

Hayes Township Planning Commission
August 20th, 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, Carey Cuddeback, Mark Snyder, and Rex Greenslade

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

Audience: Sherry Baker-McCary, Bill Conklin, Carol Umlor, Jim McMahon, Tim Boyko, and Melvin Czechowski.

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, Rex Greenslade, Mark Snyder, and Marilyn Morehead.

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES JULY 16TH, 2024 REGULAR MEETING

Mr. Greenslade made a motion, supported by Ms. Morehead, to approve the July 16th, 2024, regular meeting minutes as corrected.

Yeas: Matt Cunningham, Roy Griffiths, CT Martin, Carey Cuddeback Rex Greenslade, Mark Snyder, and Marilyn Morehead.

Nays: none **Motion Carries**

APPROVAL OF MINUTES AUGUST 8TH 2024 SPECIAL MEETING

Mr. Martin made a motion, supported by Ms. Morehead, to approve the August 8th 2024, special meeting minutes as corrected.

Yeas: Matt Cunningham, Roy Griffiths, CT Martin, Carey Cuddeback, Mark Snyder, Rex Greenslade, and Marilyn Morehead.

Nays: none **Motion Carries**

PUBLIC COMMENTS: Public comments opened at 7:03pm.

Comments included:

- Stated about two years ago the advisory group was created, and as he recalled had the purpose to look at zoning and future land use map from a residents perspective. He believes he remembers there being a high number in attendance by the public giving

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suggestions. Stated he would like the Planning Commission will listen to these suggestions in their discussion.

- Stated they wanted to bring the discussion he believes happened at the end of 2022 regarding the future use proposed for the Reith Riley gravel pit in the master plan.
- Stated they want to stress the public comments are important at these meetings and believe people in the community are upset due to the election results.
- Stated they support the previous comments regarding the Advisory Committee. Stated they do not see the Planning Commission requesting public comments. Would like to see the Advisory Committee notes in the website.
- Roy Griffiths stated the survey that was sent out is attached to the Master plan and a public hearing was held at the time as well.

Public comments closed at 7:14pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Next meeting September 9th, 2024, at 7:00pm.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

N/A

ZONING ADMINISTRATOR REPORT:

Written report available at Hayes Township Hall.

Old Business:

New Business:

REVIEW OF MASTER PLAN:

Mark Snyder was tasked with Socioeconomic Characteristics section, in doing some preliminary research recently he found 50% of the parcels in Hayes Township have Principle Residence exemption. He found 70% of parcels our non-homesteaded parcels in the City of Charlevoix. Found a substantial increase in home values from 2013 to 2023. Would like to consider the external pressure and the impact it will have on the township for people looking to purchase property in Hayes Township because it is becoming a desirable place to live. In 2013 an average amount of days for a house to be listed on the market was 188 days, in 2023 the average was 87 days. Will continue more research on this category. Stated he would like to see the Master Plan implementing a plan for the future growth of Hayes Township. Not sure how or if its necessary to stop or prevent the housing market force in Hayes Township. Planning Commission does not want to see the Courts overturn the enforcement of local government. Matt Cunningham researched the Transportation Section, There has not been many changes in the Township regarding transportation, other than the Bike trail from Boyne City to Charlevoix, potentially should discuss a trail head for the county has stated the trail head engineering will be a Hayes Township responsibility. Will continue research with contacting MDOT.

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Carey Cuddeback and Rex Greenslade was tasked with researching the Existing Land Use section, the county is in the process of printing the Township's new current zoning maps. Received data from the Equalization department at the county showing the existing land uses. Reviewed the minutes from the Advisory Committee and found all the discussion was on the Future Land use not the Existing Land uses. Will continue working with Equalization and the data to implement this information into a user friendly format by using the Parcel number to pull up the parcels zoning and tax information.

Roy Griffiths is working on the introduction section, there is an abundance of historical content, which he is weeding through to determine what is necessary to keep. However, stated it is important during research to remember the fact the difference between year round residence needs are different from what vacation home owners need.

CT Martin conducted research on the Natural Research Section, Natural Resource have not changed very much, However finds the information in this section very vague. Would like to add language regarding erosion and runoff for streams. Stated there is potential for ground water contamination throughout the township and will work on implementing a map into the Master Plan.

Marilyn Morehead research the Parks, Recreation and Community Facilities section, What she found was in addition to the Parks and Rec Master plan update, the majority of this section is descriptive. She believes a majority of the draw to this area for people is the outdoor recreation opportunities and would like to organize this Master Plan section by activity. Will also expend the description of what extremities are found at each Park. Believes these updates will make this section user friendly and highlight each Parks best asset. Will consider the proposed change of demographic in Hayes Township for the future improvement recommendations for the Parks, Recreation and Community Facilities section.

Roy Griffiths stated the next step in the process would be to conduct a survey for public input. Proposed Carey Cuddeback create an advisory group to create a survey and a distribution process. Also, suggested to reach out to a professional consulting group for recommendations to conducting a successful survey. Will need to determine, who is the targeted demographic for the survey and a survey process that is manageable and affordable. Will research previous surveys to determine what may or may not be relevant on a survey. Each member will use the time before next meeting to create ideas and suggestion for the survey and distribution process for the survey. Each member will also continue research on each of the Master Plan sections they were assigned.

SET/CONFIRM PUBLIC HEARING DATES: None

SET/CONFIRM DATE OF NEXT PC MEETING –SEPTEMBER 17TH, 2024.

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Next Planning Commission regular meeting will take place on September 17th, 2024, at 7:00 pm.

PUBLIC COMMENT:

Public Comment Opened at 8:28pm

Comments Included:

- Stated in their experience in Traverse City if there is influence is someones pocket book, is it best for Hayes Township. Believes the majority of Hayes Township Property Owners would prefer Hayes Township to stay Rural.
- Stated they support the previous comment. Predict the survey will come back very similar to the previous survey.
- Stated they were disappointed the previous survey was consider public input. Would like to see more public comment influence. Would like to see the Planning Commission consult a professional planner. Would like to know each Panning Commission members training history.
- Stated the Miller National Pipe line should be mentioned. Suggested the Boat launch be added to transportation. Hobby Farms may be a desire for Agricultural lots.

Public Comment Closed at 8:40 pm

PLANNING COMMISSION COMMENT:

Mr. Snyder stated the emotions of people will need to be managed, because as time goes on people moving to the area may change the needs and wants within the Township. Managing Emotion, prospective and priorities is important when thinking into the future of the township. With having a family history and family investment it is important to him when speaking of the future for the Township.

Mr. Martin stated he is looking forward to reviewing the suggestion from the advisory committee.

Ms. Morehead stated she supports Mr. Martins statement. She believes it is important to keep larger parcels. Also, wanted to state that the member are only starting to discuss updated and changes nothing has been finalized so please be respectful through the process.

Mr. Greenslade stated there has been several false statements and claims regarding what has been finalized by the Panning Commission when in fact they only been discussing topics. Would like to make it clear the Planning Commission is not ignoring the Advisory Committee or public comments and is disappointed in the false accusations.

Mr. Griffiths stated this process is recommended by the State of Michigan. It is not the Planning Commissions fault the public did not attended the previous public hearing held for the last Master Plan update. The Planning Commission can not stop the increase of desire of tourism in the area and the forces of economic and will continue to impact us.

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ADJOURNMENT: Ms. Morehead made a motion, supported by Ms. Cuddeback, to adjourn the meeting at 8:51pm.

Yeas: Roy Griffiths, Rex Greenslade, CT Martin, Carey Cuddeback, Marilyn Morehead, Mark Snyder, and Matt Cunningham.

Nays: none **Motion Carries**

Respectfully Submitted by:
April Hilton
Deputy Clerk/Recording Secretary