

Hayes Township Planning Commission
March 6th, 2024
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 5:30 p.m.

Members present: Roy Griffiths, CT Martin, Marilyn Morehead, Mark Snyder, and Matt Cunningham.

Excused: Derek Burnett, and Rex Greenslade.

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

Audience: Andrew Wilson, LuAnne Kozma, Stan Boris, Sherry Baker-McCoy and Ellis Boal.

PLEDGE OF ALLEGIANCE:

REVIEW AGENDA:

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

Yeas: Roy Griffiths, Matt Cunningham, Mark Snyder, 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 5:32 pm.

Comments included:

- Improves look good. Other comments are attached to minutes.

Public comments closed at 5:35pm

CONTINUE WORK ON THE ZONING ORDINANCE EDITS:

- Waiting for information and standard regulations from the State of Michigan before moving forward with the Renewable Energy portion of the Special Use Permit section.
- The Commission came to a consensus to change the distance to 300 feet for all notifications required throughout the ordinance.
- Add item I a Special Use Permit for a waterfront property will require a Site Plan Review. Roy Griffiths will work with BRI to write up the language for this item.

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- Made editorial corrections throughout the sections of tonight's discussion.
- Commission came to a census to add a Site Plan Review process for ADU's.
- Add language regarding scheduling and conducting a public hearing.
- Under the discretion of the Planning Commission a Performance Guarantee may be required.
- For every Special Use Permit category should have specific Supplemental Site Standards.
- 9.1 B the Owners of a Bed and Breakfast must resident in the home they use as the Bed and Breakfast. An ADU can not be used.
- Change the Language for the Public Phone Requirement to state "Must have access to a source for contacting Emergency Services available".
- Also make a requirement for there to be an administrator building where customers come to Check in and check out for Campgrounds.
- Item J may be able to be deleted, commission members will look into State Regulations for Campgrounds.
- Will reach out to the Cemetery Committee for the State regulation information for cemeteries.

PUBLIC COMMENT (1 MIN LIMIT):

Public comments opened at 6:32 pm

Comments included:

- Requested the second Comment time go back to 3 minutes. Asked why the Commission keeps referring to the Bay Township Ordinance.
- Requested the Commission to look into changing the set back for renewable energy.

Public comments closed at 6:37pm

PLANNING COMMISSION COMMENT:

ADJOURNMENT: Ms. Morehead made a motion, supported by Mr. Martin, to adjourn the meeting at 6:38 pm.

Yeas: Roy Griffitts, Marilyn Morehead, Matt Cunningham, and CT Martin.

Nays: none **Motion Carries**

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Respectfully Submitted by:

April Hilton

Deputy Clerk/Recording Secretary