### Hayes Township Planning Commission January 18<sup>th</sup>, 2022 Regular Meeting At Hayes Township Hall Zoom ID 823 3484 4160

<u>CALL TO ORDER:</u> 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 (ZOOM), 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. Greenslade to approve the agenda as presented.Yeas: Roy Griffitts, Ed Bajos, Matt Cunningham, Omar Feliciano, 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, 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<sup>th</sup> 2022 and appeal on February 2<sup>nd</sup> 2022.

Public comments closed at 7:09 pm

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## **REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:**

Matt Cunningham gave an oral report of the January 10th, 2022, Board of Trustees meeting. The next Board meeting will be February 14<sup>th</sup>, 2022.

# **REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:**

Mr. Kuebler reported the ZBA will hear a case for interpretation on January 26<sup>th</sup>, 2022, and an appeal case on February 2<sup>nd</sup>, 2022.

**<u>ZONING ADMINISTRATOR REPORT</u>**: 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<sup>th</sup>, 2022, at 7:00 pm at the Township Hall.

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### 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, Steve Bulman. Nays: None

Respectfully Submitted by:

April Hilton Recording Secretary/Deputy Clerk