
HAYES TOWNSHIP BOARD
MINUTES
July 9, 2012

The regular meeting of the Hayes Township Board was called to order by Supervisor Ethel Knepp at 7:40 p.m.

Board members present were Marlene Golovich, Jim Rudolph, Robin Kraft, Doug Kuebler and Ethel Knepp. Audience members were Mark Knapp, Ed Engstrom, Lynn Robinson, Kim Engstrom, Dan Barron, Dave Zipp, Dick Dauch, Sandy Dauch, Warren Nugent, Rich Burnett, Murray Kilgour, Mary Beth Kur, Bill Henne, Bill Eaton, Kathy Tulick, Danelle Hutcheson, Mike Hutcheson, Lee Haddix, Susan Haddix, Tom Helzerman, Pat Helzerman, Judith Winter, Paul Zardus, Colleen Mohr, Larry White, Larry Minch, Craig Williams, Mary Lou Wickowski, Pat Wickowski, Ed Bajos, Michael Nachazel, Laura Nachazel, Debbie Narten, Nathaniel Narten, Gary Gurizzian, George Lasater, and Shirlene Tripp.

REVIEWED AGENDA – Added fireworks regulations, Township Attorney duel representation, beach grooming and Eastern Ave. Beach boundaries.

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS – Dave Zipp asked why the Pledge of Allegiance is not done at the beginning of each meeting. Ethel Knepp stated that it would be a good idea to start. Sheriff Lasater presented the Township with a veterans plaque that he paid for with proceeds from his books on WWI, WWII and the Korean War. The Township will be installing the plaque and flagpole.

SHORT TERM RENTALS – Bryan Graham, Township Attorney, gave a brief overview of the options (see attached) the Township may consider for regulating or not regulating short term home rentals in a residential zone district. Bryan stated that the discussion at this meeting will be to get public input on short term rentals and to determine how the Township Board wishes to proceed. He stated that no decisions will be made at this meeting and that the discussion should not be about any individual case.

Various individuals spoke about the pros and cons of short term rentals in with sample comments as follows:

Short term rentals should be allowed

Short term rentals are used to help pay taxes and upkeep on summer homes

Why is this being brought up

This has been discussed by the Planning Commission and it should be treated the way it always has

It should take more than a couple of complaints to take action

It would be better for neighborhoods to form an association to deal with this

Short term rentals are not in compliance with residential zoning

Vacationers have a different mindset than on site residents

How will the Township police short term rentals

Don't confuse an individual renting his home with a business
B&B are less intrusive because the owner is on site
What about septic permits
Does the current ordinance permit short term rentals
Follow the current ordinance
Lots or short term rentals going on with no issues
Rentals are common practice in Hayes Township
Zoning ordinance should be applied fairly
Does not believe ordinance prohibits short term rentals
The ordinance does not talk about occupancy but about permanent living arrangements
The Township does not have a solid legal position to halt short term rentals
Will all rental homes be shut down
People will be forced to sell their homes
Renters care less about the neighborhood because they are on vacation
Large groups of people partying on vacation are a problem in residential neighborhoods

Township Attorney, Bryan Graham stated he would like to hear from the Board

Doug Kuebler stated that short term rentals should be left alone. He agrees with option #2 that allows short term rentals.

Jim Rudolph stated that they should be allowed but with regulations similar to cottage industry. Ethel Knepp stated she is concerned with how short term rentals affect the quality of life for the neighborhood and would consider some regulation

Robbin Kraft stated she does not like over-regulation and what is a nuisance to one may not be to another but is also concerned about the quality of life and would consider some regulations.

Marlene Golovich stated she supported short term rentals but with some regulations to reduce the negative impact to neighbors

Bryan Graham will draft a license ordinance for review by the Township Board.

FIREWORKS REGULATIONS – Bryan Graham will prepare draft of fireworks regulations for the Township Board to review.

CLERK PRESENTS

MINUTES – Jim Rudolph made a motion, supported by Robbin Kraft to approve the June 11, 2012 Budget Hearing Minutes as written. Motion carried unanimously.

Jim Rudolph made a motion, supported by Ethel Knepp to approve the June 11, 2012 Regular Board Meeting Minutes as written. Motion carried unanimously.

Ethel Knepp made a motion, supported by Doug Kuebler to approve the June 20, 2012 Special Board Meeting Minutes as written. Motion carried unanimously.

INVOICES – Ethel Knepp made a motion, supported by Jim Rudolph to approve invoices totaling \$18,433.54. Motion carried unanimously.

CORRESPONDENCE - Any correspondence received by the Clerk was provided to the Board Members for their review.

EASTERN AVE. BEACH – Property owners near Eastern Ave. Beach are concerned about the location of a dock and the storage location of dock sections. The new owners of the Darnton property now have a 70 ft. easement on the eastern border of the property but a dock has been placed in the public beach area. Ethel stated that she was told by the new owners stated they did not know where the dock or stored dock sections came from. If they do not belong to the new property owner then they can be removed by the Pine Point Association. The Board also discussed removal of vegetation to create a 30 ft. clear path to the water. ZA Jonathan Scheel will contact the Corp of Engineers to get permission for removal of vegetation.

REPORT FROM PLANNING COMMISSION – Jim Rudolph stated that the June Planning Commission meeting had been canceled.

TREASURERS REPORT - Robbin Kraft stated the tax bills went out and money is coming in.

SUPERVISOR REPORT - Supervisor Knepp stated Board of Review will meet July 17, 2012 at 4:00 p.m. Clerk to post the hall. Ethel also stated that Charlevoix Township did not have a problem with receiving the check for fire services after July 1. Ethel stated that Christie Bayus and Keith Charters from the MNRTF requested a tour of Camp Sea-Gull and that Marlene, Anne, Tom and she were on hand to answer questions. The Township will need to make wetland delineation on the Camp Sea-Gull site.

TRUSTEE REPORT – Jim stated that he will be exploring the last mile providers for wireless broadband for Hayes Township.

ZONING ADMINISTRATOR REPORT – Jonathan Scheel presented a written report and oral overview.

ROAD NAME - Motion by Ethel Knepp, supported by Marlene Golovich, to adopt the following Resolution

WHEREAS Charlevoix County Equalization Department has notified Hayes Township that they wish to have a private road named in Section 3 T33N R7W for the future welfare of the residents; and

WHEREAS the Equalization Department is asking that the Township Board pass a resolution naming the access easement/drive that sits on these properties (see attached map) so the Equalization Department may coordinate the County Numbering System within this properties; and

THEREFORE IT SHALL BE RESOLVED the Hayes Township Board shall name this private road “Pole Cat Lane (Pvt)” for the parcels involved as shown on the attached map.

Motion carried unanimously.

BLIGHT ADMINISTRATOR REPORT – Tammy Hopkins sent a written report.

STORMWATER ORDINANCE – Ethel Knepp made a motion, supported by Marlene Golovich to hold a public hearing on September 10, 2012 at 7:00 p.m. prior to the regular Board meeting. The purpose of this meeting is to take public comments on the proposed Uniform Storm water Management Ordinance for Charlevoix County. Motion carried unanimously.

PUBLIC COMMENTS – Paul Zardus stated that just like neighbors of short term rentals have concerns about their quality of life the neighbors of Camp Sea-Gull have the same concerns. He stated that he does not support a boat launch or overnight camping at the CSG location to protect his neighborhood.

Larry White stated there were very few people at Whiting Park on the other side of lake from Camp Sea-Gull. He also stated that the size of Whiting Park offers some very large buffers to protect adjoining neighbors.

Colleen Mohr asked if everything on the conceptual plan presented with the MNRTF application would have to be done. While the plan is conceptual and changes can be made the Trust Fund Board indicated that they are looking at implementing a way to follow up on given grants to make sure that the recreation opportunities on the conceptual plans are in place.

Without objection the meeting was adjourned at 9:55 p.m.

Respectively submitted

Marlene Golovich
Hayes Township Clerk

Minutes approved as written August 13, 2012