

Hayes Township Planning Commission
July 18th, 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, Jim McMahon, LuAnne Kozma, Shelly VanWart, Tim Boyko, Jeff Tashjian, Winnie Boal, Deb Narten, Mel Narten, Dee Hutcheson, Bill Henne, Betty Henne, Mel Czechowski, Carol Umlor, Anthony Dinz, Todd Peterson, and Jim Pemberton.

PLEDGE OF ALLEGIANCE TO THE FLAG: Mr. Griffiths led the Pledge of Allegiance.

REVIEW AGENDA:

Ms. Morehead made a motion, supported by Mr. Burnett, to approve adjournment of the July 18th 2023 Planning Commission meeting no later than 9:00 pm.

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

Nays: none **Motion Carries**

Ms. Morehead made a motion, supported by Mr. Cunningham to approve the agenda as corrected.

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 JUNE 20TH, 2023 REGULAR MEETING

Mr. Greenslade made a motion, supported by Ms. Morehead, to approve the June 20th, 2023, regular meeting minutes as corrected.

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

Nays: none **Motion Carries**

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APPROVAL OF MINUTES JUNE 27TH, 2023 SPECIAL MEETING MINUTES

Mr. Bulmann made a motion, supported by Ms. Morehead, to approve the June 27th, 2023, special 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 7:10 pm.

Comments included:

- Resident stated Hayes Township is loved by many people. Which is why they are concerned about the discussion of reducing the acre limit in different zones.
- Resident feels the Township already has the best Zoning Ordinance for protecting the Shoreland. However, they did suggest strengthening the protection on retaining walls and excavating near the shoreland.
- Resident is concerned about the discussion regarding the Future Land Use Map.
- Resident complimented to Advisory Group for all their hard work. Also, would like to see the term "Mining Impaired" used in the Future Land Use Map.
- Resident supports the term "Mining Impaired" for the Future Land Use Map.
- Resident agrees to keep meeting within two hours, also stated the audience members are difficult to hear on zoom. Also, would like to see unrelated to agenda item public comments removed from the first public comments. Concerned the new language of the new zoning ordinance will change the protection of the shoreline and stated, excavation in the shoreland protection strip should be prohibited in all cases.

Public comments closed at 7:28pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Next meeting July 14th, 2023.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

NA

ZONING ADMINISTRATOR REPORT:

Written report available at Hayes Township Hall.

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NEW BUSINESS-

REVIEW ADVISORY COMMITTEE REPORT AND FUTURE LAND USE MAP:

Ms. Morehead made a motion supported by Mr. Greenslade, to finalize discussion at next meeting.

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

Nays: none **Motion Carries**

The Planning Commission came to a census that all members will be prepared to discuss modifications in the Master Plan and on the Future Land Use Map at the next Planning Commission Meeting.

BEGIN REVIEW OF ZONING ORDINANCE DRAFT:

Ms. Morehead made a motion, supported by Mr. Greenslade to table discussion until next Planning Commission meeting.

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

Nays: none **Motion Carries**

OLD BUSINESS-

SET/CONFIRM PUBLIC HEARING DATES:

None

SET/CONFIRM DATE OF NEXT PLANNING COMMISSION MEETING:

Planning Commission Special Meeting for a site plan review of A Shoreland Protection Strip will take place July 25th, 2023, at 7:00 pm.

Next Planning Commission regular meeting will take place on August 15th, 2023, at 7:00 pm.

PUBLIC COMMENT: Public comments open 9:19 pm.

Comments included:

- Resident is disappointed in the discussion the Planning Commission had on the Mining portion of the Advisory Committee report, does not agree with deleting it from the report

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- Resident is concerned the Planning Commission is not considering the possibility of 30 more years of mining.
- Resident does not agree with removing the mining section from the Future Land Use map, agrees with changing the word “impaired”, however keep the section/definition the Advisory Committee recommended.
- Representative for Reith Riley stated Rieth Riley would like to keep the North side of 31 zoned as Industrial.

Public comments closed 9:26pm.

PLANNING COMMISSION COMMENT:

- Mr. Griffiths stated the Planning commission and/or Township cannot approach the residents’ concerns with the Reith Riley mineral extraction at this time. Planning Commission is looking towards the future and the Future Land Use Map is a tool to guide to Township.

ADJOURNMENT: Mr. Greenslade made a motion, supported by Mr. Bulmann, to adjourn the meeting at 9:30 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