

Hayes Township Planning Commission
October 27th, 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 6:00 p.m.

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

Excused: CT Martin

Also, present: April Hilton (Deputy Clerk/Recording Secretary)

Audience: Bill Conklin, Kristin Baranski, Doug Kuebler, Diane McMahon, Jim McMahon, David Kemme, Carol Umlor, LuAnne Kozma, Ellis Boal, Mel Czechowski, Larry Cuddeback, Bill Henne, and Tim Boyko.

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 6:03pm.

Comments included Future Land Use Map concerns, Town Hall Meetings, Bay Shore Air Quality, Erosion concerns, Citizens Advisory Committee coordinated by John from Beckett and Raeder, Geologist studies, Michigan Shores Associations' recommendations, Correspondence Attached. Public comments closed at 6:12pm

REVIEW OF THE MASTER PLAN DRAFT AND REQUEST THE BOARD OF TRUSTEES RELEASE THE PLAN FOR THE REQUIRED REVIEW PERIOD:

Planning Commission reviewed the proposed Master Plan Draft.

Mr. Greenslade made a motion, supported by Ms. Cuddeback to request the Hayes Township Board of Trustees approval for distribution and review of the amended Hayes Township Master Plan Draft pursuant to section 41 (MCL 125.3841) of Public Act 33 of 2008. A Roll Call was taken.

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

Nays: none **Motion Carries**

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PUBLIC COMMENT: Public comments opened at 6:51pm.

Comments included Conservancy Property, updating the current Land Use Map, Town Hall Meetings, Amended Proposed Master Plan Draft Approval, Working Farms within Hayes Township, Correspondence Attached.

Public comments closed at 6:57pm

PLANNING COMMISSION COMMENT:

Mr. Griffiths appreciates all the feedback regarding the amended proposed Master Plan draft. The Planning Commission will be holding a Public Hearing on November 18th 2025 to receive public comment on the updated Hayes Township Zoning Map as an amendment to the Hayes Township Zoning Ordinance.

ADJOURNMENT: Mr. Snyder made a motion, supported by Ms. Cuddeback, to adjourn the meeting at 7:04pm.

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