

Hayes Township Planning Commission

August 18, 2020

Regular Meeting

ZOOM Meeting 88358450383

CALL TO ORDER: Chairperson Roy Griffitts called the meeting to order at 7:00 p.m.

Members present: Roy Griffitts (Chair), Cliff Biddick, Omar Feliciano (Vice-Chair), Matt Cunningham (Board of Trustee Representative), Marilyn Morehead,

Excused absent: Ed Bajos, Doug Kuebler

Also, present: Ron VanZee (Zoning Administrator), Kristin Baranski (Clerk/Recording Secretary)

PLEDGE OF ALLEGIANCE TO THE FLAG: Mr. Griffitts led the Pledge of Allegiance.

REVIEW AGENDA: Add Shoreland Committee Recap following Zoning Administrator report
Agenda approved as amended.

DECLARATIONS OF CONFLICTS OF INTERESTS: None

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

None, public comments closed at 7:01 pm

APPROVAL OF MINUTES:

Marilyn Morehead made a motion, supported by Cliff Biddick, to approve the August 18, 2020 regular meeting minutes as corrected. A roll call was taken.

Yeas: Cliff Biddick, Omar Feliciano, Marilyn Morehead, Roy Griffitts, and Matt Cunningham.

Nays: none **Motion Carries**

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION: By Matt Cunningham

The Board of Trustees met on August 10, 2020 via ZOOM. The Board of Trustees updated the Zoning Fee Schedule. Ron VanZee and Roy Griffitts will review EMS contract and meet with local townships regarding keeping EMS costs down. December Board of review date was set, letters will begin to go out regarding US 31 N name change. The next Board Meeting will be September 14, 2020.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

The Zoning Board of Appeals had a scheduled meeting in August cancelled at the last moment. No meeting currently scheduled.

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ZONING ADMINISTRATOR REPORT: Ron VanZee presented a report covering all zoning activity.

SHORELAND SUB COMMITTEE: Marilyn Morehead presented an oral report. The Shoreland Sub-Committee visited two properties with principal structures being worked on. The first property is more than 100 feet from the lake, currently almost all lawn down. Shoreland Committee is recommending 25-30 feet of native plantings. The second property is a steep slope to the lake. The proposed plan is acceptable with an additional buffer on the north side of property.

Marilyn Morehead made a motion, supported by Cliff Biddick, to authorize Ron VanZee to finalize approval if plans meet specifics stated by Shoreland Sub-Committee for each parcel. A roll call was taken.

Yeas: Cliff Biddick, Omar Feliciano, Marilyn Morehead, Roy Griffiths, and Matt Cunningham.

Nays: none **Motion Carries**

NEW BUSINESS- Shawn Winter (Beckett @ Raeder) Winter presented the zoning ordinance annotated summary and encouraged feedback, clarification and direction to improve the ordinance rewrite process. The rewrite's intent is to create a more user-friendly document (streamline, clarify, limit legalese, use illustrations and hyperlinks) that aligns with the goals, objectives, future land use and zoning plan per the Hayes Township Master Plan. The new ordinance will be broken up into articles reflecting the following: Title and Purpose, General Provisions, Zoning Maps and Districts (each district will have a specific map and tables for ease of understanding), Overlay Districts, Site Development Standards, Supplemental Use Standards, Site Plan Review, Special Land Uses, Land Development Options, Nonconformities, Zoning Board of Appeals, Administration, Enforcement & Violations, Amendments & Severability, Definitions and possible additional considerations. Subcommittees have been created to provide feedback (Open Space: Farm & Forest/Doug Kuebler; Waterfront Development Regulations: Marilyn Morehead; Development Construction: Ed Bajos)

OLD BUSINESS: N/A

SET PUBLIC HEARING DATES: N/A

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SET/CONFIRM DATE OF NEXT PLANNING COMMISSION MEETING: The next Planning Commission meeting to take place on September 9, 2020 at 7:00 pm. at the Hayes Township Hall or Zoom as permitted.

PLANNING COMMISSION COMMENT: None

ADJOURNMENT: Cliff Biddick made a motion, supported by Marilyn Morehead, to adjourn the meeting at 7:59 pm. A roll call was taken.

Yeas: Matt Cunningham, Marilyn Morehead, Roy Griffitts, Cliff Biddick, Omar Feliciano

Nays: None

Motion Carried

Recorded by:

Respectfully Submitted by:

Kristin Baranski/Clerk

Omar Feliciano/PC Vice-Chair