

HAYES TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
MINUTES
September 17th, 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: Mike Hutcheson, Danelle Hutcheson, Chris Narten, Debbie Narten, Bob Drost

Review Agenda: Agenda amended to add to old business: reschedule Elmer's Public Hearing

Declaration of Conflicts of Interests: None

Public Comments: Several residents were in attendance with concerns about the Law property. Concerns expressed included: a shooting range that has been built just ~~east~~ **SOUTH** of Quarter line Road, they feel like they are under siege, non-stop gun fire, blasts, helicopter noise. The sheriff has been contacted as well as the DNR by residents to check out complainants. It is reported the said property has 400 acres and he choose to locate range as far away from home as possible. Residents questioned if Hayes has a zoning ordinance that would address this. Griffitts suggested Sullivan make a visit to property. Drost was asked by homeowner to come to meeting to hear concerns of neighbors so property owner can perhaps address.

Approval of Minutes:

Line 53: ~~June~~ **July**

Doug Kuebler made a motion, supported by Matt Cunningham, to approve, as amended, the regular meeting minutes for August 20th, 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 September 9th, 2019. The BOT has created a plan to open Hayes Township/Camp Sea Gull park in 3 stages. The next Board of Trustees meeting will be held on October 14th, 2019 at 7:00 pm. at the Township Hall.

Report of Zoning Board of Appeals Representative: No activity to report. Elmers interpretation ZBA request has been cancelled.

Zoning Administrator report: By Larry Sullivan

Mr. Sullivan, Zoning Administrator, presented a written report with an overview for August 2019. A written report is available at the township hall.

New Business: The Planning Commission continued to work on the Master Plan Update with Shawn Winter (Beckett & Raeder). Language was reviewed in the Hayes Township Zoning Ordinance Amendments to address the issues surrounding non-conforming properties in select locations within Hayes Township (Michigan Shores subdivision on Lake Michigan and the Susan Shores No. 1 and Tunison Subdivision on Susan Lake. Winter will look into wording for a 600 square foot min, to allow for most cost-effective new build. Master Plan chapters 7 and 8 were reviewed. The possibility of combining Rural Residential and Farm/Forest to create a better visual on future land use/zoning map. Winter will create a new map to provide a visual for PC. The Planning Commission continued to discuss the future land use map and how to best plan for future and make flexible for future. Other items discussed included tiny houses, septic systems and buffers for existing farms. All PC members will work on a 5 Year Action Plan to be discussed at next meeting.

Old Business: The Elmers property on Boyne City Road has sold.

Matt Cunningham, supported by Marilyn Morehead, made the motion to cancel Elmer's Special Use Permit hearing due to the sale of the property.

All supported by saying Yea.

Motion passed.

A notice regarding the cancellation of the Special Permit Hearing for Elmers will be posted on website.

Set Public Hearing Date: Potter (E. Pincherry Road between Church and Stoltz); 3.5 acre; requesting to be rezoned to Ag from RR to allow for setback for new pole barn. Set for October 15, 2019 Planning Commission monthly meeting.

Public Comment: None

Set/Confirm date of next PC meeting: The next regular Planning Committee meeting will be on October 15th, 2019 at 7:00 p.m. at the Hayes Township hall.

Adjournment: Ed Bajos, supported by Doug Kuebler, made the motion to adjourn the meeting at ~~9:35~~ **8:35 pm**. All supported by saying Yea. **Motion passed**

Recorded by:

Respectfully Submitted by:

Kristin Baranski

Omar Feliciano/PC Vice-Chair