

**AGENDA
SPECIAL MEETING
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION
MARCH 11, 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. Public Comment
6. Report of Survey Steering Committee Final Results to the Planning Commission
7. Public Comment
8. Planning Commission Comment
9. Adjournment

Public Comment at Meetings of the Hayes Township Planning Commission

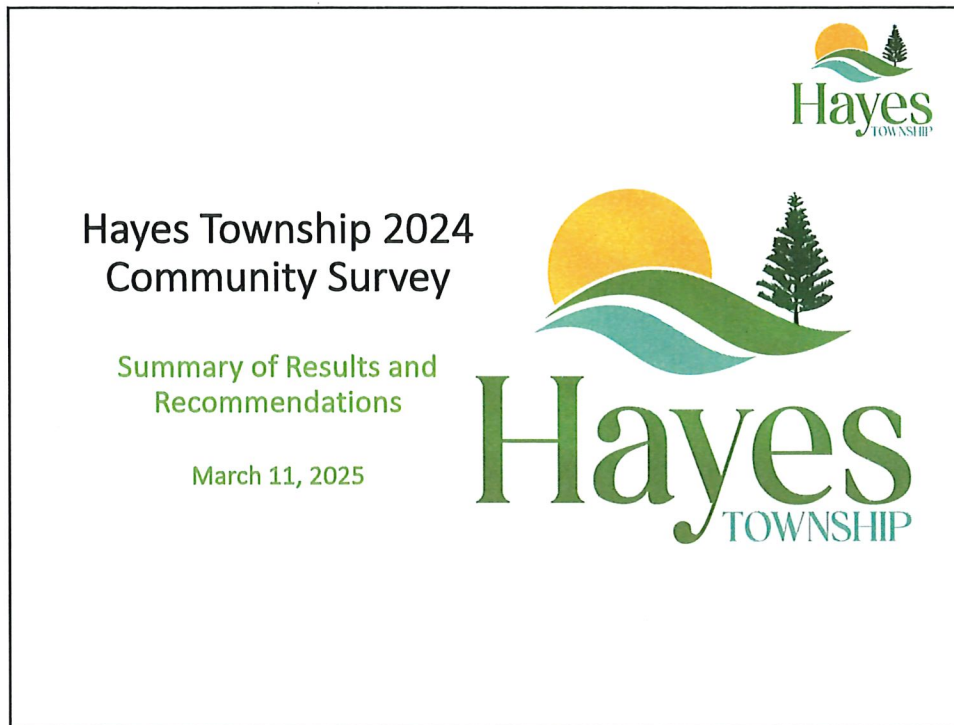
The Hayes Township Planning Commission values public input and offers an opportunity for the public to comment at its meetings. This affords the Planning Commission the opportunity to hear your views and remarks. If you speak, you should not expect to engage the Planning Commission members or any staff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

- **Objectives:**

1. Measure satisfaction with current services/development
2. Understand demographic trends and future impacts
3. Assess community needs/desires for next 5–10 years
4. Identify priorities for future development

- **Methods:**

- Designed by Steering committee via public workshops with community input
- Distributed via printed paper and online
- Pilot-tested online survey; promoted with reminder mailers and in The Voice newsletter to maximize response rates

- **Survey Cost**

- \$4,488 (below \$5,000 projection)
- 2019 survey cost over \$20,000 (excluding printing/mailing)

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Methodology

- **Survey Design**

- 25 questions, budget-friendly 4-page format
- Question types: 2 satisfaction, 11 future development (5–10 years), 7 demographics, 4 residency duration/future plans, 1 open-ended,
- Return postage included
- Unique 5-digit codes ensured no duplicates; responses completely anonymous

- **Sampling Method**

- Primary sample: Taxpayers & residents, (real & personal property owners) for a broad representation and focus on long-term stake.
- Renters reached via Hayes Township Voice (Dec 2024) & extra surveys at township hall
- Considered voter rolls but that had limits & challenges; focused on taxpayers' long-term stake.
- Distributed with tax bills Dec 2–5, 2024 by KCI of Grand Rapids

- **Data Collection**

- 1,687 surveys sent, 50 available for renters; options: online (SurveyMonkey) or mail

- **Response Rate & Reliability**

- 431 responses (26% rate), representative of taxpayers & residents; ±5% margin of error at 95% confidence level

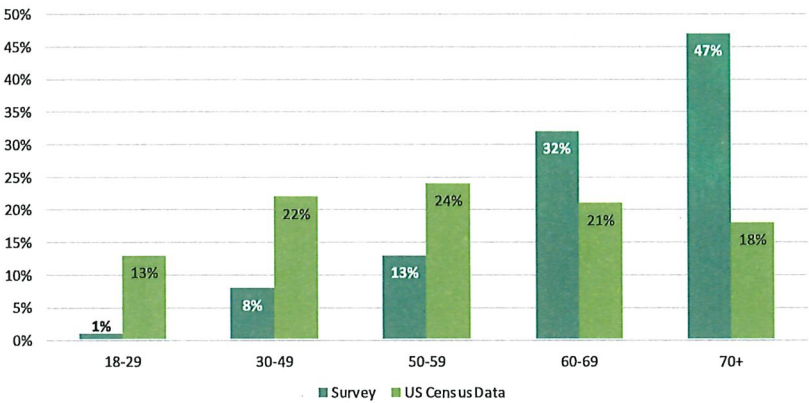
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How representative is our survey sample vs.
US Census population data for Hayes Township?



Age Distribution in our Sample vs. Census Data



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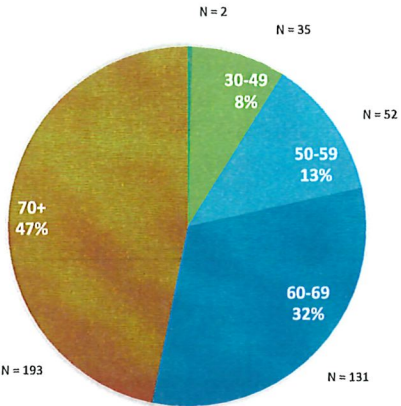
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Demographics



AGE OF RESPONDENTS

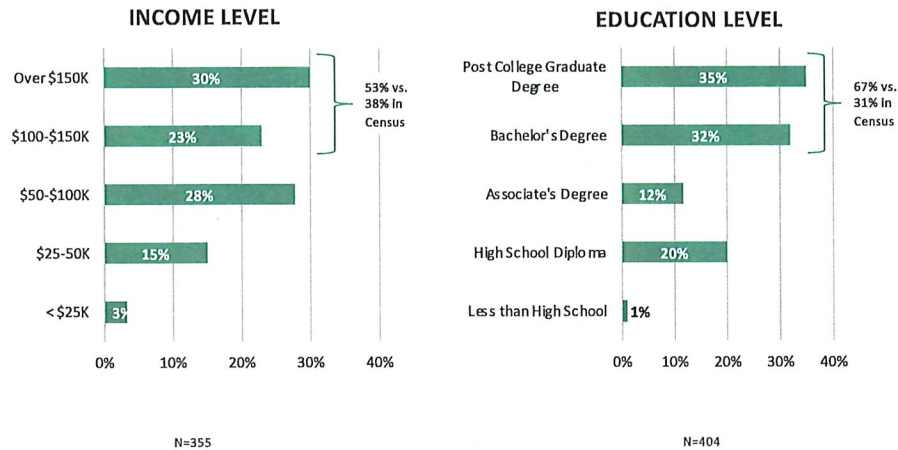
- Our respondents skew older, with nearly half being 70 or over, and almost 80% over age 60.



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Demographics



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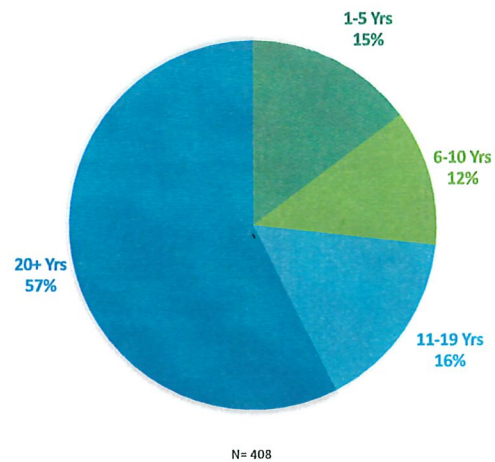
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Length of Residency



LENGTH OF RESIDENCY (PART & FULL TIME)
IN HAYES TOWNSHIP

- Nearly 60% of our respondents indicated they have been here for over 20+ years.
- 27% of our sample reports less than 10 years of residency. They are younger, have higher incomes and possess higher levels of education compared to those here 20+ years.



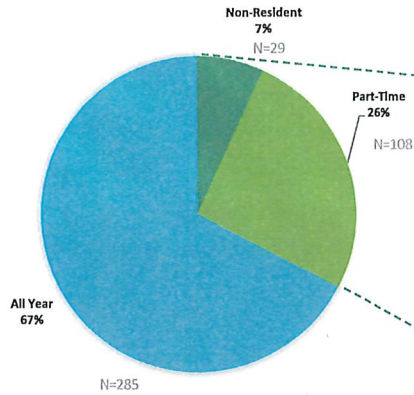
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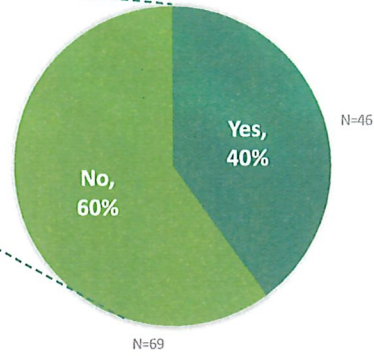
Residency Plans



LENGTH OF ANNUAL RESIDENCY



FOR NON AND PART TIME RESIDENTS, PLANS TO MOVE TO HAYES TWP FULL TIME IN THE NEXT 5-10 YEARS?



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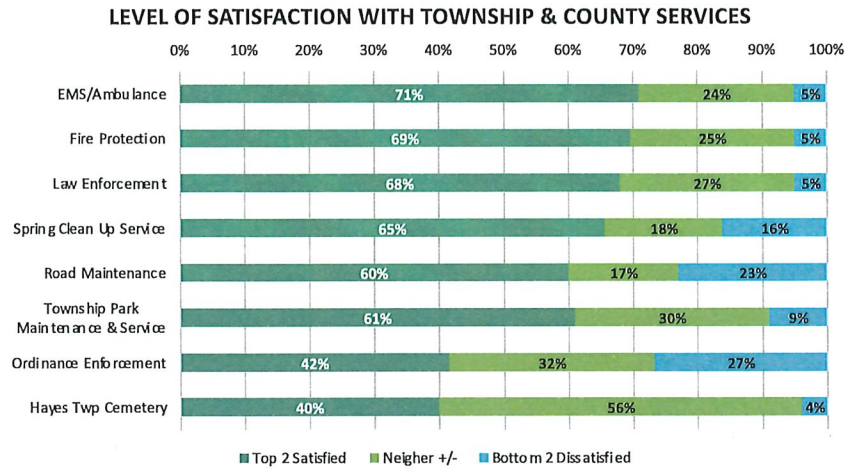


Satisfaction with Township and County Services and Resources

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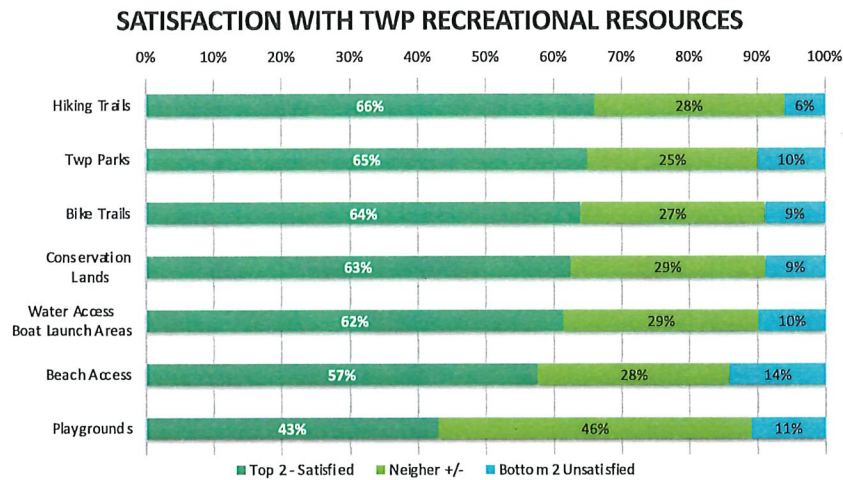
Satisfaction with Township & County Services



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Satisfaction with Township Recreational Resources



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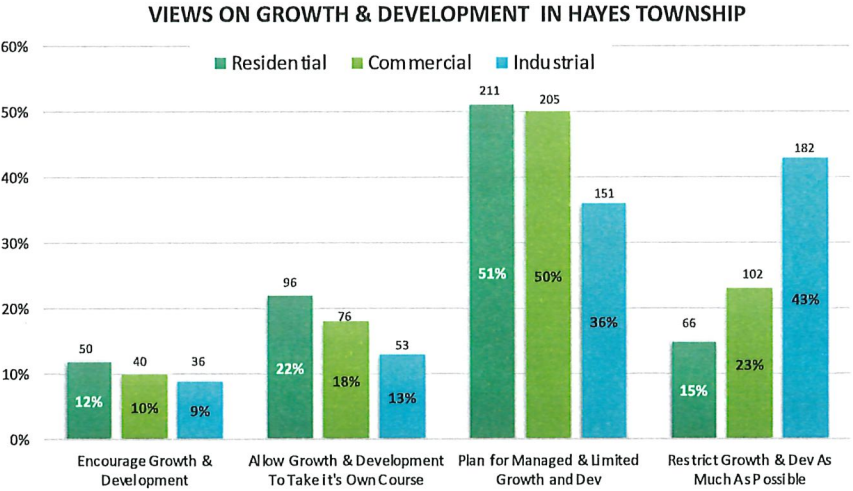
Community Views on Growth & Development

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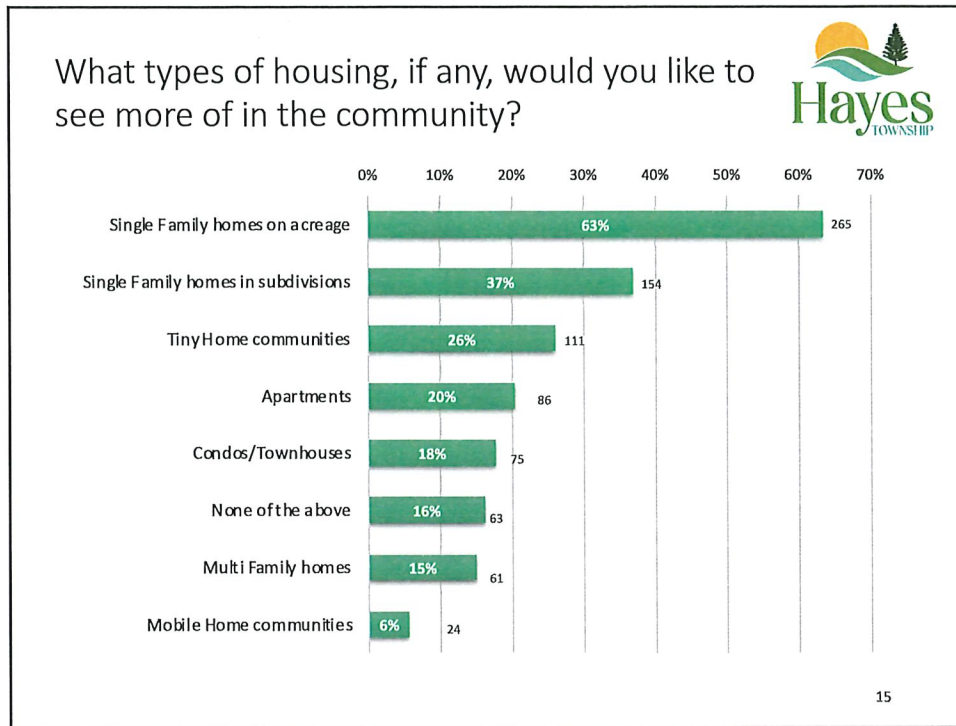


Views on Growth & Development in the Next 5-10 Years

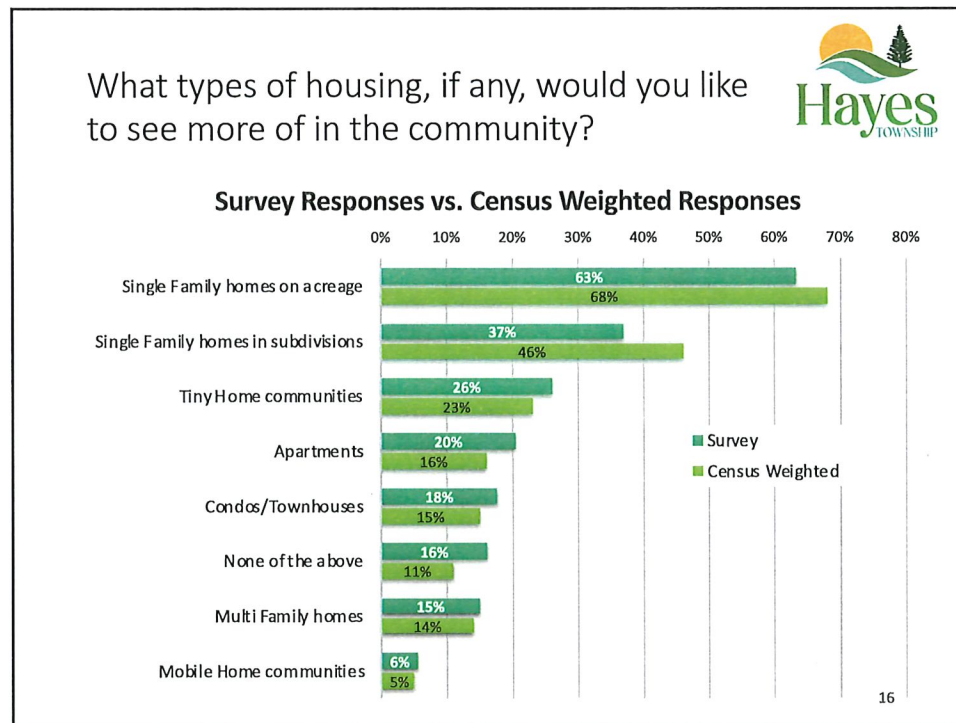


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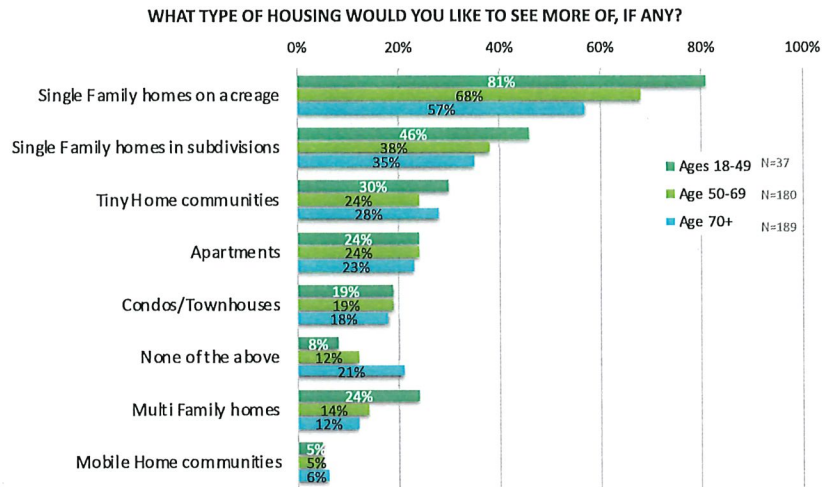


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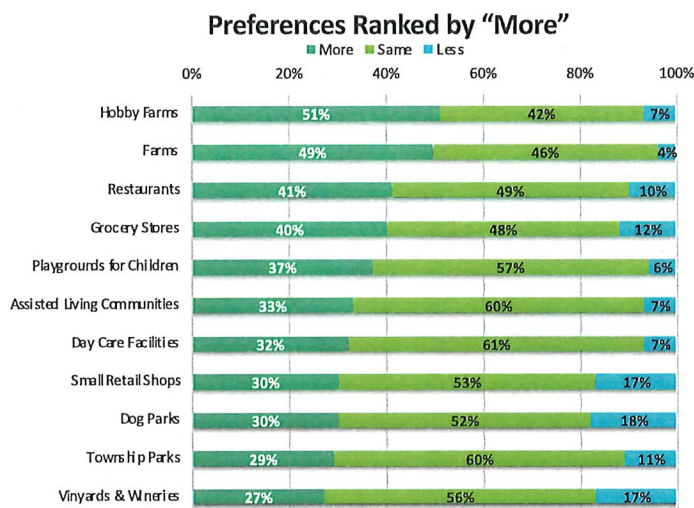
What types of housing, if any, would you like to see more of in the community?



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Would You Like to See More, the Same or Less of the following in Hayes Twp in the Next 5-10 Years?



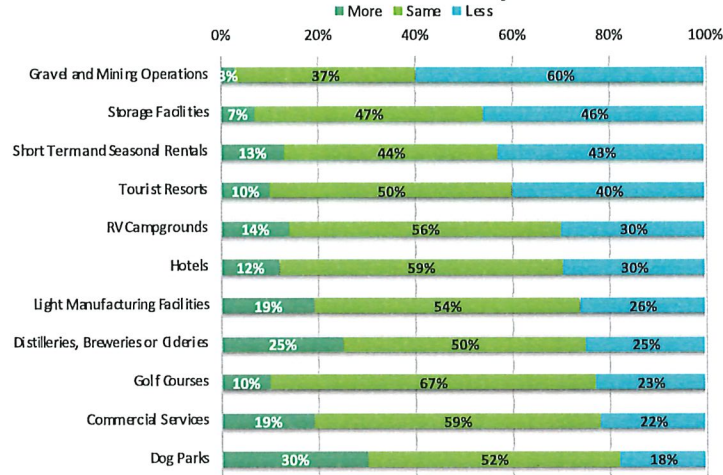
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Would You Like to See More, the Same or Less of the following in Hayes Twp in the Next 5-10 Years?



Preferences Ranked by "Less"



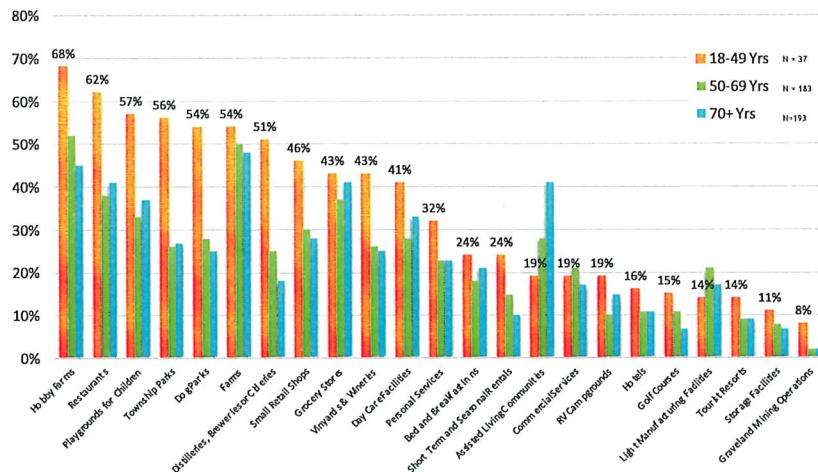
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Growth & Development Priorities Differ by Age



"More" Comparison by Age Group



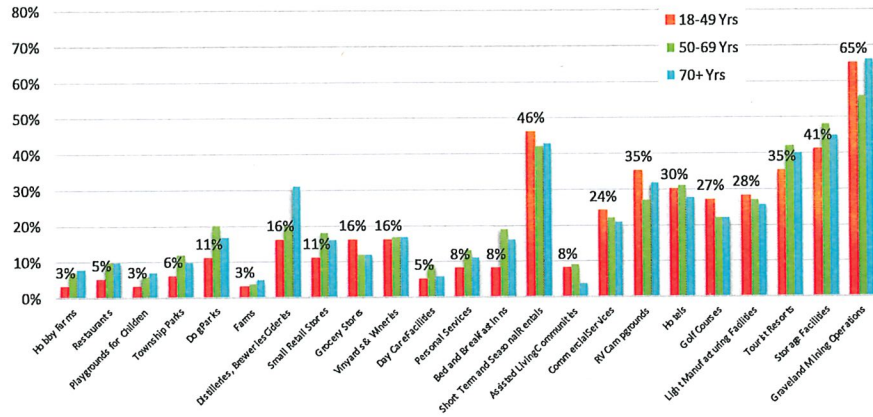
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The Township is mostly aligned on what it doesn't want, regardless of age.



"Less" Comparison by Age Group



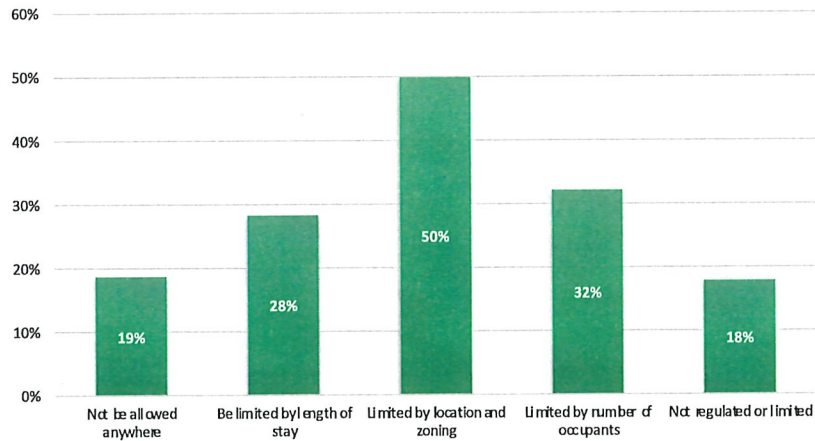
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Vacation Rentals



PERSPECTIVES ON SHORT-TERM & VACATION RENTALS



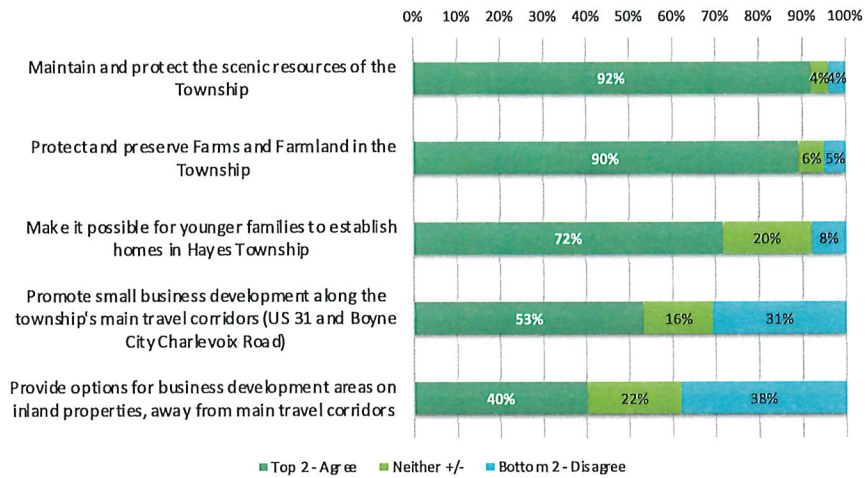
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Community Perspectives on Development Priorities



It is Important to:



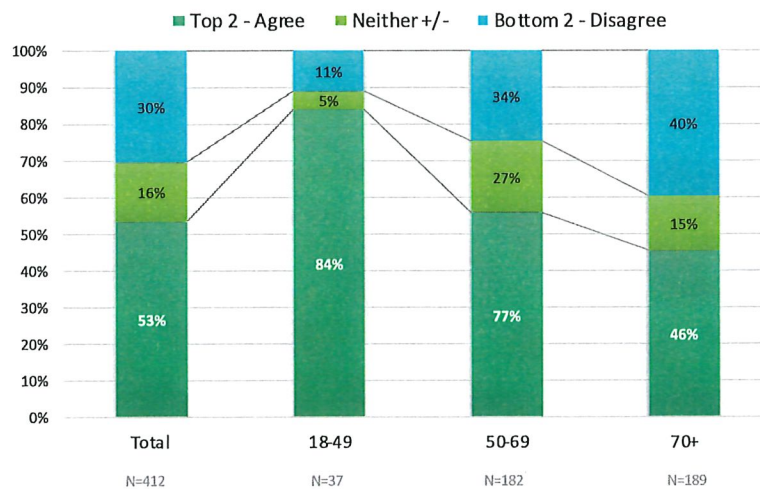
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It is Important to promote small business development along the township's main travel corridors (US 31 and BC/CVX Rd)



Comparative Responses by Age



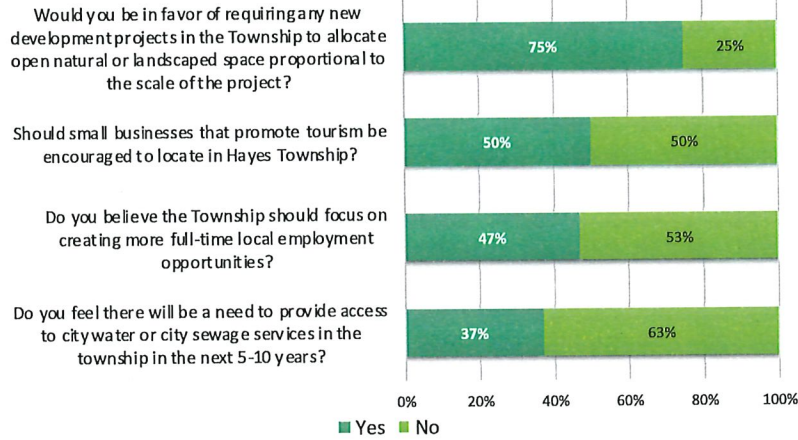
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Community Perspectives on Future Needs



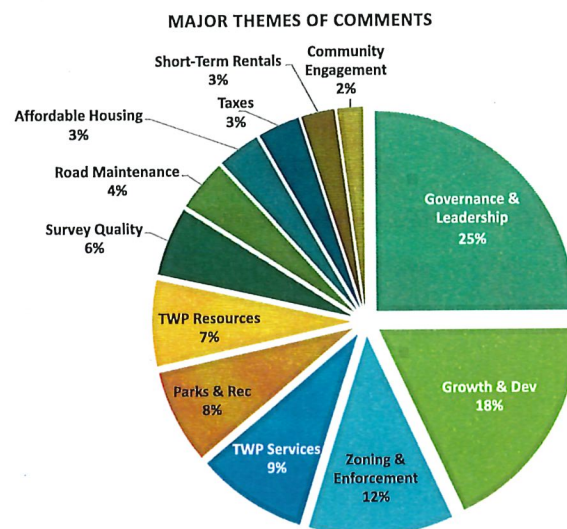
Future Needs Perspectives



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Main Themes of Open-Ended Comments



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Key Take-Aways

- **Community Vision for Growth:** Strong support for limited and managed growth, balancing residential and commercial development while preserving scenic resources and rural character.
- **Housing Preferences:** Consensus for more single-family homes, affordable housing (e.g., tiny homes), and options to attract younger families, alongside a desire for hobby and commercial farms.
- **Balancing Development:** Dichotomy between preserving farms/open spaces and expanding housing; natural/landscaped space requirements in developments strongly supported.
- **Commercial & Industrial:** Commercial development favored along US-31 and Boyne City/Charlevoix Roads (strongest among under-70s), strong opposition to industrial uses (e.g. gravel/mining)
- **Short-Term Rental Regulations:** Support for controls and limitations on short-term and vacation rentals, focusing on location, occupant limits, and stay durations.
- **Township Satisfaction with Services and Natural Resources**
 - High approval for EMS, fire, and law enforcement; ordinance enforcement, road maintenance, and spring clean-up need improvement.
 - Positive feedback on parks, bike trails, and hiking; concerns about beach access and urgency to complete the Boyne City/Charlevoix Rd. bike path.

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Demographic and Development Implications

- **Demographic Factors Shifting in next 5-10 Years**
 - Majority of respondents: Age 70+, residents for 20+ years
 - Property ownership appears skewed toward older, long-term residents today
 - Views of needs & wants differ between 70+ and people in their 30's, 40's, 50's and 60's.
 - Social Security tables – life expectancy at 70 is ~15 yrs.
- **Property Demand Outlook**
 - Increased housing or renovation demand as retirees move in full-time
 - Property turnover due to aging population deaths
 - Agricultural land supply may increase for development
 - Potential rise in residential/commercial growth (community-supported if managed and limited)
- **Planning Considerations**
 - Tiny Home Communities: Evaluate feasibility; explore other types of other small home options.
 - Short-Term/Seasonal Rentals: Strong community support for limits
- **Development Dichotomy:**
 - People over 70: Preserve rural character
 - People under 70: Support modest growth for residential/business needs
 - PC must find path to both support limited growth and preserve the scenic resources of the Township

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Recommendations



- **Managed Growth with Scenic Preservation**
 - Develop a realistic growth management plan that prioritizes the protection of scenic resources and the Township's rural character. Incorporate open space or landscaped area requirements into all new residential and commercial developments.
 - This could include designating specific zones for hobby farms, commercial farms, and natural areas to ensure these elements remain integral to the Township's identity while accommodating limited housing expansion.
- **Housing Development Strategies**
 - Encourage the development of single-family homes on acreage and in subdivisions, alongside affordable housing options like tiny home communities.
 - Research and review successful tiny home and/or zero lot line community models elsewhere (e.g., zoning, design standards, and infrastructure needs) and engage residents in defining what these communities should entail locally.
 - Plan for property turnover over the next 5-10 years to facilitate possible conversion of agricultural land to other residential uses, while ensuring safeguards to preserve rural scenery and avoid overdevelopment.
- **Regulation of Short-Term and Vacation Rentals**
 - Draft and implement enforceable zoning ordinances to regulate short-term and vacation rentals, focusing on location restrictions, occupant limits, and stay durations.
 - Given past enforcement concerns, establish a clear compliance framework, potentially including fines or a reporting system for violations, to ensure these rules are effective and responsive to community needs.
- **Commercial Development Focus**
 - Establish commercial zoning ordinances that ensure development enhances the Township's rural character.
 - Plan for small business commercial development with appropriate scale and road access along US-31 and Boyne City/Charlevoix Roads. Limit inland commercial expansion to maintain rural character.

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Recommendations



- **Industrial Land Use Restrictions**
 - Formalize restrictions on industrial development, particularly gravel and mining operations, through updated zoning ordinances.
- **Infrastructure and Service Improvements**
 - Prioritize completion of the Boyne City/Charlevoix Rd. bike path to address a key community concern and enhance recreational offerings.
 - Explore additional resource options to improve Blight Ordinance Enforcement, Road Maintenance, and spring clean-up programs, identified as areas needing enhancement despite overall satisfaction with township services.
- **Balancing the Dichotomy of Growth and Preservation**
 - Recognize the likely forthcoming property turnover due to an aging population and plan for responsible residential growth.
 - Anticipate the likely increase in demand for both housing and commercial space as younger families and retirees settle in the Township.
 - Develop a forward-looking Master Plan update that accommodates both the preservationist views of long-term residents and the developmental needs of newer property owners.
 - Potential solutions include planned unit developments and clustered development designs that maximize open space or incentives for landowners to maintain agricultural or natural areas.
- **Community Engagement and Education**
 - Host public forums to gather input on tiny home or other planned communities, rental regulations, and growth plans, ensuring transparency and broad participation. Provide educational materials on how proposed changes balance the needs of younger families with the preservation goals valued by long-term residents.
 - Ensure that planning decisions reflect the diverse perspectives of both older and younger residents.
 - Regularly review and update township policies to adapt to changing demographics and community needs.

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Appendix

- Additional Census Weighted Charts
- Crosstab Charts by
 - Age Group
 - Full/Part Time Residency
 - Years in Township

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Census Weighted Charts

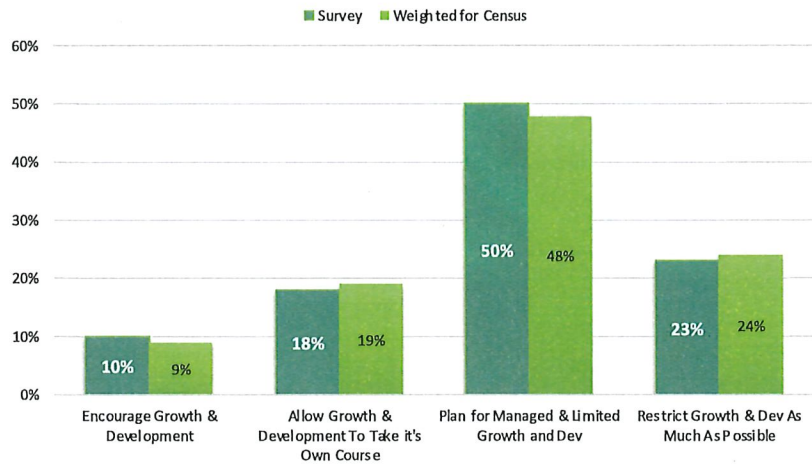
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Q4: Weighting each area to correct for response bias, indicates some changes to view on **Commercial** growth desired.



VIEWS ON GROWTH & DEVELOPMENT OF COMMERCIAL AREAS



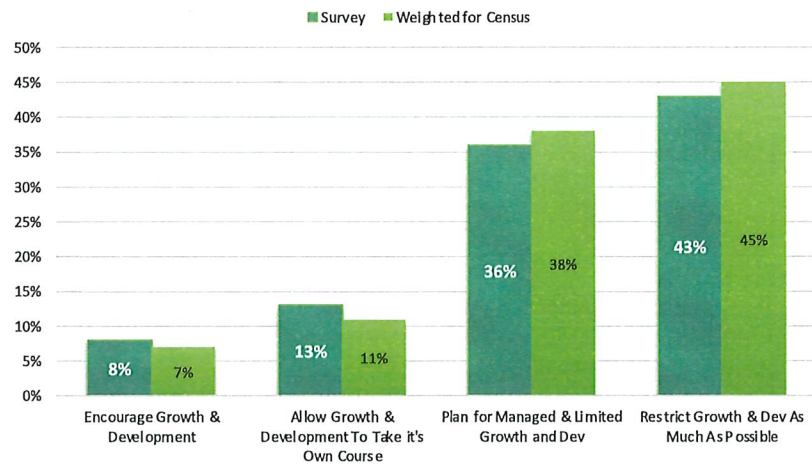
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Q4: Weighting each area to correct for response bias, indicates some changes to view on **Industrial** growth desired.



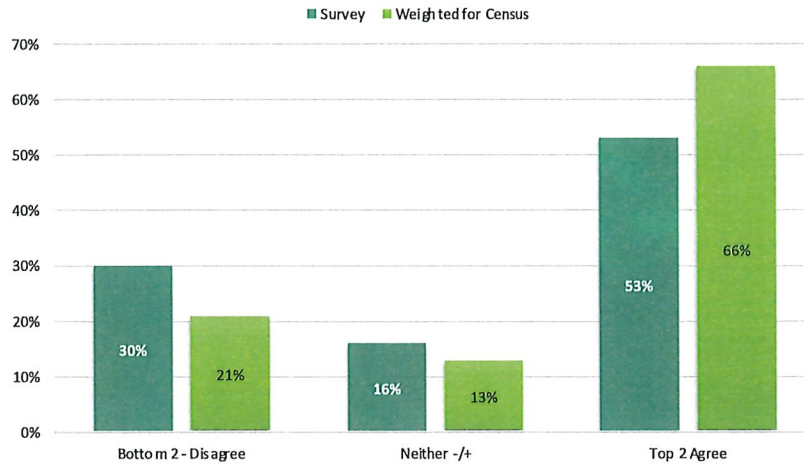
VIEWS ON GROWTH & DEVELOPMENT OF INDUSTRIAL AREAS



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It is important to promote small business development along the township's main travel corridors (US 31 and Boyne City Charlevoix Road)



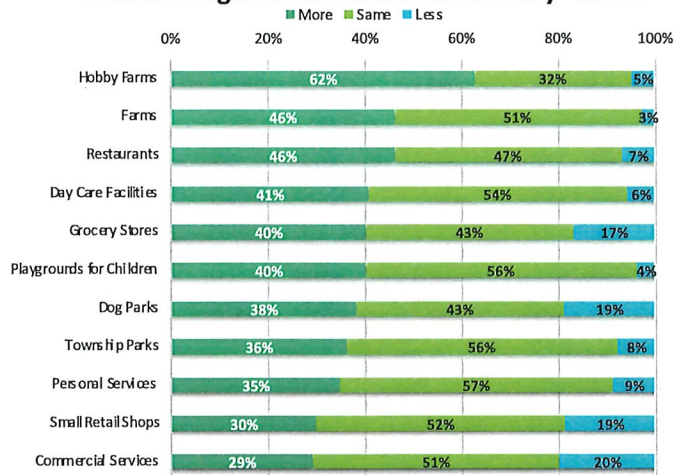
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Q3: Would You Like to See More, the Same or Less of the following in Hayes Twp in the Next 5-10 Years?



Census Weighted Preferences Ranked by "More"



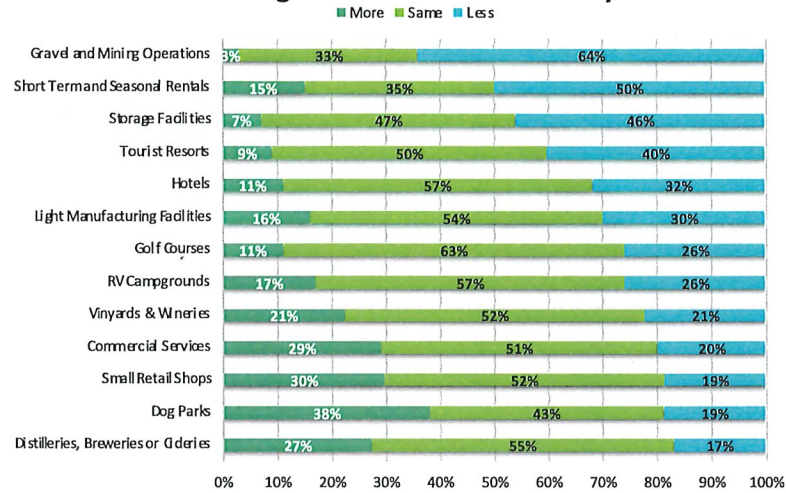
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Q3: Would You Like to See More, the Same or Less of the following in Hayes Twp in the Next 5-10 Years?



Census Weighted Preferences Ranked by "Less"



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Crosstabs

1. Age Group
2. Months in Residency/Yr
3. Years in Hayes TWP

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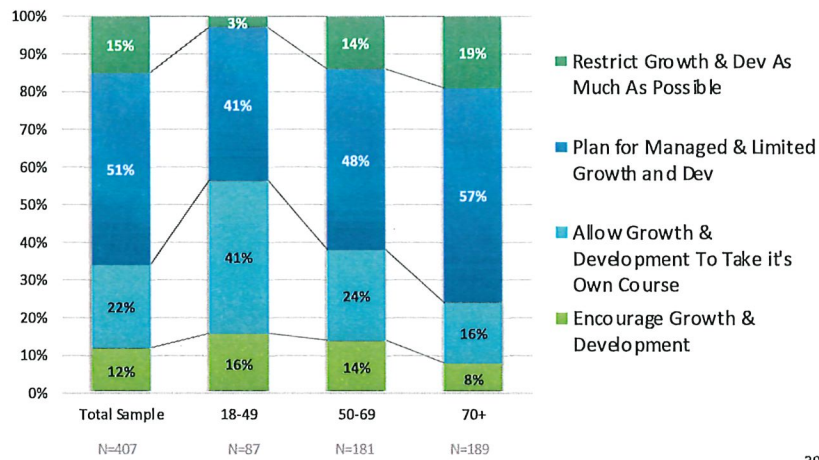
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By AGE



Q4: What are your views on growth and development of **Residential** areas in Hayes Twp?

Comparative Responses by Age Group



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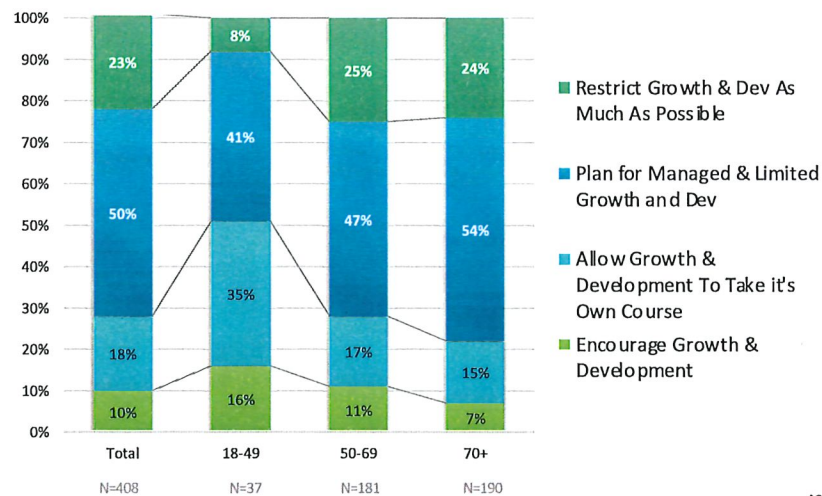
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By AGE



Q5: What are your views on growth and development of **Commercial** areas in Hayes Township?

Comparative Responses by Age Group



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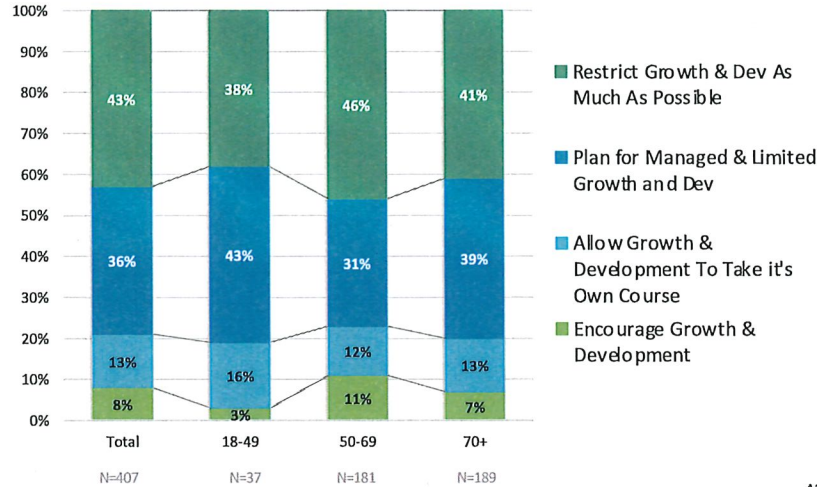
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By AGE

Q6: What are your views on growth and development of **Industrial** areas in Hayes Twp?



Comparative Responses by Age Group



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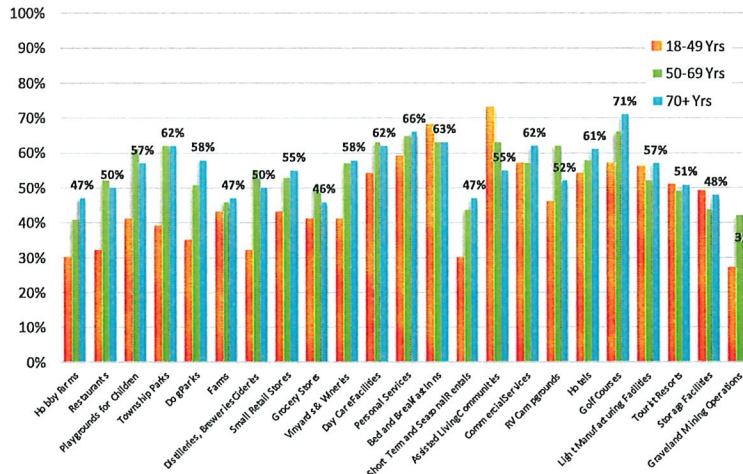
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By Age Grp

Q3: Would You Like to See More, the Same or Less of the following in Hayes Twp in the Next 5-10 Years?



"Same" Comparison by Age Group



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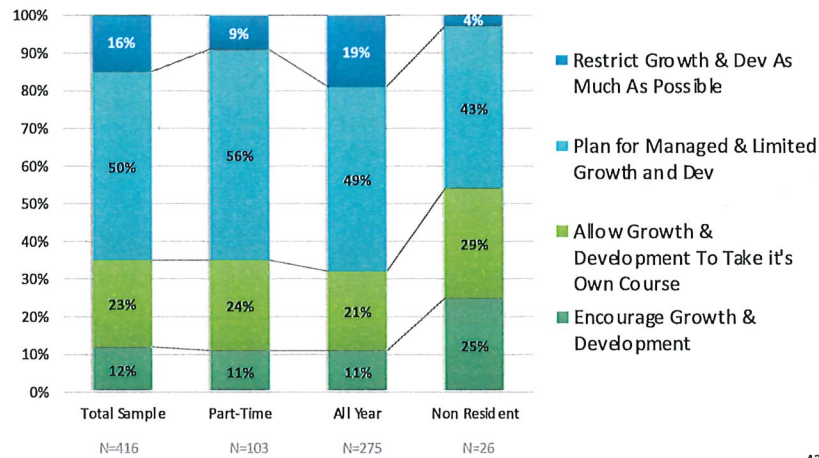
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By Full/Part Time



Q4: What are your views on growth and development of **Residential** areas in Hayes Twp?

Comparative Responses by Months in Residence



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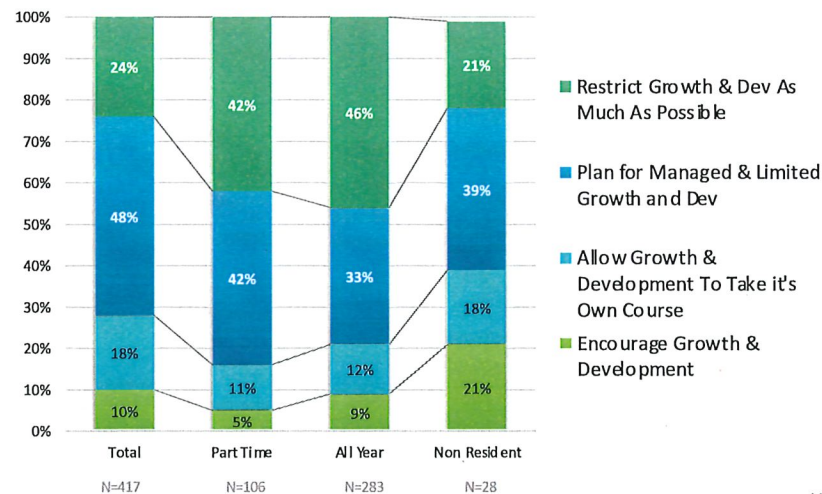
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By Full/Part Time



Q5: What are your views on growth and development of **Commercial** areas in Hayes Township?

Comparative Responses by Months in Residence



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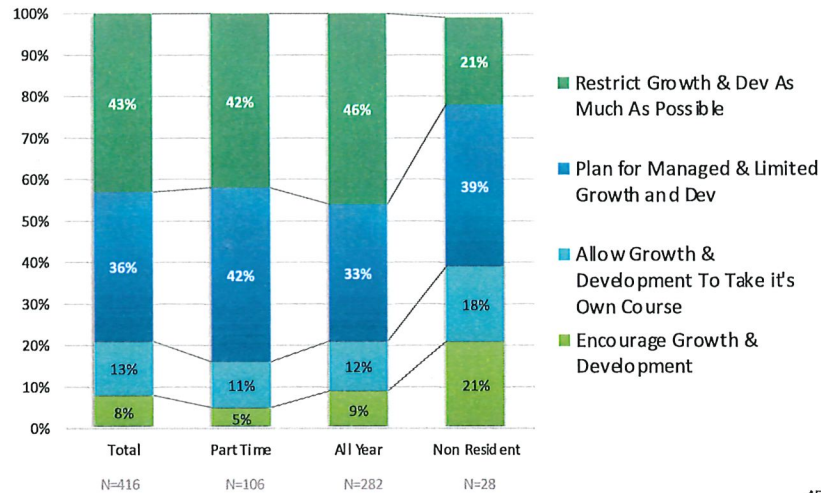
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By Full/Part Time

Q5: What are your views on growth and development of **Industrial** areas in Hayes Township?



Comparative Responses by Months in Residence



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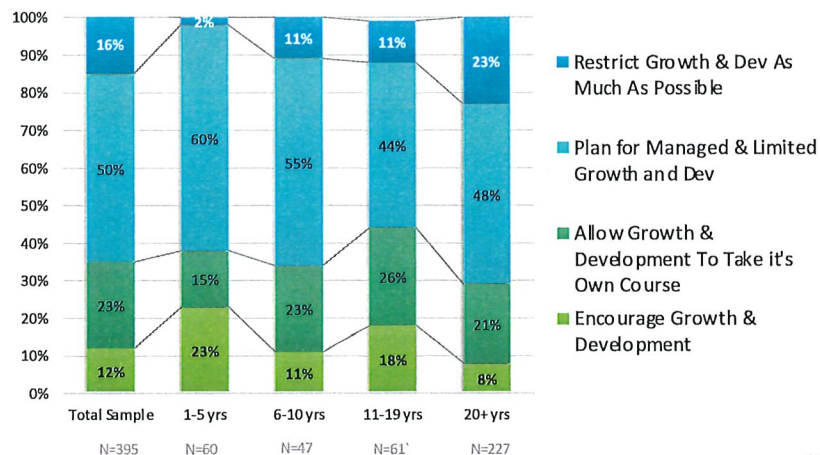
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By Years in TWP

Q4: What are your views on growth and development of **Residential** areas in Hayes Twp?



Comparative Responses by Years in Township



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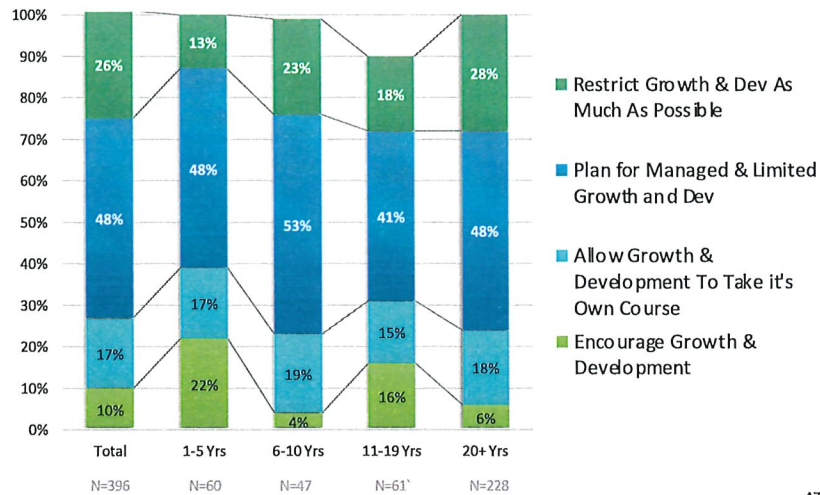
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By Years in TWP

Q5: What are your views on growth and development of **Commercial** areas in Hayes Township?



Comparative Responses by Years in Township



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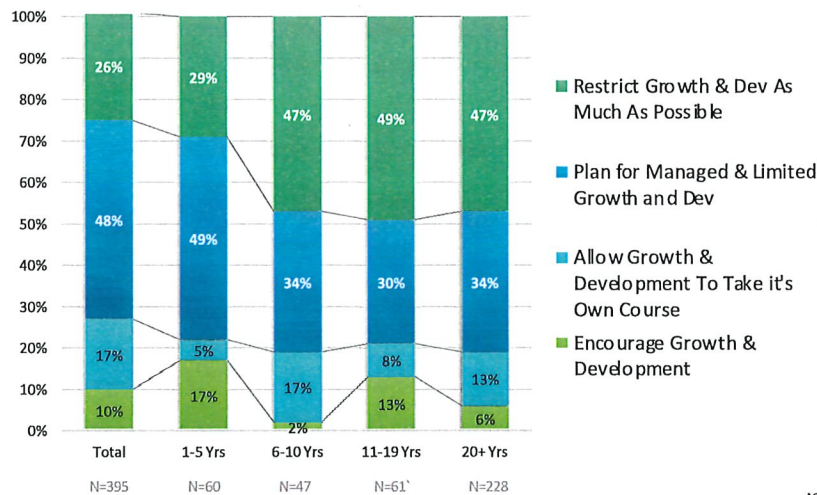
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By Years in TWP

Q5: What are your views on growth and development of **Industrial** areas in Hayes Township?



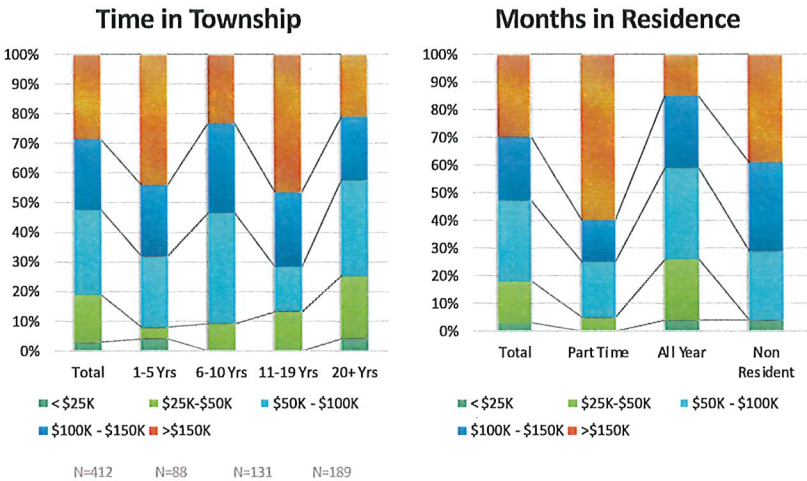
Comparative Responses by Years in Township



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Income by Months in Residence & Time in Township



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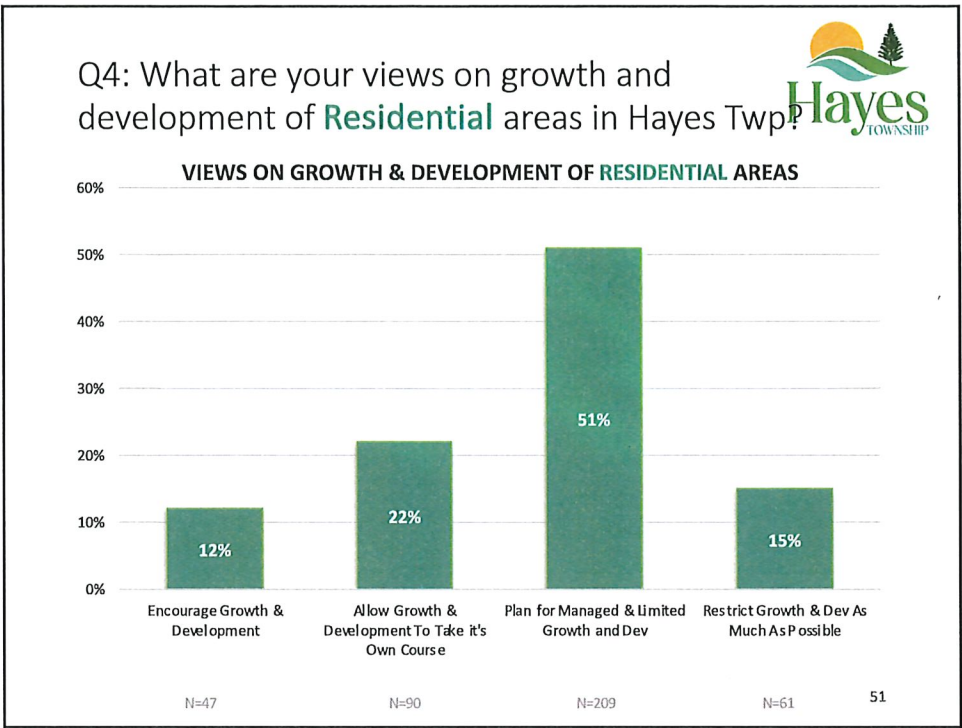
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Extra Charts

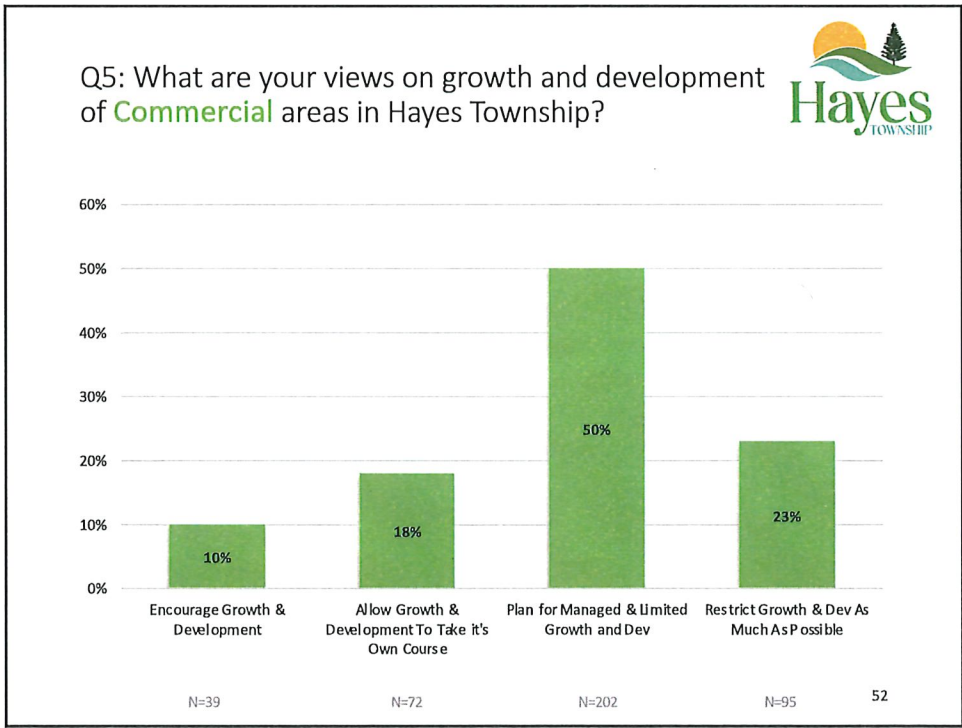


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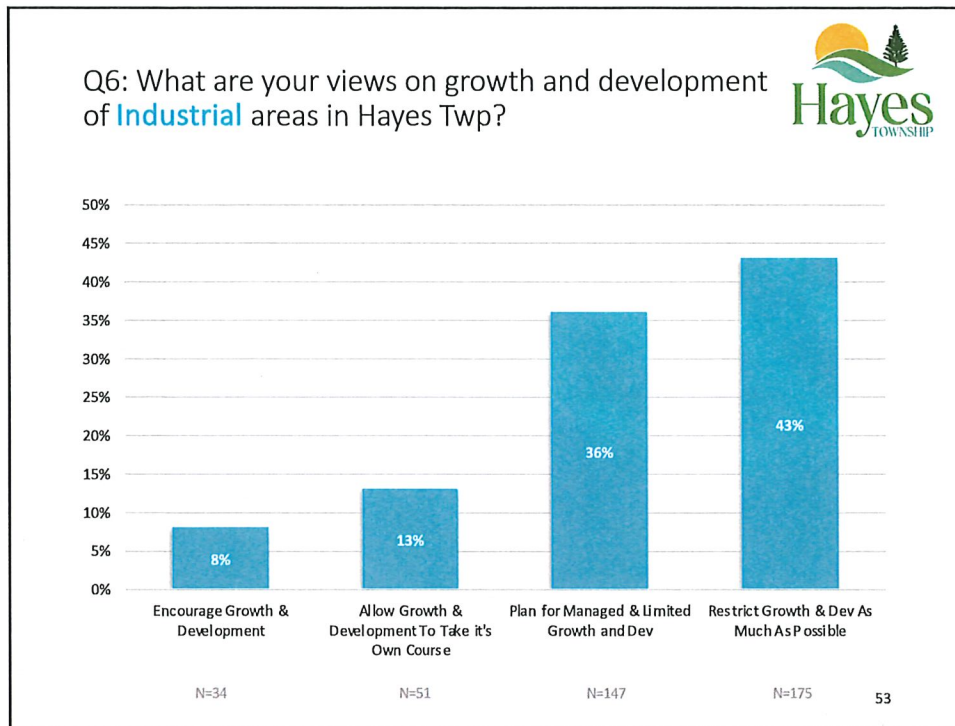
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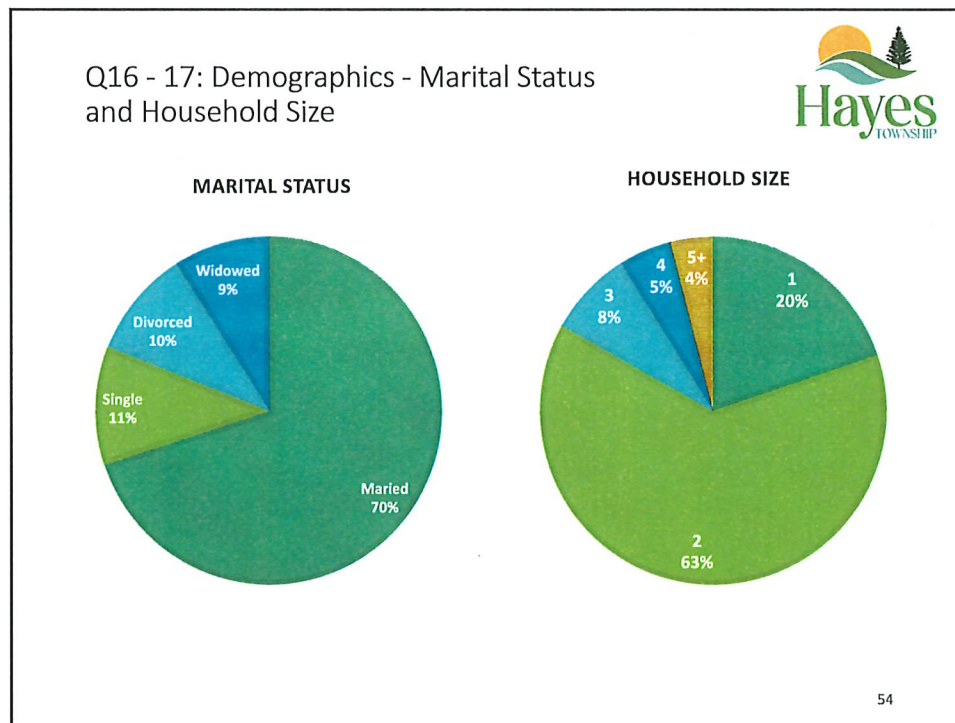
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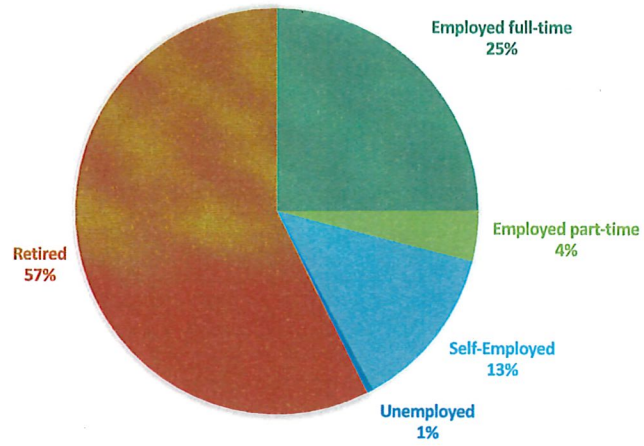


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Q19: Demographics – Employment Status



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HAYES TOWNSHIP PLANNING COMMISSION MEETING			
Meeting Date:	March 11th, 2025	Location:	Hayes Township Hall

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HAYES TOWNSHIP PLANNING COMMISSION MEETING

Meeting Date:	March 11th, 2025
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Location:

Hayes Township Hall

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