

Hayes Township Planning Commission  
January 17<sup>th</sup>, 2023  
Regular Meeting  
Zoom ID 822 8657 6345

**CALL TO ORDER:** Vice-Chairperson Derek Burnett called the meeting to order at 7:00 p.m.  
Members present: Derek Burnett, Ed Bajos, Rex Greenslade, Marilyn Morehead, and Matt Cunningham.

Excused: Roy Griffiths and Steve Bulman.

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

Audience: Doug Kuebler, LuAnne Kozma, Kim Fary, Kyle Ulrich, Janet Simon, Carl Harmon, CT Martin, Danielle Hutcheson, Ellis Boal, Jim McMahan, Tim Boyko, Fred Parsons, Sheryl Bergman, Spencer McCormick, Melvin Czechowski and John Neych.

**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, Ed Bajos, Rex Greenslade, Matt Cunningham, and Marilyn Morehead

Nays: none     **Motion Carries**

**DECLARATIONS OF CONFLICTS OF INTERESTS:** None

**APPROVAL OF MINUTES DECEMBER 13<sup>TH</sup>, 2022 REGULAR MEETING**

Mr. Bajos made a motion, supported by Ms. Morehead, to approve the December 13<sup>th</sup>, 2022, regular meeting minutes as corrected.

Yeas: Derek Burnett, Ed Bajos, Rex Greenslade, Matt Cunningham, and Marilyn Morehead.

Nays: none     **Motion Carries**

**PRESENTATION BY KYLE ULRICH, NORTHWESTMIHABITAT.ORG:**

Kyle Ulrich presented to the Planning Commission a presentation regarding the need of Affordable Housing in Hayes Township and Charlevoix area. Also explained the actions Northwest MI Habitat is doing to help the community with Affordable Housing and their mission from their future projects.

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**PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:**

Public comments opened at 7:48 pm.

Comments Included:

- Resident is concerned the Zoning Ordinance may have been violated as well as the Open Meetings act.
- Resident feels Bay Shore would be a great location for Affordable Housing. Also thanked Ron VanZee for all his help with understanding how his property was currently zoned.
- Resident asked if there has been a traffic study done and feels it is important to do before the Master Plan is complete.

Public comments closed at 7:59 pm

**REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:** By Matt Cunningham. Next meeting February 13<sup>th</sup>, 2023.

**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.

**REPORT ON HAYES TOWNSHIP MASTER PLAN ADVISORY:**

Mr. Burnett presented an oral Master Plan Advisory Committee Report.

**NEW BUSINESS-**

**ANNUAL REPORT TO BOARD OF TRUSTEES- DRAFT APPROVAL:**

Mr. Bajos made a motion, supported by Mr. Greenslade to approve the annual report be submitted to the Board of Trustees as corrected.

Yeas: Derek Burnett, Ed Bajos, Rex Greenslade, Marilyn Morehead, and Matt Cunningham.

Nays: none     **Motion Carries**

**SET PUBLIC HEARING DATES:**

NONE

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**SET/CONFIRM DATE OF NEXT PLANNING COMMISSION MEETING:**

Next Planning Commission meeting will take place on February 21<sup>st</sup>, 2023, at 7:00 pm.

**PLANNING COMMISSION COMMENT:**

NONE

**PUBLIC COMMENT:** Public comments open 8:09 pm.

Comments included:

- Resident does not like the Planning Commission Annual Report.
- Resident would like to see more residential zoning instead of industrial, see attached correspondence.

Public comments closed 8:17pm

**ADJOURNMENT:** Mr. Bajos made a motion, supported by Ms. Morehead, to adjourn the meeting at 8:18 pm.

Yeas: Derek Burnett, Ed Bajos, Rex Greenslade, Marilyn Morehead, and Matt Cunningham.

Nays: none     **Motion Carries**

Respectfully Submitted by:

April Hilton  
Deputy Clerk/Recording Secretary