

Hayes Township Planning Commission
Regular Meeting
March 22, 2016

The regular meeting of the Hayes Township Planning Commission was called to order immediately following the FLOH (Subaru by the Bay) Site Plan Review hearing, at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission members present were Jim Rudolph, Bob Jess, Ed Bajos, Steve Wilson, Cliff Biddick, Pat Phillips and Marilyn Morehead. Also present were Marlene Golovich, secretary, and Larry Sullivan, ZA. Audience members were Ryan Bremmeyr, Steven Richardson, Joe Kimmell, Kim Tonkavich, and Steve Voice.

No public comments.

Joe Kimmel and Kim Tonkavich gave a presentation for the Lake Charlevoix Association Lake Guardian Program. They will be sending a newsletter to area residents and will include waterfront zoning information from various townships. They recommended Hayes Township review the zoning ordinance from Evangeline Township regarding the requirement of a landscaping plan approval before a zoning permit is issued.

The Planning Commission members reviewed the minutes from the February 16, 2016 regular meeting. Ed Bajos made a motion, supported by Pat Phillips to accept the minutes as corrected. Motion carried unanimously

Jim Rudolph reported on Township Board activities. The Board has approved a couple to be the park hosts this summer. The Board also approved paying for the ~~MLS subscription~~ **Multiple Listing Subscription** to be used as an assessing tool. There will not be an annual meeting this year but there will be a public hearing for the budget. The Township has asked Site Planning to provide a planting plan with associated costs for Eastern Ave. Beach. The Township will be submitting two recreation grants; Recreation Passport grant for renovating 3 cabins and Land and Water Conservation Fund grant for the boat launch and access road.

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

The PC reviewed the RFP for a new planner to assist with future zoning updates, masterplan updates and recreation plan updates.

Planning Commission member Bob Jess stated that he had a conflict of interest in this discussion and would not participate. Hayes Township received a copy of an application from the USACE for proposed dredging, discharge of fill, and after the fact installation of a docking structure and boat hoists in Lake Charlevoix on property tax ID # 15-007-132-001-35. The owners wish to dredge an area 70' x 30' wide area and dredged material will be replaced with pea gravel/sand mixture. Steve Voice assured the PC that this will not affect the required greenbelt area. Members of the PC expressed concerns about putting sand and pea gravel into the lake from some unknown source. The proposed plan goes against everything the township is trying to accomplish via the zoning ordinance for lake protection. Cliff Biddick stated that the applicant is wasting his time trying to create a sand bottom for a swimming beach. The natural action of the Lake will wash it all away. The PC asked ZA Sullivan to contact the USACE to voice their concerns.

The next meeting of the Planning Commission is April 19, 2016.

Jim Rudolph stated he will not be at the April 19 meeting and Chair Morehead stated she will not be at the July 19 meeting.

Ed Bajos made a motion, supported by Jim Rudolph to adjourn at 9:25 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Pat Phillips Planning Commission Secretary

Minutes approved as corrected April 19, 2016