

Hayes Township Planning Commission
June 20th, 2023
Regular Meeting
Zoom ID 836 0148 1092

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

Members present: Roy Griffiths (Chair), Steve Bulmann, Derek Burnett, Marilyn Morehead, Rex Greenslade and Matt Cunningham

Excused: Ed Bajos.

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

Audience: Ellis Boal, John McMahon, LuAnne Kozma, CT Martin, Jerry Augustine, Janet Simon, Betty Henne, Chelsea Mills, Mel Czechowski, Jennie Silva, David Kemme, Jim Pemberton, and Doug McCombs.

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 Bulmann, Roy Griffiths, Matt Cunningham, Rex Greenslade, and Marilyn Morehead

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES MAY 16TH, 2023 REGULAR MEETING

Ms. Morehead made a motion, supported by Mr. Burnett, to approve the May 16th, 2023, regular meeting minutes as corrected.

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

Nays: none **Motion Carries**

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

Public comments opened at 7:02 pm.

- Resident believes the first public comment should include agenda items. Also, would like to see the planning commission add site plan reviews to the agenda for the evening.
- Resident informed the audience and planning commission of a court hearing in process.

Public comments closed at 7:08pm

Hayes Township Planning Commission
June 20th, 2023
Regular Meeting
Zoom ID 836 0148 1092

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Next meeting July 12th, 2023.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

NA

ZONING ADMINISTRATOR REPORT:

Written report available at Hayes Township Hall.

NEW BUSINESS-

ADVISORY COMMITTEE REPORT:

Advisory Committee members presented the Planning Commission and audience with their recommendations for the Future Land Use Map.

The Planning Commission discussed and asked Advisory Members questions to develop the best understanding of each division. To create a Future Land Use Map that will benefit the township for future generations.

The Process of redrafting the Future Land Use Map is a long timeline. However, the Advisory Committee recommendations is a great start, and all their hard work is appreciated.

SHORELAND PROTECTION SUBCOMMITTEE REPORT- 11667 PA BA SHAN:

Mr. Greenslade made a motion, supported by Ms. Morehead, to approve amending the Site Plan Review for this Site Plan Review only.

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

Nays: none **Motion Carries**

Planning Commission members requested a 10-minute recess beginning at 8:05 Meeting will resume at 8:15.

Mr. Bulman made a motion, supported by Mr. Greenslade to recess the Site Plan Review for a special meeting on Tuesday 27th 2023 at 7:00 pm to review this application.

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

Nays: none **Motion Carries**

Hayes Township Planning Commission
June 20th, 2023
Regular Meeting
Zoom ID 836 0148 1092

ACCESSORY DWELLING UNITS:

Planning Commission members discussed the ADU section of the Zoning Ordinance and the possibility of amending the ordinance to address the housing needs of families within the community.

Planning Members agree each zoning district needs to be addressed individually and at use by right when amending the ADU section of the Zoning Ordinance.

The Planning Commission will be working with Housing North to create a revised draft of the Accessory Dwelling Unit (ADU) section of the Zoning Ordinance, for the Planning Commission members to review at a future meeting.

OLD BUSINESS-

SET/CONFIRM PUBLIC HEARING DATES:

None

SET/CONFIRM DATE OF NEXT PLANNING COMMISSION MEETING:

Next Planning Commission meeting will take place on June 27th, 2023, at 7:00 pm.

PUBLIC COMMENT: Public comments open 8:50 pm.

Comments included:

- Resident questioned the plan for the Master plan review and if the Zoning Ordinance redraft is on hold.
- Resident reached out too two Planning Commission members to amend the agenda item for the Site Plan Review and would like to know why those two members did not act on their request.
- Legal Representative provided their employer Rieth Riley's comments and objections of the Advisory Committee recommendations to the Planning Commission. More specifically some of the language choices in the draft will decrease value of Rieth Riley land and they feel that the recommendations favor other residents and penalize another. Also feels that the recommendations decrease the communities view on Rieth Riley business.
- Resident stated he agrees with Roy's statement that the consent judgement with Rieth Riley does in fact determine everything. Also believes there should be an advisory committee meeting to correct the language error in the committees report to the Planning Commission.
- Resident read the definition of mining to the Planning commission. And is concerned for the potential for developing the land after the mining land is recommended.

Hayes Township Planning Commission

June 20th, 2023

Regular Meeting

Zoom ID 836 0148 1092

- Resident would like the public comment timer to start after the resident states their name. Also, would like to know if the language change for ADU's portion of the zoning ordinance will be posted for review by the residents.
- Housing North representative thanked the Planning Commission for reviewing the ADU section of Hayes Township Zoning Ordinance.

Public comments closed 9:06pm.

PLANNING COMMISSION COMMENT:

- Roy Griffiths stated the language of the Advisory Report is an issue and they will be working on adjusting these errors, however, must work carefully along with the consent agreement. He appreciates everyone's hard work.
- Rex Greenslade is disappointed all the Advisory Committee discussion and work is being boiled down to discussion on one wrong word. Suggested working with Rieth Riley to better the wording of the Future Land Use Map within this section.

ADJOURNMENT: Mr. Greenslade made a motion, supported by Ms. Morehead, to adjourn the meeting at 9:10 pm.

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

Nays: none **Motion Carries**

Respectfully Submitted by:

April Hilton

Deputy Clerk/Recording Secretary