

Hayes Township Planning Commission
Regular Meeting
August 16, 2016

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

Planning Commission members present were Bob Jess, Ed Bajos, Jim Rudolph, Steve Wilson, Cliff Biddick and Marilyn Morehead. Pat Phillips was absent. Also present were Marlene Golovich, secretary, and Larry Sullivan, ZA. Audience members were John Kunitzer.

Chair Marilyn Morehead asked to be joined in the Pledge of Allegiance.

No public comments.

Claire Karner a community planner from LIAA passed out a document and outlined the project they have been working on with Charlevoix County Townships regarding lake water quality and how to protect the lakes through zoning. LIAA is working with townships to help them identify areas in their current zoning that could be changed or amended to help facilitate lake water quality. She stated that Hayes Township ordinance does a good job with their setbacks and shoreland protections strips. She asked if the PC had any concerns.

Areas of concern included

Permanent docks vs seasonal docks

Regulation beyond the OHWM

Allowing decks/platforms within the shoreland protection strip

Claire stated that she would review our ordinance and prepare recommendations for the above topics.

Marilyn Morehead made a motion supported by Jim Rudolph to form a subcommittee to meet with the townships new planner, John **Lacoangeli or Iacoangeli of** Beckett & Raeder. The committee members will consist of the ordinance officer, PC chair, BOT representative and one PC member. Marilyn will contact John to set up a date to go over future planning and cost of the first phase of planning.

Motion carried unanimously.

The Planning Commission members reviewed the minutes from the June 21, 2016 regular meeting. Ed Bajos made a motion, supported by Jim Rudolph to accept the minutes as corrected. Motion carried unanimously

Jim Rudolph reported on Township Board activities. In July the Township Board hired Becket and Raeder as the new planner, approved road work on Quarterline Road and within Bayshore, sent out bids for the sale of the cafeteria building, adopted a park ordinance, adjusted the ordinance officers hours and pay, and approved the purchase of one disc golf target. In August the BOT heard a presentation from Tip of the Mitt regarding septic tank inspection regulations, Michigan is the only State that does not have a State wide code. Only one bid for the sale of the cafeteria building was received and the BOT rejected it. Bids for the demolition of the cafeteria building will be sought. The township may switch EMS service from Emmet Co. to City of Charlevoix.

Zoning Administrator, Larry Sullivan presented a written report with an oral overview. Larry stated he will be working ten additional hours every week during the summer to deal with violations. Jim asked Larry to keep an eye on the blight problem on Townline Rd. Ed Bajos asked if Larry received a zoning application for an addition on Pincherry Rd. Larry stated he issued a permit.

Marilyn ~~More~~ **Morehead** made a motion, supported by Ed Bajos to schedule a public hearing for a PUD amendment within the Charlevoix Country Club, Blake Holding, LLC for an events barn on August 20, 2016. Motion carried unanimously. Larry will assure all documents and applications are complete before publishing dates. The PC wants copies of the original PUD maps, minutes and agreements.

The next meeting of the Planning Commission is September 20, 2016.

Ed Bajos made a motion, supported by Cliff Biddick to adjourn at 8:03 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Pat Phillips Planning Commission Secretary

Minutes approved as corrected September 20, 2016