

Hayes Township Planning Commission
Regular Meeting
June 16, 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, Marilyn Morehead, Steve Wilson, Cliff Biddick, Ed Bajos and Jim Rudolph. Also present were Marlene Golovich, secretary, Ron VanZee, zoning administrator, Mary Campbell, Jim McMahon, Gladys Guevci, Travis Burke, Matt Cunningham, Christalle Pohlmeen, Alex Hollenbeck, and Connie Saltonstall.

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

Public comments: Connie Saltonstall handed out a proposal (see attached) asking that the PC consider her proposal. The PC reviewed the document. Cliff Biddick stated that it was worth discussion and stated that the permanent dock vs temporary docks does not hold water because they are both in place when the lake is being used. Matt Cunningham stated that the permanent dock that Connie was concerned about in Oyster Bay had pilings 12" diameter and would stand approximately 6' **about above** the deck of the dock to accommodate the owner's large vessel. Ethel Knepp stated that the discussion of one particular dock was unwarranted because regulations were not written to pertain to just one dock. Connie stated that the DEQ says Townships should regulate docks and doesn't understand why Hayes will not regulate them. She stated that the Township was concerned about protecting views from the road then why not the lake views. Jim Rudolph stated that we always require permits for all other structures why not docks. He stated we should be consistent. Ethel stated that we cannot regulate just one area of the lake. Jim Rudolph stated he was only interested in **regulation regulating** permanent docks not seasonal docks.

Steve Wilson made a motion, supported by Pat Phillips to table the discussion to a future meeting. Motion carried unanimously.

The Planning Commission members reviewed the minutes from the May 19, 2015 regular meeting. Marilyn Morehead made a motion, supported by Pat Phillips to accept the minutes as written. Motion carried unanimously.

Doug Kuebler reported on Township Board activities. The Board of Review will meet July 21. Pine Point is seeking a permit with the Townships blessing to remove grass from Eastern Ave. Beach. The Board adopted the 2015/16 budget.

Zoning Administrator, Ron VanZee presented a written report with an oral overview. Ron suggested that the PC take a look at the non-conforming section of the ordinance. Currently it does not allow for any type of expansion on a non-conforming structure.

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

Mary presented the proposed amendment changes to the PC for their review (see attached).

Section 1.07 Jurisdiction – This section to be added to regulate the area referred to as no man’s land. OK

Section 2.02 Definitions – This section is ok except for Permeable surface – remove the word “continuous” from the definition.

Section 3.05.7 Accessory Buildings – This section is ok.

Section 3.14 2.A and 3.14.2B Waterfront Regulations – Change wording as suggested by Bryan Graham.

Section 3.14.4 Waterfront Regulations – A thru E OK, F change wording suggested by Bryan Graham, G thru H OK

Section 3.16 Fences, Walls and Hedges - Include suggested changes from Bryan Graham and wording “provided the fence is at least 50% open.

Section 3.20 Lighting – OK

Section 4.13 Schedule of Regulations – OK add suggested changes from Bryan Graham

Mary asked if there were any more comments and if the PC was ready to set public hearing date.

Jim stated he was worried about the non-conforming section. Mary stated that she would write something for this section and send to the PC before the July meeting.

Public Comments – Travis Burke asked why he would not be allowed to build a home on his property because of where and existing accessory building was located. It was explained that because his property was zoned A-1 that regulation did not apply so he would be able to build his home after receiving all necessary permits.

Cliff Biddick made a motion, supported by Ed Bajos to schedule a public hearing for proposed ordinance amendments Tuesday, July 21, 2015 at 7:00 p.m. Motion carried unanimously.

Mary Campbell will publish the meeting notice in the New Review and send a copy to Ron VanZee to post in the Township hall and to Omar to publish on the web site.

Mary reminded everyone of hear party on June 30.

Cliff Biddick made a motion, supported by Pat Phillips to adjourn at 8:25 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Steve Wilson Planning Commission Secretary

Minutes approved as corrected July 21, 2015