

Hayes Township, Charlevoix County, Planning Commission

Regular Meeting of Planning Commission

October 18, 2022 7:00 pm

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, Michigan 49720

<https://us02web.zoom.us/j/81125583222?pwd=RGp0UDhyNUxCTjdQlInV2tlbzg1dz09>

Meeting ID: 811 2558 3222

Passcode: 519159

+1 312 626 6799 US (Chicago)

AGENDA

Call to Order

Pledge of Allegiance

Review of Agenda

Declarations of Conflict of Interest

Public Comment Unrelated to Agenda Items

Approval of Minutes – August 16, 2022

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 – Presentation by Land Information Access Association, Tip of the Mitt Watershed Council, Lake Charlevoix Association, - Lee Maynard, Jennifer McKay, Tom Darnton

Correction of Motion on Short Term Rentals August 16, 2022

Status report on compilation of synopsis of Zoning Ordinance review

Rezone request update

Set/Confirm Public Hearing Dates – Schedule public hearing Special Use Permit - Mini campground

Set/Confirm Date of Next PC Meeting – November 15, 2022

Public Comment

Planning Commission Comment -

Adjournment

To best facilitate a hybrid meeting (in person as well as ZOOM) for the public, please adhere to the following guidelines:

In person attendance

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.

Via ZOOM attendance

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 will be discussed or conducted at this meeting.

Hayes Township Planning Commission
August 16th, 2022
Regular Meeting
Zoom ID 882 6448 3758

1 **CALL TO ORDER:** Chairperson Roy Griffiths called the meeting to order at 7:00 p.m.

2 Members present: Roy Griffiths (Chair), Steve Bulman, Derek Burnett, Rex Greenslade, Marilyn
3 Morehead, and Matt Cunningham.

4 Excused: Ed Bajos.

5 Also, present: Kristin Baranski (Clerk) and April Hilton (Deputy Clerk/Recording Secretary).

6 Audience: Doug Urban, Chelsea Mills, Chris Mills, LuAnne Kozma, Ellis Boal, Kim Fary, Tim
7 Boyko, Jim McMahon, and Betty Henne.

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

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12 **REVIEW AGENDA:** Mr. Greenslade made a motion, supported by Ms. Morehead to approve the
13 agenda as Presented.

14 Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Rex Greenslade, Matt Cunningham, and
15 Marilyn Morehead

16 Nays: none **Motion Carries**

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20 **DECLARATIONS OF CONFLICTS OF INTERESTS:** None

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23 **APPROVAL OF MINUTES JULY 17TH, 2022 REGULAR MEETING**

24 Ms. Morehead made a motion, supported by Mr. Greenslade, to approve the July 17st, 2022,
25 regular meeting minutes as presented.

26 Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Rex Greenslade, Ed Bajos, and Marilyn
27 Morehead.

28 Nays: none **Motion Carries**

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31 **PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:**

32 Public comments opened at 7:03 pm.

33 Comments Included:

- 34 - A resident inquired about the Michigan Shores Subdivision; planning commission
35 suggested for them to ask the Board of Trustees.

36 Public comments closed at 7:04 pm

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REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION: By Matt
Cunningham. Next meeting September 12th, 2022.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

Mr. Greenslade presented an oral Zoning Board of Appeals report.

ZONING ADMINISTRATOR REPORT:

Ron VanZee presented an oral Zoning Administrator Report.

NEW BUSINESS-

PUBLIC HEARING:

EDITORIAL CORRECTIONS TO ZONING ORDINANCE:

The Zoning Administrator suggested to the Planning Commission for all references to Short
Term rentals be removed from the Zoning Ordinance.

Open: 7:10 pm

Public Comment: Open: 7:14 pm

Comments included:

- Resident expressed their opinion of the importance of the townships' involvement in short
term rentals; especially the requirements enforced for short term rentals in the Zoning
Ordinance.
- Resident is concerned with out short-term rental regulations in the township ordinance; how
will short term renters be managed and prevented from causing issues for township residents.
- Resident is concerned for the lack of control that will occur by removing short term rentals
from the Zoning Ordinance.
- Resident suggested to the planning commission to reference the Townships master plan.

Closed: 7:25pm

The Planning Commission discussed the concerns of the residents and decided the ordinance
did not set any enforcement measure for short term rentals, however, required the owners of
the short-term rental to pay a fee in order the have a short-term rental. The planning
commission decide this was unfair to the residents. The planning commission came to an
agreement that any enforcement should be handle by the local police if someone complained
of activities at a short-term rental.

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Public hearing closed: 7:27

Mr. Greenslade made a motion, supported by Ms. Morehead, to remove all reference to short term rentals including but not limited to the index heading on page 1 section 3.26, dealing with short term rentals and any other reference that may be found in the Zoning Ordinance to short term rentals. Pursuant to the decision made by the Hayes Township Board of Trustees on July 11th 2022.

Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Rex Greenslade, Marilyn Morehead, and Matt Cunningham.

Nays: none **Motion Carries**

STATUS ON ZONING ORDINANCE COMPILATION:

The Planning Commission is behind on the next section of the Preliminary Zoning Ordinance draft, Planning Commissioners have been dealing with other township business.

SET PUBLIC HEARING DATES:

Mr. Greenslade made a motion, supported by Mr. Bulman, to set a Public Hearing/Special Meeting for September 14th, 2022, for Manthei Corporation rezoning request.

Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Rex Greenslade, Marilyn Morehead, and Matt Cunningham.

Nays: none **Motion Carries**

SET/CONFIRM DATE OF NEXT PLANNING COMMISSION MEETING:

Next Planning Commission meeting will take place on September 20th, 2022, at 7:00 pm.

PLANNING COMMISSION COMMENT:

Mr. Greenslade expressed the interest and importance of the Zoning Ordinance rewrite for the Planning Commission members and all the members are hard at work with editing.

PUBLIC COMMENT: Public comments open 7:33 pm.

Comments included:

- Resident would like more information on the status of the Zoning ordinance re-write draft.

Public comments closed 7:34pm

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110 **ADJOURNMENT:** Mr. Greenslade made a motion, supported by Mr. Cunningham, to adjourn
111 the meeting at 7:36 pm.
112 Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Rex Greenslade, Marilyn Morehead, and Matt
113 Cunningham.
114 Nays: none **Motion Carries**

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117 Respectfully Submitted by:

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120 April Hilton
121 Deputy Clerk/Recording Secretary
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2022 Lake Charlevoix Shoreline Protection Local Jurisdiction Community Engagement Meeting Series



Lake Charlevoix Association (LCA) – Promotes understanding of shared use of Lake Charlevoix and advocates for sensible and sustainable lakefront development practices.



Tip of the Mitt Watershed Council (TOMWC) – Dedicated to protecting northern Michigan lakes, streams, wetlands, and groundwater.



Land Information Access Association (LIAA) – Using planning and technology to foster and support sustainable, resilient communities across Michigan through civic engagement and grounded solutions.

Project Background:

In 2016, TOMWC contracted the Land Information Access Association (LIAA) to facilitate “Enacting Shoreline Zoning Protections Around Lake Charlevoix.” It was a project aimed at protecting the water quality of Lake Charlevoix through the adoption of shoreline protection zoning standards in the 10 separate jurisdictions surrounding the lake. The project resulted in the institutionalization of accepted shoreline protection zoning recommendations for the jurisdictions surrounding Lake Charlevoix.

The entire 2016 report as well as additional information about lakeshore protection and updates throughout this process can be found online here:

www.lakecharlevoixprotection.org

Today, LCA has contracted with TOMWC and LIAA to accomplish two main objectives:

- 1) Revisit the 2016 efforts and discuss the status of lakeshore protection standards with each community.
- 2) Develop a shared vision of Lake Charlevoix with common goals and objectives shared by all of the communities around the lake.

Community Engagement Series Timeline:



Discussion Topics:

- Recap previous and ongoing efforts
- Shoreline dynamics
- Types of shorelines: hardened and natural/living shorelines
- Vision – what do we want Lake Charlevoix to look like and how do we implement that vision?

Comment Form

Please record any general notes/comments that you would like to share regarding the Lake Charlevoix shoreline. You may submit this form to any LIAA/TOMWC staff person in attendance at any in-person local jurisdiction meeting.

Name of Jurisdiction in which you are providing comments: _____

Comments:
