

**HAYES TOWNSHIP, CHARLEVOIX COUNTY, PLANNING COMMISSION**

**Special Meeting of Planning Commission**

**Hayes Township Hall**

**AGENDA**

**January 6, 2024 8:45m**

**09195 Major Douglas Sloan Road**

**Charlevoix, Michigan 49720**

- Call to Order
- Review Agenda
- Declaration of Conflict of Interest (if any)
- Public Comment
- Continue work on the Zoning Ordinance edits. Note that this work may involve discussion related to the Master Plan.
- Planning Commission Comment
- Adjournment

Note: A quorum of Township Board members may be present. No Township Board business will be discussed or conducted at this meeting.

## **Residential zoning districts**

**Marilyn Morehead**

### Current ordinance:

Ag: 10 acre min

Rural residential: 5 acre min

Low density residential: 2 acre min

Small lot residential:  $\frac{3}{4}$  acre min (32,670 sq ft)

One and two family residential: 20,000 sq ft/unit (1 acre = 43,560 sq ft)

Multiple family residential: limit 4 dwellings/acre, min 50% gross area open space

Mobile home park residential: 5000 sq ft/unit

### Proposed ordinance

Ag/Rural residential: 5 acre min

Residential District:  $\frac{1}{2}$  acre min

Multiple family district: minimum lot size???

Mobile home park district: minimum lot size???

### Marilyn Morehead's suggested changes to the districts in the proposed ordinance

Ag/Rural residential: 5 acre min

Low density residential: 2 acre min

Small lot/one and two family residential: 1 acre min

Keep the last 2 districts the same (multiple family and Mobile park residential) as proposed

If the proposed changes are generally accepted, I will propose what uses by right and what uses by special use permit for each district. The Ag/Rural residential will remain as proposed in the new draft ZO

January 6, 2024

TO: PC

FROM: LuAnne Kozma, Hayes Township resident

Good morning.

This meeting should not have been scheduled. It was not set or announced at the last PC meeting, wasn't in the newsletter. The only reason people are here is we caught it last night on the website.

The Zoning Ordinance rewrite began in January **2020** with the Beckett and Raeder \$20,000 contract. **This has been now a 4-year process**, and still the draft is a huge mess.

The PC has been revising the Bay Township Zoning Ordinance, not the Hayes Township Zoning Ordinance. This community paid for previous Planning Commissions to draft that good ordinance. You need to start with the Hayes Township Zoning Ordinance.

Not once in 2021, 2022, or 2023 did the PC involve Beckett and Raeder nor seek any other professional planning for the ZO.

Never once in 2021, 2022, or 2023 did the PC discuss your proposed new definition of "Shoreland Protection Strip." In fall of 2021 Van Zee said that they haven't gotten to it yet. Two years later, this past fall some commissioner said you'd get to that when you talk about the Waterfront Regulations. We are still waiting.

You've changed the definition in a way that guts the meaning and the material reality of it. Redefined as "an area of protective groundcover," it no longer is all of the 50-foot of uplands landward from the Ordinary High Water Mark.

A ZO is about land use. It's not about vegetation use. The SPS is land upon which certain things can happen or not happen. Your definition reduces the SPS to only where "protective ground cover" exists. And what is "protective ground cover"? It could be lawn. It could be a tarp!

This error of reducing the protection of land to the protection of just existing vegetation, is repeated in your proposed new definition for "vegetated

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