Hayes Township, Charlevoix County, Planning Commission

Regular Meeting of Planning Commission

February 15, 2022 7:00 pm

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, Michigan 49720

https://us02web.zoom.us/j/81123104165?pwd=OXYrREdYZVlUWStnZ3loOUoyRlhsdz09

Meeting ID: 811 2310 4165

Passcode: 477558

+1 312 626 6799 US (Chicago)

AGENDA

Call to Order

Pledge of Allegiance

Review of Agenda

Declarations of Conflict of Interest

Approval of Minutes- January 18, 2022 and February 8, 2022 (Special Meeting/Training)

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 – Resumption of discussion on Article VII

Old Business – Resumption of discussion on Article VII – Zoning Districts

Set/Confirm Public Hearing Dates –

Set/Confirm Date of Next PC Meeting – March 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:

<u>In person attendance</u>

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.**

<u>Via ZOOM attendance</u>

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 with be discussed or conducted at this meeting.

Hayes Township Planning Commission
Housing North Presents
Northwest Housing Training Session
Special Meeting
February 08th, 2022
At Hayes Township Hall

CALL TO ORDER: Chair Roy Griffitts called the meeting to order at 7:00 p.m.
Members present Roy Griffitts (Chair), Ed Bajos, Matt Cunningham (Board of Trustee Representative), Rex Greenslade (ZOOM), Omar Feliciano (Vice-Chair), and Marilyn Morehead
Excused: Steve Bulman
Also, present: Ron VanZee (Zoning Administrator), Kristin Baranski, and April Hilton (Recording Secretary/Deputy Clerk).
Audience members signed in: Dave Skornia and Tim Boyko.

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

HOUSING NORTH NORTHWEST MICHIGAN HOUSING TRAINING SESSION:
Steve Schnell from Housing North presented the Northwest Michigan Housing Ready Checklist to the Planning Commission. The checklist will help guide the Planning Commission as they work on the ordinance to possibly include additional housing options in Hayes.

PUBLIC COMMENT: Public comments open at 8:21pm
Public comments closed at 8:21 pm.

ADJOURNMENT: Ms. Morehead made a motion, supported by Mr. Bajos, to adjourn the meeting at 8:22 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

Hayes Township Planning Commission
January 18th, 2022
Regular Meeting
At Hayes Township Hall
Zoom ID 823 3484 4160

CALL TO ORDER: Chair Roy Griffitts called the meeting to order at 7:00 p.m.
Members present Roy Griffitts (Chair), Ed Bajos, Matt Cunningham (Board of Trustee Representative), Rex Greenslade (ZOOM), Omar Feliciano (Vice-Chair), Marilyn Morehead, and Steve Bulman
Also, present: Ron VanZee (Zoning Administrator), and April Hilton (Recording Secretary/Deputy Clerk) Kristin Baranski.
Audience members signed in: Greg Denzinger, Tim Boyko, Luanne Kozma, Ellis Boal, Doug Kuebler, Fred Parsons, Doug McCombs, Jim McMahon, and Winnie Boal.

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

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

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES DECEMBER 21st, 2021 REGULAR MEETING:
Mr. Bajos made a motion, supported by Mr. Cunningham, to approve the December 21, 2021 regular meeting minutes as presented. Motion passed.
Yeas: Roy Griffitts, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.
Nays: None

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:
Public comments open at 7:04pm
Comments included:

- A request of the Planning Commission to keep the protection of the lakes and limit future development, concerns for the lake heath due to an increase in algae on lake Michigan.

- A question regarding why the waterfront section of the ordinance was not on the evening agenda; informed the Planning Commission of two upcoming ZBA meetings, an interpretation on January 26, 2022 and appeal on February 2, 2022.

Public comments closed at 7:09 pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:
Matt Cunningham gave an oral report of the January 10, 2022, Board of Trustees meeting. The next Board meeting will be February 14, 2022.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:
The ZBA will hear a case for interpretation on January 26, 2022 and an appeal case on February 2, 2022.

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

NEW BUSINESS

PRESENTATION BY STEPHEN SCHNELL- HOUSING NORTH ON HOUSING NEEDS IN THE AREA:
Stephen Schnell from Housing North gave a presentation to the Planning Commission on the need for homes in the Charlevoix area.

REVIEW PRELIMINARY DRAFT ARTICLE VII – ZONING DISTRICTS:
The Planning Commission reviewed and discussed the Preliminary Zoning Ordinance draft of Article VII concerning Zoning Districts. The Planning Commission will continue work on articles.

2021 YEAR IN REVIEW:
See attachment.

SET/CONFIRM PUBLIC HEARING DATES:
None

SET/CONFIRM DATE OF NEXT REGULAR PLANNING COMMISSION MEETING:

Next regular Planning Commission meeting will take place on February 15, 2022 at 7:00 pm at the Township Hall.

PUBLIC COMMENT:

Public comments open at 9:25 pm

Comments included:

- Residents should have more input on the re-write of the ordinance, lake shore property owners are especially concerned.
- Appreciation of simplifying the Zoning Ordinance; does not agree with cutting rural residential from 5 acres to 2 acres.
- When working on the ADU keep in mind deed restrictions.

Public comments closed at 9:30 pm.

ADJOURNMENT:

Mr. Bajos made a motion, supported by Mr. Cunningham, to adjourn the meeting at 9:30 pm. Motion passed.

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

Nays: None

Respectfully Submitted by:

April Hilton
Recording Secretary/Deputy Clerk

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
MRF	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.

Preliminary Draft

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 XXXXXXX** *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.

MARILYNS QUESTION: IF RURAL RESIDENTIAL DROPS FROM 2 ACRES, HOW DOES THAT AFFECT OPEN SPACE/NEIGHBORS/DEVELOPMENT

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. DISCUSS DEFINATIONS
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~~ SEASONAL WORKFORCE dwellings, provided the property is at least ~~20~~ 5 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.

Preliminary Draft

N. Migratory labor dwellings, provided the property is at least ~~20~~ 5 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.

Preliminary Draft

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~~ UNITS LARGER THAT 2 UNITS 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 XXXXX** *Schedule of Regulations*

Section 7.05 Multiple Family District ~~(MFR)~~ (MRF)

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

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 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. 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

Preliminary Draft

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 or 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. SINGLE FAMILY/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/AUTOMOTIVE REPAIR
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.

Preliminary Draft

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 tis 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.*

HOUSING NORTH

To: **Hayes Township Planning Commission**

From: **Steve Schnell, Charlevoix County Housing Ready Program Director**

Date: **February 10, 2022**

Re: **Housing Ready Zoning Review**

Thank you again for your time last week to talk about the variety of housing ready tools at your disposal. In this memo I highlight some of what we talked about, some additional information that may be relevant to the discussion, and a worksheet that you can use if you it's helpful. This worksheet is intended to help organize ideas on where some of these suggested changes could be implemented. Please don't feel that you need to use only this method for noting your thoughts. Any comments on these potential Housing Ready zoning changes will be helpful. In the end, we could map out the areas that you would like to proactively seek housing development. With this map we can better communicate to the public where the township would like to see more housing and of what type.

The following information focuses on the zoning changes that are possible to become more Housing Ready. I look forward to talking with you more at another time regarding the other topics we discussed (focus groups, housing funding tools, and partnerships with neighbors, etc.). For now, I recognize that you are focused on updating your zoning ordinance.

At the end of this memo is a table of zoning districts including your new/proposed districts as well as your existing zoning districts. Please write on this table any changes that you might want to consider. Also, the last page is a map of the township for you to write on. The map has shaded areas that are your zoning districts. This is from an older map and may not be exact.

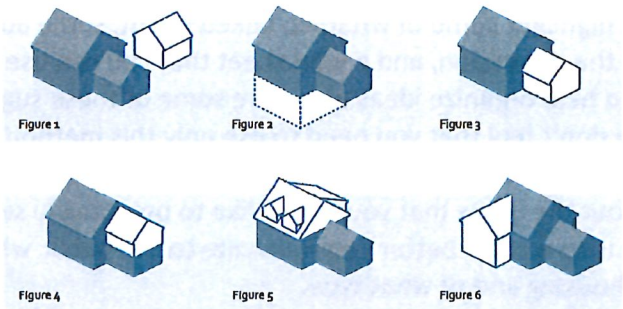
The information we gather from your input could be used to create a Housing Opportunity Map. Such a map communicates to those interested in creating housing where the township desires more housing.

Accessory Dwelling Unit (ADU)

An ADU is defined as a subordinate use and will only be allowed on property where there is a primary residence. An ADU can provide substantial income if rented and convenience when inhabited by family members or a caretaker. ADUs are also a great way to provide workforce housing. These can be in the form of a carriage house (apartment over a garage) or as a standalone dwelling unit that can be placed in a backyard. Even along lakefront properties these can serve as guest cottages. With some simple controls in place, they can be built in a way that is compatible with most if not all zoning districts. In the following graphic, Figures 2-6

the ADUs keep it looking like any other house. Even Figure 1 could be compatible in just about any residential area, especially if the detached ADU is a small studio above a 1 ½-story garage.

1. Detached, stand-alone ADU
2. Basement ADU
3. Garage conversion ADU
4. Above-garage ADU
5. Internal ADU
6. Bump-out ADU



Streamline Zoning Ordinance and Review Procedures

Allowing more uses to be reviewed efficiently by the Zoning Administrator or changing some uses from special uses to uses by right are effective ways to be more Housing Ready. The Township Zoning is already quite streamlined compared to many but there are a couple of areas to consider streamlining. It's possible to have standards that are specific enough that smaller multi-family developments do not need planning commission attention. Reserve that level of review for larger developments. More details on this are below in the Recommendations section.

Since you are reworking your ordinance, perhaps it is a good time to consider some reorganizing of the ordinance also. An easy to read and predictable format for an ordinance is also a way to make a community more housing and development ready. One addition that could help is a use table. This example is from the Albert Township zoning ordinance, assembled by NEMCOG's Denise Cline, which shows an easy to read table of uses. The ordinance also utilizes hyperlinks within the document to make it easier to navigate. Here is that example:

Click to return to previous view (or alt>back arrow)

Albert Township Zoning Ordinance

ARTICLE 4

Table of Permitted and Special Land Uses P = Permitted by right S = Permitted with a Special Use Permit *Uses with Supplemental Regulations (Article 7)	RR	R-1	R-2	R-3	MHC	FR	C-P	C-V	IE
Residential Uses									
Accessory Dwelling Units/Guest Houses (§7.18)	P*	P*	P*	P*	P*	P*			
Cottage Industry (§7.7)	S*	S*	S*	S*	S*	S*			
Dwelling Units above/to the rear of a Commercial Establishment							P	P	
Home Occupations (wholly contained) (§7.7)	P*	P*	P*	P*	P*	P*			
Home Occupations (using land outside dwelling unit) (§7.7)	S*	S*	S*	S*		S*			
Manufactured Housing Community					S				
Multiple-Family Dwelling Units (apartments)	P		S	P		P			
Single-Family Detached Dwelling	P	P	P	P	P	P			
Single-Family Attached Dwelling (Townhouses)	P		S	P		P			
Two-Family Dwelling (duplex)	P	P	P	P		P			
Transportation Services/Warehousing/Wholesale Trade/ Storage/Shipping									
Airports, Aviation Support Services, Heliports & Landing Fields (added)						S			P
Couriers/Parcel Packing/Shipping/ Delivery /Mail Order Establishments								P	P
Marinas, Port and Dock Facilities		P						P	
Moving Companies									P
Scenic & Sightseeing Transportation/Ground Passenger Transportation								P	P
Self-Storage Facilities									P
Towing Businesses								S	P

Regarding ADU approvals, if ADUs will go through the approval process outlined in 3.05.7 on page III-4, the approval requirements in R-4 and the C-1, C-2, I-1 districts could be changed to administrative approvals for any residential accessory structure, whether that's an ADU or storage. (This assumes you may consider ADUs in I-1.) The standards you have for accessory structures are very straightforward and very appropriate for the Zoning Administrator to review without need for a longer, more complicated review by the planning commission. To ensure that ADUs aren't used as primary homes, Section 3.05.8 may need to be changed. That section is inconsistent with the definition of accessory structures. This could be resolved with some rewording.

Looking at the new language that was reviewed at your previous meetings, the new CD and I-1 districts are not allowing ADUs. An accessory dwelling unit at a commercial or industrial site could be a welcome addition to a corporation that needs to house employees from other locations or new recruits while they search for housing in a challenging market.

Recommendations

1. ADMINISTRATIVE REVIEW. In the multi-family zoning district, allow apartments to be built by right with zoning administrator approval. Set standards that are predictable, and the developer expectations are clear. This makes housing investment more likely.

2. MORE HOUSING TYPES
    a. ADUs & GUEST COTTAGES. Consider allowing ADUs in all zoning districts. In commercial and industrial districts, consider allowing multiple ADUs per business

as needed by that industry to recruit workforce or temporarily house traveling employees. Call them ADU/Guest Houses and consider this along the waterfront also as guest cottages.

b. DUPLEX. Consider allowing duplexes in all zoning districts.
c. SECOND FLOOR RESIDENTIAL. In the Commercial zone, add back in the permitted use of housing on the second floor or to the rear of commercial uses.
d. TOWNSHOMES. Add a category for single-family, attached housing such as townhouses. These can sometimes be provided on a larger parcel, possibly a PUD, as a mix of housing types along with single-family, apartments, and cottages.
e. COTTAGE COURT. Allow for a "cottage court" use in multiple districts that would include smaller homes clustered together with larger setbacks and greenspaces separating from neighboring parcels.
f. RESIDENTIAL PUD. I can share some ordinance language that supports a residential PUD option that can add more flexibility to a clustered residential development and create more housing that remains compatible with surrounding land uses.

3. DIMENSIONAL REQUIREMENTS
   a. LOT SIZE. Smaller minimum lot sizes – a 50'x150' lot is 7,500 square feet and a good size lot in many residential zones. In areas where septic systems are needed, the lot size will be determined primarily by the required drain field and reserve drain field required by the health department. In areas that may, in the future, be served by a shared septic or public sewer will allow for the smaller lots. Zoning could allow for these opportunities by shrinking the minimum lot size and let the other regulations determine larger lots as needed.
   b. FLOOR AREA. Reduce or eliminate minimum floor areas for dwellings. Michigan residential code has minimum requirements for certain rooms within a dwelling. Traverse City eliminated minimum floor area back in 1999 and this did not create tiny homes in residential neighborhoods. This allowed for more dwelling units in multi-family structures.
   c. BUILDING HEIGHT. Consider taller multi-family buildings. A maximum height of 45 feet could be compatible on a larger lot.
   d. PARKING. Reduction in parking requirements for some residential uses. Most housing developments are going to provide the parking desired by the residents as this is a selling point. ADUs and other smaller dwelling units that are more likely to be rented by a single person will not likely need more than 1 space.

HOUSING NORTH

Questions to consider:

1. Where do you want more housing to occur? Draw lines around areas where you would like to see more housing. Indicate where you'd like to see more:
    - Single family homes on smaller lots
    - More housing that has more than one housing unit
    - Apartment complex – where could this be considered?

2. If you had to choose two locations that were the most Housing Ready (or could be with some small zoning changes) where would those be?

3. What other people or organizations would you consider to be the most important partners who could help the Township create more housing?

	NEW PROPOSED ZONING DISTRICTS							EXISTING ZONING DISTRICTS									
	CR	R-1*	ARR*	MFR*	MHP*	CD*	I-1	RR	A	R-1	R-2	R-3	R-4	R-5	C-1	C-2	I-1
Single-family dwellings		P	P	P				P	P	P	P	P	P	P	P		
Two-family dwellings				P								P	P	P	P		
Multiple-family dwellings				SUP		P							P	P	SUP		
Manufactured (or mobile) home developments					P									P			
Residential dwellings on 2nd fl of commercial structures															SUP		
Clustered Residential Development		SUP	SUP					SUP	SUP	SUP							
Migratory labor dwelling (Seasonal Workforce?)			SUP						SUP								
Migratory Labor Dwellings									SUP								
Planned Unit Developments			SUP					SUP									
Accessory Dwelling Units		P	P	P	P												
One residential dwelling unit, as an accessory use to an on-site commercial/business use																P	

P = Permitted by right

SUP = requires Special Use Permit

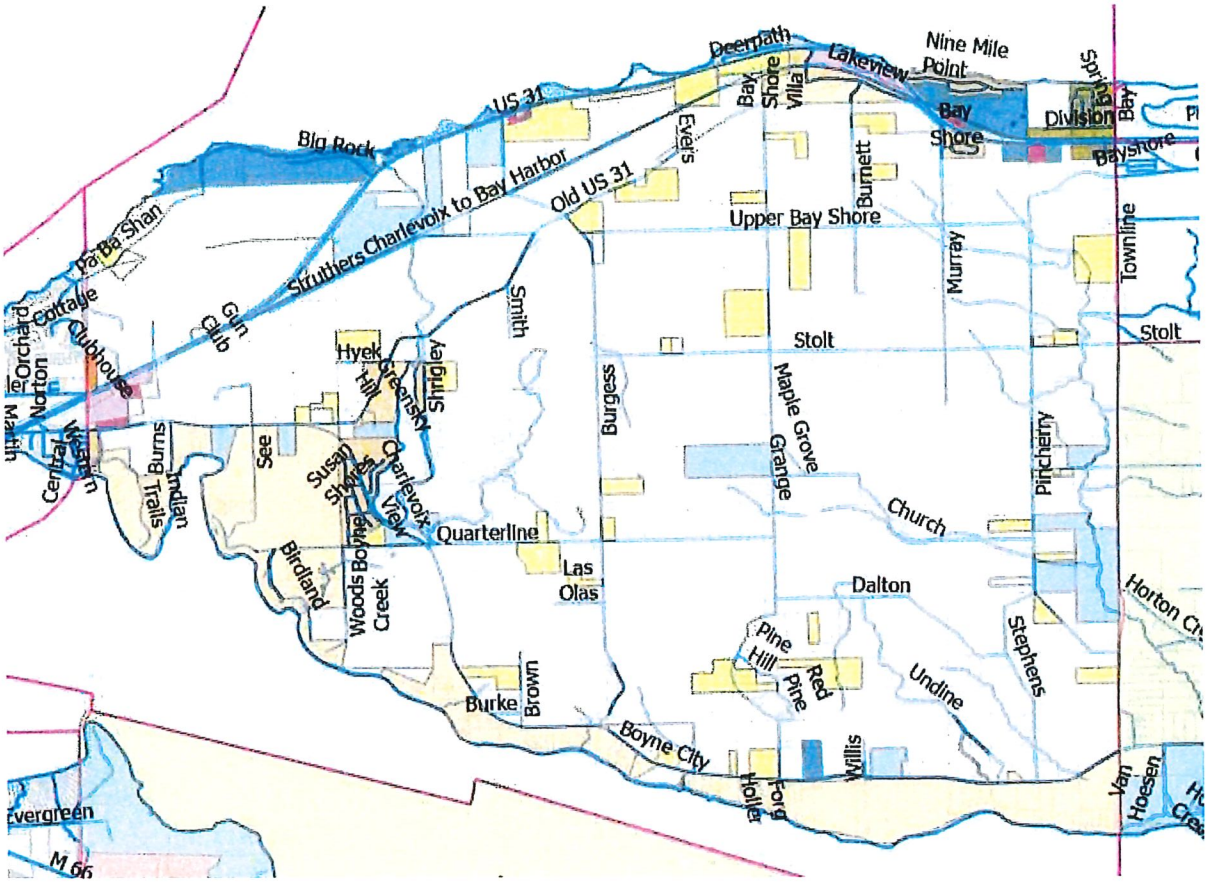
HOUSING NORTH

Creating pathways and partnerships for housing in Northwest Michigan.

PO BOX 1434 | TRAVERSE CITY, MICHIGAN 49685 | 231-330-7070 | info@housingnorth.org

housingnorth.org

HOUSING
NORTH



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housingnorth.org

Planning Commission Forums on Affordable Housing

Marilyn Morehead

During the February 8, 2022, Training session with Housing North Director Steve Schnell, the PC was looking at ways to re-write our draft Zoning Ordinance to allow for more affordable housing in Hayes Township. It quickly became clear that a key roadblock in accomplishing this task is the conception that Hayes Township residents have of our township and its relationship to neighboring townships and communities. Most residents think of our township as a retirement/farming/second home rural community. There is no need for more affordable housing or commercial entities. But in 2022 it is crucial for the well-being of our township that we begin to amend this view and think of our township as part of a larger community which includes the cities of Charlevoix and Boyne City, Charlevoix Township, and other nearby farming and rural townships. We in Hayes need grocery stores, restaurants, hospitals, pharmacies to live here. Yet, many of these facilities in the nearby communities where they exist are in trouble because they cannot find employees due to a lack of affordable housing for them. This has become a crisis and will only get worse if nothing changes. It's time for our residents to change the way we think about where we live and our future. We have areas and spaces that could readily accommodate affordable housing, in terms of land and location. But building affordable houses will only be accepted if we conceive or ourselves not as an island separated from the rest of the community, but as an important part of that community. It is a question of education and information.

In an attempt to remedy this issue, I propose a series of educational and informational forums to be held in the late spring of 2022. Housing North Director Steve Schnell has the necessary resources that could be the informational bases for these forums. This endeavor would be most effective with the joint participation of other nearby townships and or cities. I further propose that our Planning Commission reach out to the City of Charlevoix and Charlevoix Township to see if they would be interested in participating.

I am willing to take responsibility for meeting with Steve Schnell to develop a series of forums for late spring/early summer if the PC agrees, and report back at our March meeting.

Thanks

Gmail

kristin baranski <deputyclerkhayes@gmail.com>

Fwd: Housing

clerk hayestownshipmi <clerkhayestownshipmi@gmail.com> Tue, Feb 15, 2022 at 12:50 PM
To: "deputyclerkhayes@gmail.com" <deputyclerkhayes@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>
Date: February 11, 2022 at 10:03:46 AM EST
To: Julie Collard <treasurer@hayestownshipmi.gov>
Subject: Fwd: Housing

Sent from my iPhone

Begin forwarded message:

From: Roy Griffitts <rwgriffitts3@gmail.com>
Date: February 11, 2022 at 9:56:24 AM EST
To: kristin baranski <clerk@hayestownshipmi.gov>
Subject: Fwd: Housing

---------- Forwarded message ---------
From: **tim boyko** <tim@timboyko.com>
Date: Thu, Feb 10, 2022 at 3:38 PM
Subject: Housing
To: Roy Griffitts <rwgriffitts3@gmail.com>
Cc: Ed Bajos <edbajos@gmail.com>, Marilyn Morehead <morehead.m@gmail.com>, Matt Cunningham <trustee2@hayestownshipmi.gov>, Omar Feliciano <omiemedia@gmail.com>, Rex Greenslade <greensladerex@gmail.com>, Steve Bulmann <steve@bulmanndock.com>

Greetings.

This caught my eye, it was posted today on a Charlevoix Facebook group:

"Sharing some info on affordable housing in Boyne City:

Homes For Sale in Lakeview Village

Lakeview Village, a Manufactured Housing Community in Boyne City is pleased to announce that 19 new homesites have been added to the community in downtown Boyne City. Seventeen homes are currently on site, either completely installed, or expected to be finished in the second half of January with licensing from the state in the coming weeks. The remainder of the homes will arrive in thespring. Homes for sale, along with floor plans and pricing can be found at: aspire-communities.com/community/lakeview-village/

Last summer and fall, much of the interest was coming from out of state visitors looking for a summer cottage, or second home. However, we want to do our part to make sure that the local population is aware of the home availability, as a primary purpose of this expansion was to be part of the solution for more affordable housing in the community. To that end, these homes are being listed at our costs, and a rebate program of up to $5,000 will be available for offers received between February and April. Monthly lot rent will be 400/month, plus utilities. Trash removal is included in rent. We also recently completed a brand new clubhouse for our resident with a full kitchen, indoor/outdoor fireplaces and a wraparound deck for summer time socializing with a nice view of the lake and have future plans for a pickleball court and pavilion. Lakeview Village also offers 2 annual community yard sales, monthly coffee hour, a resident appreciation picnic, and a community room available for parties.

This is a great opportunity for a Northern Michigan resident to find and purchase a home in a great community, at the lowest price possible and still put extra cash back in their pocket, before the typical spring/summer surge of out of state interest.

Call our office at 231-582-9251 for a sales appointment. Hours are 1pm-5pm. We are located at 526 North Lake Street in Boyne City right across the street from Lake Charlevoix."

Housing options are available in our area.

I urge caution before jumping on the "affordable housing higher density" bandwagon. Increasing density to achieve that in Hayes Township is not of interest among your neighbors.

The reaction to the ill conceived and poorly vetted employee housing on Burgess Road is exactly how our rural homeowners feel.

Don't try to find a solution to a problem that doesn't exist. Housing is available, it may not be exactly where you want or exactly the price you think it should be. You are hearing from advocates of those that want a subsidized solution to a problem that will solve itself. It is not the job of local government to take on radical rezoning to try to solve this.

Housing will happen organically driven by market forces. Most likely "affordable" housing will happen around Bay Shore and the 31 corridor bordering Charlevoix Township which I believe were mentioned during the training session.

Hayes Township has always been and should continue to be primarily large lot rural residential. Be very careful about changing the zoning that has created one of the most desirable places to live in northern Michigan.

Regards,

Tim

HAYES TOWNSHIP

ZONING ADMINISTRATOR REPORT

FEBRUARY 2022

Issued the following zoning permits:

1. 07657 Nine Mile Point, convert existing deck into 3 season room.
2. 10990 Burnett Road, 30' x 40' accessory building.
3. Revised existing zoning permit 07815 Charlevoix View Drive.
4. Denied zoning permit application on Park View Drive.

Received and reviewing application for parcel division on US 31 N, Park Avenue Development. Waiting for additional information.

Working with Developer on proposed 80 unit Foster Care Facility.

Working with Developer on proposed camp ground/cabin development.

Working with Developer on proposed multi-famiily development.

Received and approved parcel division on Upper Bayshore Road.

Working with property owner on Pincherry Road for possible parcel division.

Received application for zoning permit for retail/residential use on US 31 N. Parcel reconfiguration required and applied for.

Working with Charlevoix and Emmet County Road Commissions on possible road safety station.

Gmail

clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Letter to Hayes Planning Commission from L. Kozma re: tonight's meeting

LuAnne Kozma <luannekozma@gmail.com> Tue, Feb 15, 2022 at 3:07 PM
To: Marilyn Morehead <morehead.m@gmail.com>, "Bajos, Ed" <edbajos@gmail.com>, steve@bulmanndock.com, greensladerex@gmail.com, Roy Griffitts <rwgriffitts3@gmail.com>, Matt Cunningham <trustee2@hayestownshipmi.gov>, Omar Feliciano <omiemedia@gmail.com>
Cc: kristin baranski <clerk@hayestownshipmi.gov>, "Doyle, Anne" <adoyle@charlevoixcourier.com>, Ellis Boal <ellisboal@voyager.net>

February 15, 2022

Dear Mr. Feliciano,

As secretary to the Planning Commission, please attach this letter, and the attachments, to your meeting minutes and packet for tonight's meeting.

On January 26 and Feb 2, two Zoning Board of Appeals (ZBA) cases were scheduled for Public Hearings, as per the Michigan Zoning Enabling Act, for interpretation requests filed on September 27, 2021 by LuAnne Kozma, Elisabeth Hicklen and Irene Fowle, and an appeal of Zoning Administrator determinations filed on December 20, 2021 by LuAnne Kozma.

This letter is to inform you of several reasons why ZBA member Roy Griffitts, representing the PC, should not have taken part in those hearings and why it was--and still is--malfeasance that Griffitts did not recuse himself and has not resigned from the ZBA.

This letter is also to request that the Planning Commission tonight vote Roy Griffitts out of his role as chair and vote another Planning Commissioner to the chair position.

This letter is also to inform you that last night, Zoning Administrator and Township Supervisor Ron Van Zee said that Roy Griffitts has not resigned from the ZBA, and *that the Planning Commission appoints the Planning Commission member to the ZBA*. Once again, Mr. Van Zee does know the ordinance, or scoffs at and ignores it. He is absolutely wrong, and last night he and the Board of Trustees, including Matt Cunningham who sits on that board and this one, should have caught his error. ZO § 8.01 states:

SECTION 8.01 ZONING BOARD OF APPEALS CREATION AND MEMBERSHIP

The Zoning Board of Appeals (ZBA) shall perform its duties and exercise its powers as provided in the Michigan Zoning Enabling Act 110, of Public Acts of 2006, as amended, and in such a way that the objectives of this Ordinance shall be observed, public safety secured, and justice done. This Board shall consist of five (5) regular members, appointed by the Township Board.

The State statute says the same thing:

> ZONING BOARD OF APPEALS
>
> **125.3601 Zoning board of appeals; appointment; procedural rules; membership; composition; alternate member; per diem; expenses; removal; terms of office; vacancies; conduct of meetings; conflict of interest.**
>
> Sec. 601. (1) A zoning ordinance shall create a zoning board of appeals. A zoning board of appeals in existence on June 30, 2006 may continue to act as the zoning board of appeals subject to this act. Subject to subsection (2), members of a zoning board of appeals shall be appointed by majority vote of the members of the legislative body serving.

And this letter is to give you a heads up, that one of you will probably, by state statute, be required to serve on the ZBA after Mr. Griffitts resigns, but only members who did not already vote on the Law boathouse matter in 2019 would not have a conflict with the two upcoming ZBA cases. Members who do or have done business with the Laws would not qualify to serve on these two cases. This might leave only one current PC member eligible to serve on the ZBA and not have to recuse from the cases currently before it.

Roy Griffitts must be removed from PC, ZBA and chair of the Planning Commission for his illegal actions and malfeasance

First, Roy Griffitts was illegally participating as a ZBA after he became Deputy Supervisor. This violated the Michigan Zoning Enabling Act. Griffitts claimed, twice, on Feb 2 that he had never read Article 8 of the Zoning Ordinance, which is about the Zoning Board of Appeals. This is not credible. And it's egregious malfeasance.

Secondly, Griffitts' recusal was required because of his past participation in the 2019 Planning Commission decisions allowing the Scott and Debra Law boat basin and landscaping plan around the proposed basin, as per the Michigan Zoning Enabling Act. MCL 125.3601(13): "A member of the zoning board of appeals who is also a member of … the planning commission … shall not participate in a public hearing on or vote on the same matter that the member voted on as a member of … the planning commission. . . . However, the member may consider and vote on other unrelated matters involving the same property." He also defended those decisions as still valid at a September 2021 PC meeting.

Thirdly, at the Jan 26 hearing he was and remains extremely biased in favor of the Laws' boathouse/dining/event facility, knew that he had such bias, but lied about his impartiality while refusing to recuse. In our audio recording of the meeting and five minutes or so after the meeting, we captured several unallowed, ex-parte conversations and deliberations by Griffitts and another ZBA member.

The recording is uploaded at: www.ProtectLakeCharlevoixShoreland.org. The ex-parte comments are in the last five minutes.

These are Griffitts' shocking comments, for which he must resign from all offices of the Township, including Zoning, Planning and any other roles:

> Deckinga: "Where in this is there an event? —"
>
> Griffitts: "So –"
>
> Deckinga: "This is a deck"
>
> Griffitts: "So this is the sec— **This is the second floor. So this area here, unfortunately, they used the term 'event area.' They could have called this a 'lounge.' They could've—It's a private building. You can call it anything you want.** I could call my basket? [unintelligible]" —
>
> Deckinga: "Second floor, above the boats."
>
> Griffitts: "Above the boats. **You know, and their claim is, one of the problems with this is, is they're speculating, all of their arguments are speculating. 'Well, they built this big building therefore it's going to be commercial.' They built this big building because they're freaking multi-millionaires and they can afford to build a big building."**
>
> Deckinga: "They can put five boats there."
>
> Griffitts: **"They can do whatever they damn well want. It's private property."**
>
> Deckinga: "So where did they —"

. . .

Griffitts: "They haven't applied for a commercial... use.... It's- if we, you go through all the issues in the zoning ordinance on what's allowed, it's—**yes it's big, yes it's gaudy, yes they're not the people I would have for my neighbors** but when you read the ordinance, it's....

. . .

Griffitts: "Then, I probably may have to recuse from the appeal one, because ... I'm... the original permit, I'm not sure, but I probably may have to do that."

In addition, during the Jan 26 hearing Griffitts claimed, falsely, that the interpretation request did not involve a particular parcel or project, when it clearly did, and the Public Notice, as required by the MZEA, included the Laws by name, address and parcel number, and as specified in the Zoning Ordinance at § 8.06(1)(D). See attached Public Notice.

In addition, Griffitts showed incompetence and malfeasance when he stated at the beginning of deliberations by the ZBA, that he was prepared to make a motion to simply say the ordinance "says what it says" if it "were an acceptable way to end this" without any finding of fact as required by law.

He and Mr. Van Zee, who was given party status against ZBA Rules of Procedure, deliberated together pointing to the Zoning Ordinance definition of "setback" as including a choice of measuring the setback from either the property line "or" the Ordinary High Water Mark. This was a devious plan to further sabotage the ZBA proceeding, ignore the definitions of "Lot Line, Front," which says that on waterfront lots, the front lot line is the OHWM, and "Setback, Front," and ignore ZO Section 3.14(2) which states clearly that the 100 foot setback for structures is from the Ordinary High Water Mark.

The Planning Commission just recently re-elected Roy Griffitts as its chair.

This shocking and contemptuous statement by Mr. Griffitts, flaunting the law and stating that multi-millionaires can "do anything they want" and not follow the zoning ordinance of the township, and that it was "unfortunate" that the Laws labeled their building for its actual intended use--for large events-- demands his removal from positions of law-making in the Township, of making decisions whereby people in the community come before him for such important things such as PUD and Special Use Permit applications, variance requests before the ZBA, and consideration of their tax assessments. In Mr. Griffitts' world, really rich people are above the law. This is completely unacceptable in township government.

Please put this on your agenda and remove Mr. Griffitts from his chair position tonight.

Elect a new chairperson.

Do not violate the Zoning Ordinance and the state statute and "appoint" a new ZBA member. Follow the ordinance and inform Mr. Van Zee and Mr. Cunningham to take it back to the Board of Trustees for that appointment.

LuAnne Kozma
9330 Woods Road
Charlevoix MI 49720
231-547-2828

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5 attachments

zba5.lt-final.pdf
126K

Griffits resign letter 2:1:22.pdf
152K

zba8.lt.pdf
80K

ZBA Hearings Public Notices-machineReadable.pdf
252K

zba4.lt.pdf
661K