

Hayes Township Planning Commission
November 16th, 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), Rex Greenslade (ZOOM), Omar Feliciano (Vice-Chair), and Marilyn Morehead, Steve Bulman

Also, present: Ron VanZee (Zoning Administrator), and April Hilton (Recording Secretary/Deputy Clerk).

Audience members signed in: Dee Hutcheson, Debbie Narten, Doug Kuebler, Luanne Kozma, Ellis Boal, Janet McGarey, Kacey Cook and Fred Parsons.

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

REVIEW AGENDA: Mr. Bajos made a motion, supported by Mr. Feliciano to approve the agenda as presented. Motion Passed

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

Nays: None

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES OCTOBER 26th, 2021 SPECIAL MEETING:

Mr. Bajos made a motion, supported by Mr. Cunningham, to approve the October 26, 2021 regular meeting minutes as presented. 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 7:02

Comments included:

- a statement regarding the Law Boat basin project including concerns about conflict of interest regarding shore land subcommittee member. Residents full written statement attached.
- A statement regarding the court date scheduled for November 18, 2021 against the township.
- An inquiry of why the Planning Commission is rewriting the Zoning Ordinance.

Public comments closed at 7:07 pm

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REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Matt Cunningham gave an oral report of the November 08th, 2021 Board of Trustees meeting. The next Board meeting will be December 13th, 2021.

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.

OLD BUSINESS

REVIEW OF ZONING ORDINANCE PRELIMINARY DRAFT, ARTICLES VI WATERFRONT REGULATIONS:

The Planning Commission reviewed and discussed the Preliminary Zoning Ordinance draft of Article VI concerning Waterfront Regulations. The Planning Commission will continue work on articles. Morehead presented the draft as well as a review of the Shoreline Sub-Committee's process and the requirements for maintaining the shoreland and the importance of protecting the lake.

SET/CONFIRM DATE OF NEXT SPECIAL MEETING/PUBLIC HEARING:

A Public Hearing is scheduled for Tuesday, November 23, 2021 at 7:00 pm at the Hayes Township Hall to hear the following:

Tax ID 15-007-116-001-10 application for a Special Use Permit by the Bay Harbor Yacht Club to be used as "employee housing."

SET/CONFIRM DATE OF NEXT REGULAR PLANNING COMMISSION MEETING: Next regular Planning Commission meeting will take place on December 21st, 2021 at 7:00 pm at the Township Hall.

PLANNING COMMISSION COMMENT:

The Planning Commission hopes that the community understands the difficult task and complexities the Planning Commission faces while rewriting the ordinance. The Planning Commission's goal with rewriting the ordinance is to create effective enforcement opposed to mandated enforcement. History has shown that mandated enforcement has been ignored and

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creates conflict in the community. The intent of effective enforcement is to encourage thought, accountability, and sometimes negotiation.

PUBLIC COMMENT: Public comments open at 8:22pm

Comments included:

- A question regarding the number of docks one parcel can have within the guidelines of the new ordinance, walkways to the lake edge.
- A statement of resident's desire to work as a team with the Planning Commission to protect the lake and environment, believes projects (such as the Law Project) are working against this goal.
- A statement reflecting a feeling of encouragement received during the discussion of the new ordinance for the waterfront. However, believe there may be background writers on the new ordinance. Belief that the Zoning Ordinance should not be used as a negotiating tool. Comments regarding some of the changes in the protection of the shoreline within the ordinance are negative
- References to the lawsuit against the Township and the definition of the Ordinary High-Water Mark

Public comments closed at 8:40 pm.

ADJOURNMENT: Mr. Bajos made a motion, supported by Mr. Cunningham, to adjourn the meeting at 8:40 pm. Motion passed.

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

Nays: None

Respectfully Submitted by:

April Hilton
Deputy Clerk/Recording Secretary

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