

Hayes Township Planning Commission
November 15th, 2022
Regular Meeting
Zoom ID 849 2494 5717

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, Marilyn Morehead, Matt Cunningham, and Ed Bajos.

Excused: Rex Greenslade

Also, present: April Hilton (Deputy Clerk/Recording Secretary).

Audience: Julie Collard, Kim Fary, Deb Narten, Tim Boyko, LuAnne Kozma, Lauren Pearson, Abby Hawley, Jim Rudolph, Danielle Hutcheson, Ellis Boal, Jim McMahon, Diane McMahon, Janet Simon, Greg Denzinger, David Kemme, Chris Mills, Chelsea Mills, Betty Henne, Andy Wilson, Anthony Diaz, Carol Umlor, John Neych, Mel Czechargler, Carl Harman, Christine Knight, and Bob Koaches.

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

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

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

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES OCTOBER 18TH, 2022 REGULAR MEETING

Ms. Morehead made a motion, supported by Mr. Bajos, to approve the October 18st, 2022, regular meeting minutes as presented.

Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, Ed Bajos, and Marilyn Morehead.

Nays: none **Motion Carries**

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PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

Public comments opened at 7:04 pm.

Comments Included:

- Resident asked questions about a performance bond that was sent to the township regarding the Rieth-Riley property.
- Resident requested clarification on the possible plans to amend an industrial rezone.
- Resident informed the Planning Commission of two upcoming court cases schedule against the township regarding the ordinary high-water mark.
- Resident asked questions about the advisory committee to the Planning Commission that Supervisor Ron VanZee had mentioned at the previous evenings Board of Trustee meeting. Also asked about Beckett and Raeder's involvement with this committee.
- Resident expressed their concern of their property possibly being rezoned to industrial. They explained how they found it would not be beneficial to be zone industrial.
- Resident asked about their property possibly being in a flood zone, and the Townships' status for flood insurance.

Public comments closed at 7:20 pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION: By Matt Cunningham. Next meeting December 13th, 2022.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

NA

ZONING ADMINISTRATOR REPORT:

NA

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NEW BUSINESS-

MASTER PLAN UPDATE PROCESS- BECKETT & RAEDER:

Ms. Morehead made a motion, supported by Mr. Bajos, to approve an advisory committee to assist the Planning Commission with revising the Master Plan.

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

Nays: none **Motion Carries**

Chair Roy Griffiths invited John Iacoangeli, from Beckett and Raeder to describe how he sees the process going and the expectations for the committee.

STATUS REPORT ON THE DRAFT EDITS OF ZONING ORDINANCE:

The Planning Commission is still reviewing the draft edits handed out at the last Planning Commission meeting.

RESCHEDULE DECEMBER PLANNING COMMISSION MEETING:

Ms. Morehead made a motion, supported by Mr. Bajos to reschedule the December Planning Commission meeting to December 13th, 2022, at 7:00pm.

Yeas: Derek Burnett, Steve Bulman, Roy Griffiths, 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 December 13th, 2022, at 7:00 pm.

PUBLIC COMMENT: Public comments open 7:50 pm.

Comments included:

- Resident suggested the Planning Commission should inform the public of the sections of the Zoning Ordinance draft they plan to discuss prior to each meeting. This way the residents have a chance to read the section and gave proper feed back to the Planning Commission.
- Resident stated their concern for Michigan Shores area for possible cement dust polluting the water as well as putting the green space around Michigan shores at risk.

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- Resident stated they are concerned with how the members of the Advisory Committee were selected. They are worried about the transparency to the public.
- Resident questioned if the Advisory Committee members will be voted on or not by either the Board of Trustees or Planning Commission.
- Resident suggested the Planning Commission tables the Zoning Ordinance Draft Discussion until after the Master Plan Review is complete.

Public comments closed 7:58pm

PLANNING COMMISSION COMMENT:

- Marilyn Morehead shared her opinion, that the Advisory Committee will be a transparent process to involve the community with the revision of the Master Plan.
- Roy Griffiths responded to resident concern of the appointed members of the Advisory Committee.

ADJOURNMENT: Mr. Bajos made a motion, supported by Mr. Cunningham, to adjourn the meeting at 8:02 pm.

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

Nays: none **Motion Carries**

Respectfully Submitted by:

April Hilton
Deputy Clerk/Recording Secretary