

**HAYES TOWNSHIP  
PLANNING COMMISSION  
AGENDA  
November 20, 2018**

- ☐ Call to Order
- ☐ Pledge of Allegiance
- ☐ Review Agenda
- ☐ Declaration of Conflict of Interest (if any)
- ☐ Public Comments Unrelated to Agenda Items
- ☐ Report of Township Board Representative to the Planning Commission
- ☐ Report of Planning Commission Representative to the Zoning Board of Appeals
- ☐ Zoning Administrator Report
- ☐ New Business
  - ☐ Review chapters 1-8 (Word versions provided digitally). Please bring a list of items to discuss and review before meeting. With Claire from Beckett/Raider.
  - ☐ Discuss survey with Claire.
  - ☐ Housing with Claire.
  - ☐ Waterfront Development Review subcommittee of the Planning Commission discussion. Update. Mailings. Discuss emails sent about summer.
  - ☐ PC education, rules and procedures example for discussion ZBA rules and procedures from Bryan Grahm.
  - ☐ Vice chair election.
  - ☐ Update on plaque for past PC members.
  - ☐ Approval of Minutes
- ☐ Old Business
- ☐ Set Public Hearing Dates
- ☐ Set/Confirm Date of Next PC Meeting
- ☐ Planning Commission Comment
- ☐ Public Comment
- ☐ Adjournment

## DRAFT

## Minutes of the Hayes Township, Charlevoix County, MI

## Planning Commission

October 16, 2018

Members attending: Cliff Biddick, Omar Feliciano, Matt Cunningham, Robert Jess, Marilyn Morehead.

Members excused: Ed Bajos, Roy Griffitts

Also Present: Larry Sullivan, zoning administrator, Frank Shepherd, John Royal.

The regular meeting of the Planning Commission (PC) was called to order at 7:03 pm by Robert Jess, chair, who asked everyone to join him in reciting the Pledge of Allegiance. This was followed by a review of the agenda.

There were no Conflicts of Interest declared.

There were no Public Comments related to the Agenda.

## Report of the Township Board Representative to the Planning Commission

Mr. Cunningham reported that the Board of Trustees (BoT) met on October 16, 2018. The BoT adopted the Charlevoix Manufacturing Site resolution which addresses housing and lifestyle issues. Julie Collard was appointed treasurer. The Charlevoix County community fund has asked the township to clear out its account with any funds being deposited into the general fund. The township will advertise for plowing bids, having already received one from B & G enterprises. The BoT will purchase a copy of rules and procedures from Brian Graham. The BoT amended the budget and also passed the AT&T metro act permit extension. Dee Janz and Shirlene Tripp were appointed to the cemetery committee. The BoT asked if the PC will have time to hold a Public Hearing for the Parks and Recreation Master Plan. The next regularly scheduled meeting of the BoT, is November 12, 2018. Discussion on the Public hearing was held and it was to be put on the following month's PC agenda to schedule a Public Hearing.

## Report of the Planning Commission Representative to the Zoning Board of Appeals (ZBA)

There was one meeting in the last month, at which a request was granted to Helga Stray for the construction of an attached one car garage. There is a ZBA meeting scheduled for October 17, 2018 to review and approve minutes.

## Zoning Administrator (ZA) Report

Mr. Sullivan ZA reported that four building permits were issued in September. Two were for garages and two for storage buildings. Discussion ensued regarding the need of a housing unit on a property in order to build a storage building and changes in the zoning over time. Mr. Sullivan suggested that the trend of building these units be monitored.

The land division applications continue to await submission of more information. An additional application was received on a parcel on Summerhill. Two nuisance complaints were received and both are being investigated with monitoring of the situations in effect. Mondry's shoreline protection strip renovation is being developed by a landscape firm and will be submitted for review. The outstanding short term rental application (Catt's) is close to resolution. Mr. Sullivan supported the PC and ZBA with packets and Special Use Permit and Site Plan reviews, as well as attending the meetings of both entities.

#### New Business

##### Review of Chapters 1-4 Master Plan

Members read notes submitted by Mr. Griffiths who was not able to attend the meeting prior to starting the discussion. Discussion on the format for the review resulted in system for reviewing the chapters. It was decided that a discussion of each chapter identifying topics that might in need of update. Mr. Feliciano asked about the process of gathering feedback and updating the plan, during which he volunteered to create a format and process utilizing emailed feedback to update. Discussion dealing with land use trends, and the need to update the land use map, last done in 2007 ensued. Potential sources of information were discussed, as well as the differences between "hobby" farms and agricultural enterprises and whether that changes the character of the township property. The issue of horse trails and non-motorized trails and e-bikes as part of the Rec plan was discussed. Further discussion about census information and the access to data through the Hayes township site resulted in the decision to use the [hayestownship.gov/census](http://hayestownship.gov/census) page data. Discussion regarding the land use plan map p. 4-4, updating it and how best to do so occurred. Septic system issues and ground water runoff were also discussed. Digital information will be forthcoming from Mr. Feliciano to facilitate the next round of discussion, feedback to be sent back to Mr. Feliciano only for compilation and not to all members so as to avoid any appearance of discussion that could violate the Open Meeting Act.

##### Waterfront Development Review Subcommittee report

Ms. Morehead reported that there were no meetings in the last month.

##### BoT funds for Survey

The amount of \$4659.00 was approved for conducting the survey for the Master Plan update. This represents a partial amount of the original request as the BoT denied the part of the request dealing with setback analysis in certain areas of the township.

##### PC Education, Rules and Procedures

This is an effort spearheaded by the Mr. Hoadley(BoT) and Mr. Rudolf to update the rules and procedures used by the ZBA and it is suggested that the PC attempt this also. It also includes specific criteria for annual continuing education for committee members. Mr. Sullivan addressed some of the concerns that face the township with regard to the education of those who serve on the various boards and committees and why continuing education is necessary and the Citizen Planner Program. Ms. Morehead discussed in house training options. Mr. Feliciano suggested we add a section on the

incompatibility issue as identified by the state. Mr. Cunningham asked for more information on the section regarding voting on different committees and boards.

#### Approval of Minutes

The minutes of the September 18, 2018 PC meeting were reviewed and approved as corrected. Motion to approve made by Mr. Jess, motion approved unanimously.

The minutes of the September 18, 2018 hearing on the request for a Special Use Permit were reviewed and approved as corrected. Motion to approve made by Ms. Morehead, motion approved with one abstention.

#### Old Business

There were no items to discuss

#### Set Public Hearing Dates

There are no planned Public Hearing Dates at this time.

#### Set/ Confirm Date of next PC Meeting

The next regularly scheduled PC meeting is set for November 20, 2018

#### Planning Commission Comments

None

#### Public Comment

None

#### Adjournment

Ms. Morehead moved to adjourn at 8:45p. Motion passed unanimously. Meeting adjourned 8:45 p.

Minutes compiled from a recording by R Griffitts

## Hayes Township Master Plan

**The Hayes Township Planning Commission is in the process of reviewing and updating the township's Master Plan. Community input is crucial to ensure this plan reflects your opinions on community issues and priorities. Please take a few minutes to answer the questions. Your opinions are valued and your time and consideration is appreciated. Please complete this survey by DATE, 2019.**

1. Hayes Township is working to develop the newly acquired Camp Sea-Gull Township Park to serve all Township residents. Please indicate the importance of the following recreational amenities at Camp Sea-Gull:

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Very Unimportant
Picnic area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Covered pavilion, group use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Day use campfire area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rustic camping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rustic cabins	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Designated swim area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boat launch	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Canoe/kayak rental	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restrooms (upper parking area)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restrooms (near waterfront)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Non-motorized trailhead	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ice boating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ice Fishing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snowshoe/cross country ski trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

2. In your opinion, what level of priority should be placed on making sure future improvements at Camp Sea-Gull use 'green' environmentally friendly design/construction techniques and materials?

- ☐ High priority
- ☐ Moderate priority
- ☐ Minor priority
- ☐ No priority

3. Which of the following township public access sites have you visited? (Please check all that apply)

- ☐ Townline road lake access
- ☐ Bayside Park (Spring St., Bayshore Lake Access)
- ☐ Maple Grove Road Lake Access
- ☐ Eastern Avenue Lake Access
- ☐ Township Hall Park

4. Rate each of the following economic growth opportunities as a priority for development in Hayes Township.

	Not a Priority	Low Priority	Medium Priority	High Priority	No Opinion / Don't Know
Agricultural Operations and/or Forestry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial Solar and/or Wind Energy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light Manufacturing / Industrial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office / Service (e.g. technology, research, medical)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed Use (combination of retail, residential and offices)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation / Tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family Residential	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments / High Quality Rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Please select the one statement below that most closely matches your views on growth and development in the Township. "I would prefer the Township to . . ." (Please choose only one)

- ☐ Encourage growth and development
- ☐ Allow growth and development to take its own course
- ☐ Plan for and limit growth and development
- ☐ Restrict growth and development as much as possible

6. Please classify your residency in Hayes Township

- ☐ Year-round Resident - Homeowner
- ☐ Year-round Resident - Renter
- ☐ Seasonal Resident - live 2 or more months per year elsewhere

7. Please feel free to comment in the text box below regarding any concerns you may have that were not addressed in this Survey.

## Northwest Michigan Housing Summit 2018

### Notes

- Migration in NW Michigan is being impacted by lack of housing supply. Jobs used to be the driving force but now research suggests housing plays a major role. GT County did not grow in population last year for the first time in many years.
- Networks Northwest is taking the lead on a new initiative – the Northwest Michigan Rural Housing Partnership with span the 10-county region with one board member from each of the ten counties. It will focus on housing affordability solutions for rural communities.
- 30% of households nationwide are dingle-person households. Our housing stock is not meeting the needs of single people – they often desire a 500 sq. foot housing unit. These are illegal in most communities.
- ZONING: Ideas for crafting zoning ordinances that reduce barriers to housing affordability
  - Think about allowing mixed housing options through administrative review as opposed to PUD
  - Permit tiny homes as a use by right in all residential districts
  - Eliminate condo requirement – easier to get bank loans
  - Citizen-driven housing solutions – ADU, duplex by right. Citizens want to be part of the solution
  - Grand Rapids Resource: Data Compendium for Informed Housing Policy: Zoning
- Benefits of housing non-profits
  - Opportunity for creative design and education/demonstration projects - Showcase low impact development, cottage courts,
  - Highlighted case study in Fayetteville AR – 1/3 market rate, 1/3 100% AMI, 1/3 60% AMI
  - Wealth creation v. permanent affordability – needs to be addressed in the organizational bylaws
    - Resale formula - Grounded Solutions Network (downloaded Housing Policy Toolkit from website)
    - TCHC received mortgage from Michigan Community Capital and housing will stay affordable until the mortgage transfers to another entity.



## Hayes Township Intent to Plan Notification List

Beckett&amp;Raeder

Charlevoix County Planning Commission  
301 State Street  
Charlevoix, MI 49720

Bay Township Planning Commission  
05045 Boyne City Road  
Boyne City, MI 49712

Resort Township Planning Commission  
PO Box 848  
Petoskey, MI 49770

Charlevoix Township  
12491 Waller Road  
Charlevoix, MI 49720

Charlevoix County Road Commission  
1251 Boyne Avenue  
Boyne City, MI 49712

City of Charlevoix  
210 State Street  
Charlevoix, MI 49720

Emmet County Planning Commission  
3434 Harbor-Petoskey Rd (M-119), Suite E  
Harbor Springs, MI 49740

Little Traverse Bay Band of Odawa Indians  
Planning Department  
915 Emmet Street  
Petoskey, Michigan 49770

Great Lakes Energy  
PO Box 70  
Boyne City, Michigan 49712

City of Charlevoix Electric and Water  
Department  
401 W. Carpenter  
Charlevoix, Michigan 49720

Charlevoix County Transit  
1050 Brockway Street  
Boyne City, Michigan 49712

DTE/Michigan Consolidated  
Gas Company  
One Energy Plaza  
Detroit, Michigan 48226

Tip of the Mitt  
426 Bay Street  
Petoskey, MI 49770

Lake Charlevoix Lake Association  
P.O. Box 294  
Charlevoix, MI 49720

Little Traverse Conservancy  
3264 Powell Road  
Harbor Springs, MI 49740

Northern Lake Economic Alliance  
1313 Boyne Avenue  
Boyne City, MI 49712

Networks Northwest  
600 E Front Street Suite 104  
Traverse City, MI 49686

Patty O'Donnell  
MDOT North Region Planner  
2084 US 31 South, Suite B  
Traverse City, MI 49685

Dan Lord  
Finance and Operations Division  
MDNR  
PO Box 30257  
Lansing, MI, 30028

MDEQ  
Cadillac District Office  
120 West Chapin Street  
Cadillac, MI 49601-2158

## Zoning Administrator Report

### October 2018

Zoning Permits/Actions for October 2018				
Permit #	Parcel #	Owner Name	Address	Improvement

#### Zoning Trends

No zoning permits were issued during the month of October. One permit was applied for but due to the need to obtain Health Department approval, no action was taken on the application.

#### Land Divisions

One land division application was received in July but was not acted upon due to the need for both property owners party to the agreement needing to sign off on the boundary line adjustment. I am still awaiting the signature from the second party. A property line adjustment application was received in August involving two property owners and three parcels. I am awaiting legal descriptions and the application fee. I have spoken to the Assessor and the Equalization Department and due to the fact that all three lots are located within a recorded subdivision, it will not be necessary to have a survey undertaken. A legal description and deeds conveying the property will need to be developed along with the application fee being submitted. I have conveyed this information to the property owner desiring to divide the middle lot of the three. Two of the three lots are non-conforming lots due to them not having sufficient lot width. A portion of the middle lot was separated a number of years ago and conveyed to the owner of lot # 3 resulting in lot #3 now being a conforming lot. The current proposal is to equally split lot #2 such that both lots 1 and 3 will both be conforming lots with lot #2 being eliminated.

A new parcel split application was submitted in October to divide two parcels into five parcels which I approved with conditions. After having conversations with the Equalization Department and the Township Assessor, I will be developing a revised approval letter to better address the fact that due to the resulting parcels having area in two different sections, additional descriptions will need to be created along with the deeds needing to tie some of the parcels together as one parcel for zoning purposes pursuant to the PUD approval in January of 2008.

### Nuisance Complaints

No nuisance complaints were received during the month of October.

### Zoning Violations

I was notified of the potential of two waterfront zoning violations. Upon investigation, one is not a violation and the second is one that I have been working to resolve for some period of time.

Late in the month I was notified of a potential violation regarding the use of a dwelling to house construction workers. Due to the late date at which I received information of this potential violation, it will be dealt with in early November.

### Short Term Rental Licenses

No applications have been received for short term rental licenses during the month. I have had numerous conversations with representatives of the Catt Family regarding their property located on Indian Trails Drive. I believe we may be close to resolving the issues that have prevented the short term rental license from being issued.

### Secretarial Work on behalf of the Planning Commission

The packet was copied and mailed out for the October Planning Commission meeting. The major focus of this meeting was the Attitude Survey, and discussion regarding updating of the Master Plan.

### Zoning Board of Appeals

One meeting of the Zoning Board of Appeals was scheduled during the month of October which I did not attend as the sole purpose of the meeting was to approve the minutes of the September meeting.

### Meetings Attended

I have attended the September Township Board, Planning Commission, and the County Planners Forum put on by the Tip of the Mitt Watershed Council.

**Hayes Township  
Zoning Administrator**

09195 Old US 31 North -

Charlevoix, MI 49720

Phone 231-497-9360 Fax (231) 237-0046

Email [zoning@hayestownshipmi.com](mailto:zoning@hayestownshipmi.com)

Web page - [www.hayestownshipmi.gov](http://www.hayestownshipmi.gov)

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## **Memorandum**

To: Hayes Township Planning Commission  
From: Larry Sullivan, Zoning Administrator  
Re: Jesse Bowman Property  
Date: November 12, 2018

Jesse Bowman, owns a parcel of property in Bay Shore upon which a mobile home (with an addition) and a garage was located until either late November or December at which time a fire engulfed all of the structures. The mobile home was a grandfathered, non-conforming building due to its location on the property. The location of the buildings on the property did not meet the setback requirements. Section 3.02 4. Allow the reconstruction of a building(s) is allowed if destroyed by fire or a number of other reasons. This must be begun within 12 months, or other reasonable time as determined by the Planning Commission. Mr. Bowman is requesting an extension of the 12 month time period due to reasons of his being able to find a mobile home that would work for his needs and due to the weather turning bad (winter).

I have attached a copy of the particular pages of the Zoning Ordinance that pertain to this issue.

## **Article III: General Provisions**

### **Section 3.01 The Effect of Zoning**

1. In order to carry out the intent of this Ordinance, no use or activity on a piece of land shall be allowed or maintained, no building or structure or part thereof shall be allowed to be used, constructed, remodeled, altered, or moved upon any property unless it is in conformance with this Ordinance, and a zoning permit has been obtained, except in the case of lawful nonconforming uses.
2. If any activity, use, building, structure or part thereof is placed upon a piece of property in direct conflict with the intent and provisions of this Ordinance, such activity, use, building or structure shall be declared a nuisance and may be required to be vacated, dismantled, abated, or cease operations by any legal means necessary and such use, activity, building or structure shall not be allowed to function until it is brought into conformance with this Ordinance.
3. In the event that any lawful use, activity, building or structure which exists or is under substantial construction at the time of the adoption of this Ordinance and is not in conformance with the provisions of the zoning district in which it is located, such use, activity, building or structure shall be considered a legal nonconforming use and be allowed to remain as such, including completion of construction, providing said construction does not require more than one (1) year from the effective date of this Ordinance for completion.

### **Section 3.02 Nonconformities**

1. If a nonconforming building or structure, a building that contains a nonconforming use, or a nonconforming use of land was lawful at the time of enactment of this Ordinance, or any subsequent amendment, then that nonconformity may be continued although it does not conform to the provisions of this Ordinance, or any subsequent amendment, under the terms and conditions of this Section.
2. Normal maintenance and incidental repairs, including repair or replacement of nonbearing walls, fixtures, wiring, or plumbing may be performed on any nonconforming building or structure or on any building containing a non-conforming use. A nonconforming building or structure or a building that contains a nonconforming use which is unsafe or unlawful due to lack of repairs or maintenance, as determined by the Zoning Administrator or County Building Official, may be restored to a safe condition. This Ordinance shall not prohibit the repair, improvement or modernization of a nonconforming structure to correct deterioration, obsolescence, depreciation and wear, provided the structure's spatial envelope (the building footprint and vertical profile) remains the same.
3. If a property owner has an intent to abandon a nonconforming use, building or structure and in fact abandons this nonconforming use or structure for a period of one (1) year or more, then any subsequent use of the property or structure shall conform to the requirements of this Ordinance. When determining the intent of the property owners to abandon a nonconforming use, building or structure, the zoning administrator shall consider the following factors:
  - A. Whether utilities, such as water, gas, and electricity to the property have been

- disconnected.
- B. Whether the property, buildings, and grounds have fallen into disrepair.
  - C. Whether signs or other indications of the existence of the nonconforming use have been removed.
  - D. Whether equipment or fixtures necessary for the operations of the nonconforming use have been removed.
  - E. Other information or actions that evidence an intention on the part of the property owner to abandon the nonconforming use, building or structure.
4. A nonconforming use, building or structure that is damaged by fire, collapse, explosion, an act of God, or an act of the public enemy following the effective date of this Ordinance, or any subsequent amendment, may be reconstructed, repaired or restored, and resumed under the terms and conditions of this subsection. Except as provided herein, if a nonconforming building or structure can be reconstructed, repaired or restored in complete conformance with this Ordinance, then such complete conformance shall be required. However, if the Planning Commission finds that the cost of complete conformance with this Ordinance would be unreasonable due to site specific circumstances, then the nonconforming building or structure shall be reconstructed, repaired or restored to the greatest degree of conformance found by the Planning Commission to be reasonable. In addition, any such reconstruction, repair and restoration, or resumption shall be started within twelve (12) months following the damage, or other reasonable time as determined by the Planning Commission.
5. To avoid undue hardship, nothing in this Ordinance is deemed to require a change in the plans, construction, or designated use of a building or structure on which substantial construction has been lawfully begun prior to the effective date of this Ordinance, or any subsequent amendment.
6. Any national emergency that imposes limitations on construction and repairs shall automatically extend any time limitations from the time of the termination of the emergency.
7. Nothing contained in this Ordinance shall be construed to approve, authorize, or condone any use that is otherwise unlawful, or constitutes a hazard or a nuisance.
8. If two (2) or more contiguous lots, parcels or portions of lots or parcels are under the same ownership and do not individually meet the lot width, depth and/or area requirements of this Ordinance, then those contiguous lots, parcels or portions of lots shall be considered an undivided lot or parcel for the purposes of this Ordinance, and no portion of such undivided lot or parcel shall be used or divided in a manner that diminishes compliance with the lot width, depth and/or area requirements established by this Ordinance.
9. A nonconforming building or structure, whose nonconformity is not related to the waterfront regulations of this Ordinance, may be enlarged or altered, provided that such enlargement or alteration does not increase the degree or extent of the nonconformity of such structure.
10. A nonconforming building or structure, whose nonconformity is related to the waterfront regulations, must obtain ZBA approval in order to enlarge or alter the structure and shall only be permitted in a manner that does not increase the degree or extent of the nonconformity. The ZBA may impose conditions at the time of approval that would lessen the impact or partially mitigate the impact of the nonconformity on the water quality.

**Hayes Township  
Zoning  
Administrator**  
09195 Old US 31  
North  
Charlevoix, MI 49720  
Phone 231-497-9360 Fax (231) 237-0046  
Email [zoning@hayestownshipmi.com](mailto:zoning@hayestownshipmi.com)  
Web page -  
[www.hayestownshipmi.gov](http://www.hayestownshipmi.gov)

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## **Memorandum**

To: Hayes Township Planning Commission  
From: Larry Sullivan, Zoning Administrator  
Re: Planning Commission Packet  
Date: November 12, 2018

The minutes from the last meeting are not available at the time that this packet was copied and prepared for mailing. I will email them at such time as they become available.

I have included a copy of a survey that is being prepared for a township in Leelanau County. My review of the draft Hayes Township survey is that it is heavy on the recreation and Camp Sea-Gull end but very light on the types of questions that would help contribute to the development of the Master Plan. Some of the questions in the Leland Township Survey are only applicable to Leland Township i.e. sidewalks and putting power lines underground but many are very relevant to Hayes Township. The Leland Township Survey does not address the issue of marihuana production and whether or not to allow this to occur in Hayes Township. This could be a major issue due to the recent election results in regard to recreational marihuana being legalized in Michigan. Look this survey over, use parts if appropriate or ignore it, that's up to the Planning Commission. My concern is that the survey as presented for Hayes Township is light on Planning Issues, but that is my opinion only.



## Leland Township Community Attitude Survey

### Services

**1) Please rate the following services (public and private) using the following possible responses:**

	Satisfied	Neutral	Dissatisfied	Not Familiar With	No Comment
1. Fire Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Ambulance/EMS Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Law Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Library Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Refuse Collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Recycling Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Road Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Sidewalk Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Cemeteries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Cellphone Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Municipal Sewer System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Zoning Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**2) Please respond to the following statements regarding services using the following responses:**

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
1. Additional sidewalks should be constructed in Leland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Additional sidewalks should be constructed in Lake Leelanau	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. The sewer district should be expanded	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Additional off-street parking is needed in Leland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Additional sidewalks should be constructed in Lake Leelanau	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Road maintenance/improvements should be accelerated at taxpayers' expense	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**3) Please list specific roads that need improvement:**

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**4) Please list specific services you believe should be provided, improved, or expanded:**

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**Quality of Life****1) Do you believe the following listed items are currently problems in Leland Township? Please respond by selecting:**

	Yes	No	No Opinion
1. Dumping of junk or trash in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. The use of fireworks in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Behavior by any of the following groups:			
a. Year-round residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Seasonal residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Short term renters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Day visitors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Are you bothered by noise from any of the following sources?			
a. Residential activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Agricultural activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Commercial activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Industrial activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Wedding receptions, parties, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Township Growth and Development****1) Please select the statement below that best matches your opinion regarding growth in Leland Township:**

- a. Growth should be encouraged.
- b. Growth should take its own course.
- c. Growth should be limited.
- d. No additional growth should be permitted.

**Land Use and the Environment****1) Please respond to the following statements using one of the following responses:**

	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	No Opinion
1. Require the clustering of homes on small lots in order to preserve the majority of a parcel of property as open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Land development on hilly terrain should be limited to areas below the ridgelines	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. The Township should acquire undeveloped shoreline	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(Continued on next page...)

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	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	No Opinion
4. The Township should preserves open spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. The Township should purchase undeveloped land to protect as open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. A special millage should be used to acquire land for open spaces.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. It is important to limit or slow the conversion of farmland to other developed uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Economic opportunities for agricultural lands should be expanded	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. A millage should be dedicated to preserving farmland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**2) In which zoning districts should the following uses be allowed to be located (if at all)?**

	Industrial	Commercial	Residential	Agricultural	Nowhere
1. Wineries/wine tasting rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Brew pubs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Short term rentals (less than monthly)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Solar energy "farms"	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Wind turbine generators	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**3) Which of the following best describes the what "open space" means to you?  
(Rank in order of 1—6, with 1 being BEST)**

<u>          </u> Forests	<u>          </u> Wetlands	<u>          </u> Scenic Views
<u>          </u> Parks & Sports Fields	<u>          </u> Pastures & Meadows	<u>          </u> Farmland

**4) What role should the Township take in farmland and/or open space preservation?**

- Only if available for public use
- Even if not available for public use
- Are there specific priority properties? (Please list)

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**5) Which are the two most important reasons to preserve farmland in Leland Township? (Select 2)**

- a. To preserve the scenic beauty and rural character of the Township
- b. To make it easier to transfer farms to family members or other farmers
- c. To preserve agricultural land in the Township
- d. To preserve family farms and the Township's farm economy
- e. To maintain the ability to grow food in the future
- f. To protect the natural environment and wildlife habitat
- g. Having a farmland preservation program is not important
- h. Other: \_\_\_\_\_

**Housing****1) Please respond to the following statements using the following response choices:**

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
1. The mix of housing is appropriate to meet the needs of Township residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Adequate affordable housing is available in Leland Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Accessory apartments should be allowed wherever residences are allowed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. The need exists for workforce housing within the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Provisions should be made to allow for "mini-homes" in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**2) Please list housing-related concerns the Township should address:**


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**Economy****1) Please respond to the following statements using the following response choices:**

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
1. Employment opportunities in Leland Township are too dependent on seasonal/tourism business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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[illegible]

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**1) In order to address the many concerns discussed in this survey, local public officials may need to develop new policies. Please provide your opinion on each of the following policies and statements using the following responses:**

[illegible]

**Demographics**

- 1) Are you registered to vote in Leland Township? **YES** **NO**
- 2) Do you own property in Leland Township? **YES** **NO**
- 3) Indicate which best describes where your Leland Township property is located or where you reside in the Township:  
(Please circle all that apply)

Shoreline      Rural Setting      Farm      Leland      Lake Leelanau

- 4) Please indicate which of the following best describes your affiliations: (Circle all that apply)

- a. Farmer
- b. Owner of over 20 acres of land
- c. Business Owner
- d. Employee
- e. Unemployed
- f. Retiree
- g. Family with school-age children
- h. Elected or appointed Township official
- i. Renter
- j. None of the above

- 5) Do you consider Leland Township to be your year-round place of residence? **YES** **NO**

- 6) How long have you lived in Leland Township? \_\_\_\_\_

- 7) Do you own your home in Leland Township? **YES** **NO**

- 8) What months do you typically reside in Leland Township?

All      Jan      Feb      Mar      Apr      May      Jun      Jul      Aug      Sep      Oct      Nov      Dec

- 9) Do you rent out your home or other dwelling you own in Leland Township? **YES** **NO**

- 10) What is the typical rental period? **Do not rent-out** **Daily** **Weekly** **Monthly** **Annually**

- 11) During what months is the dwelling typically rented out?

All      Jan      Feb      Mar      Apr      May      Jun      Jul      Aug      Sep      Oct      Nov      Dec

- 12) Please select the category most indicative of the age group you fall into:

Under 18      18 to 34      35 to 44      45 to 54      55 to 64      Over 64

- 13) How long have you owned property in Leland Township? \_\_\_\_\_

**Additional Comments**

- 1) Feel free to add any additional comments that you believe are pertinent to Leland Township:

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