

Hayes Township, Charlevoix County, Planning Commission

Regular Meeting of Planning Commission

December 13, 2022 7:00 pm

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, Michigan 49720

ZOOM

<https://us02web.zoom.us/j/83460345817?pwd=VStlck5FZWlGVzFwaFNoenRieFViQT09>

Meeting ID: 834 6034 5817

Passcode: 103827

+1 689 278 1000 US

AGENDA

Call to Order

Pledge of Allegiance

Review of Agenda

Declarations of Conflict of Interest

Approval of Minutes Regular Meeting Draft November 15, 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

Review of Advisory Group Activity

Annual Organizational Meeting

Approval of Proposed 2023 Meeting Dates

Election of Planning Commission Officers

Set/Confirm Public Hearing Dates

Set/Confirm Date of Next PC Meeting for January 17, 2023 at 7:00 pm

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
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, Ed Bajos, 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, Matt Cunningham and Marilyn Morehead.

Nays: none **Motion Carries**

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.

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

- 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 Greenslade Absent

ZONING ADMINISTRATOR REPORT:

NA

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, Ed Bajos, 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:

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

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 Griffitts, Marilyn Morehead, Ed Bajos 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.
- 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.

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

- 107 - Roy Griffitts responded to resident concern of the appointed members of the
108 Advisory Committee.
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110 **ADJOURNMENT:** Mr. Bajos made a motion, supported by Mr. Cunningham, to adjourn the
111 meeting at 8:02 pm.

112 Yeas: Derek Burnett, Steve Bulman, Roy Griffitts, Rex Greenslade, Marilyn Morehead, Ed Bajos
113 and Matt 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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Hayes Township 2023 Planning Commission Meeting Dates

Meetings are held at 7pm on the third Tuesday of each month

**Hayes Township Hall
9195 Major Douglas Sloan Road**

January 17th, 2023

February 21st, 2023

March 21st, 2023

April 18th, 2023

May 16th, 2023

June 20th, 2023

July 18th, 2023

August 15th, 2023

September 19th, 2023

October 17th, 2023

November 21st, 2023

December 19th, 2023

Northern Michigan Shores Property Owners Association

6865 9 Mile Pointe Drive

Charlevoix, MI 49720

November 28, 2022

Hayes Township Master Plan Focus Group

Hayes Township Planning Commission

Hayes Township Board of Trustees

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, MI 49720

Dear Focus Group, Planning Commission, and Board of Trustee Members,

As the Hayes Township Master Plan Focus Group is meeting soon, the Board of Directors of the Northern Michigan Shores Property Owners Association is writing this letter to express our concerns regarding the Hayes Township Master Plan. At this time our letter will focus on two specific areas of the Rieth-Riley property; Parcel 007-102-001-00, referred to as the current greenbelt area, and the gravel pit.

The greenbelt area, parcel 007-102-001-00, contains a narrow strip of property that runs the southern length of Michigan Shores from US-31 to the turn-around at the eastern end of 9 Mile Pointe Drive. Much of the greenbelt is located above Michigan Shores. This greenbelt also includes the seldom-used road that begins at the Rieth-Riley gravel pit and ends at Lake Michigan where the previous diesel engine water pump was located.

In the best interests of our community, our preference for the entire greenbelt including the road is to have it zoned Conservation Reserve (CR). This zoning would preserve the current natural, forest resources. This greenbelt currently offers some buffering for Michigan Shores from the gravel pit and any future activity. The road, as part of this Conservation Reserve, would preclude a through-road into the adjacent property to the east of Michigan Shores.

The Rieth-Riley gravel pit is a more complex challenge to Michigan Shores. A certified, professional geologist must be retained to determine the future zoning of this gravel pit area because of the hazards of re-using this area for industrial or other purposes. There are severe issues regarding the safety of the groundwater for Michigan Shores and Lake Michigan. We are also concerned about air quality in the immediate area as this area was mined for sand for many years. Sand has silica, which during extraction can lead to airborne silica dust coming from the

RESOLUTION

Hayes Township Planning Commission, Charlevoix County, Michigan
Appointment of an Advisory Committee

WHEREAS, the Hayes Township Board of Trustees and the Hayes Township Planning Commission have determined that the Hayes Township Master Plan, adopted by the Planning Commission on January 24, 2020, and the Hayes Township Board on February 10, 2020 needs to be reviewed; and

WHEREAS, both entities have determined that issues being expressed by the community should be taken into account; specifically, the existing and future land use maps and classifications; and

WHEREAS, both entities have determined that it would be in the best interest of the Township to form an Advisory Committee pursuant to MCL 125.3817 (2) to perform the review and render their recommendations for revisions to the Hayes Township Planning Commission.

NOW THEREFORE BE IT RESOLVED that the following community members will be appointed to the Master Plan Advisory Committee for a term that will last until December 31, 2023 or the submittal of their recommendations to the Hayes Township Planning Commission whichever comes first.

Kim Fary
C.T. Martin
Jenni Silva
Mark Snyder
Jim Rudolph

BE IT FURTHER RESOLVED that two members of the Hayes Township Planning Commission be available to serve as resources and liaisons to the Advisory Committee who shall include Marilyn Morehead and Derek Burnett.

BE IT FURTHER RESOLVED that the Advisory Committee has agreed to serve as volunteers, representing the best interests of the Township and without compensation.

AYES: _____

NAYS: _____

Date: December 13, 2022

Kristin Baranski, Township Clerk

HAYES TOWNSHIP PLANNING COMMISSION

Meeting Date: December 13, 2022

Location:

Hayes Township Hall

[illegible]