

Hayes Township, Charlevoix County, Planning Commission

Regular Meeting of Planning Commission

January 18, 2022 7:00 pm

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, Michigan 49720

Zoom Meeting

<https://us02web.zoom.us/j/82334844160?pwd=cWlyVHZzcDNRK1BVSEpXSm94TG85QT09>

Meeting ID: 823 3484 4160

Passcode: 344345

+1 929 205 6099 US (New York)

AGENDA

Call to Order

Pledge of Allegiance

Review of Agenda

Declarations of Conflict of Interest

Approval of Minutes- December 21, 2021

Public Comments Unrelated to Agenda Items

Report of Township Board Representative to the Planning Commission

Report of Planning Commission Representative to the Zoning Board of Appeals

Zoning Administrator Report

New Business – Presentation by Stephen Schnell- Housing North on housing needs in the area

Review Preliminary Draft Article VII- Zoning Districts

2021 Year in Review

Old Business –

Set/Confirm Public Hearing Dates –

Set/Confirm Date of Next PC Meeting – February 15, 2022

Planning Commission Comment -

Public Comment

Adjournment

To best facilitate a hybrid meeting (in person as well as ZOOM) for the public, please adhere to the following guidelines:

In person attendance

1. Doors to the hall will open at 6:45 pm
2. Please voluntarily provide a name for the record
3. Please hold all comments until the appropriate designated public comment agenda item
4. To maintain an orderly meeting while providing opportunity for the public to be heard, Planning Commission Chairman will call names in appropriate order
5. We ask that you voluntarily state your name for the record
6. Direct all comments to the planning commission
7. Keep comments brief and to the point (3 minutes per person); deputy clerk will advise when time is up
8. Do not speak while others are speaking
9. Minutes may not be yielded to other speakers.

Via ZOOM attendance

1. Upon signing into the meeting, please voluntarily provide a name for the record
2. All ZOOM participants will be admitted from the waiting room prior to the start of the meeting
3. All ZOOM participants will remain muted until called on during the appropriate designated public comment agenda item
4. Please raise your hand to be called on during public comments
5. Direct all comments to the planning commission
6. Keep comments brief and to the point (3 minutes per person); participant will be muted at 3 minutes
7. Minutes may not be yielded to other speakers.

Note: A quorum of the Hayes Township Board members may be present at this meeting. No Hayes Township Board business will be discussed or conducted at this meeting.

Hayes Township Planning Commission
December 21st, 2021
Regular Meeting
At Hayes Township Hall

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

Members present Roy Griffiths (Chair), Ed Bajos, Matt Cunningham (Board of Trustee Representative), Omar Feliciano (Vice-Chair), and Marilyn Morehead, Steve Bulman. Rex Greenslade excused absent.
Also, present: Ron VanZee (Zoning Administrator), and April Hilton (Recording Secretary/Deputy Clerk).
Audience members signed in: Robert Jess (ZOOM), Greg Denzinger (ZOOM), Tim Boyko (ZOOM), Mike Keen, Mary Keen, Luanne Kozma, Ellis Boal, Bruce Wood, Michael Wood, Tanya Whitley, Doug Kuebler, and Abe Manthei.

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

REVIEW AGENDA:

Mr. Griffiths made a motion, supported by Ms. Morehead to approve the agenda as amended.
Motion Passed
Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.
Nays: None

RESUMPTION OF PUBLIC HEARING ON BAY HARBOR YACHT CLUB SPECIAL USE PERMIT APPLICATION- APPLICATION WITHDRAWN BY APPLICANT.

Public hearing opened 7:02pm
Ms. Morehead made a motion, supported by Mr. Feliciano, to approve the closing of the Bay Harbor Yacht Club Public Hearing after applicant withdrew their application.
Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.
Nays: None

Public hearing closed 7:03pm

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES NOVEMBER 16th, 2021 REGULAR MEETING:

Mr. Cunningham made a motion, supported by Mr. Feliciano, to approve the November 16, 2021 regular meeting minutes as presented. Motion passed.

Hayes Township Planning Commission
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Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

APPROVAL OF MINUTES NOVEMBER 23RD, 2021 SPECIAL USE PERMIT PUBLIC HEARING

MEETING:

Mr. Bajos made a motion, supported by Mr. Cunningham, to approve the November 23rd, 2021 special use permit public hearing minutes as amended. Motion passed.

Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

Public comments open at 7:06pm

Comments included discussion of the court case against the Township which was dismissed.

Public comments closed at 7:13 pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Matt Cunningham gave an oral report of the December 13th, 2021 Board of Trustees meeting.

The next Board meeting will be January 10th, 2022.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE: N/A

ZONING ADMINISTRATOR REPORT: Ron VanZee presented an oral Zoning Administrator report. A copy of this report is available at the township hall.

NEW BUSINESS

Public hearing opened 7:16pm

PUBLIC HEARING REZONE PARCEL 15-007-115-009-00 REQUEST BY BRUCE AND
CONNIE WOOD TO REZONE PARCEL FROM AGRICULTURAL DISTRICT TO RURAL
RESIDENTIAL.

No Public comment.

Public hearing closed at 7:22PM

The Planning Commission applied the following standards and factors in the consideration of this rezoning request.

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Is the proposed rezoning consistent with the Hayes Township Master Plan? **YES**
Is the proposed rezoning reasonably consistent with surrounding uses? **YES**
Will there be an adverse physical impact on surrounding properties? **NO**
Will there be an adverse effect on property values in the adjacent area? **NO**
Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning? **YES**
Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations? **NO**
Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)? **NO**
Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications? **YES**
Is the rezoning in conflict with the planned use for the property as reflected in the Land Use Plan? **NO**
Is the site served by adequate public facilities or is the petitioner able to provide them? **YES**
Are there sites nearby already properly zoned that can be used for the intended purposes? **NO**
Are other local remedies available? **NO**

Mr. Bajos made a motion, supported by Ms. Morehead, to approve the rezone for Parcel 15-007-115-009-00 requested from Agricultural District to Rural Residential. A roll call was taken.
Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.
Nays: None

MANTHEI CORPORATION PRE-APPLICATION CONSULTATION

Pre-application consultation was presented by Abe Manthei for a Redi-Mix Plant public hearing request.

ANNUAL ORGANIZATIONAL MEETING

Mr. Bajos made a motion, supported by Mr. Bulman, to approve the meeting dates for the 2022 annual year.

Mr. Bajos made a motion, supported by Ms. Morehead, to amend the November meeting date to November 15th, 2022.

Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

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Mr. Bajos made a motion, supported by Mr. Cunningham, to nominate Roy Griffitts as Chair of Planning Commission.

Yeas: Roy Griffitts, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

Mr. Bajos made a motion, supported by Ms. Morehead to close nomination.

Mr. Cunningham made a motion, supported by Mr. Bulman, to nominate Omar Feliciano as Vice-Chair of the Planning Commission.

Yeas: Roy Griffitts, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman

OLD BUSINESS:

Planning Commission will continue working on the ordinance at the January 2022 regular Planning Commission meeting.

SET/CONFIRM DATE OF NEXT REGULAR PLANNING COMMISSION MEETING:

Next regular Planning Commission meeting will take place on January 18th, 2022 at 7:00 pm at the Township Hall.

PUBLIC COMMENT:

Public comments open at 8:16pm

Comments included support for the Manthei Corp. pre-application consultation.

Public comments closed at 8:40 pm.

ADJOURNMENT:

Mr. Bajos made a motion, supported by Mr. Cunningham, to adjourn the meeting at 8:18 pm. Motion passed.

Yeas: Roy Griffitts, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

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148 Respectfully Submitted by:

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151 April Hilton

152 Deputy Clerk/Recording Secretary

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NORTHWEST MICHIGAN
HOUSING READY CHECKLIST



HOMES FOR OUR FUTURE



Housing North is a nonprofit organization formed in 2018 to build awareness, influence policy, and grow capacity and resources so communities can create housing solutions that meet their unique needs. It's governed by a ten-county Board of Directors that represent business; philanthropy; local, county, and tribal government; workforce development; and housing agencies from throughout the ten-county region of Northwest Lower Michigan.

www.housingnorth.org

This checklist is adapted from the Housing Ready Checklist developed by the Leelanau County Housing Action Committee.



HOUSING READY CHECKLIST

Northwestern Michigan is experiencing a shortage of housing – particularly rental housing – that is affordable to a broad range of income levels. The short supply of available housing leaves many families with few choices but to live in deteriorating, inadequate, unsafe, or unaffordable homes—if they stay or move to the region at all. Families and young people may choose to live elsewhere, limiting our workforce and harming businesses. Businesses struggle to find employees who can afford to nearby and often lose potential new recruits to businesses where more affordable housing options are available. Quality housing means quality employees.

Without spending significant resources, local governments and communities can help by ensuring that there are opportunities for development that can create a variety of housing options for all people in the community. Local and county governments can work in partnership with developers and community organizations and businesses to support housing goals and smart, sustainable projects.

This checklist is designed to help communities evaluate their own standards, strategies, plans, and ordinances to ensure they are designed in a way that meets local needs for workforce housing. It is adapted from the Housing Ready Checklist developed by the Leelanau Housing Action Committee, which was based on practices that have been used in many communities' local plans and zoning ordinances to create more development opportunities and support workforce housing initiatives.

Local Government Roles

Planning commissioners and elected boards, like city councils and township boards, make decisions about zoning and development in villages, townships, and some counties in Northwest Michigan. This means local governments are essentially the 'gate keeper' for directing and determining what type, how much, and where workforce housing is built in your community. Without proper regulations and policies, developers are forced to pursue expensive, time-consuming rezoning or variance requests interfering with project schedules, creating project uncertainty, and often litigation or abandonment of their project.

Using the Housing Ready checklist, we can begin local conversations about how to ensure that our communities' policies are fair and predictable, and that they allow the types of housing we need, while preserving the local character that makes Northwest Michigan such a desirable place to live.



HOW TO USE THIS CHECKLIST

Very few, if any, communities will be able to answer “yes” to every question on this checklist—and not every community will want to! Each community’s plans, policies, and procedures are unique to local circumstances, and the inclusion of elements on this checklist doesn’t necessarily mean they’re appropriate for your community. Rather, the checklist can be a starting point for examining how your community plans for housing choices.

Where Do We Start?

Advocates or officials can suggest or request that their local planning commissions and/or elected boards complete and/or review the checklist at a study or working session, or even at a joint meeting of the planning commission and elected board. Local housing networks or Housing North staff can help facilitate the checklist completion process and conversation. Once the checklist is complete, local officials may identify some elements that can be added or modified in local plans and policies as a “to-do” list for action.

Understanding the Terms in this Document

It’s unlikely that everyone in the conversation will be familiar with all of the terms and techniques included in the checklist. Local partners, advocates, community networks, and Housing North can help by participating in local discussions and sharing resources and information. Contact information is available on www.homesforourfuture.org.

We Know What We Need to Change! Now What?

Changes to policies, plans, and procedures can be complex and time-consuming. While some communities have staff to help make changes, others may want or need to consider outside assistance from planning consultants and others. Housing North and local housing networks are here to help. Please visit www.homesforourfuture.org for information on local housing networks that can provide recommendations on technical assistance, help with zoning reviews, or questions or suggestions on the checklist.

What is Workforce Housing?

Generally speaking, workforce housing means housing our workers can afford—our teachers, restaurant employees, firefighters, electricians, and others making around the County’s median income. Nearly all experts agree that a household’s housing costs should not exceed 30% of its income. Therefore, workforce housing commonly refers to housing that costs less than 30% of the area’s median income—and that housing is becoming harder and harder for the workforce to find. Current local median income data, and more information on housing terms and definitions is available online at www.homesforourfuture.org.



The Housing North Homes for Our Future campaign is a call to action for the public, local governments, employers and schools. The Housing Ready Checklist is one way communities can participate in the campaign. Other resources and opportunities for participation, like sample resolutions, messaging guidance, data, a calendar of events, best practices, and more, are available online at



COMMUNITY NEEDS ASSESSMENT

Understanding the needs for housing, and the barriers standing in its way, is an important first step in determining which changes are needed in your community's plans, policies, and procedures.

Has your community taken steps to understanding local housing needs?

1. Has your community expressed an interest or need for more housing options?
2. Have the following stakeholders participated in discussions regarding the need for workforce housing?
☐ employers ☐ school districts ☐ families ☐ local residents ☐ nonprofits ☐ other jurisdictions
☐ developers ☐ landowners
3. What methods have been used?
☐ questionnaire/survey ☐ public comment ☐ online options ☐ public meeting(s)
☐ presentation of options with discussion ☐ focus groups ☐ other

PLANNING STRATEGIES

The legal framework for determining where and what type of development occurs through zoning—but zoning must be based on an adopted community master plan. Plans are an important way to begin conversations about housing, and can provide guidance about how housing needs should be addressed and accommodated in local policies and zoning ordinances.

Has your community considered planning initiatives or amendments to address housing?

1. Y ☐ N ☐ a Master Plan that advocates for housing that meets the needs of all residents
2. Y ☐ N ☐ setting a goal for an amount of workforce housing needed (as a number of units or as a percentage of total housing) and developed a method to track progress
3. Y ☐ N ☐ mapping priority development areas in and adjacent to villages and settlements where workforce housing is to be included with other housing types
4. Y ☐ N ☐ "pre-permitting" selected sites within the designated priority development area(s)
5. Y ☐ N ☐ becoming "Redevelopment Ready Certified" to access Michigan Economic Development Corporation (MEDC) financing, resources, and marketing?

BEST PRACTICE HIGHLIGHT: MANISTEE HOUSING ACTION PLAN

The Manistee Housing Action Plan, adopted by the Manistee City Council in October 2019, summarizes housing needs and identifies local policies and actions that could support new housing efforts. Recommendations address zoning, financing, communications and public outreach, tax incentives, and more. The plan was developed through the Rising Tide Initiative of the Michigan Economic Development Corporation, in partnership with Beckett & Roeder and Housing North, and is available online at mrisingtide.org/Manistee.



ZONING STRATEGIES

Development begins with zoning, which is a locally-adopted law that regulates where, how, and what type of development is allowed in a community. The right zoning can create a clear, predictable path for developers to follow, resulting in the type of housing that a community wants and needs. But it can also be a barrier, preventing the construction of many types of in-demand homes, increasing development costs, or requiring complex and lengthy approval processes. It's important for communities to make sure that their local zoning ordinances are up-to-date, fair, predictable, and reflective of the community's needs and preferences for housing.

Does your community's zoning ordinance include/allow the following:

1. Y ☐ N ☐ an established, simple, and easily accessible development approval process
2. Y ☐ N ☐ lot splits
3. Y ☐ N ☐ single family homes to be converted to multi-family units
4. Y ☐ N ☐ expanded boundaries of high density residential districts
5. Y ☐ N ☐ a mixture of densities and dwelling types that are allowed by right (preferably) or by special use, especially in priority development area(s), including:
 - Y ☐ N ☐ multi-family housing (townhomes, condos, apartments, duplexes, multiplexes, etc.), with the same/similar lot dimension requirements as single-family homes when practical
 - Y ☐ N ☐ small minimum dwelling size (450 sq. ft. or less is suggested) for all housing types
 - Y ☐ N ☐ zero lot line homes
 - Y ☐ N ☐ dormitory housing or boarding room housing in certain districts under defined conditions
 - Y ☐ N ☐ mixed-use buildings that allow housing in commercial districts
 - Y ☐ N ☐ accessory dwelling units (ADUs) or granny flats
 - Y ☐ N ☐ cottage developments
6. Y ☐ N ☐ definitions that distinguish between "long-term rental" and "short-term rental"
7. Y ☐ N ☐ single-room (long-term) rentals in single-family homes
8. Y ☐ N ☐ an ordinance that regulates short-term rentals, including limiting or prohibiting short-term rentals of non-owner occupied homes in districts targeted for workforce housing
9. Y ☐ N ☐ an ordinance that allows Planned Unit Developments (PUDs) through a clear, fair, predictable process that encourages inclusion of workforce housing
10. Y ☐ N ☐ form-based zoning in districts that have been designated as priority development area (s)
11. Y ☐ N ☐ encourage or incentivize energy efficiency and sustainability to maintain affordability
12. Y ☐ N ☐ overlay districts to delineate priority development area (s) for workforce housing



ZONING STRATEGIES

Does your community's zoning ordinance allow incentives for workforce housing including:

1. Y ☐ N ☐ density bonus when retaining open space
2. Y ☐ N ☐ density bonus when a percentage of units are set aside for workforce housing
3. Y ☐ N ☐ reduced number of parking spaces required
4. Y ☐ N ☐ reduced utility hookup fees
5. reduced minimum dwelling and lot width and size for:
☐ below market-rate housing ☐ districts targeted for workforce housing ☐ in-fill development
6. Y ☐ N ☐ height bonuses if residential is incorporated in a mixed-use building
7. Y ☐ N ☐ emphasizing incentives in priority development area(s)

Has your community considered the following regarding Accessory Dwelling Units (ADUs or "Grannie Flats"):

1. Y ☐ N ☐ minimal restrictions on ADU height, dwelling size, lot area, ratio of ADU size to primary residence size, maximum number of bedrooms/occupants, and parking
2. Y ☐ N ☐ ADUs for long-term rentals allowed by-right
3. Y ☐ N ☐ one attached and one detached ADU is allowed on same property
4. Y ☐ N ☐ limit or eliminate short-term rental of ADUs in districts targeted for workforce housing

BEST PRACTICES HIGHLIGHT: CITY OF CHARLEVOIX ZONING CHANGES

In response to an urgent need for workforce housing by local businesses, the City of Charlevoix has taken a proactive stance to housing readiness by updating local plans and policies. Beginning in 2017, it began exploring and adopting changes to zoning that would create more opportunities for housing development in the City. Zoning has since been amended to allow accessory dwelling units, conversions of single-family homes to two-family homes, and single-room rentals in owner-occupied homes, all while streamlining approval processes for development. At the same time, the City is exploring innovative ways to regulate short-term rentals in order to ensure that the new housing created by its zoning changes remains available for year-round residency. The City is also exploring other ideas, including use of City-owned property for housing development and infrastructure incentives for residential development.



FUNDING & FINANCING

When building homes that are affordable to the workforce, there is almost always a “gap” between the costs of construction and a price that’s affordable to the end buyer or renter. Builders and partners have to find a way to fill that gap, often with grants, low-interest loans, donations of land, tax incentives, or waived infrastructure or other fees. It often takes a significant investment of time and expertise to find and secure that gap funding or subsidy. Local governments can help by approving tax incentives or other tools, or even providing a local source of funding that can be applied to predevelopment activities and/or financial gaps in a project. These activities demonstrate local commitment and reduced project risk to funders, and can leverage significant investment from public or private sources.

Has your community considered or implemented:

1. Y ☐ N ☐ working with community development finance institutions (CDFIs) to provide financing for developers and buyers when banks won’t lend
2. Y ☐ N ☐ adopting an ordinance and clear approval procedures for payment in lieu of taxes (PILOT) incentives
3. Y ☐ N ☐ establishing a Neighborhood Enterprise Zone to provide tax incentives for home rehabilitation and new residential development
4. utilizing the following to acquire land or fund the development of workforce housing:
☐ Michigan or county land bank authority ☐ Brownfield Redevelopment Authority ☐ tax increment financing ☐ housing tax exemption ☐ Payment In Lieu of Taxes (PILOT) ☐ private/government grants ☐ private land trusts ☐ local investment groups ☐ private and public donations ☐ other

ENSURING LONG-TERM HOUSING AVAILABILITY AND AFFORDABILITY

Whenever communities work to encourage more housing choice, it’s important to consider how—and for how long—that housing will be made available to the workforce and other long-term residents. There’s often a concern that new homes created under these housing initiatives will be marketed or “flipped” for a windfall profit, and/or that they’ll be converted into short-term rentals like AirBnBs. These practices can be easily avoided with a little forethought and some partnerships with housing agencies and others, through mechanisms like deed restrictions, second mortgages, and community land trusts. These practices require that homes are only eligible to be sold or rented to income-eligible households at an affordable price, and that they’ll be occupied only by the owner or primary renter. Local governments, developers, and community organizations can enter into partnerships with nonprofit developers or housing agencies that routinely manage these types of requirements.

More information on community land trusts and shared equity homeownership is available from the organization Grounded Solutions, online at groundedsolutions.org.



DEVELOPMENT OPPORTUNITIES

A hallmark of successful workforce housing projects is participation and support from a variety of partners: private developers, local governments, community development finance institutions, state agencies, volunteers, and nonprofits. Because development is so expensive, and often require different funding sources, projects tend to be complicated, and require help from multiple partners. Your community can play a key role in streamlining the development process by convening those partners and coordinating projects, while ensuring that local assets and infrastructure are “housing ready.”

Has your community considered or implemented:

1. Y ☐ N ☐ partnerships with nonprofits, businesses, schools, and private developers to advance workforce housing development?
2. Y ☐ N ☐ working with partners to market housing development opportunities?
3. Y ☐ N ☐ whether your current infrastructure supports increased housing density?
4. identifying factors that limit density:
☐ parking ☐ roads ☐ soil conditions ☐ Brownfield(s) ☐ septic/sewer ☐ other
5. Y ☐ N ☐ opportunities to rehab deteriorated, abandoned, or unused buildings or properties for workforce housing?
6. Y ☐ N ☐ a transparent, easy to follow “developer’s checklist” of zoning and other requirements that must be met before a project is launched?
7. Y ☐ N ☐ forms and permits that are simple, easy to access, and make the development process as transparent and efficient as possible?
8. Y ☐ N ☐ establishing or using the county or state land bank authority as a development tool and partner?
9. Y ☐ N ☐ creating an inventory of local-government owned properties, redevelopment-ready properties, or other sites available and appropriate for housing development?

BEST PRACTICE HIGHLIGHT: LEELANAU HOUSING PARTNERSHIPS

Leelanau County is home to a number of local partners that work closely together on housing initiatives. The Leelanau Housing Action Committee, a committee of the Leelanau County Planning Commission, focuses on building “housing readiness” in the County by working with local governments to share information about housing needs and promote the Housing Ready Checklist, which it developed in 2019. Meanwhile, the Leelanau County Land Bank Authority provides important tax benefits and revenue to kick-start private investment on tax-foreclosed or other properties. In partnership with housing nonprofits like Habitat for Humanity and Leelanau REACH—a volunteer-based local housing nonprofit focused on creating new housing opportunities. With property donations from local philanthropists, financing from community development finance institutions (CDFIs) like the Opportunity Resource Fund, and development assistance from the Traverse City Housing Commission, REACH has coordinated the development of four single-family workforce homes in Northport.

CHARLEVOIX COUNTY NEEDS HOMES FOR OUR FUTURE



The 2019 Northwest Michigan Target Market Analysis studied the demand for housing through 2025 in communities throughout Northwest Michigan. Based on the potential for demand from current residents moving within the community, as well as people who would move here from outside the community, the study found that the market could support **1,192** additional housing units through 2025 in Charlevoix County. Those new units could be newly-constructed homes or apartments, or they could be the repair and conversion of existing homes or buildings.

HOW MANY MORE RENTAL UNITS DO WE NEED IN CHARLEVOIX COUNTY?



792
RENTALS NEEDED

Household Incomes

Up to \$26,000
\$28,000 - \$40,000
\$42,000 - \$60,000
\$64,000+

Affordable Rents

\$650 and less
\$700 - \$1000
\$1050 - \$1500
\$1600 +

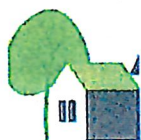
Units

499
243
39
11

% of Potential Demand

63%
31%
5%
1%

HOW MANY MORE HOMEOWNERSHIP UNITS DO WE NEED IN CHARLEVOIX COUNTY?



400 OWNER UNITS

Household Incomes

Up to \$60,000
\$70,000 - \$100,000
\$110,000 - \$150,000
\$160,000

Affordable Home Values

\$150,000 and less
\$175,000 - \$250,000
\$275,000 - \$375,000
\$400,000+

Units

150
208
28
14

% of Potential Demand

38%
52%
7%
4%

WHY IS THE DEMAND SO HIGH?

The study takes into account homes that are available now, and what people are looking to buy and rent. Because our population has changed so much over the years, we don't have the type of housing that many people are looking for, like small homes, apartments, and other rental options. These units are needed by empty nesters, retirees, and young people just starting out—all of whom have smaller households. However, many homes currently available were designed for large families, and are often too big and expensive for many of today's homebuyers and renters.

WHO CAN AFFORD THE RENT?

The "housing wage" is the amount a worker would need to earn in order to afford a typical rental. In Northwest Michigan, rents are far higher than what many renters can afford. The lack of affordable options contributes to a high demand for new units at different price points.

CHARLEVOIX COUNTY
HOUSING WAGE

\$14.60

MINIMUM WAGE

\$9.45

AFFORDABLE RENT FOR RENTER
EARNING MEAN WAGE

\$759

AFFORDABLE RENT FOR FULL-
TIME MINIMUM WAGE WORKER

\$491

LOCAL SOLUTIONS

"Missing middle" housing types like duplexes, fourplexes, and small apartments can be more affordable and more in line with what the region's households are looking for. Yet, funding, and sometimes local politics, limit options to build these housing types. Legislation authorizing new revenue sources and tax incentives can support these private-sector solutions, and local changes to zoning or other policies can streamline the process for builders.

More information and resources are available on homesforourfuture.org and housingnorth.org



- Identification and preservation of scenic road corridors
 - Waterfront protection, enhancement, use, and maintenance
 - Identification and preservation of scenic views
 - Agriculture
 - Dark sky protections
 - Wayfinding
 - Standards that minimize visual signage impacts
 - Design guidelines for streets, buildings, and public spaces that maintain a sense of place
 - Site plan review standards that promote distinctive and attractive retail centers
- Support efforts to minimize blight through ordinance enforcement, housing rehabilitation programs, and other activities that reflect the character of the community.

PROTECT THE ECONOMIC VITALITY OF FARM AND FOREST LANDS (WORKING LANDS)

Goal: Support the economic vitality, continued operation, and growth of agriculture and forestry in Charlevoix County.

Objective 1: Facilitate, support, and encourage farmland and forestland protection efforts throughout the County.

Actions:

- Identify farm and forest lands in the County that are unique, viable, and important for future protection efforts.
- Work with governmental agencies, educational institutions, and nonprofit organizations to increase citizens' understanding of farm and forest lands, including the need for preservation.
- Participate in and coordinate efforts to protect farm and forest land with the townships, Charlevoix County Farm Bureau, Little Traverse Conservancy, and other community groups.
- Support the business marketing, retention and development efforts of the Northern Lakes Economic Alliance (NLEA) in the agriculture and forestry sectors.
- Work with partners including the townships, Charlevoix County Farm Bureau and landowners to promote programs such as Michigan's Farmland and Open Space program (formerly P.A. 116), the Qualified Forest Properties Program, Qualified Agriculture Lands programs, and other programs that create incentives for landowners to voluntarily retain their lands for farming and/or forestry uses.
- Work with local units of government, nonprofit organizations, conservation groups, and other governmental agencies to recommend best forestry management practices to buffer and minimize the visual

Facilitate, support, and encourage efforts by local units of government and land conservancies to develop a coordinated program to protect lands that have unique natural features and significant open spaces.

impacts of forestry activities.

Objective 2: Coordinate planning and zoning policies that support agricultural production, innovation, and financial viability.

Actions:

- Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
- Agricultural tourism
 - Food production and processing
 - Food distribution, food hubs, and food innovation districts
 - Small-scale urban agriculture
 - Community gardens, market gardens, and other small-scale food production
 - Farmers markets, roadside stands, and other direct-to-consumer retail activities
 - Options to purchase or lease farmland development rights or easements
 - Protection and active use of prime agricultural soils
 - Transfer of development rights
 - Density-based or cluster zoning that preserves larger tracts of working lands
- Facilitate, participate in, support, and encourage educational opportunities on the benefits and opportunities of various techniques of density-based zoning.

PROTECT UNIQUE NATURAL FEATURES & OPEN SPACE

Goal: Maintain and enhance the unique natural features and open spaces that draw people to Charlevoix County.

Objective 1: Coordinate policies, plans, and ordinances that protect, preserve, and enhance natural features and green infrastructure.

Actions:

- Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
- Sensitive natural features or high-quality environments
 - Cluster development
 - Incentives for preservation of open space or green infrastructure
 - Overlay districts for environmentally sensitive areas
 - Forestry management
 - Low-impact design
 - Methods to prevent and mitigate invasive species impacts such as using native species and/or

Article VII

Zoning Districts and Maps

Preliminary Draft

Section 7.01 Classification of Zoning Districts

1. Zoning Districts

For the purpose of this Ordinance, the following Zoning Districts shall be established in Hayes Township.

CR	Conservation Reserve
ARR	Agricultural and Rural Residential
R-1	Residential
MR	Multiple Family Residential
MHP	Mobile Home Park
C1	Commercial
I1	Industrial

2. Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Hayes Township Zoning Map, Charlevoix County, Michigan" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance.

3. Boundaries of Districts

Unless otherwise specified, the boundary lines of the Zoning Districts shall be interpreted as following along section lines, or customary subdivisions of sections, or centerlines of highways or streets, or the shoreline of waterways, or property lines of legal record at the office of the Charlevoix County Register of Deeds on the date of the enactment of the Zoning Ordinance. The official Zoning Map shall be the final authority in any dispute concerning district boundaries. The official map shall be kept up to date, with any amendments to the Ordinance involving changes to the official map noted and portrayed on said map.

The official zoning map, including legally adopted amendments, shall be designated as such by the signature of the Township Clerk. Where uncertainty exists as the exact district boundaries, the following shall prevail:

- A. Where boundary lines are indicated as approximately following streets, alleys, or highways; the center lines of the said streets, alleys, or highways shall be considered to be exact boundary lines.
- B. Boundaries indicated as approximately following lot lines shall be considered to follow said lot lines.

- C. Where the application of the above rules leaves a reasonable doubt as to the exact location of a district boundary, the provisions of the more restrictive district shall govern the entire parcel in question, unless determined otherwise by the Zoning Board of Appeals.

4. Zoning of Vacated Lands

Whenever any street, alley, highway, or other public right-of-way within the Township has been abandoned by official government action, such right-of-way lands attach to and become part of the land adjoining. Such right-of-way lands property shall automatically acquire and be subject to the provisions of the Zoning District of abutting property. In the case of an abandoned right-of-way which also serves as the district boundary, the centerline of the right-of-way shall be the district boundary.

5. Zoning of Filled Areas

Whenever, after appropriate permits are obtained, any fill material is placed in any lake, stream, or wetland so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any lake or stream within the Township unless appropriate permits are obtained from the Michigan Department of Environmental Quality and U.S. Army Corp of Engineers, as required.

6. Zoning District Changes

When district boundaries change, any non-conforming use may continue subject to all other applicable provisions of this Ordinance.

Section 7.02 Conservation Reserve District (CR)

The following provisions shall apply to the Conservation Reserve District (CR).

1. Intent

The land uses in this district are intended to promote the proper use, enjoyment and conservation of water, land, topographic and forest resources of the Township particularly adapted to recreational and forest uses. The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments. If properly integrated, the inclusion of such uses is provided for by special approval.

2. Permitted Uses

- A. Parks, playgrounds, recreational areas and community centers
- B. Conservation areas for fauna and flora

C. Accessory buildings and uses customarily incidental to the above permitted uses

3. Uses Subject to Special Use Permit

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **SECTION XXXXXXXX** *Uses Subject to Special Use Permit* and the applicable portions of **ARTICLE XXXXXXXX** *Supplemental Site Development Standards*.

- A. Docks and launched ramps
- B. Recreational Camps
- C. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of **Section XXXXXX** *Supplemental Site Development Standards*.
- D. Accessory buildings and uses customarily incidental to the above special uses.

4. Dimensional Regulations

Structures and uses in the Conservation Reserve District are subject to the area, height, bulk and placement requirements in **Section XXXX** Schedule of Regulations.

Section 7.03 Agricultural (AG)

The following provisions shall apply to the Agricultural (AG).

1. Intent

The Agricultural is designed to promote the use of wooded and rural areas of the Township in a manner that will retain the basic attractiveness of the natural resources and provide enjoyment for both visitors and the community at large. The primary intent of the District is to hold the rural Township areas for agricultural and forestry purposes and to allow some multiple uses of marginal farm-forest lands. Residential uses are considered secondary in Agricultural, the minimum lot size for Agricultural Zoning is 5 acres, however given the rural nature of areas of the township, some 2 acre lots are allowed subject to the uses allowed by right in the R-1 Zoning District where the creation of these lots does not fragment the larger AG areas.

It is the intent of the AG district is to provide for a variety of comparatively low-density residential lifestyles in a manner which preserves open spaces and natural resources of the Township and the Township's rural character. These smaller parcels for residential purposes require a minimum of 2 acres and are intended to preserve open space for agricultural uses. The expanses of open spaces and natural resources, including woodlands, wetlands, hillsides, fields, and farmland comprise the fundamental rural character of the Township which residents wish to protect for future generations. This designation includes limited existing farms and it is not the intent of this designation to encourage the conversion of these agricultural lands to more intensive land uses, but to provide opportunities for residential development in a manner more compatible with the continuation of agricultural activities than traditionally provided for. However, neither is it the intent of this designation to encourage the establishment of more intensive agricultural uses, such as confined livestock operations, which are

incompatible with residential use of adjoining lands. Permitted land uses within this district are established based upon, in part, the limited public services available and accompanying natural constraints. The Rural Residential designation is intended to implement, in part, the Rural Residential portion of the Future Land Use Plan in the Hayes Township Master Plan.

2. Permitted Uses

- A. Single family dwellings.
- B. Agricultural, including both general and specialized farming, tree farms and forestry.
- C. Roadside stands for the sale of farm product, provided that not less than fifty (50) percent of the goods offered for sale shall have been produced on the premises; and provided further, that the facilities for entry to and exit from the premises and adequate off-street parking are available.
- D. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section XXXXX** *Antenna Co-location on an Existing Tower or Structure*.
- E. Home occupations conducted completely inside the residence, subject to the provisions of **Section XXXXX** *Home Businesses*.
- F. Accessory buildings and uses customarily incidental to the above permitted uses.
- G. Accessory Dwelling Units.
- H. Agricultural warehouses and non-animal agricultural processing plants.
- I. Plant nurseries and greenhouses.

Uses Subject to Special Uses Permit

- A. Bed and breakfast facilities.
- B. Clustered residential development (Open Space Preservation Option), subject to the provisions of **Section XXXX** *Supplemental Site Development Standards*
- C. Public buildings and facilities.
- D. Places of worship and related religious buildings.
- E. Cemeteries.
- F. Golf courses and country clubs.
- G. Public and private campgrounds.
- H. Private airports and landing strips.
- I. Fire control structures.
- J. Kennels, veterinary clinics and animal hospitals.
- K. Non-domestic furbearing animals when confined in cages not less than two hundred (200) feet from property line.
- L. Planned Unit Developments.
- M. Additional farm employee dwellings, provided the property is at least 20 acres in size. The additional dwellings must be sited such that the property could be split in the future with all setbacks met for parcels created.
- N. Migratory labor dwellings, provided the property is at least 20 acres in size and subject to the provisions of **Section XXXXX** *Supplemental Site Development Standards*.
- O. Forest product processing and sales.

- P. Sand and gravel excavation, subject to the provisions of **Section XXXX Supplemental Site Development Standards**.
- Q. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of **Section XXXX Supplemental Site Development Standards**.
- R. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section XXXX Home Businesses**.
- S. Accessory buildings and uses customarily incidental to the above special approved uses.
- T. Special events.

3. Dimensional Regulations

Structures and uses in the Agricultural and Rural Residential (ARR) District are subject to the area, height, bulk and placement requirements in Article 5 *Schedule of Regulations*.

Section 7.04 Residential District (R-1)

The following provisions shall apply to the minimum ½ acre lot, subject to Health Department and other Ordinance Regulations.

1. Intent

The Residential District is designed to accommodate and encourage single family residential development and associated uses, in keeping with the residential goals and policies specified in the Hayes Township Master Plan. The permitted uses are intended to provide for residential and related uses and those compatible with such; with the intent to keep residential areas relatively quiet and free from detrimental influences.

2. Permitted Uses

- A. Single family dwellings.
- B. Parks, playgrounds, recreational areas and community centers.
- C. Home occupations conducted completely inside the residence, subject to the provisions of **Section XXXXXX Home Businesses**.
- D. Accessory buildings and uses customarily incidental to the above permitted uses.
- E. Accessory Dwelling Units.

3. Uses Subject to Special Use Permit

- A. Clustered residential development (Open Space Preservation Option), subject to the provisions of **Section XXXXXX Supplemental Site Development Standards**.
- B. Public buildings and facilities.
- C. Places of worship and related religious buildings.
- D. Accessory buildings and uses customarily incidental to the above special approval uses.

- E. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section XXXXXX Home Businesses**.
- F. Multiple family dwellings greater in number than an ADU are subject to special conditions in Sec XXX

4. Dimensional Regulations

Structures and uses in the Residential District are subject to the area, height, bulk and placement requirements in **Section XXXXXX Schedule of Regulations**

Section 7.05 Multiple Family District (MFR)

The following provisions shall apply to the Multiple Family District (MFR).

1. Intent

The Multiple Family District is designed to accommodate and encourage higher density residential development through a mix of residential structures and associated uses, including both one-family and multiple family dwelling structures, in keeping with the residential goals and objectives specified in the Hayes Township Master Plan. The uses permitted are intended to promote land uses for residential and related uses and those compatible with such, with the intent to keep residential areas relatively quiet and free from detrimental influences.

2. Permitted Uses

- A. Single family dwellings.
- B. Two family dwellings.
- C. Parks, playgrounds, recreational areas and community centers.
- D. Home occupations conducted completely inside the residence, subject to the provisions of **Section XXXXXX Home Businesses**.
- E. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit

- A. Public buildings and facilities.
- B. Places of worship and related religious buildings.
- C. Multiple family dwellings.
- D. Buildings with 3 or more units commercial criteria shall apply
- E. Accessory buildings and uses customarily incidental to the above special approval uses.

4. Dimensional Regulations

Structures and uses in the Multiple Family Residential District are subject to the area, height, bulk and placement requirements in **Section XXXXX Schedule of Regulations**.

Section 7.06 Mobile Home Park District (MHP)

The following provisions shall apply to the Mobile Home Park District (MHP).

1. Intent

The Mobile Home Park District is intended to provide for the location and regulation of mobile home parks. It is intended that mobile home parks be provided with necessary community services in a setting that provides a high quality of life for residents. These districts should be located in areas where they will be compatible with adjacent land uses.

2. Permitted Uses

- A. Manufactured or mobile home developments.
- B. Parks, playgrounds, recreational areas and community centers.
- C. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section XXXXX Antenna Co-location on an Existing Tower or Structure**.
- D. Home occupations conducted completely inside the residence, subject to the provisions of **Section XXXXX Home Businesses**.
- E. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit

- A. Public buildings and facilities.
- B. Places of worship and related religious buildings.
- C. Accessory buildings and uses customarily incidental to the above special approval uses.

4. Dimensional Regulations

Structures and uses in the Multiple Family Residential District are subject to the area, height, bulk and placement requirements in **Section XXXXX Schedule of Regulations**.

Section 7.07 Commercial District (CD)

The following provisions shall apply to the Commercial District (CD).

1. Intent

The intent of the Commercial District is to provide for retail, service and office development that offers a variety of goods and services to primarily address the needs of Township residents. Because of the variety of business types permitted in the Commercial District, special attention must be focused on site

layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining uses. Accordingly, it is the intent of this ordinance that commercial development be:

- Compatible in design with adjacent commercial development
- Buffered from or located away from residential areas and non-commercial uses in coordination with development on adjoining sites

2. Permitted Uses

- A. Public parks, playgrounds and recreational facilities.
- B. Multiple family dwellings.
- C. Restaurants and bars, except drive-through restaurants.
- D. Retail sales, within an enclosed building.
- E. Banks and financial services.
- F. Business and personal services.
- G. Professional offices.
- H. Funeral homes.
- I. Public utility buildings without storage yards.
- J. Public buildings and facilities.
- K. Civic, social and fraternal organizational facilities.
- L. Motels and resorts.
- M. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section XXXXX** *Antenna Co-location on an Existing Tower or Structure*.
- N. Home occupations conducted entirely inside the residence, subject to the provisions of **Section XXXX** *Home Businesses*.
- O. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit

- A. Gasoline/Service Station.
- B. Any use permitted in the CD district with a drive-through window.
- C. Places of worship and related religious buildings.
- D. Child or adult daycare facilities serving more than six (6) clients.
- E. Group foster care facilities.
- F. Convalescent or nursing homes.
- G. Building material sales.
- H. Public campgrounds.
- I. Carpentry, plumbing and electrical sales, services and contracting offices.
- J. Machine shop.
- K. Car wash facilities, subject to the provisions of **Section XXXX** *Supplemental Site Development Standards*.
- L. Sale of motor vehicles.
- M. Outdoor sales facilities.
- N. Warehouse and storage buildings, but not including commercial bulk storage of flammable liquid and gases.

- O. Transmission and communication towers, subject to the provisions of **Section XXXXX Supplemental Site Development Standards**.
- P. Commercial wind turbine generator and anemometer towers, subject to the provisions of **Section XXXXX Supplemental Site Development Standards**.
- Q. Sand and gravel extraction, subject to the provisions of **Section XXXXX Supplemental Site Development Standards**.
- R. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section XXXX Home Businesses**.
- S. Production, processing, assembly, manufacturing or packing of goods or materials. Such facilities may include testing, repair, storage, distribution and sale of such products. Facilities must meet regulatory agency guidelines.
- T. Accessory buildings and uses customarily incidental to the above special approval uses.

4. Dimensional Regulations

Structures and uses in the Multiple Family Residential District are subject to the area, height, bulk and placement requirements in **Section XXXXX Schedule of Regulations**.

Section 7.08 Industrial (I-1)

The following provisions shall apply to the Industrial District (I-1).

1. Intent

It is the intent of the Industrial District to provide for a variety of manufacturing and industrial uses that can be generally characterized as being of low intensity, including the absence of objectionable external affects such as noise, fumes, excessive heavy truck traffic and similar characteristics. This district is also intended to accommodate commercial establishments not engaging primarily in retail sales. Such industrial areas should be free of incompatible uses, and designed to avoid negatively impacting adjacent conforming uses. Public sewer or water is not available in this district and all future land uses and activities in this District shall provide for safe sewage disposal and potable water.

2. Permitted Uses

Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section XXXX Antenna Co-location on an Existing Tower or Structure**.

3. Uses Subject to a Special Use Permit

- A. Building material sales.
- B. Carpentry, plumbing and electrical sales, services and contracting offices.
- C. Machine shop.
- D. Warehouse and storage buildings, but not including commercial bulk storage of flammable liquid and gases.

- E. Production, processing, assembly, manufacturing or packaging of goods or materials. Such facilities may include testing, repair, storage, distribution and sale of such products. Facilities must meet regulatory agency guidelines.
- F. Junkyard and salvage material storage.
- G. Sand and gravel excavation, subject to the provisions of **Section XXXX Supplemental Site Development Standards**.
- H. Outdoor storage facilities, including self-storage facilities.
- I. Sexually oriented businesses, subject to the provisions of **Section XXXX Supplemental Site Development Standards**.
- J. Sanitary landfill.
- K. Transmission and communication towers, subject to the provisions of **Section XXXX Supplemental Site Development Standards**.
- L. Commercial wind turbine generator and anemometer towers, subject to the provisions of **Section XXXX Supplemental Site Development Standards**.
- M. Accessory buildings and uses customarily incidental to above special approval uses.

4. Dimensional Regulations

Structures and uses in the Multiple Family Residential District are subject to the area, height, bulk and placement requirements in **Section XXXXX Schedule of Regulations**.



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Protect our Charlevoix shore land

1 message

marylee pakieser <mlpakieser@gmail.com>

Tue, Jan 18, 2022 at 5:37 PM

To: clerk@hayestownshipmi.gov

Cc: marylee pakieser <mlpakieser@gmail.com>

Good afternoon,

I am very concerned about recent moves to decrease the protection of our shoreline and land of Lake Charlevoix. My hisband Bill Fowle and his family has owned lake frontage since the early 1950s. I fell in love with Lake Charlevoix in the spring of 1972. We drove up from Chicago where the daffodils were blooming to arrive late at night to find cold and snow on the ground. This early introduction did not turn me off to the beauty of the land and the lake. We eventually married and relocated to Ann Arbor.. We went as often as we could to Lake Charlevoix. Finally we made the big move to northernMichigan/Traverse City . We both love Lake Charlevoix as does the rest of our extended family and our children. Our lake needs to be protected from people who want to change its nature, it's water, and land surrounding it. The elected officials have a duty to protect the water and the land surrounding it from previous harm. Our vacation home is just south of the Laws property. We have been disturbed by loud wedding music and fireworks on the evening of June 21(I made three phone calls to law enforcement that evening - the law enforcement personnel were very pleasant ,understood my distress and informed me that the Laws had the proper approval from HayesTownship and the Coast Guard . We have also been disturbed by the Law's very noisy helicopter flying over our property and interrupting our conversations we could not hear each other on our deck .I also made a complaint to law enforcement in late August when I heard semi automatic fire while riding my bicycle on Boyne City Road past their property . Again I called law enforcement and they were very helpful.

If you grant approval for their project, you are allowing further destruction of our lake. Nature is beautiful and wonderful and needs to be protected .

And yes we pay our taxes on time and spend money in Charlevoix and Boyne City .

MaryLee Pakieser MSN,RN,FNP-BC
[1230 Randall Court Traverse City MI 49686](#)



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Comments for the Hayes Township Planning Commission Meeting 1/18/2022

1 message

wlboal@gmail.com <wlboal@gmail.com>

Tue, Jan 18, 2022 at 4:41 PM

To: clerk@hayestownshipmi.gov

To the Hayes Township Planning Commission:

Please read my comments into the record.

I strongly urge you to retain all of the current Hayes Township Zoning Ordinance language pertaining to Waterfront Regulations and specifically to the shoreland protection strip. The current ordinance requires a shoreland protection strip that "shall include all of the land area located within fifty (50) feet of the high water mark of a lake or a stream abutting or traversing the property in question." I believe that the current Waterfront Regulations provide strong protections for the lakes and streams within Hayes Township. Please do not reduce the shoreland protection strip from 50 to 25 feet, redefine the shoreland protection strip from "all of the land" to "an area of protective ground cover" or make other changes that will adversely affect bodies of water or the land adjacent to them. For all of our sakes, just leave the Waterfront Regulations the way they are.

Sincerely,

Winnie Boal

231-547-6859

wlboal@gmail.com

2021 Hayes Township Planning Commission Annual Report

2021, was a year dominated by Covid accommodations and work on updating the Zoning Ordinance as a whole. The PC met 11 times in a combination of Zoom, in person or hybrid formats. The resultant disruption of communications impeded discussion and unfortunately slowed progress on many levels.

The beginning of the year was focused on reviewing the first suggestions on the Zoning Ordinance from our planning consultant, who left the project shortly after submitting his effort. The PC worked through the draft and reach a decision that the proposed format and content was not suited to the current needs of the township. A new consultant was assigned and after meeting with her we embarked on another round of review which has resulted in the current state of partial success. The zoning ordinance draft review by the PC is anticipated to be completed in early 2022 and sent back to the consultant for further refinement before coming back to the PC and issued for public feedback.

In addition to working on the ordinance we conducted the regular business of the PC including holding public hearings on rezoning's, special use permits, PUD's, property divisions and preliminary project discussions. We had guest speakers from the County Health Department who advised us on issues around affordable housing and space requirements for adequate infrastructure in the development of housing.

Plans for 2022 include finalizing the Zoning Ordinance update and further work in the effort to increase housing options in our community.

