

Hayes Township Planning Commission
Work Meeting
May 14, 2015

The work 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, Steve Wilson, Jim Rudolph and Ed Bajos. Cliff Biddick and Marilyn Morehead were absent. Also present were Marlene Golovich, secretary, Mary Campbell, Ben Cunningham, Matt Cunningham, Mike Cunningham, Scott Philp, and Ethel Knepp.

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

Public comments: None received.

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

Mary polled the PC regarding the previous decision not to regulate dock length and width. Steve, Doug and Ed stated they were comfortable not regulating that part of docks. Jim stated that he was uncomfortable with no regulation and stated he was not comfortable leaving the regulation of docks to the DEQ and Corp of Engineers. He feels the township should regulate length. Pat stated she agreed with Jim, the township should not leave it up to the DEQ and Corp but she also worries about how the township would enforce the regulations.

Ethel Knepp stated that the PC agreed to let the DEQ handle it at their last meeting.

Mary suggested a review of the draft amendment prepared for this meeting (see attached).

Section 2.02 Definitions – Under Boat add motorized to sailboat

Section 3.14 Waterfront Regulations 4, D correct “or” to “of” Remove E. and re-letter F & G to E & F. Add lighting language to this section

Section 3.14 Waterfront Regulations 2B take out concrete and change to permeable

Section 3.16 Fences Walls & Hedges change to allow fences in the 100’ waterfront setback for properties abutting a public park.

Section 3.09 Storm Water Retention – Jim McMahon suggested changes to the section that the Pc agreed would be too hard to enforce “change of direction”.

Section 4.13 Schedule of Regulations – Ethel Knepp questioned why the Ag setback for a residence is greater than any other zone district. Mary will discuss with Brian Graham.

Section 3.05 Accessory Buildings – change R2 & R3 zone districts to read the same as R1 and R1 zone districts including footnote (a).

To be discussed at Tuesday May 19 meeting

Section 3.05 Accessory Buildings 8 (buildings as a Principle Use) now requires a 100' setback

Section 3.14 Waterfront Regulation allowing a small deck with pervious materials in the 100' setback. What about permanent fireplaces, walls, roofs, gazebos. Need definition of pervious or non-pervious materials.

Ed Bajos made a motion, supported by Pat Phillips to adjourn at 8:55 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Steve Wilson Planning Commission Secretary

Minutes approved as written May 19, 2015.