

Hayes Township Planning Commission
Regular Meeting
March 21, 2017

The regular meeting of the Hayes Township Planning Commission was called to order at 7:03 p.m. at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission (PC) members present were Bob Jess, Matt Cunningham, Marilyn Morehead, Pat Phillips, Ed Bajos and Cliff Biddick. Steve Wilson was absent. Also present were Marlene Golovich, secretary, Larry Sullivan, Zoning Administrator (ZA) and Claire Karner.

Chair Bob Jess asked to be joined in the Pledge of Allegiance.

Public comments – No comments

Ordinance updates and the waterfront survey were discussed with Claire Karner of Beckett & Raeder.

Eighty five responses have been received for the waterfront survey. Claire asked when the PC would like to close the survey so that she could present the final results.

The PC will be working on updates for Sections 3.24 and 3.14 of the zoning ordinance.

They reviewed the preliminary language changes to Section 3.14 presented by Beckett and Raeder (see attached). They also reviewed considerations for Waterfront Site Plan Review (see attached). Claire provided a native plant list from the Northwest Michigan Invasive Species Network (NMISN) that is available on line.

Claire asked why the setback for Susan Lake was 80' and not 100' like the rest of the waterfront setbacks. ZA Sullivan will investigate this.

Overview of suggested changes

Add language to 3.24 referencing invasive species

Proposed Section 3.14 2 H should become Section 3.14 3 and be printed in bold.

Re-number the rest of the section accordingly.

Proposed Section 3.14 3 C remove this section and put in a link to the list from NMISN.

Proposed Section 3.14 4 E should read; Each dock, and any associated deck, boat hoist, mooring anchor or other means of non-temporary anchorage shall be setback at least fifteen (15) feet from the riparian boundary line as projected into the water under the laws of the State of Michigan.

Proposed Section 3.14 3 G should read “Any damage.....within 30 days of the occurrence.”

The PC consensus was that the proposed waterfront amendment would be to allow a total of 3 motorized boats whether tied at a dock or on a mooring per lot.

Claire suggested a joint meeting with the Board of Trustees (BOT) to discuss the direction to take on the waterfront and to discuss the results of the waterfront survey (maybe a May meeting).

Claire has draft language from Eveline Township for site plan review for waterfront properties that she will send to the PC.

Claire will send a link to the PC so they can take the waterfront survey.

Goals & Objectives

Chair Jess explained that he would like the PC to review these items at a later date and asked to have them put on Old Business.

Marilyn Morehead has been asked to work on the green space site review committee.

The Planning Commission members reviewed the minutes from the February 21, 2017 regular meeting. Ed Bajos made a motion, supported by Marilyn Morehead to approve the minutes as corrected. Motion carried.

Matt reported on Township Board activities from their regular meeting. The Board approved the Recreation Passport grant agreement, appointed a cemetery committee, reviewed job review forms, authorized a new bank account, and will be holding a special meeting on March 22, 2017.

Zoning Administrator, Larry Sullivan presented a written report with an oral overview.

Cliff Biddick made a motion, supported by Ed Bajos to schedule a public hearing for April 18, 2017 for a special use permit and site plan review for storage buildings on US 31. Motion carried.

Pat Phillips stated she would not be at the April meeting.

The next meeting of the Planning Commission is April 18, 2017.

No public comment.

Cliff Biddick made a motion, supported by Ed Bajos to adjourn at 9:13 p.m.
Motion carried.

Respectfully submitted

Marlene Golovich, recording secretary

Marilyn Morehead Planning Commission Secretary

Minutes approved as written April 18, 2017