

Hayes Township Planning Commission  
September 21, 2021  
Regular Meeting  
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, Steve Bulman, Matt Cunningham (Board of Trustee Representative), Rex Greenslade, Omar Feliciano (Vice-Chair), and Marilyn Morehead. Also, present: Ron VanZee (Zoning Administrator), and Kristin Baranski (Recording Secretary/ Clerk).

Audience members present: David Kemme, Kacey Cook, Luanne Kozma, Doug Kuebler.

**PLEDGE OF ALLEGIANCE TO THE FLAG:**

Mr. Griffitts led the Pledge of Allegiance.

**REVIEW AGENDA:**

Mr. Bajos made a motion, supported by Mr. Cunningham to approve the agenda as presented.

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

Nays: None

Motion Passed

**DECLARATIONS OF CONFLICTS OF INTERESTS:** None

**APPROVAL OF MINUTES September 21<sup>TH</sup>, 2021 REGULAR MEETING:**

Mr. Bajos made a motion, supported by Mrs. Morehead, to approve the September 21<sup>th</sup>, 2021 regular meeting minutes as amended.

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

Nays: None

Motion Passed

**PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:**

Public comments opened at 7:05 pm

First comment included a question of "how come chapters 1-3 including the definition section of the Zoning Ordinance was not on the agenda for the nights meeting. The resident also voiced several concerns including: current draft definition for shoreline referring to it as vegetation; the Ordinance Draft is changing the shoreline protection strip from 50ft to 25ft; landscape architect has too much input on shoreland protection committee; secrecy is not how

Hayes Township Planning Commission  
September 21, 2021  
Regular Meeting  
At Hayes Township Hall

government works; PC works for Township residents- the residents are not accountable to township reps.

Public comments closed at 7:09

**REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:** N/A

**REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:** N/A

**ZONING ADMINISTRATOR REPORT:**

No Zoning Administrator report due only a week between meetings. Nothing to update regarding the Law Boathouse.

**REVIEW OF ZONING ORDINANCE DRAFT, ARTICLES 4 and 5**

The Planning Commission reviewed Article IV. Discussion topics included but not limited to: septic concerns, landfill, building envelopes, waterfront properties 'front' street or lake side, mining operations, cellular towers, recreational vehicles.

**SET PUBLIC HEARING DATES:**

Marilyn Morehead made a motion, supported by Ed Bajos, to set a public hearing for October 26<sup>th</sup>, 2021 at the Hayes Township Hall at 7:00 pm to hear the following cases:

Bethany Lutheran Church (corner of US 31 and Boyne City Road) rezone from Agricultural District to Neighborhood Commercial and;

Country Club Fairways (current PUD adjacent to Charlevoix Country Club) to amend PUD.

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

Nays: None

**SET/CONFIRM DATE OF NEXT PLANNING COMMISSION MEETING:**

Next Planning Commission meeting will take place on October 19, 2021 at 7:00 pm at the Township Hall. Meeting will also be available on ZOOM.

Hayes Township Planning Commission  
September 21, 2021  
Regular Meeting  
At Hayes Township Hall

**PLANNING COMMISSION COMMENTS:**

Thanks to Omar for working on the definitions. All Planning Commissioners care about the Lakes and work diligently to protect Hayes Township and be fair to all property owners. The Commissioners all understand the ordinance and work hard to do what is required of them.

**PUBLIC COMMENT:**

Public comments open at 8:04pm.

Public comments included: Appreciation for copy of draft ordinance; Tip of the Mitt has resources for the Township such as septic/storm water issues/site plan reviews/climate change/etc.; opposition to special event permit in AG; Planning Commission has no concerns about an event facility that will be built over Lake Charlevoix; Planning Commission is avoiding protecting the shoreline strip.

Public comments closed at 8:17 pm.

**ADJOURNMENT:** Mr. Bajos made a motion, supported by Mr. Cunningham, to adjourn the meeting at 8:27 pm.

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

Nays: None

Motion Passed

Respectfully Submitted by:

Kristin Baranski  
Clerk/Recording Secretary