

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

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 Matt Cunningham.

Excused: Ed Bajos.

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

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

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

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

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

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES JULY 17TH, 2022 REGULAR MEETING

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

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

Nays: none **Motion Carries**

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

Public comments opened at 7:03 pm.

Comments Included:

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

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 to have a short-term rental. The planning commission decided this was unfair to the residents. The planning commission came to an agreement that any enforcement should be handled 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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ADJOURNMENT: Mr. Greenslade made a motion, supported by Mr. Cunningham, to adjourn the meeting at 7:36 pm.

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

Nays: none **Motion Carries**

Respectfully Submitted by:

April Hilton
Deputy Clerk/Recording Secretary