

Hayes Township Planning Commission
July 16th, 2024
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: CT Martin, Matt Cunningham, Roy Griffiths (Chair), Marilyn Morehead, and Carey Cuddeback.

Excused: Mark Snyder, Rex Greenslade

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

Audience: Deb Narten, Kevin Willis, Sherry Baker-McCary, Mel Czechowski, Carol Umlor, Betty Henne, David Kemme, and Anne Fleming.

PLEDGE OF ALLEGIANCE:

REVIEW AGENDA:

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

Yeas: Matt Cunningham, Roy Griffiths, CT Martin, Carey Cuddeback and Marilyn Morehead.

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES JUNE 18TH, 2024 REGULAR MEETING

Ms. Cuddeback made a motion, supported by Ms. Morehead, to approve the June 18th, 2024, regular meeting minutes as presented.

Yeas: Matt Cunningham, Roy Griffiths, CT Martin, Carey Cuddeback and Marilyn Morehead.

Nays: none **Motion Carries**

PUBLIC COMMENTS: Public comments opened at 7:02 pm.

Comments included:

- Informed the Planning Commission of a device called a purple air monitor used to test the quality of air in an area. Stated there is one placed at Subaru by the Bay. Is concerned there are times when the monitor at this location may be displaying poor air quality during certain times of day.
- Anne Fleming from Little Traverse Bay Conservancy informed the Planning Commission and public of a new preserve in Bay Shore with 1400 feet of frontage on Little Traverse Bay. With funding they will be constructing a trail through the new preserve with a viewing platform.

Public comments closed at 7:09 pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Next meeting August 12th, 2024, at 7:00pm.

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REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

N/A

ZONING ADMINISTRATOR REPORT:

Written report available at Hayes Township Hall.

Old Business:

New Business:

DEVELOP PROCESS PLAN AND STEPS FOR REVIEW OF THE TOWNSHIP MASTER PLAN:

Each member of the Planning Commission will research and create suggestions for updates on sections of the current Master plan.

CT Martin will research the Natural Resource section.

Matt Cunningham will research the Transportation section.

Carey Cuddeback/Rex Greenslade will research the Existing Land Use section.

Marilyn Morehead will research the Parks, Recreation and Community Facilities section.

Mark Snyder will research the Socioeconomic Characteristics section.

Each member will have their recommended update suggestions prepared for discussion at the next Planning Commission meeting.

SET/CONFIRM PUBLIC HEARING DATES: None

SET/CONFIRM DATE OF NEXT PC MEETING –AUGUST 20th, 2024.

Next Planning Commission regular meeting will take place on August 20th, 2024, at 7:00 pm.

PUBLIC COMMENT:

Public Comment Opened at 7:34

Comments Included:

- Requested clarification of an item on the Zoning Administrator report.

Public Comment Closed at 7:36 pm

PLANNING COMMISSION COMMENT:

Ron VanZee stated he will be out of the office from July 19th through July 29th.

ADJOURNMENT: Ms. Morehead made a motion, supported by Mr. Cunningham, to adjourn the meeting at 7:43pm.

Yeas: Roy Griffiths, CT Martin, Carey Cuddeback, Marilyn Morehead and Matt Cunningham.

Nays: none **Motion Carries**

Respectfully Submitted by:
April Hilton

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Deputy Clerk/Recording Secretary

Memo

To: Hayes Township Planning Commission
From: Howard W. Newkirk
Date: Tuesday, July 9, 2024
Subject: Two items for consideration

It would be nice to have a dumpster ordinance like many of the townships around us. The ordinance would require that any dumpster be screened from public view. We have a neighbor who orders a seasonal dumpster and for years put it unexposed at the end of our road on his land. All of us had to drive by it to get to our homes. Many of the homes are multi-million dollar places. It has now been moved and is at the top of his drive and less exposed. No one likes to look at dumpsters, especially in a residential area. Mandating that they should be screened is a smart and simple solution.

My second concern is the necessity for a dark sky ordinance. Many communities have enacted this sort of reform. The basic rule is to keep all your light on your land. In a rural area like ours, the biggest offenders are open sodium vapor lights by people's garages or entrances. They project light onto other persons land, and often into their houses. They can be seen for many hundreds of feet. Such an ordinance, if enacted, must provide a time horizon of something like ten years for compliance. Most light fixtures can be shielded inexpensively. Even if you enact this reform now, it will take years to achieve the desired result. Communities that have done this are much more livable.