

Hayes Township Planning Commission
March 11th, 2025
Special 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: Roy Griffiths (Chair), Carey Cuddeback, Matt Cunningham, Alexander Curley, Rex Greenslade and Mark Snyder.

Excused: CT Martin

Survey Steering Committee Members present: Anne Fleming, Gregg Whitley, Jean Young, and Joel Robinson.

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

Audience: Bill Conklin, Diane Conklin, Kristin Baranski, Doug Kuebler, Sherry Baker-McCarey, Jim McMahon, Diane McMahon, Tim Boyko, CT Martin, Betty Henne, Jim Rudolph, Dan Howell, Dave Kemme, Ellis Boal, Carol Umlor and LuAnne Kozma.

REVIEW AGENDA:

Mr. Snyder made a motion, supported by Mr. Curley, to approve the agenda as presented.

Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Roy Griffiths, Rex Greenslade, and Mark Snyder.

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

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

- Stated this survey exceeds any survey the township has ever had. The Steering Committee with Carey's guidance have done a great job. Found the census data very interesting. Would like our scenic views preserved. Thanked the survey committee for their hard work.

- Thanked the Survey Committee for their work. However feels the methodology incorrect by giving one survey per parcel when one person can own more than one parcel. Feels it was wrong for each house hold only getting one survey when there may be multiple people living in a household. Found many flaws in the methodology and feels the survey was poorly done.

Public comments closed at 7:08pm

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REPORT OF SURVEY STEERING COMMITTEE FINAL RESULTS TO THE PLANNING COMMISSION:

Carey Cuddeback and the Survey Steering Committee presented a report of the survey results to the Planning Commission.

-The purpose of the survey was to provide input into the Master Plan update process to guide future land use and development over the next 5-10 years and provide the township leadership with resource allocation priorities and other community insights.

-The survey had 4 main objectives:

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

-The survey was designed by the Steering committee during public workshops with community input.

- The Survey was available online and sent out with the December tax bills.

- The Survey cost a total of \$4,488 which was below the \$5000 projected cost. The Survey conducted in 2019 cost \$20,000.

- The survey was made up of 4 pages and a total of 25 questions. The questions included 2 satisfaction, 11 future development (5-10 years), 7 demographics, 4 residency duration/future plans and 1 open-ended. Responses were completely anonymous.

- The primary sample included taxpayers and residents for a broad representation and focus on long term stake. The Hayes Township Voice in December notified renters there were surveys available at the Hayes Township Hall.

- There was a total of 1,687 surveys sent, 50 available for renters; 431 responses which is about 26% were received.

The survey results are summarized as followed:

- 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)

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- 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.

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.

The Recommendations from the survey data is as follows:

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

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- 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 over development.

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.

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.

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- 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.

The Planning Commission discussed the Survey results:

Discussion included:

- Mr. Greenslade stated he found it interesting the amount of people who want homes on acreage. Which shows people do not want affordable homes next to them or developments next to them.
- Mr. Griffiths is interested to know the sample and adjusted sample size of the respondents under 60 versus over 70, regarding the theory that people will be leaving the area as they age up. Also, asked the Survey Committees opinion if there are areas that are significantly contradictory between wants and needs in the outcome.
- Mr. Robinson stated he found the affordable housing issue to be contradictory due to people wanting housing on acreage, which is not affordable.
- Ms. Young stated the question regarding development along US 31 and Boyne City Road. The question was in the prior survey and the committee found it important to be in there. However suggested future research on the difference between the two roads.
- Mr. Griffiths requested for a future survey does the Survey Committee feel they would use a different approach regarding the traffic and transportation issues?
- Ms. Cuddeback stated the question was widely interpreted and suggested in the future perhaps making it more specific.

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- Mr. Robinson stated they had discussed preserving the scenic roadways especially the lake views. Suggested perhaps narrowing it down to focus on the non-lake side specifically of US 31.
- Mr. Griffiths stated the committee did a great job and have presented a large amount of input for the Planning Commission to review. Asked the survey members if they would be willing to in conducting smaller surveys regarding specific topics, for some of the topics in the survey could be dug into deeper and addressed more specifically with additional surveys.
- Ms. Cuddeback agreed perhaps a focus group or someway to collect more data on specific topics.
- Mr. Kemme followed up regarding the demographic question on the changing of age demographic was based on the average life expectancy however, no one can predict the future buyer age. However, if we want to attract a younger generation, schools and recreation areas need to be attractive. Regarding the roads question it is hard to grasp what people want, which would be a topic that could definitely be dug into deeper.
- Mr. Snyder asked if the members of the committee discussed the transition of residents in and out of the community the change in wants and needs. For example, people moving in from other areas bring influences and ideas from the communities they moved in from.
- Mr. Whitley stated the area we live in is very desirable, every young person wants a house on acreage, however it is not always probable. One thing about surveys is that you receive responses that are based on emotion. More influential people will be coming into the area with their desires, and it will bring new challenges for the area especially at the township level.
- Mr. Snyder stated regarding jobs, the survey shows the majority of people do not want to see industrial and commercial development. However the Charlevoix area has lost a large amount of the manufacturing jobs in the last 25 years, which shows how the community has evolved within one generation.
- Ms. Cuddeback stated it has been brought up the desire for Hayes Township to be a bedroom community and to have the Commercial and Industrial development in the Petoskey and Charlevoix areas.
- Mr. Curley stated when talking to other people in his age group, their concern is not the specific type of housing being affordable, however the fact that the square footage of housing is not affordable. The past generation bought that same houses for \$50,000 on the factory Job and this generation would have to have 3 jobs in order to afford the same house.
- Mr. Griffiths thanked the Survey Committee for all their work and input and continued support through the process.
- Ms. Fleming offered tools through the Conservancy to help with determining appropriate development and conservancy.

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PUBLIC COMMENT:

Public Comment Opened at 8:29pm

- Stated the presentation and survey was excellent. Found the comments regarding the older generation and the people replacing residence in the next 15 years, doesn't necessarily mean the age demographic will change because they may be replaced with other retirees. Stated when they were a young family they had a modest home in a subdivision, which does not exist in Hayes Township. Subdivisions would need utility access.
- Stated they don't recall anything in the survey regarding Shoreline development. Stated they have a short term rental, would like to know how many are in the township. People with property should pay higher taxes.
- Asked how many people actually provided a survey, concerned younger people were under represented. Would like to see a question regarding commercial being built next door to people.
- Appreciated the presentation and discussion. Stated a few years ago a batch plant was presented to the Township on Boyne City Road that the community shot down. Would have liked tonight's meeting to be posted for more than 18 hours before. Agrees with the comments made regarding farm land. Spoke with Bill Conklin and knows he supports rural preservation.
- Supports the previous comment. This should be a stepping stone to receiving community involvement. Found the dislike of the Zoning Ordinance enforcement discouraging.

Public Comment Closed at 8:40pm

PLANNING COMMISSION and STAFF COMMENT:

Mr. Snyder thanked the committee for their work.

Mr. Greenslade thanked the committee for their work, and stated the Planning Commission has their work and research cut out for them. Thought the idea of a bedroom community was interesting and finds Hayes Township uniquely located between three main cities, Charlevoix, Boyne City and Petoskey. Which include great stores and restaurants so these may not necessarily be needed in Hayes Township.

Mr. Cunningham stated the survey contains a lot of information and appreciates the Survey committee's work.

Mr. Griffiths stated regarding the concern for sewer and water, they are very important components when developing housing and lowering the risk of pollution, however it is difficult to predict if the sewer and water infrastructure will reach Hayes Township in the next 5-10

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years. Regarding the question of the number of Short-Term Rentals in Hayes Township, it is frequently changing. The two main road fares in Hayes Township are US 31 and Boyne City Road, which the survey reflects. The statement that Hayes Township wants to be a commercial hub has never been a goal for the Township. The Master Plan shall address the land use and infrastructure issues and may project 20 years or more into the future, which is important when you look at the topics the survey covered. The Planning Commission has to look at all categories, they cannot exclude any, even though we may not want more industrial, it still needs to be addressed and included by Michigan law. He also asked that people refrain from using exaggerated and inflammatory wording in making their comments as it only serves to further strain the community.

ADJOURNMENT: Ms. Cuddeback made a motion, supported by Mr. Curley, to adjourn the meeting at 8:50pm.

Yeas: Alexander Curley, Carey Cuddeback, Matt Cunningham, Roy Griffiths, Rex Greenslade and Mark Snyder.

Nays: none **Motion Carries**

Respectfully Submitted by:
April Hilton
Deputy Clerk/Recording Secretary