

Hayes Township Planning Commission
Regular Meeting
February 17, 2015

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, Doug Kuebler, Ed Bajos, Pat Phillips, Jim Rudolph, Marilyn Morehead and Steve Wilson. Cliff Biddick was absent. Also present were Marlene Golovich, secretary, Ron VanZee, zoning administrator, Jim McMahon, Diane McMahon and Connie Saltonstall.

Chair Jim Rudolph asked to be joined in the pledge of allegiance.

No public comments.

The Planning Commission members reviewed the minutes from the January 20, 2015 regular meeting. Jim Rudolph made a motion, supported by Doug Kuebler to accept the minutes as written. Motion carried unanimously.

Doug Kuebler reported on Township Board activities. The new sign for CSG has been narrowed down to two choices and quotes are being solicited. Paul Hoadley was appointed to the Parks and Recreation Committee. The Charlevoix Township fire contract is being updated. Mary Campbell is retiring. A court of appeals date has been set for March 3, 2015 in Lansing for the EAB/Fowler case. The Board scheduled a public hearing for March 5, 2015 to take comment on the MNRTF grant application.

Zoning Administrator, Ron VanZee presented a written report with an oral overview.

Chair Rudolph turned the meeting over to Mary Campbell of M.C. Planning and Design.

Mary handed out a discussion draft from the January meeting.

Item A.

Item B. The PC discussed the need for a definition for navigable waters. Concerns about the depth needed to dock boats 5' vs 4' were discussed and Mary will contact Tip of the Mitt and the Lake Charlevoix Association about this.

Item C. Allow a deck/patio of approximately 160 sq. ft. either on the dock itself or in the 100 foot lakeside setback but not within the 50 ft. shoreland protection strip. The deck/patio must be made of a permeable material. If the applicant does not have an established shoreland protection strip one must be in place before a permit will be given for either deck/patio. The 160 sq. ft. deck attached to the dock will be inclusive of the 4 ft. width allowed for the dock. Only one deck/patio will be allowed, either attached to the dock or situated on land, not both.

Item D. Shared docks could have up to a 200 sq.ft. deck/patio attached inclusive of the 4 ft. dock width.

Item F. Add Each dock "or deck section" shall be located.....

The PC reviewed the list of suggested changes to the existing ordinance. Regarding the 1st four items on the list (various definitions and uses of all time high water mark) Mary will make the necessary changes to make the ordinance uniform.

Section 3.02, 2. Add spatial envelope to this section.

Section 3.05, 8. Change definition to Accessory Building & Structure (previously just Accessory Structure) and modify definition to include intended future use. Further discussion of Section 3.05 to take place at future meeting.

Section 4.12 Leave this section as is.

Section 5.03, 5, A. Change to read standards 1-12 to 1-11.

Section 3.19 Leave as is.

Sections 5.03, A, 10. Mary to provide language for private road standards for the PC to consider.

Section 5.03, 8, A. Make changes to allow ZA to approve changes to building envelopes provided the square footage remains the same or less and all other zoning ordinance requirements are met.

Section 7.01, 15, B. Language to prevent the change of the natural flow of water drainage. Mary to help with language for the threshold amounts for resource mining extraction and fill amounts.

Other items to be discussed at future meetings are storm water retention, regulating the area between the waters edge and the all time high water mark and accessory buildings in the front yards.

Jim McMahon stated that there is nothing in our ordinance that addresses runoff from adjoining properties. The Township Stormwater Ordinance that is administered by the County does not address existing subdivisions only new ones.

The next regular meeting of the Planning Commission is scheduled for March 17, 2015.

Jim Rudolph stated he will not be attending the April PC meeting.

Ed Bajos made a motion, supported by Marilyn Morehead to adjourn at 9:20 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Steve Wilson Planning Commission Secretary

Minutes approved as written March 17, 2015.

