

Hayes Township Planning Commission
November 21st, 2023
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

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

Members present: Roy Griffiths (Chair), Marilyn Morehead, Rex Greenslade, Mark Snyder, and Matt Cunningham.

Excused: Derek Burnett and CT Martin

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

Audience: Deb Narten, Dianne McMahon, Danielle Hutchenson, Jim McMahon, Tom Darton, Mel Narten, Marilyn Anderson, Mike Hutchenson, LuAnne Kozma, Ellis Boal and Janet Simon.

PLEDGE OF ALLEGIANCE:

REVIEW AGENDA:

Ms. Morehead made a motion, supported by Mr. Snyder, to adjourn the meeting no later than 9:00 pm.

Yeas: Roy Griffiths, Matt Cunningham, Rex Greenslade, Mark Snyder, and Marilyn Morehead

Nays: none **Motion Carries**

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

Yeas: Roy Griffiths, Matt Cunningham, Rex Greenslade, Mark Snyder, and Marilyn Morehead

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

APPROVAL OF MINUTES October 17th, 2023 REGULAR MEETING

Ms. Morehead made a motion, supported by Mr. Greenslade, to approve the October 17TH, 2023, regular meeting minutes as corrected.

Yeas: Roy Griffiths, Matt Cunningham, Rex Greenslade, Mark Snyder, and Marilyn Morehead.

Nays: none **Motion Carries**

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PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

Public comments opened at 7:06 pm.

Comments included:

- Hopes the Planning Commission has viewed the documents "Protect Lake Charlevoix Committee" has submitted to the Planning Commission. Wished everyone Happy Thanksgiving.
- Suggestion to make the agenda items more descriptive when there is only one public comment.
- Reached out to Federal Mine Safety and Health seeking help regarding a fence around the pit.
- Suggested to offer two public comments, disagrees with some of Lake Charlevoix Assoc suggestions.
- Suggested a proposal that allows the township to submit a permit first, before federal and state, because the Township can allow for a stricter permit.
- Public comments closed at 7:15pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Next meeting December 11th, 2023 at 7:00pm.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

NA

ZONING ADMINISTRATOR REPORT:

Written report available at Hayes Township Hall.

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New Business:

TOM DARTON -LAKE CHARLEVOIX ASSOC AND TIPP OF THE MITT STUDY:

Tom Darton provided the Planning Commission with suggestions to protect and preserve Lake Charlevoix.

Suggestions included:

- Make room for wildlife and people.
- Have a shared Zoning Administrator officer that covers all the rural townships along Lake Charlevoix.
- Townships need to work together on the same issues around Lake Charlevoix.
- Change the Townships outlook on the Ordinary High-Water mark, the EGLE has a process within it rule and regulations for a pre- application approval.
- Work through a Watershed advisory council.

Planning Commission Questions Included:

- Mr. Snyder asked what the feedback was from the Community through the different townships along Lake Charlevoix, regarding Consistency along the shoreline.
- Mr. Darton responded they have restarted the Workshops meetings for the Watershed Council which will be addressing this issue.

Public Comment Questions included:

- requested where the report Mr. Darton was referencing was located for the public to view. Mr. Darton responded there is a link on the Lake Charlevoix Association website.
- agreement that each property is unique and need to be addressed individually to help protect the shoreland.

Old Business:

REVIEW OF DRAFT EDITS TO ZONING ORDINANCE:

Planning Commission members discussed Zoning Ordinance Articles for definitions, Waterfront, Site plan Review and Zoning Districts and Maps.

Discussion included:

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- Ms. Morehead presented they found two streams that were un-named in Hayes Township. Suggested to set a green belt of 15ft to 20ft on either side of these streams. These streams will need to be added to the zoning maps.
- Mr. VanZee suggested two categories to define farming separately.
 - Farm Commercial: structures, building and lands to support, for profit, bona fide farming activity or the raising of livestock or small animals as a primary source of income. Second definition.
 - Farm Domestic: A parcel of land used or intended to be used for agricultural purposes on properties other than Commercial Farms. Domestic farming includes keeping farm animals as pets and raising animals for educational experience, raising crops, vegetables, flowers, and general gardening activities. Dogs, cats, and other typical household pets are not regulated as a Domestic Farm.
 - Also suggested not allowing typical farm animals in residential districts except where parcels are significantly larger than minimum parcel size for that district, and a significant barrier is in place to protect residential character of the district.
- Mr. VanZee will research how to determine the number of units/acres needed to support X amount of farm animals.
- Roy Griffiths suggested taking the suggestions submitted by Derek Burnett regarding the difference between Boarding Houses and a Bed and Breakfast to Beckett and Raeder.
- Mr. Greenslade suggested tabling the Waterfront article of the Zoning Ordinance to a later date. Allowing the Planning Commission members, especially the newer member; to research and learn more about protecting and preserving the waterfront of Hayes Township.
- Planning Commission will review Roy Griffiths suggested changes to the Waterfront Site Plan Review process and give their feedback at the next Planning Commission meeting.
- CT Martin will research with Ron VanZee, suggestions, and regulations regarding the Waterfront Site Plan Review guidelines from professional township resources.
- Ms. Morehead will create a proposed language draft regarding the different forms of residential zoning within Hayes Township.
- Planning Commissioners need to keep the local housing needs in mind when working on zoning districts.
- ADUs need to be incorporated into Zoning Districts.

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SET/CONFIRM PUBLIC HEARING DATES:

None

SET/CONFIRM DATE OF NEXT PC MEETING – November 21st, 2023.

Next Planning Commission regular meeting will take place on December 12th, 2023, at 7:00 pm.

PLANNING COMMISSION COMMENT:

- Mr. Cunningham asked which Planning Commissioners planned to attend the Planners forum.
- Mr. Greenslade reminded everyone of Ron's question last month to the Planning Commissioners about their intentions of being on this board. All the planning commissioners answered their intentions has never been to gut the Ordinance. Therefore, he asked the public comments to be more positive in the realization the Planning Commissioners are working hard and very dedicated to protecting the shoreline and future of all of Hayes Township.
- Mr. Griffiths responded to the suggestion to have a second public comment. He stated he encourages and prefers emailed correspondences because the Planning Commissioners then have time to research and considered the resident's questions and comments. Regarding the high-water mark questions, he stated the first issue is the High-water mark has been determined by an act of the state. The other issue is needing a fixed point to measure the setbacks accurately.
- The Planning Commission wishes everyone a Happy Thanksgiving.

ADJOURNMENT: Ms. Morehead made a motion, supported by Mr. Snyder, to adjourn the meeting at 8:56 pm.

Yeas: Roy Griffiths, Marilyn Morehead, Rex Greenslade, Mark Snyder, and Matt Cunningham.

Nays: none **Motion Carries**

Respectfully Submitted by:
April Hilton
Deputy Clerk/Recording Secretary

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