

Hayes Township Planning Commission  
August 22<sup>th</sup>, 2023  
Special 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), Derek Burnett, Marilyn Morehead, Rex Greenslade, CT Martin, and Matt Cunningham.

Steve Bulmann Excused absent.

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

Audience: Sarah Wolf, Jim McMahon, Dianne McMahon, Doug Kuebler, Deb Narten, Janet Simon, Tim Boyko, Winnie Boal, Betty Henne, Chris Fulford, Carol Umlor, Wendy Wieland, Ruth Augustine, Kevin Willis, Jean McCarthy, Mike McCarthy, Joellen Rudolph, Melissa Robinson, Mel Czechowski, Joel Robinson, Andy Willow, Anthony Diaz, Jim Pemberton, and Jim Rudolph.

**REVIEW AGENDA:**

Mr. Greenslade made a motion, supported by Ms. Morehead to approve the agenda as amended.

Yeas: Derek Burnett, Roy Griffiths, Matt Cunningham, Rex Greenslade, CT Martin, and Marilyn Morehead

Nays: none     **Motion Carries**

Ms. Morehead made a motion, supported by Mr. Griffiths to adjourn meeting by 8:30pm if the discussion is at a concluding point.

Yeas: Derek Burnett, Roy Griffiths, Matt Cunningham, Rex Greenslade, CT Martin, and Marilyn Morehead

Nays: none     **Motion Carries**

**DECLARATIONS OF CONFLICTS OF INTERESTS:** None

**APPROVAL OF MINUTES JULY 18<sup>TH</sup>, 2023 REGULAR MEETING**

Ms. Morehead made a motion, supported by Mr. Burnett, to approve the July 18<sup>th</sup>, 2023, regular meeting minutes as corrected.

Yeas: Derek Burnett, Roy Griffiths, Matt Cunningham, Rex Greenslade, CT Martin, and Marilyn Morehead.

Nays: none     **Motion Carries**

**APPROVAL OF MINUTES JULY 25<sup>TH</sup>, 2023 SPECIAL MEETING MINUTES**

Mr. Greenslade made a motion, supported by Ms. Morehead, to approve the June 25<sup>th</sup>, 2023, special meeting minutes as presented.

Yeas: Derek Burnett, Roy Griffiths, Matt Cunningham, Rex Greenslade, CT Martin, and Marilyn Morehead.

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Nays: none     **Motion Carries**

**PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:**

Public comments opened at 7:07 pm.

Comments included:

- Resident hopes the Planning Commission members had time to review his correspondence email. They read some highlighted points from their correspondence email. Their correspondence email is attached to minutes.
- Resident referenced an article from Ann Arbor, would like to see mining in Hayes Township to come to a stop soon.
- Resident would like to see Hayes Township a clean and healthy environment. They informed the Planning Commission members of a lawsuit against the Montana Government. They feel Hayes Township has a strong Zoning Ordinance.

Public comments closed at 7:12pm

**CONTINUATION OF REVIEW OF THE MASTER PLAN ADVISORY COMMITTEE**

**RECOMMENDATIONS - FUTURE LAND USE MAP:**

- Todd Millar express concern for using the term mining impaired.
- Todd Millar has begun to engage a professional Planner to do an analyst of the Rieth Riley, to advise the Planning Commission of potential future land uses for this parcel.
- Todd Millar advised to avoid spot zoning in the Future Land Use Map. Encouraged the Planning Commission members to stick to using the list of Zoning terms the Township already has established, instead of creating new terms.
- Mr. Griffiths made a suggested correction to the foot note, striking the sentence that states 'When restoration has been completed, the consent agreement contemplates the future use may be four 10-acre housing lots. Additionally,'.

Mr. Greenslade made a motion, supported by Ms. Morehead, to approve tabling the Future Land Use Map discussion, until the Planning Commission receives more information from the court decision and the Professional Landscape architect proposal.

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

Nays: CT Martin     **Motion Carries**

**BEGIN REVIEW OF DRAFT EDITS TO ZONING ORDINANCE:**

Planning Commission came to a consensus to push this discussion to the next Planning Commission meeting.

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**PUBLIC COMMENT:** Public comments open 7:56 pm.

Comments included:

- Resident would like both mines to be considered in the work order. Would like clarification on what sentence was taken out of the foot note.
- Resident is concerned about Horton Creek drying up.
- Resident asked for clarification if there is a contract with Bauer Ford, and which area is being focused on.
- Resident would like to know whom came up with the term "Mining Impaired" and is curious if the term is to discourage certain land uses.
- Resident is worried the party who loses the court discussion will appeal.
- Intervenors would like input with Bauer Ford. Concerned about head waters at Horton Creek.
- Resident feels the discussion at tonight's meeting is leading in a positive direction.

Public comments closed 8:08pm.

**PLANNING COMMISSION COMMENT:**

Mr. Griffiths informed the Planning Commission and public that Lake Charlevoix Association and Jennifer McCannon are providing shoreline review and recommendations for shoreline restoration at no cost to Lake Charlevoix Lake front owners. Jennifer McCannon will also work with the Shoreland Sub- Committee on reviewing plans.

**ADJOURNMENT:** Mr. Greenslade made a motion, supported by Ms. Morehead, to adjourn the meeting at 8:09 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

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