

AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION

January 21, 2025 7:00 pm

Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720

ZOOM

<https://us02web.zoom.us/j/83601481092?pwd=bTRvd01yc2NtSHY5MXkrZDUxVDMrZz09>

Meeting ID: 836 0148 1092

Passcode: 068828

+1 312 626 6799 US (Chicago)

1. Call To Order
2. Pledge of Allegiance
3. Review and Approval of Agenda
4. Declaration of Conflict of Interest, if any
5. Review and Approval of Draft Minutes- January 7, 2025
6. Public Comment
7. Report of Township Board Representative to the Planning Commission
8. Report of Zoning Board of Appeals Representative to the Planning Commission
9. Zoning Administrator Report
10. New Business
 - Shoreland Landscaping Review – 6670 Peaceful Valley Lane
11. Old Business
12. Set/Confirm Public Hearing Dates
13. Set/Confirm Date of Next Regular PC Meeting- February 18, 2025
14. Public Comment
15. Planning Commission and Staff Comment
16. Adjournment

Public Comment at Meetings of the Hayes Township Planning Commission

The Hayes Township Planning Commission values public input and offers an opportunity for the public to comment at its meetings. This affords the Planning Commission the opportunity to hear your views and remarks. If you speak, you should not expect to engage the Planning Commission members or any staff in discussion or debate.

Planning Commission Members will not respond to comments made during the Public Comment unless it becomes necessary to ask a clarifying question, correct a factual error, or to provide specific factual information.

Questions about Township matters are best directed to individual Board members or Township staff (Planner, Zoning Administrator, or Assessor) between meetings. Contact information is available on the township website at: hayestownshipmi.gov.

The availability of public comment is recognized by the Michigan Open Meetings Act. The Act provides that rules may be adopted for orderly comment from the public. To that end, the following rules have been established by the Planning Commission:

1. A person who wishes to speak during Public Comment will sign in and signify that they would like to speak on the form.
2. The person will begin by stating their name, spelling it out if requested.
3. The person addresses the Chairperson, or other person chairing the meeting, on behalf of the entire Planning Commission. Public comment is NOT to be addressed to individual Planning Commission members, to any township staff present, or to other members of the audience.
4. For the first Public Comment period, there is a three (3) minute time allotment for each speaker. The time limit may be extended by the Chairperson or majority of the Planning Commission members present. If a speaker uses less than three (3) minutes, they may not use the remaining time at that Public Comment. A speaker may speak only once at Public Comment. There is no provision for another audience member to 'donate' their three (3) minutes to another speaker. For the second Public Comment session speakers are limited to two (2) minute each.
5. A speaker will be out of order if the speaker disrupts the meeting, fails to be germane, speaks longer than the allotted time, uses vulgarities or makes a personal attack on a Planning Commission member or Township employee that is unrelated to the performance of that person's duties.
6. If a speaker is called out of order, that speaker will not be able to speak again at the same meeting except by special leave of the Planning Commission. If the speaker continues to disrupt the meeting or is disorderly, law enforcement will be called to remove the speaker.
7. The Chairperson, or other person chairing the meeting, will have the discretion to permit members to speak at times other than the times reserved for Public Comment.

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CALL TO ORDER: Chairperson Roy Griffiths called the meeting to order at 7:00 p.m.

Members present: CT Martin, Roy Griffiths (Chair), Carey Cuddeback, Matt Cunningham, Alexander Curley, and Mark Snyder.

Excused: Rex Greenslade

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

Audience: Jim McMahon, Diane McMahon, Doug Kuebler, David Zipp, Ellis Boal, LuAnne Kozma, Kevin Willis, Tim Boyko, Laura Nachazel, Bill Conklin, Liz Dekorne, Andrew Wilson, Winnie Boal, William Savory, Steve Hassell, and Sherry Baker- McCary.

Mr. Griffiths made an announcement the Zoom Equipment is not working properly tonight, the sound is working however the camera is not.

REVIEW AGENDA:

Add item 12a Public Comment.

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

Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark Snyder.

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

APPROVAL OF MINUTES NOVEMBER 19TH, 2024 REGULAR MEETING

Ms. Cuddeback made a motion, supported by Mr. Curley, to approve the November 19th, 2024, regular meeting minutes as corrected.

Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark Snyder.

Nays: none **Motion Carries**

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

- Happy New Year! Gave some words of praise to Ms. Cuddeback and her survey team. Thought the new Master Plan survey was great and reached all residents township wide. With an option in the mail, online and in person at the hall. Looking forward to seeing the results. Stated they would like a new survey like this for the Parks and Rec Master Plan.

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- After looking over the annual report, the found the Planning Commission failed at amending the Zoning Ordinance after 4 years of working on it. They believe the slow movement of this project is to blame on the leader of the Planning Commission and feel the Chair should be replaced by another member.

- Happy New Year, They are disappoint every year in the annual report for it is only a half page and the planning commission was busy and plans to be busy again. You can find examples of how Planning Commission across the state makes their annual report. Would like to see the draft of the zoning ordinance that was sent to the planning consultant. Would like to see more details in the annual report.

- It is extremely hard to hear on zoom tonight.

- It is hard to hear on zoom tonight. Feel their should be some kind of financial report included in the annual report.

Public comments closed at 7:16pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Matt Cunningham gave an oral report of Board of Trustees activities. Next regular scheduled Board meeting is January 13th 2024.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE TO THE PLANNING COMMISSION:

N/A

ZONING ADMINISTRATOR REPORT:

Ron VanZee presented a written report. Report is available on the Hayes Township website and for review at the Township Hall.

NEW BUSINESS

ANNUAL ORGANIZATIONAL MEETING AND ANNUAL REPORT TO THE BOARD:

The Planning Commission came to a consensus to submit the Planning Commission Annual Report to the Board of Trustees as presented.

The Planning Commission came to a consensus to submit to the board that Rex Greenslade will continue to serve on the Zoning Board of Appeals as the Planning Commission Representative.

Roy Griffiths opened nominations for Vice Chair of the Planning Commission at 7:23pm.

Mr. Martin made a motion, supported by Ms. Cuddeback to nominate Mark Snyder as the Vice Chair of the Planning Commission.

Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Roy Griffiths, and CT Martin.

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73 abstain: Mark Snyder.

74 Nays: none **Motion Carries**

75 Mr. Martin made a motion, supported by Mr. Cunningham to close Nominations for Vice Chair
76 of the Planning Commission.

77 Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Roy Griffiths, and CT Martin.

78 abstain: Mark Snyder.

79 Nays: none **Motion Carries**

80 Mr. Griffiths opened nominations for Chair of the Planning Commission.

81 Ms. Cuddeback made a motion, supported by Mr. Snyder to nominate Roy Griffiths as the Chair
82 of the Planning Commission.

83 Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Mark Snyder, and CT Martin.

84 abstain: Roy Griffiths.

85 Nays: none **Motion Carries**

86 Ms. Cuddeback made a motion, supported by Mr. Snyder to close nominations for chair.

87 Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Mark Snyder, and CT Martin.

88 abstain: Roy Griffiths.

89 Nays: none **Motion Carries**

90

91 **CREO DRAFTS FOR COMMERCIAL SCALE SOLAR AND BATTERY STORAGE FACILITIES:**

92 At the last Planning Commission meeting, the members discussed language to create a CREO
93 (Compatible Renewable Energy Ordinance), and approved the CREO draft to be sent to the
94 County Planning Commission. This has been reviewed by the County Planning Commission,
95 therefore the Township could implement this draft if the decided too. However Mr. Griffiths
96 encourages the Township to not implement it at this time and to just keep it on hand in case an
97 application come in which they will need to approve it then. The long term plan is to develop
98 workable ordinance for all three CREO areas.

99 Tonight the Planning Commission will be reviewing drafts for Solar and Energy storage. These
100 drafts have been provide by MTA.

101 Mr. Snyder asked if a parcel on the shoreline submits an application for a CREO development,
102 would the applicant have to go through the Shoreland Review process?

103 Mr. Griffiths thinks it would, however will do some research on the details because the
104 landscaping and foundations for the CREO projects change daily and the Township needs to
105 develop a workable ordinance so they can discuss such things as shoreland protection.
106 However, if the ordinance is not found to be workable the applicant can do to the state and the
107 Township is cut out of the discussion. One question that has not been answered by the state is
108 if the Township has to be notified when a utility company does work on a property. It is

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important for the Township to know about an application or meeting in advance to seek legal guidance and research a response for cases at the state level.

Mr. Griffiths stated this is why it is so important to try to keep the applications at the Township level.

Mr. Snyder stated this is not something real manageable and wants the residents to understand the Planning Commission is aware this is a very controversial subject and the Township is trying to do the best they can with a circumstances and they are working hard to get educated however there are many unanswered questions and daily changes at the state level right now. Requested the residents to be understanding with expectations through this process.

Mr. Griffiths stated there will be a point when the township will need to seek professional knowledge and help when dealing with applications and discussion for the CREO developments. Planning Commission began reviewing the Solar Energy ordinance draft:

- The CREO section of the Ordinance for Solar will be labeled 6.1.

- This is an amendment of Section 2 of the Township Zoning Ordinance.

- Section 2.02 of the Hayes Township Zoning Ordinance for definitions.

- This is covering a variety of definitions that have been proposed for specifically for Solar Energy.

- Mr. Griffiths questioned under the definition for "Principal-Use Solar Energy Systems", when it states "A principal-use solar energy system may be located on more than 1 parcel of property, including non-contiguous parcels. But shares a single point of interconnection to the grid." does this mean they would need to create own local network of transporting energy from the various parcel to the single point of interconnection to the grid?

- Mr. Snyder stated there is definitely a technical part to these projects that they will still need to ask questions about.

- Amendment to section 7 "Supplementary Regulations" of the Hayes Township Zoning Ordinance is hereby amended by adding a section 7.0122 titled "Solar Energy Systems General Provisions". This new section will provide General Solar Energy requirements.

- Amendment to section 7 of the Hayes Township Zoning Ordinance to add a new subsection to provide standards for principal-use solar energy systems as a special exception use. Section 7

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“Standards Required of Special Exception Uses” of the Hayes Township Zoning Ordinance is hereby amended by adding a subsection 7.0122 titled “Principal-Use SES”.

- Mr. Griffiths questioned if the township should limit this to only Agriculture parcels, or should the township consider adding Commercial, Rural Residential, and industrial districts.

- Mr. VanZee stated he is concerned with RR districts because of the range of parcel size; suggested setting an acre minimum in RR districts for Solar developments especially with the state draft having a 300 feet setback from any existing non-participating dwelling unit.

- Mr. Griffiths stated they also have a setback of 100 feet from any property line of a non-participating lot. He also stated it is hard to determine whose rights is more important and we do not have to answers at this time to determine how to meet this criteria.

- Mr. Snyder stated this may end up as a legal question is this circumstance happens.

- Item #3 of this section covers what needs to be included in an application for a Solar Energy System. Specifically the variety of legal and environmental laws through EGLE, DNR and fire/public safety laws.

- One conflict found with the Hayes Township Ordinance, is the fencing height of 7 feet, the Hayes Township ordinance has a height restriction of 6 feet. However the Planning Commission feels they should use 7 feet in regards to the solar panels.

- Under item #5 Screening / Landscaping will follow the Hayes Township section of the Zoning Ordinance for Site Plan Review.

- Item #12 for Lighting will reference the Hayes Townships Lighting Ordinance in section 3.20.

- Item #15 for Signage will reference the Hayes Townships Signage Ordinance in section 3.21. Unless determine necessary for public safety a larger signage area.

- Item # 16 for Sound, Planning Commission will research the latest PBC to reflect if it is less than 55 dBA.

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- 180 - Item #18 for Decommissioning, applications process should include pictures and a topical
181 survey before the development is started for reclamation purposes.
182
- 183 - Also under Item #18 Decommissioning if a site has not operated over a year, a
184 decommissioning request can be made.
185
- 186 - Amendments to section 4 “supplementary Regulations” for a host community agreement has
187 to be determined by the Board of Trustee for they make the decisions for any money exchange
188 within the Township.
189
- 190 Planning Commission began reviewing the Battery Energy Storage System Ordinance.
191 - The CREO section of the Ordinance for Battery Energy Storage will be labeled 6.2.
192
- 193 - This is an amendment of Section 2 of the Township Zoning Ordinance.
194
- 195 - Section 2.02 of the Hayes Township Zoning Ordinance for definitions.
196
- 197 - This is covering a variety of definitions that have been proposed for specifically for Battery
198 Energy Storage Systems.
199
- 200 - Section 2 of the draft for “Off-Site Battery Energy Storage System Regulations will be in the
201 new section 6.2 of the Hayes Township Ordinance.
202
- 203 - This section includes “Small Off-Site” and “Large Off-Site” Battery Storage Systems. They have
204 them allowed in Agricultural, Industrial, and Rural Residential. Planning Commission discussed
205 adding Commercial districts for both ‘Small and Large Off-Site Battery Storage Systems’.
206 Discussed if these belong in Rural Residential districts.
207
- 208 - The Setbacks for the Battery Storage Systems is consistent with the Largest set back and
209 increase the rest of the set backs within the Hayes Township Ordinance.
210
- 211 - The Fence requirements for the Battery Storage Systems is regulated by the National Electrical
212 Safety Codes.
213
- 214 - Under item #7 of this section regarding “Sound”, recommended adding to the Solar Ordinance
215 the language from the Battery Storage ordinance that states “ Decibel modeling shall use the A-

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weighted scale designed by the American National Standards Institute. The Planning Commission Shall require the applicant to provide a sound study as part of the special land use review process."

- Item #8 for Lighting will reference the Hayes Townships Lighting Ordinance in section 3.20.

- Item #9.B for any site-specific basis pursuant to the standards for special land use approval as specified in Article 3.24 or the standards for site plan approval as specified in Article 5 of the Zoning Ordinance.

- Mr. Griffiths recommended implementing an Insurance Bond Requirement for applicants for both Solar and Battery Storage developments. This will insure the decommissioning cost will be covered.

- Add the Language from Section 13.B of the Battery Storage Ordinance to the Solar Ordinance.

- Item #14 for Special Land Use Permit and Site Plan Application Requirements Applications for special land use permit approval shall comply with articles 5 and 6 of the Zoning Ordinance. A formal application for site plan approval for this land use shall comply with section 9.02.

- Will seek legal advise for item # 15 for a Waiver.

- Item# 16.K will be determined by the Board of Trustees for the Community Host Agreement.

- Section titled On-Site Battery Energy Storage System Regulations will be added as section 6.201 to the Township Zoning Ordinance.

- Amend Section 4.13 of the Township Zoning Ordinance Concerning the permitted uses of Residential Districts, which will be limited to Rural Residential only.

- Each Zoning district section of the Hayes Township Zoning Ordinance permitted for Battery Storage Systems will be amended.

- Will recommend to the Board of Trustees to use some of the money raised by the projects to hire a special enforcement officer for the CREO developments.

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- Will seek legal advise for the Severability section of the Battery Storage System Ordinance.

The Planning Commission came to a consensus to submit the CREO Drafts to the Hayes Township Attorney for review and comments.

SET/CONFIRM PUBLIC HEARING DATES:

Set a public hearing for February 18th, 2025 to review a Rezone request on Burnett Road and a Special Use Permit for a Kennel and Dog Day Care center.

SET/CONFIRM DATE OF NEXT PC MEETING –JANUARY 21st, 2025.

Next Planning Commission regular meeting will take place on January 21st, 2025, at 7:00 pm.

PUBLIC COMMENT:

Public Comment Opened at 8:40pm

- After hearing the discussion about notice tonight, would like to bring about AI Noise that maybe something coming to Hayes Township in the near future. Requested if the Zoning Administrator knows of any in the Township. Suggested the Planning Commission research adding something the Ordinance for AI noise.
- Disappointed the Planning Commission did not discuss the Planning Commission Annual Report more. Would like to see training information and Zoning Permit information. Feel the Residents deserve more information. Would like to see the draft and know when it was sent the consultant and who the consultant was.

Public Comment Closed at 8:46pm

PLANNING COMMISSION and STAFF COMMENT:

Ms. Cuddeback stated the survey results are coming in, received about 340 responses so far. She is hoping to receive about 400, it has been very interesting seeing the results as she complies everything.

Mr. Martin stated they visited four Shoreline Review sites last meeting.

ADJOURNMENT: Mr. Snyder made a motion, supported by Mr. Curley, to adjourn the meeting at 8:45pm.

Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark Snyder.

Nays: none **Motion Carries**

Respectfully Submitted by:
April Hilton



Zoning Administrator Report

January 2024

Zoning Administrator work in progress report for the month of December includes the following:

- Conducted several Inspections for Compliance.
- Received and reviewing zoning permit application for a new detached garage on Burns Road.
- Received and reviewing a variance application to reduce the 50' Shoreland setback from creek for a new single family dwelling on Birdland Drive. ZBA will set public hearing date at their meeting on January 8th, 2025.
- Received and reviewing zoning permit application for a Demo and rebuild of existing home on Quarterline road. Shoreline Review Committee conducted inspection and advised applicant to work with Tip of the Mitt to create shoreland restoration plan.
- Received special use permit application for a Kennel and Dog Day Care Facility on Burgess Road. Planning Commission will set Public Hearing date at their January 7th, 2025 meeting.
- Received Application for rezone from A1 to RR on Burnett Road PC will set public hearing date at the January 7th, 2025 meeting.
- Approved Parcel Division and reconfiguration Application on Pincherry Road.
- Received and reviewing zoning permit application for a new single family dwelling unit on Peaceful Valley Road. Conducted Shoreline Review Committee Visit, Shoreland review committee preparing report. Planning Commission will Review the Shoreland Restoration Plan at the January 21st 2025 Meeting.
- Received and reviewing zoning permit application for a 72"x60" Free Standing Sign on US 31.
- Resolving with assistance from Tip of the Mitt a non-compliant parcel on Susan Lake.



- Resolving a non-compliance nuisance complaint with landowner on Hyek Road.
- Continuing to receive updates towards compliance from landowner regarding non-compliance notice letter sent to 6099 Charlevoix Street. Owner is making good progress.
- Resolved violation of Nuisance Ordinance with land owner on Susan Shore Drive.
- Zoning Board of Appeals at the September 18th 2024 Public Hearing approved Zoning Variance Application from Little Traverse Conservancy for a parcel on Division Ave. Received Zoning Application for Shoreline Review waiting for survey and additional information from applicant.
- Progress received from Landowner on Villa Road for Violation of Nuisance Ordinance and a non-compliance complaint.
- Received Zoning permit application for a 12'x24' Storage Barn Structure on Burnett Road.
- Received Zoning permit application for a 20'X20' unattached Garage on Nine Mile Point. Waiting for survey from applicant.
- Received a Site Plan Approved by Tip of the Mitt to resolve a Zoning Ordinance Violation on Boyne City Road.
- First Notice Letter was sent to landowner on Maple Grove Road for a Nuisance Ordinance complaint, also sent violation information to Charlevoix County Fire Department.
- Resolved Nuisance Ordinance complaint with landowner on Maple Grove Road.



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

Zone District: _____ Permit Number: _____ Fee: \$600 Date: 11-26-24

GENERAL INFORMATION

Property Owner Name(s) Steve + MELISSA DeWitt

Mailing Address 10620 Stonewall Crossing

Telephone 66-836-2193 Cell: same EMAIL: stedew@requestFoods.com

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007- ⁰¹⁴ 001-041-40

Property Address 6670 Peaceful Valley Rd

Contractor Northernview Homes Contractor Contact Information 231-373-4765
mpassino@northernview.com

PROPOSED USE OF PROPERTY

Type of Improvement(s) (describe) Demo Old House / Build new House + Garage

New Construction ☒ Reconstruction _____ Addition _____ Sign _____ Other _____

Dimensions of Proposed Structure House 144 x 60 HEIGHT 30'

PROPOSED ZONING PERMIT

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

Viewing Parcel Number: 007-001-014-40

Parcel Details

Assessing City/Township:	Hayes Township
Property Address:	6670 PEACEFUL VALLEY RD (PVT) CHARLEVOIX, MI 49720
Owner Information:	PEACEFUL VALLEY UP NORTH LTD 14259 SHORELINE DR GRANGER, IN 46530
Property Class:	401 - Residential - Improved
Taxable Status:	TAXABLE
School District:	15020 - Boyne City
P.R.E. Percentage:	0%
Current SEV:	\$872,200
Current Taxable Value:	\$467,604
Prior Year SEV:	\$755,500
Prior Year Taxable Value:	\$445,338

Sales Information

Date	Document Type	Liber/Page	Sales Price
10/18/2024	PTA		\$2,150,000
11/23/2015	QC	1112/680	\$0

Tax Description

COM AT PT 1877.8 FT S & 133.25 FT E OF CEN 1/4 COR SEC 1 T33N R7W (PREV DESC AS 133.25 FT E & 20 FT S OF FRAC 1/4 POST OF SD SEC) TH N0DEG40'E 404.3 FT TH N87 DEG42'W 385.3 FT TH N86DEG34'W 321.4 FT TH N77DEG04'W 150 FT TO POB TH CONT N77 DEG04'W 158.1 FT TH N60DEG04'W 61.02 FT TH S24DEG30'24"W 140.68 FT TH S19DEGE 94.42 FT TH S46DEGW 160 FT TO SH LK CHX TH S33DEG45'40"E 139.35 FT TH CONT AL SD SH S52DEG45'40"E 169.03 FT TH LEAV SD SHN15DEG53'02"E 155 FT TH

N28DEG01'44"E 59.99 FT TH N74DEG07'49"E 34.56 FT TH N 15DEG52'11"W 35.91 FT TH N15DEG36"E
230.89 FT TO POB BEING PT GOV LOT 3 SEC 1-33-7 95SP 0794 FRM 001-014-30



Feature Info

PIN: 007-001-014-40

Address: 6676 PEACEFUL VALLEY RD (PVT)

Parcel ID: 007-001-014-40

View more details: <https://www.charlevoixcountymn.gov/apps/charlevoixcounty>

Map ID: 007-001-014-40



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12/30/24, 12:14 PM

PXL_20241230_154843968.jpg



To: Ran VanZee, Zoning Administrator

From: Roy Griffiths, CT Martin

Re: shoreland protection subcommittee review, 6670 Peaceful Valley Rd.

Date: 12/30/24

The property at 6670 Peaceful Valley Rd. is an existing home site with a landscaped yard to the water which includes lawn to the water's edge and a driveway that comes close to the water. The existing structure is some 60 feet from the OHWM. The project involves demolition of the existing legal non-conforming structure and building of a new house that meets the setback requirements. It also involves removing the existing driveway and sidewalk.

The applicant's landscape contractor met with the us for a SPS plan review and site visit. The structures to be removed were identified and the existing trees and small bushes were also identified. Their plan identifies the existing plantings and those to be removed. and it has been shared with shared with the Tip of the Mitt. The area was examined, pictures taken which were also were sent to Tip of the Mitt for review and areas for replanting were confirmed.

The existing yard is a manicured lawn that runs to a riprap seawall that is constructed at the OHWM. The area beyond the seawall is mostly rock and reflects the shoreline of the surrounding properties. There is an existing less than 200 square foot patio area comprised of soil with a rock border and firepit and flagpole. This is surrounded by a large expanse of grass. There are pine, cedar, hemlock and maple trees with some minimal underbrush running across the yard in the SPS area as indicated on the tree location diagram.

The original proposed plan of work entails removing the existing house, removing the grass that goes to the water and the creation of a 50' SPS, utilizing the existing trees and shrubs and planted with eco seed mix. The seed mix has been formulated to create a ground cover with dense fibrous roots and is highly drought tolerant. After review of the plantings the plan was sent back for further development including recommendations from Tip of the Mitt. The latest version has included additional bushes, ferns, junipers and sedges which bring the plan to an acceptable level of shoreland protection. The following recommendations on plants from T.O.M. should be incorporated. From Noah Jansen,

1. "I'm not sure how ivory sedge will do in full sun, as it is usually more of a shade to part-sun species. You can try it out, or you could consider something like June grass (*Koeleria macrantha*), prairie dropseed (*Sporobolus heterolepis*), or a mix of the two.
2. Swap out the Leatherleaf wood fern (I am assuming this is *Rumohra adiantiformis*, which is not native in Michigan and may not be hardy here either) for something native. Alternatives include lady fern (*Athyrium filix-femina*), marginal woodfern (*Dryopteris marginalis*), evergreen woodfern (*Dryopteris*

intermedia), or New York fern (*Thelypteris noveboracensis*). Ivory sedge will grow well under the cedar clumps, too, but maybe not the pines or other conifers.”

The owner and the contractor have developed a plan which established and restores the SPS in terms of area and density and have made a significant effort to comply with the intent of the ordinance, and the shoreland protection subcommittee commends the applicant and his contractor for their participation in the process.

ECO SEED MIX GROUND COVER



Eco Seed Mix is the solution for a low-maintenance, drought tolerant ground cover. This is a cool season seed mix, featuring Jamestown Chewing Fescue, Quatro Sheep Fescue, Sea Link Slender Fescue, Sword Fescue, Aurora Fescue, and Kent Creeping Fescue.

This seed mix has been formulated to create a ground cover with dense, deep fibrous roots; this helps to increase its durability in high traffic areas as well as drought tolerance. Eco mix ground cover typically only needs about 4" of rain per month. This seed mix thrives in sun or shade.



zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

Fwd: 66760 Peaceful Valley Rd. shoreline review

Noah Jansen <noah@watershedcouncil.org>

Fri, Jan 17, 2025 at 11:37 AM

To: zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

Cc: Roy Griffiths <rwgriffitts3@gmail.com>, ctmagnetics@aol.com

Thanks to Maureen for updating the plans. My comments are as follows:

1. I'm not sure how Ivory sedge will do in full sun, as it is usually more of a shade to part-sun species. You can try it out, or you could consider something like June grass (*Koeleria macrantha*), prairie dropseed (*Sporobolus heterolepis*), or a mix of the two.
2. Swap out the Leatherleaf wood fern (I am assuming this is *Rumohra adiantiformis*, which is not native in Michigan and may not be hardy here either) for something native. Alternatives include lady fern (*Athyrium filix-femina*), marginal woodfern (*Dryopteris marginalis*), evergreen woodfern (*Dryopteris intermedia*), or New York fern (*Thelypteris noveboracensis*). Ivory sedge will grow well under the cedar clumps, too, but maybe not the pines or other conifers.
3. Everything else looks good.

Hope this helps set the planting up for success!



Noah Jansen
Restoration Manager
231.347.1181 x1102
noah@watershedcouncil.org
watershedcouncil.org

[Quoted text hidden]

SITE PLAN



-  = Michigan Sunset Bush Honeysuckle @ 30¢ ac.
-  = Crossing Juniper @ 60¢ ac.
-  = Blackeyed Susan @ 24¢ ac.
-  = Leatherleaf Hood Ferns and Duneberry @ 30¢ ac.
-  = Ivory Sedgwick seed

Common Ground Landscapes
Maureen Parker, Landscape Architect