

HAYES TOWNSHIP
BOARD OF TRUSTEES SPECIAL MEETING
DECEMBER 11TH, 2025 6:30 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

The December 11th, 2025, special meeting of the Hayes Township Board was called to order by Roy Griffiths at 6:30 pm.

Board members present were Matt Cunningham (Trustee), Julie Collard (Treasurer), Doug Kuebler (Trustee), and William Conklin (Supervisor).

Excused: Kristin Baranski (Clerk)

Planning Commission Members Present: Roy Griffiths (Chair), Matt Cunningham, Rex Greenslade, Alexander Curley and Carey Cuddeback.

Excused: CT Martin and Mark Snyder.

Audience Members signed in: Jim Rudolph, Larry Cuddeback, Jim McMahon, Mel Czechowski, David Zipp, Carol Umlor, Tim Boyko, and LuAnne Kozma.

CALL TO ORDER

Roy Griffiths called the meeting to order at 6:30 pm.

Mr. Griffiths stated the topic tonight is the Master Plan draft, not the zoning map or any other topic. The draft plan is a work in progress and is improved by constructive feedback from all sources. It is not a final document and should not be treated as such. We have not updated anything since it was released for comment and all updates will occur at the end of the comment period. We are interested in comments that are substantive not stylistic. The 3-minute rule was agreed to by both the Supervisor and himself. For this to be an effective meeting, reasonable conduct must happen. Unruly outbursts will result in the meeting being adjourned and not rescheduled. This is not the official public hearing.

REVIEW AND APPROVAL OF AGENDA:

Remove “only related to master plan” from the public comment period.

Mr. Kuebler made a motion, supported by Mr. Curley, to approve the December 11th 2025 Special Meeting Agenda as amended.

Yeas: Roy Griffiths (Chair), Rex Greenslade, Alexander Curley, Carey Cuddeback, Matt Cunningham, Julie Collard, Doug Kuebler and William Conklin.

Nays: None **Motion Carried**

DECLARATION OF CONFLICT OF INTEREST:

NONE

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DRAFT MASTER PLAN OVERVIEW:

So far, we have received written public feedback from Boyko, Rudolf, Henne, Kozma, and McMahon. We appreciate the written comments as it gives an opportunity to reflect on them and consider if and how they may be incorporated into the final plan. The large format maps are on display and if needed we can take a few minutes to allow people to look at them. They are available online in the Planning Commission 12/11 Special Meeting Packet under documents section.

PUBLIC COMMENTS:

Public comment opened at 6:36

- Future Land Use Map (Townline Road Area), Traffic Concerns, Keeping Hayes Township Rural, Master plan changes in chapters 8 and 9, protecting water quality and quantity, Data Centers, pollution, more joint meetings regarding master plan, 63 day review period, request for a mailer for tonight's meeting and future meetings when the master plan is discussed, Pending lawsuit, Housing section, appreciation for all the townships hard work on the Master Plan draft, Michigan Shores Area, Algae, and Septic Systems.

Closed at 6:54.

BOARD OF TRUSTEE/PLANNING COMMISSION COMMENT:

Ms. Cuddeback stated it is important to look at the facts and data from the survey and county resources when looking at the contents of the Master Plan Draft updates. As an example, the amount of conservancy land has increased within Hayes Township which helps keep Hayes Township rural. Hayes Township is a bedroom community which increases the residential demand. Keeping the township rural while facing the increased residential need is very important to the boards.

Mr. Griffiths stated it has been suggested and the idea has some real merit that we should probably not have a zoning district titled conservancy, but rather that we have a conservancy overlay ordinance similar in structure to the waterfront ordinance. By someone putting their property into conservancy, it does not trigger an automatic rezone. However, if you have an overlay ordinance, when someone puts property into conservancy, then the criteria that we use in the conservancy zoning district language can flow over and apply without affecting the underlying zoning. On the other hand, if it is automatically rezoned to a conservancy district it

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could cause an issue of spot zoning. By taking conservancy out as a zoning district and putting in an overlay we can have the benefits of conservancy and avoid spot zoning. We need to research more. By not changing it into a conservancy district that we will not limit the use of the property in accord to the conservancy agreement. This is a topic that will come up in future meetings, but wanted to mention it here tonight for everyone present to mull over the idea of changing this in the Zoning Ordinance.

Mr. Greenslade asked the plan for the Little Traverse Bay Conservancy own property zoning. Mr. Griffiths stated they still need to research this subject further, He was only mentioning it tonight for the interest of the public.

Mr. Greenslade stated the Master Plan is only going to be as good as the input received and find the comments received so far have been very helpful.

Mr. Griffiths stated all input is welcomed and accepted however, not all comments and suggestion will be incorporated.

Mr. Conklin stated he agrees with the water quality concerns. He has seen water qualities damaged in other areas with increasing residential areas. A Susan Shore resident has recently received a high mercury contaminated water test result. The resident is going to be researching if drilling a deeper well or getting a filtration system will solve this issue. The suggestion to test older septic systems, is a great idea and he will research any grant possibilities that may be available for either the township or residents.

Mr. Greenslade stated he recently drilled a new well at a parcel located on Susan Lake at 220' depth, and the water test came back perfect. Therefore, it is most likely a depth issue versus a Susan Lake issue.

Mr. Griffiths stated both Michigan Shores and Susan Lake are older developments and when the land company out of Detroit came up and bought and created small cottage developments, they did not test the water and if they did happen to find bacteria, they thought putting chlorine in it was a fix.

Mr. Conklin stated on page 15 he found the research very well done. An aquifer vulnerability map prepared for the township by Charlevoix County Water Extension Service indicates the potential for groundwater contamination throughout the township is based on the limited ability of soils to filter or protect the groundwater resources.

Mr. Griffiths stated unfortunately the county cannot update the study because it has been turned over to federal agencies, which currently are not available for information and the soils have not changed and won't dramatically change.

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Mr. Conklin stated if there is anyone in the community that can help with writing grants to help with water testing, please reach out.

Ms. Cuddeback asked if the health department has any resources or programs for water testing, water quality should fall under their jurisdiction.

Mr. Conklin stated typically the Health department's jurisdiction is making individuals comply with the standards when creating new systems. However, they may be a good resource the steer us in the right direction.

Mr. Griffiths stated in past conversations with the health department, ~~the about~~ **about the** lot size and limitations on septic and well systems. They told us the soil conditions on each property dictate the plan for approving the septic and well system. They also approve plans for replacement and repairs of the systems.

Mr. Greenslade stated the health department is very overwhelmed with under staffing and overworked. The homeowner or builder does not design the septic system, the health department designs and mandates where it goes, how many tanks, how many runs and the depth. Based on the soil type and the perc test results. They also determine where the well can be placed on the property because it has to be so far from the septic field and it depends on the topography of the land.

QUESTION PERIOD:

Ms. Kozma requested a well head protection area map be included into the master plan.

Mr. Conklin asked Ms. Kozma to research that information.

Ms. Kozma asked when the 63 day period begin and when does it end? Where can the Master Plan be found on the website.

Mr. Griffiths stated October 31st 2025 was the start of the 63-day period and January 3rd 2026 will close the 63-day period. A notice for the public hearing will be posted at that time. The public hearing may be held before the January 20th 2025 Planning Commission meeting however the date will be determined at a later time. The master plan draft can be found on the website under documents, year 2025, PC Packets, Labeled Hayes Township 2024/2025 Master Plan Draft for Review.

Mr. McMahon stated the township should bring back the Voice Newsletter to generate more enthusiasm from the public.

Mr. Rudolph stated the township should require the water to be tested with each housing sale.

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Mr. Boyko stated he found very little to criticize with in the Master Plan and found it very well done especially the housing section. On table 8 within the Master Plan show AG as 10 acres and Rural Residential at 5, which is inconsistent with the proposed Zoning Ordinance draft.

Mr. Griffiths stated when everything is done and approved it will all be consistent, the housing section was done by Mark Snyder.

ADJOURNMENT: Mr. Kuebler made a motion, supported by Mr. Greenslade, to adjourn at 7:37 p.m.

Yeas: Roy Griffiths (Chair), Rex Greenslade, Alexander Curley, Carey Cuddeback, Matt Cunningham, Julie Collard, Doug Kuebler and William Conklin.

Nays: None **Motion Carried**

Respectfully Submitted, April Hilton, Hayes Township Deputy Clerk/Recording Secretary