

AGENDA
HAYES TOWNSHIP, CHARLEVOIX
COUNTY PLANNING COMMISSION
SPECIAL MEETING

August 8, 2024 8:30 am
Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720
ZOOM

Join Zoom Meeting
[https://us02web.zoom.us/j/83601481092?](https://us02web.zoom.us/j/83601481092?pwd=bTRvd01yc2NtSHY5MXkrZDUxVDMrZz09)
[pwd=bTRvd01yc2NtSHY5MXkrZDUxVDMrZz09](https://us02web.zoom.us/j/83601481092?pwd=bTRvd01yc2NtSHY5MXkrZDUxVDMrZz09)

• +1 312 626 6799 US (Chicago)

Meeting ID: 836 0148 1092
Passcode: 068828

1. Call To Order
2. Pledge of Allegiance
3. Review and Approval of Agenda
4. Declaration of Conflict of Interest, if any
5. Public Comment (3 minutes)
6. New Business
 - Review Shoreland Protection Strip plan for new construction at 8390 Boyne City Rd.
7. Set/Confirm Public Hearing Dates
8. Set/Confirm Date of Next Regular PC Meeting- August 20, 2024.
9. Public Comment (2 minute)
10. Planning Commission Comment
11. Adjournment



Hayes
TOWNSHIP

Hayes Township Zoning Permit Application
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720
(231)547-6961

Zone District: RA Permit Number: 24-07-02 Fee: \$1290.00 Date: 7-1-24

GENERAL INFORMATION

Property Owner Name(s) Barbara Parish

Mailing Address PO Box 186 Hickory Corners, MI 49060

Telephone 269-330-4419 Cell: EMAIL: B.J.PARKS@GMAIL.COM

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007- --003-007-30

Property Address 8390 Boyne City Rd

Contractor MPN Builders Contractor Contact Information Tom Comai 231-590-4112
tom@mpnbuid.com

PROPOSED USE OF PROPERTY

Type of Improvement(s) (describe) New house + Garage

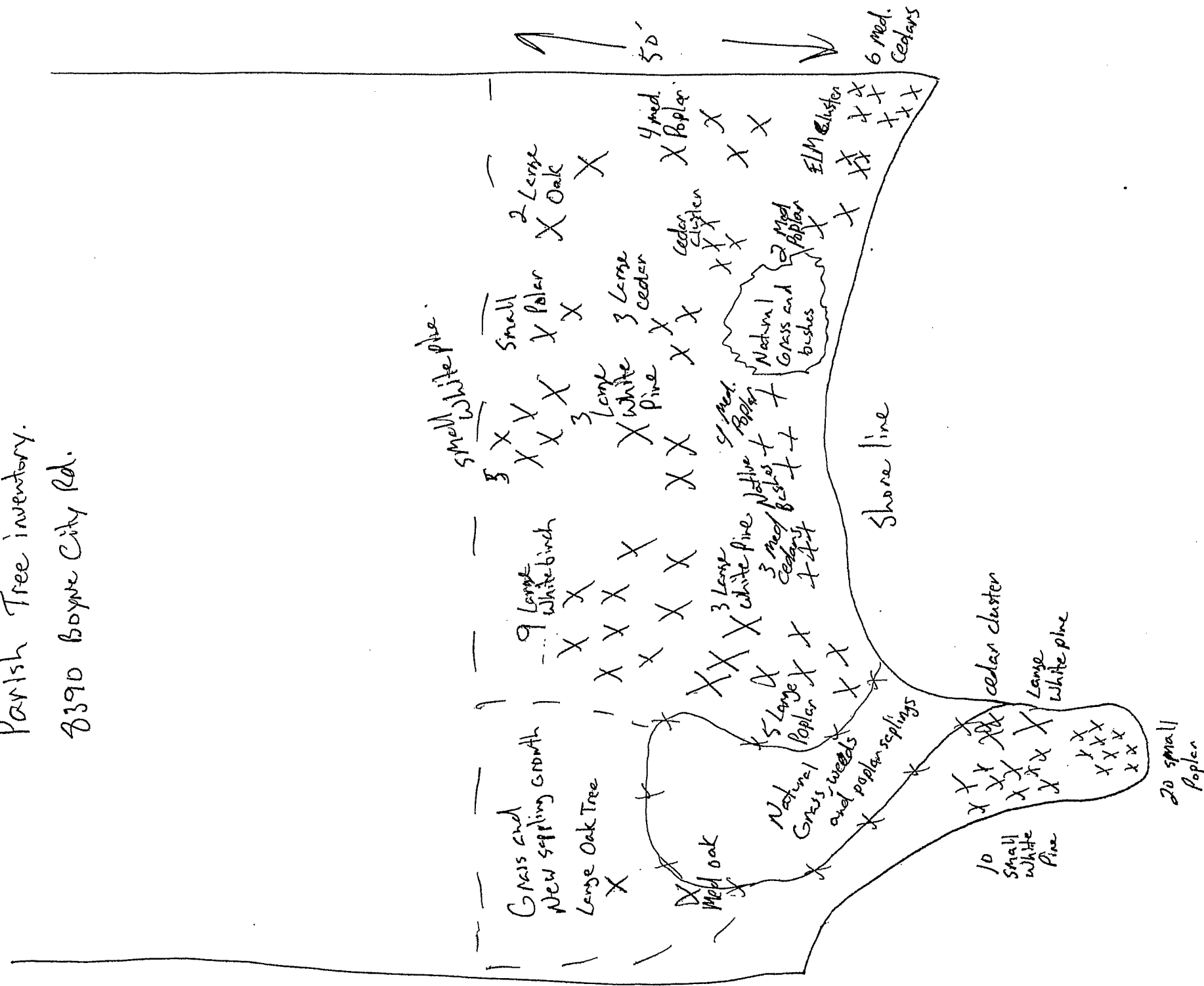
New Construction ☒ Reconstruction ☐ Addition ☐ Sign ☐ Other ☐

Dimensions of Proposed Structure 129' x 63' HEIGHT 24'3"

PROPOSED ZONING PERMIT

Special Use ☐ Type of Special Use ☐ Rezone ☐ Land Division/Split Involved? ☐

8390 Boyne City Rd.



To: Ron VanZee, April Hilton, Planning Commission members

From: Roy Griffiths, Marilyn Morehead

Re shoreland Protection Strip subcommittee review, 8390 Boyne City Rd.

Date: 07/15/24

The proposed project at 8390 Boyne City Road is for the construction of a new single-family residence being built on a 6.038-acre parcel. The applicant has proposed a that the shoreland landscape plan consist of leaving the shoreland area in it natural state with no plans for a dock or deck at the current time.

An inspection of the property shows that it runs in excess of 850 feet from the road to the Lake Charlevoix water front. The first 400 feet from the road way reveals a very gradual slope of 10' over the 400 feet, ending at a plateau with steep bank which drops 27 feet over a distance of approximately 40 feet. The ground levels out then it descends gradually over a distance of 465 feet to the waterfront. There is an access drive which runs down the hill around the east side of the identified building envelope and ends some 140 feet from the base of the bank. This end is over 300 feet from the water. The house is to be constructed some 480 feet +/- from the waterfront and the drain field will be located between the house and the road on the opposite side of the house from the waterfront

The area from the access road consists of a mixture of trees, grasses, weeds and brush/saplings. The area within 50 feet of the water has the same natural ground cover and has a variety of trees, saplings, grasses and weeds covering the area. The most recent highwater event has deposited stones on the waterfront and regrowth of plants disrupted by the water is evident. An inventory of the major trees and plants submitted by the applicant shows a mix of pines, cedar, birch, aspen, maple and oak. The ground cover consists of the aforementioned grasses and weeds.

As the applicant has indicated that their plan is leave an area far in excess of that which would be considered the required 50-foot shoreland protection strip in its current natural state, it is anticipated that no further action be required. Should the applicant decide in the future to build a walkway, deck or dock they would need to seek permits from the township and other appropriate regulatory agencies.





Viewing Parcel Number: 007-003-007-30

Parcel Details

Assessing City/Township:	Hayes Township
Property Address:	8390 BOYNE CITY RD CHARLEVOIX, MI 49720
Owner Information:	PARISH BARBARA J 1992 TRUST PO BOX 186 HICKORY CORNERS, MI 49060
Property Class:	402 - Residential - Vacant
Taxable Status:	TAXABLE
School District:	15050 - Charlevoix
P.R.E. Percentage:	0%
Current SEV:	\$719,700
Current Taxable Value:	\$596,149
Prior Year SEV:	\$634,000
Prior Year Taxable Value:	\$567,761

Sales Information

Date	Document Type	Liber/Page	Sales Price
02/18/2021	WD	1302/938	\$0
02/17/2021	WD	1302/935	\$0
10/15/2008	WD	865/312	\$1,200,000

Tax Description

COM AT INTER OF N&S 1/4 LI OF SEC 3 T33N R7W WI E&W 1/4 LI OF SD SEC TH AL SD N&S 1/4 LI
N0DEG01'08"W 395.62 FT TO C/L OF CHX-BC RD TH SELY ON SD C/L AL ARC OF CURV TO LFT 372.98FT
(RAD OF SD CURV 4000 FT CEN ANG 5DEG20'33" & CHD BEARS S78DEG1'1'30"E 372.84FT) TH CONT AL
SD C/L S80DEG51'46"E 161.52FT FOR POB TH CONT AL SD C/L S80DEG51'46"E 293.17FT TH
S9DEG43'22"W 49.50 FT TO SLY LI OF SD RD TH CONT S9DEG43'22"W 815.90 FT TO CON MON ON INTER



[Quoted text hidden]

Noah Jansen <Noah@watershedcouncil.org>

To: zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

Mon, Jul 29, 2024 at 12:14 PM

Looks like about the best possible outcome with regard to development of a shoreline property. They have my vote of support!

[Quoted text hidden]



**HEALTH
DEPARTMENT**
of Northwest Michigan

Health Department of Northwest Michigan Charlevoix
220 West Garfield
Charlevoix, MI 49720
(231) 547-6523

Permit Issued To:
Barbara Parish
PO BOX 186
Hickory Corners, MI 49060

Mail Permit To:
Andrew Schneiden
6075 M-32
East Jordan, MI 49727

Permitted Location:		
Address:	08390 Boyne City Rd	Permit Number: C23-305
County:	Charlevoix	Permit Type: Septic and Well Permit
Township:	Hayes Section: 3	Permit Issued For: Conventional System
Subdivision:	Lot:	Replacement or Repair: No
Tax ID #:	15-007-003-007-30	Residential/Non-Residential: Residential

Design Criteria		
Number of Bedrooms:	3	Soil Classification: S (Sand)
Gallons Per Day:	375	Seasonal High Water Table: >72 inches

System Design Specifications	
Septic Tank	Gallons 1000
Proposed changes to permit must be approved prior to installation. Call our office at the number listed above if you have any questions regarding this permit.	

Design Type	Absorption Area	Size of Pipe	Number of Trenches	Length of Trenches	Width of Trenches	Max. Depth of Trench Bottom	Pipe Spacing
Trench	375 Sq. Ft.	4"	3	42 Feet	3 Feet	24"	7.5 Feet

Permit Requirements/Conditions:
--

1. Isolate all portions of the system a minimum of 50' from all water well(s).
 2. It is strongly recommended that a sewage effluent filter be installed in the outlet baffle of the septic tank.
 3. All riser lids must be manufactured to weigh a minimum of 59# to prevent unauthorized access to septic tanks and pump chambers.
 4. Septic tank(s) and pump chamber shall be low-profile, top-seam tanks, installed with seams above the water table.
 5. Buoyancy calculations, ballasting and pump sizing are the responsibility of the installation contractor.
 6. Contractor responsible for maintaining 10' from all property lines with any portion of the wastewater system.
 7. Replacement drainfield area is identified directly NORTHEAST of initial drainfield location. Drainfield replacement area should remain in a natural, undisturbed state, free of buildings, driveways, trees, etc.
 8. Connect all waste plumbing into new sewage disposal system.
 9. Remove any trees in drainfield area to avoid root intrusion. Strongly recommend 15'-20' perimeter around new drainfield.
 10. Provide level area for drainfield by cutting and grading as needed
 11. Wastewater system must remain uncovered for final inspection and approval.
- ALL WELL PERMIT CONDITIONS**
1. Owner responsible to obtain a safe bacteriological water sample prior to use. Sample bottles available at health department offices.
 2. Well driller is required to submit a well record to the owner and the health department within 60 days of well completion.
 3. Isolate the new well a minimum of 50' from any potential sources of contamination, including all portions of the septic system.
 4. If an artesian flow is encountered the flow shall be contained within the permanent well casing as required. No flow shall be allowed outside the casing without written deviation approval from this agency.

Issued by: Jaimen Waha,
EH Sanitarian

Date Issued: December 11, 2023
Permit Expires 2 years from date issued.

CHARLEVOIX COUNTY

Department of Building Safety
13513 Division St
Charlevoix, MI 49720
Phone: (231) 547-7236
Fax: (231) 547-7250

Soil Erosion

PERMIT

PERMIT PS2024-0067

Issued: 07/01/2024
Expires: 07/31/2026

APPLICANT

PARISH BARBARA J 1992 TRUST
PO BOX 186
HICKORY CORNERS MI 49060

Phone:

OWNER

PARISH BARBARA J 1992 TRUST
PO BOX 186

HICKORY CORNERS MI 49060

Phone:

Fax:

JOB LOCATION: 8390 BOYNE-CHEY RD

CITY/TWP: HAYES

PROPERTY #: 15-007-003-007-30

Under the provision of Part 91, Soil Erosion & Sedimentation Control, Act 451 of the Public Acts of 1994, and the Charlevoix County Stormwater Ordinance, authority is hereby granted for:

Work Description: EXCAVATE FOR NEW RESIDENTIAL BUILDING(S), DRIVEWAY, WELL, SEPTIC, &

LANDSCAPING

Project Priority: Soil Erosion

Responsible Party: PARISH BARBARA J 1992 TRUST

PERMIT CONDITIONS

- 1) The Permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
- 2) This permit does not waive the necessity for obtaining all other federal, state or local permits.
- 3) Permittee shall notify the permitting agency within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first.

REMARKS:

CEA Signature

Russell Smith

Permit Item	Work Type	Tax	Fee Basis	Item Total
Administration Fee	Standard Item		1.00	55.00
Res - SF Drivelling up to 1 Acre	Standard Item		1.00	75.00

THIS PERMIT WILL NOT TAKE THE PLACE OF ANY PERMIT THAT MAY BE REQUIRED BY THE DEQ OR ARMY CORP. OF ENGINEERS. ISSUANCE OF THIS PERMIT WILL AUTHORIZE ACCESS FOR ON-SITE INSPECTIONS BY THIS DEPARTMENT DURING REASONABLE HOURS.

Fee Total: \$150.00

Amount Paid: \$130.00

Balance Due: \$20.00

POST THIS CARD SO IT IS VISIBLE FROM THE SURF



PARCEL ADDRESS:
3000 BOYNE CITY RD.
BOYNE CITY, MI 48720
TAX ID: 815-07-1533 ACRES
PARCEL OWNER:
DANISH TRUST
PO BOX 1000
PO BOX 1000
PO BOX 1000

BOYNE CITY RD.
(90' R/W)

EXISTING
DRIVE
SAME OWNER

SE MINOR
DRIVE
1/2" R/W

WELL

24'

NEAR DRIVE

400'

140'

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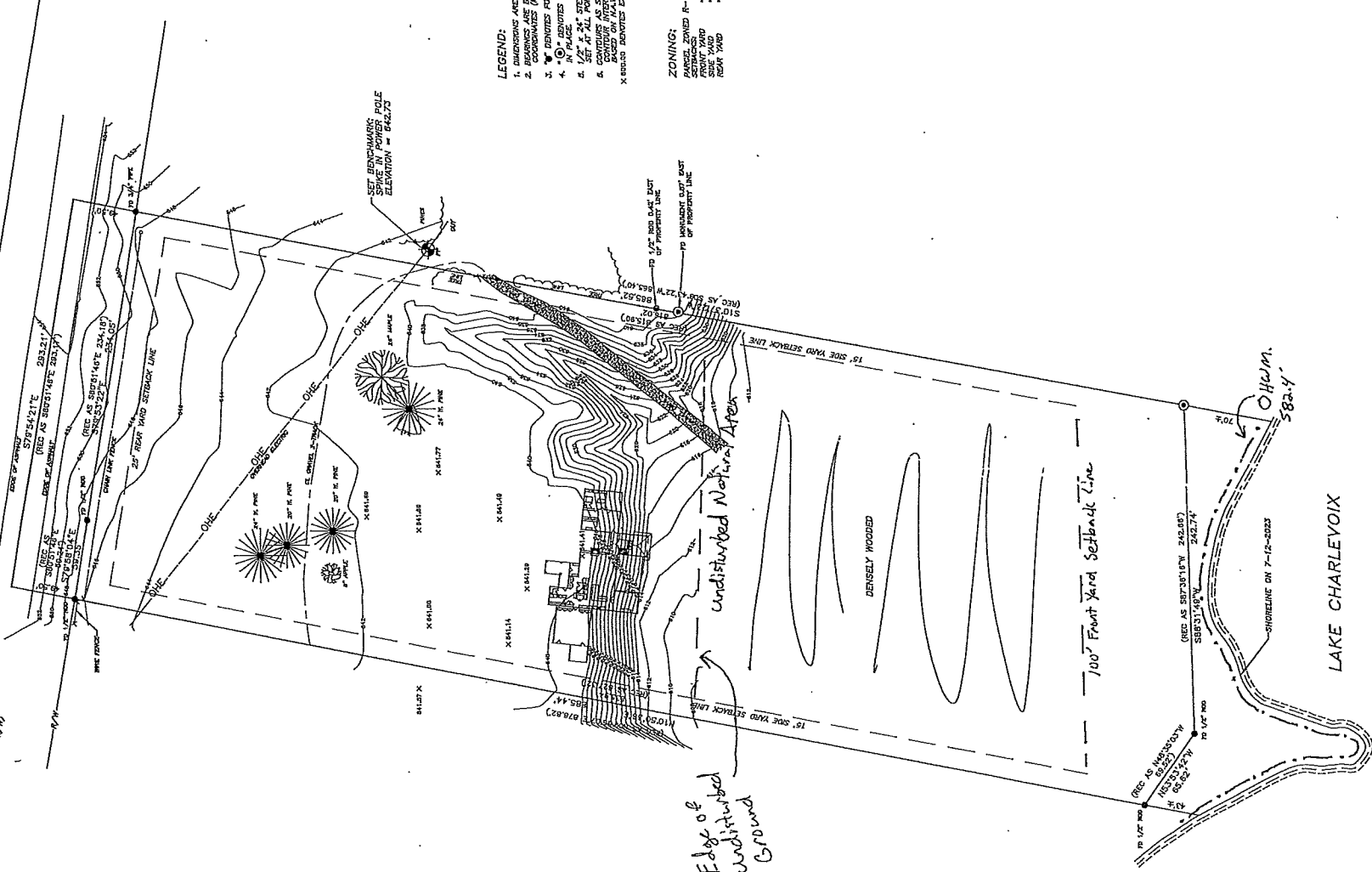
Barbara Parish
8390 Boyne City Rd.



PARCEL ADDRESS:
8390 BOYNE CITY RD.
CHARLEVOIX, MI 49720
PARCEL: 6.038 ACRES
PARCEL OWNER:
BARBARA V. PARISH TRUST
PO BOX 100
HIGHTSPRINGS, MI 48050

EXISTING BOUNDARY &
TOPOGRAPHIC SURVEY
FOR
PART OF GOV'T LOT 1
& PART OF THE S.W. 1/4 OF THE N.E. 1/4
SECTION 3, TOWN 33 NORTH, RANGE 7 WEST
HAYES TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN
PREPARED FOR:
ANDY POMEAU
2227 BEULING RD
EAST JORDAN, MI 49727

BOYNE CITY RD.
(CR. RD.)



- LEGEND:
1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. BENCHMARKS ARE INDICATED BY A TRIANGLE WITH THE LETTER 'B' INSIDE.
 3. 'X' DENOTES FOUND IRON/STEEL IN PLACE.
 4. 'O' DENOTES CONCRETE MONUMENT FOUND IN PLACE.
 5. 'P' DENOTES PIER WITH L.S. COPS HAVE BEEN SET AT ALL POINTS MARKED WITH 'P'.
 6. CONTOURS AS SHOWN ARE EXISTING GROUND ELEVATIONS.
 7. 'ELEV.' DENOTES ELEVATION OF SPOT.
 8. 'ELEV.' DENOTES EXISTING SPOT ELEVATION.

ZONING:
RESIDENTIAL R-1 LOW DENSITY RESIDENTIAL
FRONT YARD SETBACK = 10'
SIDE YARD SETBACK = 10'
REAR YARD SETBACK = 25'

NOTE: IT IS THE RESPONSIBILITY OF THE
OWNER/OWNER'S AGENT TO VERIFY ALL ZONING
SETBACKS AND REQUIREMENTS PRIOR TO ANY
CONSTRUCTION OR ALTERATIONS ON THE LOT.

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
193 N. UPRIGHT STREET
CHARLEVOIX, MICHIGAN 49720
Email: info@fergusonvc.com

NO.	DATE	REVISION	BY

SCOTT A. PARRINEAU P.S. NO. 4001050448



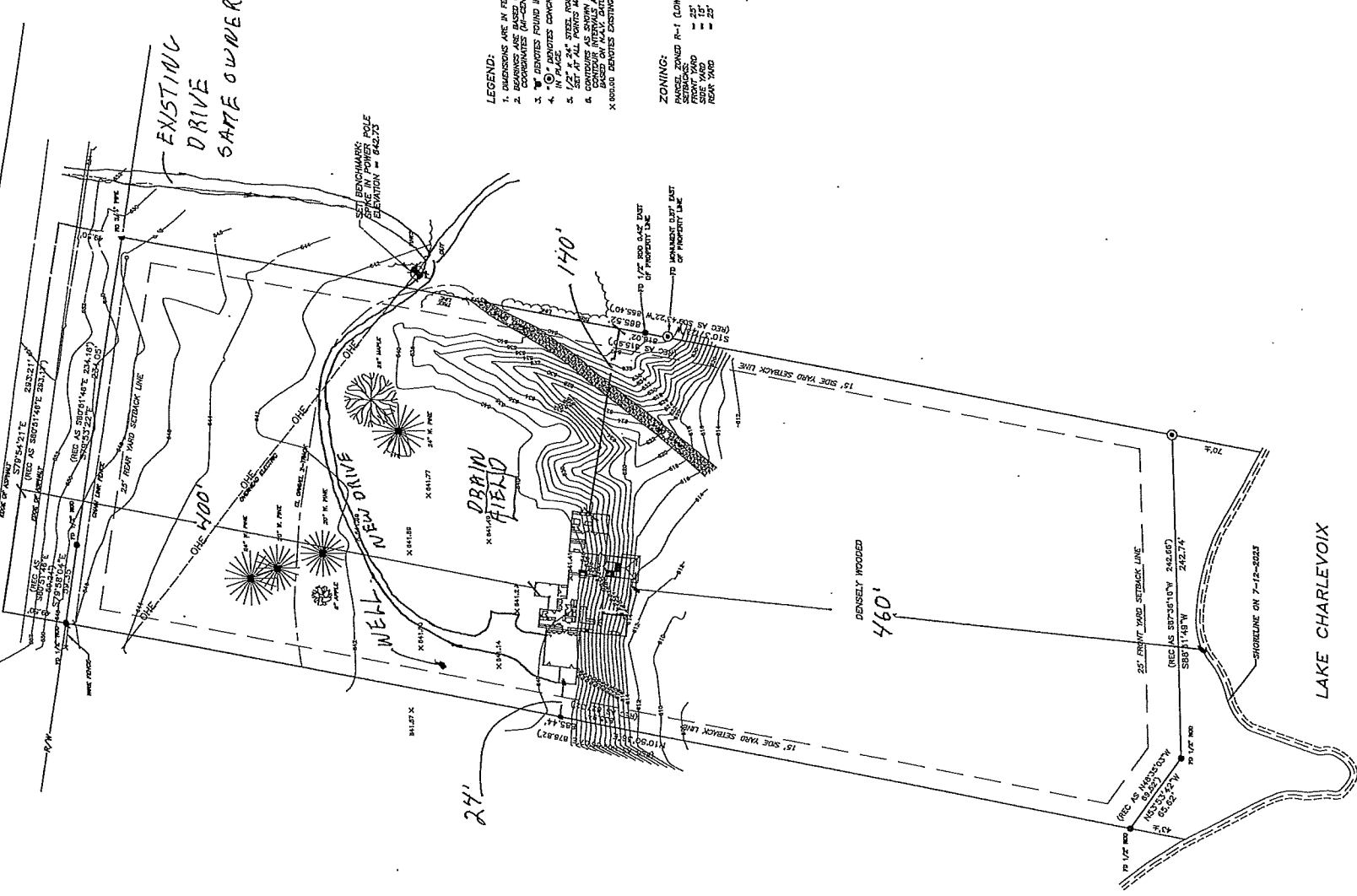
PARCEL ADDRESS: 87
6330 BOYNE RD
LANSING, MI 48220
TAX ID: #15-007-003-007-30
PARCEL CONTAINS 6.038 ACRES
PARCEL OWNER:
BOYNE CITY PARISH TRUST
PO BOX 156
HUNTER CORNERS, MI 48060

EXISTING BOUNDARY & TOPOGRAPHIC SURVEY

FOR
PART OF GOV'T LOT 1
& PART OF THE S.W. 1/4 OF THE N.E. 1/4
SECTION 3, TOWN 33 NORTH, RANGE 7 WEST,
H YESS TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN

PREPARED FOR
ANDY PAPIER
10000 BOYNE RD
EAST JORDAN, MI 49727

BOYNE CITY RD.
(28° R/W)



LEGEND:
1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (N-CENTRAL ZONE 16E).
3. 'W' DENOTES FOUND INVERTED REFLECTOR.
4. 'N' DENOTES CONCRETE ADJUSTMENT FOUND.
5. 1/2" x 24" STEEL POLES WITH 1/4" CAPS HAVE BEEN SET AT THE CORNERS OF THE LOT.
6. CONTOURS AS SHOWN ARE EXISTING GROUND ELEVATIONS. CONTOUR INTERVALS ARE TWO (2) FOOT. ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL.
X 000.00 DENOTES EXISTING SPOT ELEVATION.

ZONING:
PARCEL ZONED R-1 (LOW DENSITY RESIDENTIAL)
MINIMUM LOT AREA = 25'
FRONT YARD = 10'
SIDE YARD = 10'
REAR YARD = 25'

NOTE: IT IS THE RESPONSIBILITY OF THE SURVEYOR TO OBTAIN ALL NECESSARY SETBACKS AND REQUIREMENTS PRIOR TO ANY CONSTRUCTION OR ALTERATIONS ON THE LOT.

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
103 W. UPPSAL STREET
CHARLEVOIX, MI 49720
Phone: (231) 547-2000
Email: info@fergusoninc.com

DRAWN BY: IDS
CHECKED BY: SGP
DATE: 07/13/2023
SHEET: 1 OF 1

NO. DATE REVISION BY

SCOTT A. PAPIEREAU P.S. NO. 4001050448

