

Hayes Township Planning Commission
January 6th, 2023
Special Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

CALL TO ORDER: Vice Chairperson Roy Griffiths called the meeting to order at 8:45 a.m.

Members present: Roy Griffiths, Derek Burnett, CT Martin, Marilyn Morehead, Rex Greenslade, and Mark Snyder.

Excused: Matt Cunningham.

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

Audience: Jim McMahon, Kim Fary, Pat Fary, Ellis Boal, LuAnne Kozma, Darry Phelps, Janet Simon, and Carol Umlor.

PLEDGE OF ALLEGIANCE:

REVIEW AGENDA:

Mr. Snyder made a motion, supported by Mr. Martin, to approve the agenda as presented.

Yeas: Roy Griffiths, Rex Greenslade, Mark Snyder, Derek Burnett, CT Martin, and Marilyn Morehead

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

Public comments opened at 8:48 pm.

Comments included:

- Stated they would have liked more notice about the special meeting.
- Supported the previous comment, that residents feel the township should give residents more notice for a special meeting.
- Supports the previous two comments.
- Stated their opinion of the changes the Planning Commission have discussed in the past regarding the zoning ordinance are not in the best interest of the township.

Public comments closed at 8:57pm

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CONTINUE WORK ON THE ZONING ORDINANCE EDITS:

- Planning Commission discussed Renewable Energy and what roles the State of Michigan and Township will have in approvals and denials. i.e. large utility companies who meet the states renewable energy commitment have permission per state, townships have some say however States can override.
- The board came to a consensus to incorporate Marilyn's suggestions into the various zoning districts.
- Marilyn will research right of property and/or special use permits per each district.
- Mr. VanZee suggested for Ag/RR that the zoning ordinance use more restrictive guidelines of uses by right/ uses by special use permit.
- Mr. VanZee state the Township needs to plan and manage development, way back it was little cabins on lakes built on large lots, the trend now is larger home on smaller lot. We need to plan and protect.
- On multi-generational properties larger than 10 acres but smaller than 20 acres, families would like to split/develop within family- the PC needs to avoid spot zoning in these cases.
- Mr. VanZee will work with Equalization to receive a map of the waterfront area to determine how to measure lot size.
- The board came to a consensus to add the Shoreline Protection Strip in each district.
- The Board came to a census the statement regarding Renewable Energy in each district.
- The board came to consensus to create a subdistrict to residential for Small Lot Residential as well as Mixed Use Residential (Neighborhood Commercial 4.10)
- PC discussed adding verbiage to not allow cement batch plants within the Township. Mr. VanZee will speak with attorney. This may allow to use Light Industrial as a district.

Mr. Griffiths made a motion, supported by Mr. Greenslade to hold a special meeting/ Work session for Saturday, January 13th at 8:45 am to continue discussion on the Zoning Ordinance Draft.

Yeas: Roy Griffiths, Marilyn Morehead, Rex Greenslade, Mark Snyder, Derek Burnett and CT Martin.

Nays: none **Motion Carries**

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PLANNING COMMISSION COMMENT:

- Mr. Martin will provide the definition the Advisory Committee came up with for Light Industrial.

ADJOURNMENT: Mr. Martin made a motion, supported by Ms. Morehead, to adjourn the meeting at 10:42 pm.

Yeas: Roy Griffitts, Marilyn Morehead, Rex Greenslade, Derek Burnett and CT Martin.

Nays: none **Motion Carries**

Respectfully Submitted by:

April Hilton

Deputy Clerk/Recording Secretary