

**Hayes Township Planning Commission
Regular Meeting
September 19, 2017**

The regular meeting of the Hayes Township Planning Commission (PC) was called to order at 7:00 p.m. at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

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

Chair Jess asked to be joined in saying the pledge of allegiance.

Public comments – no comments.

Claire Karner, planner from Beckett & Raeder gave an overview of changes to the proposed ordinance amendments (see attached).

Planning Commission Comments

Section 3.14 D. 3 If there is a tree in the shortest ~~distant~~ **distance** will they just go around it?
Yes

Section 5.03 – Site Plan Review A&B states that residential units are not subject to site plan review and that seems contrary to the new proposal for Waterfront Development Approval. Claire stated she would add language to Article V to clear this up.

Add section to Article V that refers back to Article 3.14

Does a definition for waterfront structure need to be added to the definition section? Claire stated that the existing definition covers it.

Concerned about residents buying a previously cleared lot and then in order to make any structure changes must replant the shoreland protection strip. Believes this will be trouble.

Claire stated that this is just for clarification and fine tuning the ordinance.

Concerned that what you buy is not what you get.

The ZBA is having a hard time making people replant the whole green belt.

Green belt must be planted to protect the lake

Realtor should explain the regulations

Non-conforming can remodel but not expand footprint

Public comment.

Planting is required in the first 50' landward from the lake. Remodel versus structure changes.

Conforming versus non-conforming waterfront development approval

Close public comment.

PC comments

Change of ownership does not impact non-conforming status it is still non-conforming. It is about protecting the lake and not bothered by new owners being required to comply. Look across the lake, there are lots of clear cutting, there should be a happy medium. We want the lake to age as well as possible and green belts help make this happen. The lake can be destroyed and the lake is where everyone wants to be. It is our job to do the best we can to preserve the lake and that is the reason for the greenbelt and the need for the ordinance to protect it. Best practices have been developed to do this. Look at Advance there are lots of clear cut lots. Claire will add reference to the end of Section V regarding waterfront properties. Will the public have time to make comments at the PC level. The purpose of the public hearing is to take comments at the PC level. The process is to send it to Township attorney for review, take public comments at the public hearing, PC discuss comments and make changes if necessary, make recommendation to Board for adoption and send to County Planning Commission for review.

Marilyn Morehead made a motion, supported by Cliff Biddick to set the public hearing date for the proposed Ordinance Amendment for October 24, 2017 at 7:00 p.m. Motion carried.

The Planning Commission members reviewed the regular minutes from August 15, 2017. Ed Bajos made a motion, supported by Cliff Biddick to approve the minutes as corrected. Motion carried.

Zoning Administrator, Larry Sullivan gave an oral overview of zoning activities.

Matt reported on Township Board (BOT) activities. The Board had two meetings. The August 23rd special meeting was to hear insurance proposals and to hire an attorney to respond to a complaint letter.

September 11 regular meeting; the Stauffers gave a park host report, benches were given to the camp alumni for an auction with proceeds to be used to send a child to camp, new host policy was adopted, refunds for zoning fees were discussed, approval of insurance renewal with Par Plan, approval of arts and craft building removal.

Is the Township changing attorneys? No, the new attorney was hired just to respond to the letter of complaint.

Larry did you look into wood boilers? Yes but did not prepare anything for this meeting.

Ed Bajos made a motion, supported by Pat Phillips to schedule a public hearing for a Special Use Permit for Toybox, Inc for October 17, 2017 at 7:00 p.m. Motion carried.

PC Comments - Marilyn Morehead passed out information from an Army Corp of Engineers meeting she attended.

Public Comments – Link to Army Corp of Engineers

Next meeting of the Planning Commission is October 17, 2017 @ 7:00 p.m.

Ed Bajos made a motion, supported by Cliff to adjourn at 8:15 p.m. Motion carried.

Respectfully submitted

Marlene Golovich, recording secretary

Marilyn Morehead Planning Commission Secretary

Minutes approved as corrected October 17, 2017