

Hayes Township Planning Commission
Regular Meeting
September 15, 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, Pat Phillips, Marilyn Morehead, Cliff Biddick, Ed Bajos, Bob Jess and Jim Rudolph. Steve Wilson was absent. Also present were Marlene Golovich, secretary, Ron VanZee, zoning administrator, Rich Burnett, Jim McMahon, Doug Kuebler and Jerry Danhof.

Marilyn Morehead asked to be joined in the pledge of allegiance.

The Planning Commission members reviewed the agenda and added Election of Chairperson.

Ed Bajos made a motion, supported by Cliff Biddick to elect Pat Phillips as the Planning Commission Chairperson, Pat declined the nomination.

Pat Phillips made a motion, supported by Cliff Biddick to elect Marilyn Morehead as the Planning Commission Chairperson. Motion carried unanimously.

Rich Burnett stated he informed the zoning administrator in July of a violation of a rental property on Burnett Rd. The renter is running a mechanic business and may need approval for a cottage industry. Rich asked why no stop work order has been issued. He also stated that this business needs to follow proper procedure and wondered if the property owner was aware of the situation. Rich asked why this has been going on for 3-4 months without a zoning permit. Rich stated that he would like the Planning Commission to look into changing the ordinance so that renters do not have the same power as property owners. He also stated that the PC may want to look at how many cottage industries they allow in a given residential area. He stated there were already a lot of them on Burnett Rd.

Ron VanZee stated that he started monitoring the property in July and did so for 45 days. He talked to the renter who stated that he was just working on friend's vehicles but since that conversation it has grown. Rich stated that they have been soliciting business in the neighborhood. Doug Kuebler stated that they solicited him. Ron stated that he also talked to the property owner and has started the process to go before the PC. He also talked to the owner informing him that the permit goes with the land and not the renter. Ron stated that he would have needed the application by Monday, September 14, for the PC to schedule it for the October meeting. Ron did not receive the completed application. Ron will put a stop work order on it immediately.

Rich stated that a legit business has hoops to jump thru including licensing and insurance. He stated that it needs to be shut down now and not allowed to run until they are legit.

Ed Bajos stated that they didn't do things the proper way and they should be shut down.

Cliff asked how much authority a renter has. Ron stated the PC needs to determine that.

Rich asked if it fits in with the Township Master Plan. He also suggested the PC do a site visit to see if it is in keeping with a residential neighborhood.

Pat Phillips stated that we should be encouraging people who are trying to make an honest living by allowing cottage industry.

Marilyn Morehead asked what would happen if Ron puts out a stop order and the business continues. Ron stated it would then be a civil infraction.

Ron indicated that he would contact the attorney regarding the renter and the permit following the land.

The Planning Commission members reviewed the minutes from the August 18, 2015 regular meeting. Pat Phillips made a motion, supported by Ed Bajos to accept the minutes as written. Motion carried unanimously

Jim Rudolph reported on Township Board activities. An auction was held at CSG to dispose of surplus items. The board **is has** signed a contract with Bob Jess to provide documents regarding the repair of the rental cabins at CSG. Security cameras have been installed at the Park. The BOT did not approve the proposed ordinance amendments but instead sent them back to the PC to review and/or revise.

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

Cliff Biddick made a motion, supported by Jim Rudolph to change the next regular meeting date to October 13, 2015 so that the PC Secretary can attend a meeting in Lansing. Motion carried unanimously.

Jim McMahon asked if we would be hiring a new planner after Mary Campbells retirement and that the PC should start the screening process for that position now. Marilyn stated she thought after the first of the year (2016) would be a good time to start.

The next meeting of the Planning Commission is October 13, 2015.

Ed Bajos made a motion, supported by Pat Phillips to adjourn at 8:28 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Steve Wilson Planning Commission Secretary

Minutes approved as corrected October 13, 2015