Morehead
Also, Present: Larry Sullivan (Zoning Administrator) and Kristin Baranski (Recording Secretary/Deputy Clerk)

Audience Members Signed In: Susan Pyke

Review Agenda: Agenda Approved

Declaration of Conflicts of Interests: None

Public Hearings: Marilyn Morehead made a motion, supported by Cliff Biddick, to reschedule the Public Hearing for Elmer's to October 15th, 2019 at 7:00 pm. at Hayes Township Hall.

Yeas: Cliff Biddick, Matt Cunningham, Omar Feliciano, Doug Kuebler, Ed Bajos, Marilyn Morehead, Roy Griffitts

Nays: None

Motion Passed

Public Comments Unrelated to Agenda Items: None

Approval of Minutes:

Doug Kuebler made a motion, supported by Matt Cunningham, to approve, as amended, the regular meeting minutes for July 16th, 2019.

All supported by saying Yea.

Motion passed

Report of Township Board Representative: By Matt Cunningham

The Board of Trustees held the BOT monthly meeting on August 12th, 2019. The Board appointed Julie Collard and Kristin Baranski to the Parks and Rec Committee. The Board of

Trustees also appointed Warren Nugent and Kristin Baranski to the Cemetery Committee. All appointments are for 2-year terms. Board of Review was scheduled for December 11th, 2019 at 5 pm. The Board of Trustees adopted Ordinance No. 081219 of 2019, prohibiting marihuana establishments within the boundaries of Hayes Township. The Board released the Beckett & Raeder Engineering report for the safety issues at Hayes Township/Camp Sea-Gull Park. The Board approved a \$100.00 fee for a Shoreline Committee Review. Supervisor Van Zee and one additional board member will perform employee evaluations. The Board would like the Planning Commission to review 3.14 B sec. III and provide input. The next Board of Trustees scheduled meeting is September 9th, 2019 at the township hall at 7:00 pm.

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 ~~June~~ July 2019. A written report is available at the township hall.

New Business: The Planning Commission, with input from Shawn Winter, Beckett & Raeder, continued to review and edit the Master Plan. Per Winter's suggestion to simplify Existing Land Use map, all vacant land will be denoted with a single color to provide a better visual for actual land use. The following categories will be added: recreational and conservatory. Winter suggested the Planning Commission combine and clarify Chapter 7 (Goals and Strategies). Winter will rework/rewrite Chapter 7. Planning Commission would like to address Affordable Housing in said chapter as well. It was noted that the Farm Act needs to be addressed in zoning map/master plan as well as well as recreation farming (tasting rooms, vineyards, wineries, wedding barns, event venues and campgrounds). Winter provided some suggestions for Chapter 8 (Future Land Use Plan & Strategy). He recommends using this chapter to summarize Chapter 7 (Strategic Goals, Policies and Action Plan) and to include a zoning plan outlining some of the proposed changes to achieve the desired goals.

Old Business: Non-conforming lots

Shawn Winter (Beckett & Raeder) presented suggested zoning ordinance amendments, specifically for non-conforming lots. The Planning Commission reworded the following sections: 3.02, 4.06A, 4.06B, 4.13 and 3.14.

Set Public Hearing Date: Elmer's special use permit request is currently scheduled for the Planning Commission regular meeting on October 15th, 2019 at 7:00 pm at Hayes Township Hall.

Planning Commission Comments: Charlevoix Township Fire Chief letter was reviewed. Fire Chief Dan Thorp approved the new site plan for Elliot Falls project #18-5080.

Public Comment: None

Set/Confirm date of next PC meeting: The Next regular Planning Committee meeting will be on September 17th, 2019 at 7:00 p.m. at the Hayes Township hall.

Adjournment: Cliff Biddick, supported by Marilyn Morehead, made the motion to adjourn the meeting at 9:15 pm. All supported by saying Yea. **Motion passed**

Recorded by:

Respectfully Submitted by:

Kristin Baranski

Omar Feliciano/PC Vice-Chair