Voice Mission Statement:
To share, educate, and connect with our residents and support a strong and engaged community.

Hayes Township Voice

CONNECTING **OUR** COMMUNITY

#4 **March 2023**

The new **Lake Charlevoix EMS** building is complete!

Join us on **Sunday, March 12, 2023**, from **11-2pm** for an open house and tour the beautiful new facility.
Light refreshments will be served in the Hayes Township Hall.

Notes from the February 2023 Board of Trustee Meeting

• The BOT approved a contract for the EMS Building and Fire Barn with Habitec security.

• BOT members discussed an appeal submitted regarding FOIA charges. The Clerk and Treasurer detailed the work and time needed to locate the requested files. The board voted to deny the FOIA appeals.

• New FOIA Policy sheets were approved.

• The Board members held a closed session for an employee review.

• For more details on all BOT meetings, our agendas, minutes, and board packets are posted on hayestownshipmi.gov. Go to documents, Board of Trustee reports, and click on the year/month you would like to view.

Notes from the February 2023 Planning Commission Meeting

• The February Planning Commission meeting was cancelled due to schedule conflicts with most members. The regular meeting for March 2023 is scheduled for Tuesday, March 28th, at 7pm

• For more details on all our Planning Commission Meetings, agendas, minutes, and packets, go to hayestownshipmi.gov, go to documents, Planning Commission Reports, and click on year/month you would like to view.

• Planning Commission Board Members

Please direct all questions/comments for Planning Commission members to: HayestownshipPC@gmail.com

Notes from the February 2023 Advisory Group Meeting

• The group continued their discussion on suggested future land use map for Zone 1, Bay Shore area.

• John, from BRI, suggested a strategic plan to acknowledge future growth is inevitable and to use the future land use map to direct growth to appropriate/desired areas within the township.

• Concerns in the group continue to be: maintaining rural character of the area, traffic control, ack of infrastructure, need for housing in the township.

• The Group also discussed Big Rock and what can/can't be done on the property, as well as the proper way to designate it on the future land use map.

• The Advisory Group has their own website: hayesmasterplan.org. All information and meeting dates, as well as ZOOM recordings, will be posted on this website by Beckett & Raeder.

Notes from February 2023 Parks and Recreation Committee Meeting

• The Parks and Recreation Committee discussed support of the continuation of the Boyne City Bike Path construction.

• Two main 2023 goals were set. The first is removing the broken concrete from the old launch area at Hayes Township Park Camp Sea Gull. The second is getting fresh water run to the top and bottom areas of the park. Bids will be requested from local contractors for both projects for BOT review.

• The committee also decided to begin gathering information on stabilization of the shoreline at Camp Sea Gull.

All Parks and Recreation correspondence can be sent to hayestownshippr@gmail.com

Hayes Township Calendar

March 2023

Thursday, March 2nd
Community Coffee, 1pm

Monday, March 6th
Parks & Recreation, 6pm

Tuesday, March 7th
Board of Review Organizational Meeting 1pm

Monday, March 13th
Board of Review, 3pm-9pm

Monday, March 13th
Board of Trustees, 7pm

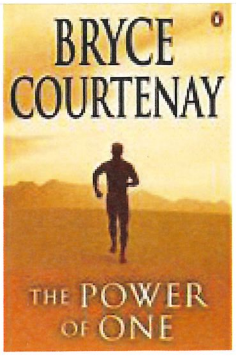
Wednesday, March 15th
Board of Review, 9am-3pm

Wednesday, March 15th
Resident Advisory Group 6pm

Thursday, March 16th
Hayes Township Book Club, 1pm

Tuesday, March 28
Planning Commission, 7pm
NOTE: Date change to accommodate LIAA, TOM and LCA presentation

ALL MEETINGS AT HAYES TOWNSHIP HALL UNLESS NOTED



March Book Club Pick!

Our next book club novel is 'The Power of One' by Bryce Courtenay.

This story is about overcoming obstacles, and we can't wait to discuss it.

Our book club will meet on Thursday, March 16th at 1pm at the Hayes Township Hall.

If there are any questions, please contact Kristin at 231-547-6961

Look at the smiling faces of these hard-working kids!

They were constructing the benches and the flower planter that will be placed at the base of our flag at Hayes Township Park Camp Sea Gull.

We are so excited to see these benches and planter in our park this spring.

Thank you so much for thinking of Hayes Township for your Eagle Scout project!

What is the Zoning Board of Appeals?

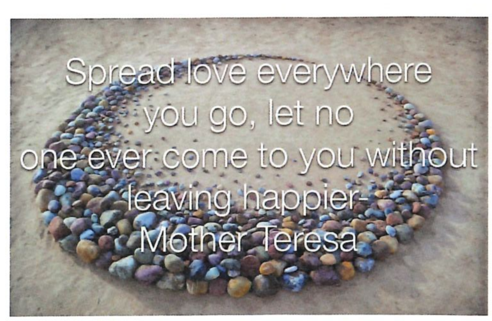
The Zoning Board of Appeals is made up of township residents whose principal function is interpreting and implementing the legislative intent of zoning regulations. The ZBA is the arbiter of disputes or questions on interpreting and enforcing the zoning ordinance. This job is undertaken with a genuine commitment to uphold the intent and spirit of the township's zoning regulations. The ZBA must function solely to provide relief for the rare, exceptional situation where conforming to the zoning ordinance is either impossible or extremely difficult.

The ZBA is often asked to make tough choices. Decisions must be based solely on the applicable provisions of the zoning ordinance and the ability of the applicant's property to qualify for some relief from those provisions based on the ordinance's standards and the location's physical characteristics.

All ZBA hearings are noticed to the appropriate neighbors, in a local newspaper, and also posted at the township hall as well as on the township website. The ZBA meetings are open to the public.
-Excerpts are from 'The Township Guide to Planning and Zoning'-MTA

The Hayes Township Assessor is Alisa Abiney.
She can be reached at (231)497-9361 or assessor@hayestownshipmi.gov.
She will be in attendance at our March Board of Trustee meeting to answer any questions our residents may have.

Thank you so much to Duane Lawton for his generous donation of time and materials to build these beautiful shelves for our free little pantry.



Hayes TOWNSHIP

VOICE VIEWS

CONNECTING **OUR** COMMUNITY

Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720
(231)547-6961

For the most up to date information, Visit: Hayestownshipmi.gov

How to read your assessment notice

Every year, you will receive a form like this, indicating changes in the assessed value and the taxable value of your property. The numbers give you an idea of how much this property could sell for and how much of that value you will pay taxes on.

IF THIS IS NOT A TAX BILL, WHAT IS IT?

Your assessment notice is just that — a notice. It indicates what the local assessor determines your property is worth and how much of that value is taxable. It does not indicate what your taxes will be for this year.

WHY YOUR ASSESSMENT CHANGED

The assessor recalculates the value of your property every year, and these lines give a general explanation of why assessments change. Even if you have not made any changes to your property in the past year, your assessment will likely still change to reflect the current real estate market. Your assessment can also fluctuate based on changes you make to your property.

WHAT YOUR HOUSE IS WORTH AND HOW MUCH OF IT YOU WILL PAY TAXES ON

The most important figure on this notice is the taxable value of your property for this year. Your taxes should be based on the amount in that box unless you appeal it. If you have owned your home for more than a year, it should be less than the assessed value, which is half of what the state calculates your property is worth in a specified year. Taxable and assessed value will be the same the year after you buy a property, but the gap between them will usually grow the longer you own the property.

ARE YOU SAVING AS MUCH AS YOU CAN?

If this property is your primary residence, it should qualify for an exemption that would save you a significant amount on your taxes. If the exemption has been filed for properly, your bill will say your home is 100-percent exempt as a "principal residence." If you think you are eligible for the exemption but the notice does not say you are exempt, contact your local assessor's office. If the property is farmland, it can qualify for reduced taxes under another exemption.

NOTICE OF ASSESSMENT ENCLOSED

NOTICE OF ASSESSMENT, TAXABLE VALUATION (INCLUDING LEASEHOLD IMPROVEMENTS) AND PROPERTY CLASSIFICATION

THIS IS NOT A TAX BILL

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

PROPERTY IDENTIFICATION:

THIS PROPERTY IS CLASSIFIED AS: 401
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT:

Proposal A, passed by voters on March 15, 1994, places a limit on the value used to compute property taxes. Starting in 1995, your property taxes were calculated on Taxable Value (see line 1 below). If there is a number entered in the "Change" column at the right side of the Taxable Value line, that number is not your change in taxes. It is the change in Taxable Value.

Prior to 1995, your taxes were calculated on State Equalized Value (see line 4 below). State Equalized Value (SEV) is the Assessed Value multiplied by the Equalization Factor, if any (see line 3 below). State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2004, your 2005 Taxable Value will be the same as your 2005 State Equalized Value. Please see line 5 below regarding transfer of ownership on your property.
IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2004, your 2005 Taxable Value is calculated by multiplying your 2004 Taxable Value (see line 1 below) by 1.023 (which is the Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2005 Taxable Value cannot be higher than your 2005 State Equalized Value.

	PRIOR AMOUNT YEAR 2004	CURRENT AMOUNT YEAR 2005	CHANGE
1. TAXABLE VALUE (Current amount is tentative):	67,542	116,800	49,258
2. ASSESSED VALUE:	116,000	116,800	800
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	116,000	116,800	800
5. THERE Was A TRANSFER OF OWNERSHIP ON THIS PROPERTY IN 2004.			

If you believe that these values, the property classification, or the information on line 5 is incorrect you may protest to the Local Board of Review. A nonresident may protest to the Board of Review by letter. Letter appeals are to be accompanied by a completed Board of Review petition form (form L-4035 or an alternate petition form used by the local unit of government). The petition form approved by the State Tax Commission (form L-4035) is available at www.michigan.gov/treasury.
The Board of Review will begin meeting on March 22, 2005 to consider appeals on assessments at the following address: City of Grosse Pointe Park, 15115 East Jefferson Avenue, Grosse Pointe Park, MI 48230. March 22 from 9:00 AM-9:00 PM and March 23 9:00 AM-5:00 PM --BY APPOINTMENT ONLY-- call (313) 822-4361 for questions or appointments. Written appeals are accepted if postmarked by March 23, 2005.

% Exempt As "Homeowner's Principal Residence": 100.0000
% Exempt As "Qualified Agricultural Property":

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal. Protest at the Board of Review is nessesary to protect your right to further appeals to the Michigan Tax Tribunal for valuation and exemption appeals and to the State Tax Commission for classification appeals.

Leasehold Improvement Information: If this notice form is for the personal property of a tenant who has installed leasehold improvements, the following are the 2005 Taxable Value (TV) and the 2005 State Equalized Value (SEV) of the leasehold improvement portion of the total property:

2005 TV 0 | 2005 SEV 0

Homeowner's Principal Residence Affidavit Information Required by P.A. 247 of 2003: If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit before May 1 this year.

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