

**Hayes Township Planning Commission**  
**Regular Meeting**  
**March 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, Pat Phillips, Jim Rudolph, Marilyn Morehead, Steve Wilson and Cliff Biddick. Ed Bajos was absent. Also present were Marlene Golovich, secretary, Ron VanZee, zoning administrator, Mary Campbell, Jim McMahon, Diane McMahon, Tom Darnton, Jerry Dawhof, Scott Philp and Connie Saltonstall.

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

Public comments: Jim McMahon suggested the PC consider regulating invisible dog fences within the shoreland protection strip. He believes it may be a safety concern. Mary Campbell stated that it may be hard to enforce.

The Planning Commission members reviewed the minutes from the February 17, 2015 regular meeting. Marilyn Morehead made a motion, supported by Doug Kuebler to accept the minutes as written. Motion carried unanimously.

Doug Kuebler reported on Township Board activities. The Board is hoping to get the entrance to Camp Sea-Gull moved this summer. The Board held a special meeting to take public comment on a 2015 grant application to the MNRTF for the boat launch. The local chapter of MTA will hold ~~there~~ **their** March 30, 2015 meeting at Hayes Township Hall. The topic will be the new County recreation millage.

Zoning Administrator, Ron VanZee presented a written report with an oral overview. Ron stated that a deck attached to a dock may require a DEQ permit. He will check into it.

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

Mary handed out a discussion draft from the February meeting.

**Section 3.14 4.**

B. Cliff provided information regarding water depth for docks

D. Mary to add wording regarding pervious surface for decks in the 100 foot setback. Mary to reword "(with area.....footage)"

F. The information regarding the number of moorings allowed is missing. Mary will put it back in. Ron asked if it was the intent to allow someone with a large amount of frontage to have such a high number of boats using the example of 1400 feet of frontage would

equal 14x3 boats. Because all the boats must be under the ownership of the property owner this would be less likely to happen.

G. Mary to add side yard setback wording.

**Section 5.03 8 A.**

6) Remove this suggested change.

**Section 6.03 L**

1) f) Remove this suggested change.

**Section 7.01.15 B**

1)b) Mary to make several changes to this section

1)c) Change the amount of fill extraction to 200 cubic yards

Mary will also investigate requiring a permit for all fill and excavation done within 100 feet of the lake.

All other changes presented are ok.

The PC had a brief discussion about allowing accessory buildings in the front yard. Mary suggested they think about it and discuss at the next PC meeting.

The next regular meeting of the Planning Commission is scheduled for April 21, 2015.

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

Marilyn Morehead made a motion, supported by Pat Phillips to adjourn at 9:15 p.m. Motion carried unanimously.

Respectfully submitted

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Marlene Golovich, recording secretary

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Steve Wilson Planning Commission Secretary

Minutes approved as corrected April 21, 2015