

Hayes Township, Charlevoix County, Planning Commission

Regular Meeting of Planning Commission

Public Hearing

August 16, 2022 7:00 pm

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, Michigan 49720

ZOOM

<https://us02web.zoom.us/j/88264483758?pwd=Uk9uK3VkenF0OG8wc3hxTEVXYmtndz09>

Meeting ID: 882 6448 3758

Passcode: 234591

+1 312 626 6799 US (Chicago)

AGENDA

Call to Order

Pledge of Allegiance

Review of Agenda

Declarations of Conflict of Interest

Approval of Minutes Regular Meeting Draft July 17, 2022

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

Public Hearing: Editorial Corrections to Zoning Ordinance (removal of Short- Term Rental Ordinance Language

Status on Zoning Ordinance Compilation

Set/Confirm Public Hearing Dates

Schedule Public Hearing/Special Meeting week of September 12, 2022 for Manthei Corporation rezoning request

Set/Confirm Date of Next PC Meeting for September 20, 2022 at 7:00 pm

Public Comment

Planning Commission Comment

Adjournment

Hayes Township Planning Commission
July 19st, 2022
Regular Meeting
Zoom ID 833 6209 8080

CALL TO ORDER: Chairperson Roy Griffiths called the meeting to order at 7:00 p.m.
Members present: Roy Griffiths (Chair), Steve Bulman, Derek Burnett, Rex Greenslade, Marilyn Morehead, and Ed Bajos. Excused Absent: Matt Cunningham
Also, present: Kristin Baranski (Clerk) and April Hilton (Deputy Clerk/Recording Secretary).
Audience: Tim Boyko, Ellis Boal, LuAnne Kozma, Kim Fary, Ruth Augustine, Deb Narten, Winnie Boal, Danielle Hutcheson, Janice Whipple, Doug Urdan, Betty Henne and Tom Darnton.

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

REVIEW AGENDA: Mr. Bajos made a motion, supported by Ms. Morehead to approve the agenda as Presented.
Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Rex Greenslade, Ed Bajos, Marilyn Morehead,
Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES JUNE 21TH, 2022 REGULAR MEETING

Mr. Bajos made a motion, supported by Ms. Morehead, to approve the June 21st, 2022, regular meeting minutes as amended.
Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Rex Greenslade, Ed Bajos, Marilyn Morehead,
Nays: none **Motion Carries**

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

Public comments opened at 7:04 pm.

Comments Included:

- Resident encourages township to consider residents needs as a whole while redrafting the Zoning Ordinance and not favor one resident over another.
- Resident would like to thank the township for improving the communication between Hayes Township and Residents.

Hayes Township Planning Commission
July 19st, 2022
Regular Meeting
Zoom ID 833 6209 8080

PUBLIC COMMENT: Public comments open 8:09 pm.

Comments included:

- Resident supports short term rentals within the township; also stated they like to see the minutes and reports posted on the township's website.
- Resident supports the Hayes township's Attorney involvement with the rewrite of the Zoning Ordinance.
- Resident supported the previous comment for the Attorney to review the Zoning Administrator section of the ordinance.

Public comments closed 8:14pm

ADJOURNMENT: Mr. Bajos made a motion, supported by Mr. Greenslade, to adjourn the meeting at 8:16 pm.

Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Rex Greenslade, Marilyn Morehead, Ed Bajos,

Nays: none **Motion Carries**

Respectfully Submitted by:

April Hilton
Deputy Clerk/Recording Secretary

HAYES TOWNSHIP
ZONING ADMINISTRATOR REPORT
AUGUST 2022

Issued zoning permit for a new single family dwelling with attached garage at 06226 Division Street.

Issued zoning permit for a 32' x 40' accessory structure at 09775 Burgess Road.

Issued zoning permit for a new single family dwelling at 06455 Church Road.

Issued zoning permit for a 40' x 40' storage building at 11707 North Star Drive Lot 17.

Issued zoning permit for a 40' x 40' storage building at 11707 North Star Drive Lot 18.

Issued zoning permit for two residential additions and attached garage at 11075 Townline Road.

Received and reviewing zoning permit application for the razing of existing garage and construction of new detached garage at 07654 Indian Trails. Still waiting for soil erosion and shoreland planting plan.

Received and reviewing zoning permit application for razing existing residential structure and constructing new single family residence. Still waiting for soil erosion, health department and parcel reconfiguration.

Working on blight issue on See Road and a proposed development at end of See Road.

Received and reviewing zoning permit application for golf storage building at 11519 Stonebridge Drive. Waiting on additional information .

Approved alterations to T-Mobile Tower On US 31 North.

Working with new property owners proposing rustic campground on Stephens Road.

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

HAYES TOWNSHIP PLANNING COMMISSION			
Meeting Date:	August 16, 2022	Location:	Hayes Township Hall

HAYES TOWNSHIP PLANNING COMMISSION			
Meeting Date:	August 16, 2022	Location:	Hayes Township Hall

HAYES TOWNSHIP PLANNING COMMISSION			
Meeting Date:	August 16, 2022	Location:	Hayes Township Hall

HAYES TOWNSHIP PLANNING COMMISSION			
Meeting Date:	August 16, 2022	Location:	Hayes Township Hall

[illegible]

HAYES TOWNSHIP
ZONING ADMINISTRATOR REPORT
AUGUST 2022

Issued zoning permit for a new single family dwelling with attached garage at 06226 Division Street.

Issued zoning permit for a 32' x 40' accessory structure at 09775 Burgess Road.

Issued zoning permit for a new single family dwelling at 06455 Church Road.

Issued zoning permit for a 40' x 40' storage building at 11707 North Star Drive Lot 17.

Issued zoning permit for a 40' x 40' storage building at 11707 North Star Drive Lot 18.

Issued zoning permit for two residential additions and attached garage at 11075 Townline Road.

Received and reviewing zoning permit application for the razing of existing garage and construction of new detached garage at 07654 Indian Trails. Still waiting for soil erosion and shoreland planting plan.

Received and reviewing zoning permit application for razing existing residential structure and constructing new single family residence. Still waiting for soil erosion, health department and parcel reconfiguration.

Working on blight issue on See Road and a proposed development at end of See Road.

Received and reviewing zoning permit application for golf storage building at 11519 Stonebridge Drive. Waiting on additional information .

Approved alterations to T-Mobile Tower On US 31 North.

Working with new property owners proposing rustic campground on Stephens Road.

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

Hayes Township Zoning

Ordinance Table of Contents

Article			
	Preamble		I-1
I	Purpose and Authority		I-1
	Section 1.01	Title	I-1
	Section 1.02	Purpose	I-1
	Section 1.03	Authority	I-2
	Section 1.04	Validity	I-2
	Section 1.05	Repeal	I-2
	Section 1.06	Savings	I-2
	Section 1.07	Jurisdiction	I-2
II	Rules of Construction and Definitions		II-1
	Section 2.01	Rules of Construction	II-1
	Section 2.02	Definitions	II-1
III	General Provisions		III-1
	Section 3.01	The Effect of Zoning	III-1
	Section 3.02	Nonconformities	III-1
	Section 3.03	Essential Services Clause Pertaining to Utilities	III-3
	Section 3.04	Principal Uses	III-3
	Section 3.05	Accessory Buildings	III-3
	Section 3.06	Temporary Dwelling Occupancy during the Construction of a Dwelling	III-5
	Section 3.07	Temporary Building during Construction	III-5
	Section 3.08	Water Supply and Sewage Disposal Facilities	III-6
	Section 3.09	Storm Water Retention	III-6
	Section 3.10	Non-commercial Wind Turbine Generators	III-6
	Section 3.11	Mobile Homes	III-6
	Section 3.12	Recreational Vehicles	III-7
	Section 3.13	Animals	III-7
	Section 3.14	Waterfront Regulations	III-7
	Section 3.15	Home Businesses	III-13
	Section 3.16	Fences, Walls and Hedges	III-15
	Section 3.17	Hazardous Substances	III-15
	Section 3.18	Junkyards, Salvage Yards, Sanitary Landfills	III-15
	Section 3.19	Access management	III-15
	Section 3.20	Outdoor Lighting	III-17
	Section 3.21	Signs	III-17
	Section 3.22	Antenna Co-location on an Existing Tower or Structure	III-20
	Section 3.23	Parking and Loading Standards	III-21
	Section 3.24	Landscaping	III-22
	Section 3.25	Medical Use of Marihuana	III-24
	Section 3.26	Short Term Rentals	III-24

Short term rentals are permitted in all zoning districts as regulated by the Hayes Township Short Term Rental Ordinance.

HAYES TOWNSHIP
09195 OLD US 31 N, CHARLEVOIX, MI. 49720

ZONING PERMIT APPLICATION

ZONE DISTRICT _____ PERMIT NUMBER _____ FEE _____ DATE RECIEVED _____

GENERAL INFORMATION

Property Owner Name(s) Emmet County Road Commission, by MDC Contracting, LLC (contract purchaser)
Mailing Address 05481 US 31 South, Charlevoix, Michigan 49720
Telephone 231-373-2896 Cell: _____ EMAIL: across@themantheigroup.com

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-112 034 00 and also Parcel No. 15-007-112-032-00
Property Address v/l Hayes Township, Petoskey Street, Charlevoix, Michigan 49720; application also affects adjacent parcel -032-00
Contractor MDC Contracting, LLC Contractor Contact Information jmanthei@mantheiconstruction.com

PROPOSED USE OF PROPERTY

Type of Improvement(s)(describe) Applicant seeking rezoning of parcels to align with Township Master Plan
New Construction _____ Reconstruction _____ Addition _____ Sign _____ Other _____
Dimensions of Proposed Structure _____ HEIGHT _____

PROPOSED ZONING PERMIT

Special Use _____ Type of Special Use _____

P.U.D. _____ Rezone ☒ Land Division/Split Involved? _____

PERMITS & REQUIRED DOCUMENTS

Site Plan Required _____ Survey Required _____ Health Dept. _____
Road Commission _____ Soil & Erosion _____ Corps of Engineers _____ D.N.R. _____ D.E.Q. _____

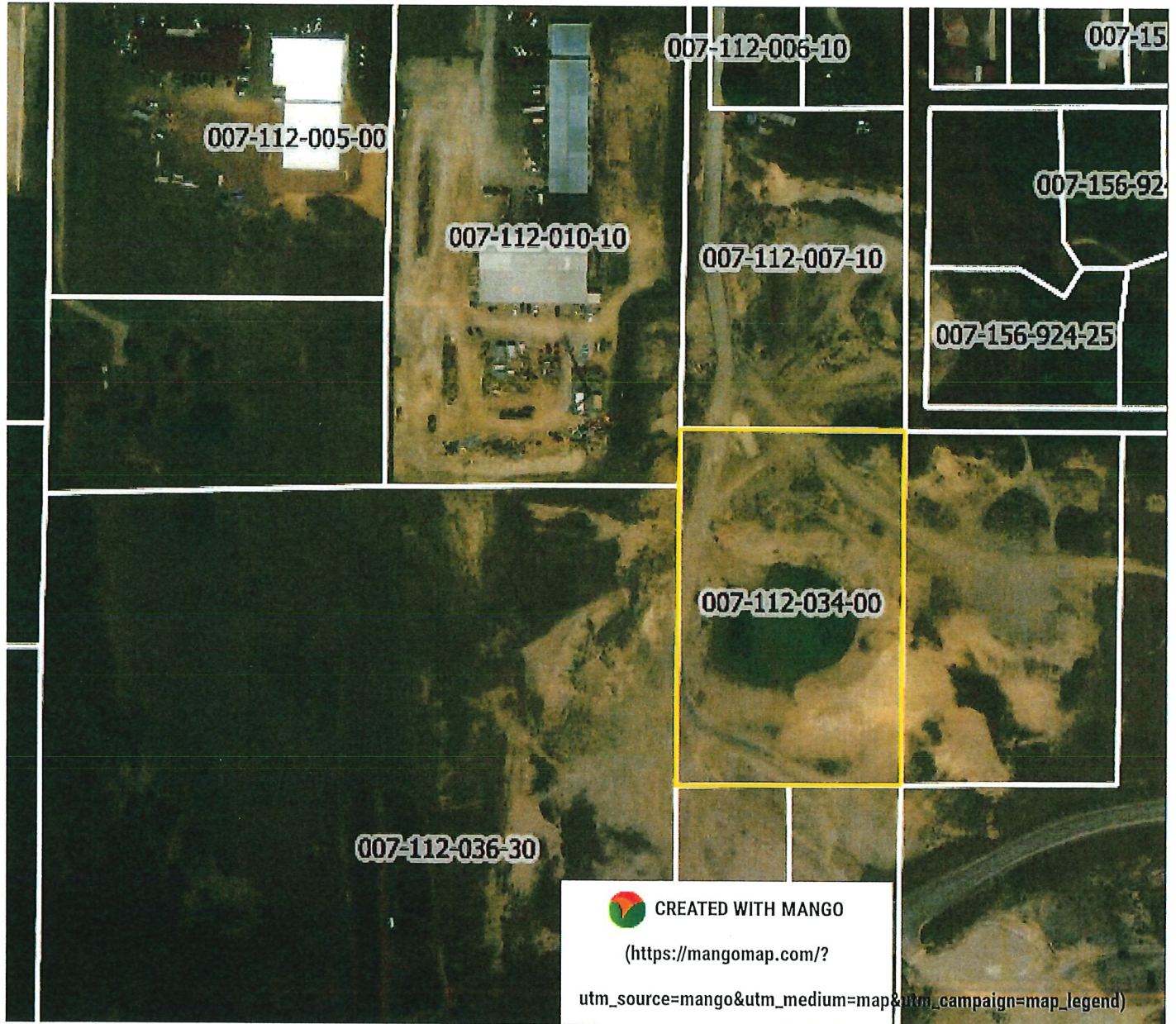
Owners Signature(s) Joshua Manthei

Zoning Administrator Signature _____

SEE REVERSE SIDE



Data Search



© 2022 Charlevoix County