

AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION

January 27, 2026 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 – related to agenda items
6. Review and Approval of Draft Minutes- December 16, 2025 and Special Meeting January 7, 2026
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. A. New Business – Public Hearing to accept public comment on the draft Master Plan
B. Annual report, Review of current concerns on Data Centers
11. Old Business
12. Set/Confirm Public Hearing Dates
13. Set/Confirm Date of Next Regular PC Meeting- February 17, 2026
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.

Hayes Township Planning Commission
December 16th, 2025
Regular 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: CT Martin, Roy Griffiths (Chair), Mark Snyder, Matt Cunningham, Rex Greenslade, Alexander Curley and Carey Cuddeback.

Also, present: April Hilton (Recording Secretary)

Audience: Doug Kuebler, William Conklin, Steve Hassell, Carol Umlor, Tim Boyko, and Mel Czechowski.

REVIEW AGENDA:

Add item #6a Review and approval of draft minutes- December 11th 2025 Special Meeting

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

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

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

PUBLIC COMMENTS:

Public comments opened at 7:01pm.

None

Public Comment closed at 7:01pm.

APPROVAL OF MINUTES NOVEMBER 18TH, 2025 REGULAR MEETING

Mr. Snyder made a motion, supported by Mr. Cunningham, to approve the November 18, 2025 regular meeting minutes as presented.

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

Nays: none **Motion Carries**

APPROVAL OF MINUTES DECEMBER 11TH, 2025 SPECIAL MEETING

Mr. Curley made a motion, supported by Ms. Cuddeback, to approve the December 11, 2025 regular meeting minutes as amended.

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

Nays: none Motion Carries

Hayes Township Planning Commission
December 16th, 2025
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Mr. Cunningham gave a report on Board of Trustees activities. Next regular scheduled Board meeting is January 12, 2026.

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

Mr. Greenslade reported a Zoning Board of Appeals met on November 19th, 2025 at 7:00 pm and approved a variance request at 7125 Nine Mile Point drive. Minutes from this meeting were approved at the administrative meeting held on December 3rd 2025. ZBA will hold an administrative and training session with Todd Millar on January 14th 2025 at 1pm and public hearing for a variance request on Spring Street on January 14th 2025 at 7:00 pm.

ZONING ADMINISTRATOR REPORT:

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

NEW BUSINESS

2026 CALENDAR, ANNUAL OFFICER ELECTIONS:

Mr. Martin made a motion, supported by Mr. Curley to approve the Hayes Township 2026 Planning Commission meeting dates as presented.

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

Nays: none **Motion Carries**

Mr. Griffiths open nominations for Vice – Chair.

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

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

Abstained: Mark Snyder

Nays: none **Motion Carries**

Mr Griffiths opened nominations for Chair.

Hayes Township Planning Commission
December 16th, 2025
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

Ms. Cuddeback made a motion, supported by Mr. Martin to nominate Roy Griffiths Chair to the Planning Commission.

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

Abstained: Roy Griffiths

Nays: none **Motion Carries**

OLD BUSINESS:

CONTINUE DELIBERATIONS ON PROPOSED ZONING MAP UPDATE:

Mr. Greenslade made a motion supported by Mr. Martin to approve the proposed Zoning Map as presented be sent to the Board of Trustees for review and approval.

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

Nays: none **Motion Carries**

SET/CONFIRM PUBLIC HEARING DATES:

N/A

SET/CONFIRM DATE OF NEXT PC MEETING – JANUARY 20, 2026.

Next Planning Commission regular meeting will take place on January 20, 2026, at 7:00 pm.

PUBLIC COMMENT:

Public Comment opened at 7:14pm.

Comments included:

- Thanked the Planning Commission for all their hard work.

Public Comment closed at 7:15pm.

PLANNING COMMISSION and STAFF COMMENT:

Mr. Cunningham is disappointed not many residence came into view the map after postponing discussion on the maps a month to provide the large-scale maps.

Mr. Martin requested what the next steps of approving the proposed Zoning Map will be?

Mr. Griffiths stated every rezone on the map has been approved through a rezone public hearing. The proposed map includes all those zoning changes and with our approval tonight will

Hayes Township Planning Commission
December 16th, 2025
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

now go to the Board of Trustees. The Board of Trustees will need to do a resolution and it will then be adopted as the official zoning map. The current official zoning map is from 2009. If this gets done in time it will be included in the final master plan.

Mr. Snyder started he received a very nice compliment from a resident that the current Planning Commission team is very productive and works very well together.

ADJOURNMENT: Mr. Snyder made a motion, supported by Mr. Curley, to adjourn the meeting at 7:18pm.

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

Nays: none **Motion Carries**

Respectfully Submitted by:

April Hilton
Deputy Clerk/Recording Secretary

Hayes Township Planning Commission
January 7th, 2026
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 12:00 p.m.

Members present: Roy Griffiths (Chair), Carey Cuddeback, Rex Greenslade, CT Martin, and Mark Snyder.

Excused: Alexander Curley and Matt Cunningham.

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

Audience: Donald Gregory, Bill Henne, Carol Umlor, Danielle Hutchinson, and Winnie Boal.

REVIEW AGENDA:

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

Yeas: Carey Cuddeback, CT Martin, Rex Greenslade, Roy Griffiths, and Mark Snyder.

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

NEW BUSINESS

RATIFICATION VOTE ON SENDING REVISED MASTER PLAN DRAFT TO CHARLEVOIX COUNTY PLANNING COMMISSION:

Mr. Martin made a motion, supported by Mr. Snyder to approve that the revised Master Plan draft be sent to the Charlevoix County Planning Commission for a secondary review, as requested by the County Planning Commission.

Yeas: Carey Cuddeback, CT Martin, Rex Greenslade, Roy Griffiths, and Mark Snyder.

Nays: none **Motion Carries**

After receiving a correspondence this morning from a concerned resident regarding an OMA violation with the public hearing scheduled for January 20th 2026. While not agreeing that there was a legitimate issue, out of an abundance of caution the issue was brought up for discussion.

Ms. Cuddeback made a motion, supported by Mr. Greenslade to cancel the January 20th 2026 Planning Commission meeting and reschedule the regular meeting and include a public hearing for the revised Master Plan Draft for January 27th 2026 at 7pm.

Yeas: Carey Cuddeback, CT Martin, Rex Greenslade, Roy Griffiths, and Mark Snyder.

Nays: none **Motion Carries**

Hayes Township Planning Commission
January 7th, 2026
Special Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

PUBLIC COMMENT:

Public Comment Opened at 12:11pm

- the author of the Master Plan should be a Certified Planner and Data Centers,
- Public Comment Closed at 12:15pm

PLANNING COMMISSION and STAFF COMMENT:

Mr. Greenslade stated in response to the suggestion for a consultant/planner to be used to create the Master Plan Draft, that the Planning Commission has saved the Township money by not using a Consultant company on the Master Plan. Additionally, a consultant company would have been hard for the Township to fit into the budget with all the current lawsuits against the Township taking a large amount of funding.

Ms. Cuddeback stated she has reviewed prior minutes and found the planning commission has been working on doing updates to the chapters of the Master Plan draft since the July 16 2024 Planning Commission meeting. Each of the planning commission members were given assignments for different sections to do research on. Since the July 2024 Planning Commission Meeting almost every month the planning commission discussed updates on where things were going regarding the draft. There had been little public comment arguing about the Planning Commission doing this draft themselves or demanding the use of a consultant, even though up front the commission knew the township did not have the money for a consultant. The Planning Commission has been very open about the updates and the process at every meeting.

Mr. Griffiths stated the Master Plan process has been done all in a format labeled draft, which by definition is subject to change with feedback incorporated in the final document and improved through this process. Those who jump to the conclusion or make assumption that what is in a draft is the final product do themselves and us a great disservice. We will be sending a revised draft to the County Planning Commission for their feedback first. We will incorporate that as well as some of the feedback we received from people in the township. Not all feedback was incorporated because not all feedback had anything to do with the contents of the plan. Comments about how things are done or who should have done it do not improve the plan.

ADJOURNMENT: Ms. Cuddeback made a motion, supported by Mr. Snyder, to adjourn the meeting at 12:20pm.

Yeas: Carey Cuddeback, Roy Griffiths, CT Martin, Rex Greenslade and Mark Snyder.

Nays: none **Motion Carries**



Zoning Administrator Report

January 2026

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

- Variance application for 6995 Birdland Drive approved at ZBA meeting on July 23rd 2025 at 7:00 pm. Applicant will submit Site Plan for the Shoreland Protection strip from the Stream and Lake Charlevoix after the first of the year.
- Received acknowledgement the outdoor lighting on the private storage building on Pincherry road have been brought to compliance.
- Working with applicant for proposed new single family dwelling in Ridgeland.
- Provided PUD & Zoning information for parcel in Summerhill.
- Working with property and business owners to arrange meeting to receive input for sign regulations in Commerical Districts.
- Communicating with landowner regarding violation for a non permitted patio on Oyster Bay Drive. Sent Zoning permit application and section 3.14 of the Hayes Township Zoning Ordinance to landowner.
- Received Zoning permit application for New Single Family Dwelling on Spring Street, Shoreline Protection Committee will be scheduling a site visit. Applicant submitted a variance request application. ZBA will hold a public hearing for the variance request on January 14th 2026 at 7pm.
- Received Variance request application for 7125 Nine Mile Point Dr. Zoning Board of Appeals approved variance request on November 19th 2025. Shoreline restoration plan was approved by Planning Commission on November 18th 2025. Waiting for Zoning Application from applicant.
- Variance request application for 7720 Indian Trails Dr, ZBA approved Variance request at the October 8th 2025 meeting. Waiting for Shoreline plan and Zoning Application from applicant.
- 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. Shoreline plan from applicant will be submitted after the new year.

- Inspected and trying to contact landowner, last communication with landowner stated he was not well on Villa Road for Violation of Nuisance Ordinance and a non-compliance complaint. Reached out to the VA and Tribe for additional support.
- Spoke with landowner with storage units on US 31 East of Burgess, to relocate their sign.
- Application for a new single family dwelling unit on Murray Road. Waiting for additional information from landowner.
- Spoke with Holtec Representative, sign permitted to Holtec on 4/23/2025 was placed incorrectly, they are contacting MDOT for a survey showing the width of the ROW for that part of US31.
- Met with Landowner regarding complaint of a Shoreline violation on Peaceful Valley Road, they will be submitting a Shoreline Restoration plan.
- Continuing to see progress from landowner on Maple Grove Road for a Nuisance Ordinance complaint, Charlevoix County Fire Department Chief is monitoring parcel for fire hazards. EGLE confirmed that the property owner complied with requirements, contaminated soils were removed from the site.
- Received and reviewing Zoning permit application for a new single family residence on Deer path Drive. Stop Work Order has been issued on this project, until shoreline protection strip is restored. Property has also been cited for wetland violation.
- Sent Violation notice letter to landowner on US 31 across from the Country Club for the incorrect placement of a sign.

i-12-02	12/08/25 007-301-012-00	7205 Birdland Dr.	Grady Graham	64'X28' Single Family Residence Addition with Shoreland Protection Plan as approved by Tip of the Mitt and the Shoreland Subcommittee
i-12-03	12/22/25 007-116-005-15	9755 Burgess Rd	Michael & Autumn Barwis	20'X12' deck addition to existing detached garage
i-12-04	12/22/25 007-301-001-50	7425 Birdland Drive	Christine Willis	Demo & rebuild 32'X 58' Detached Garage with Shoreland restoration plan as recommended by Shoreland Subcommittee and Tip of the Mitt

Zoning Administrator Report

Year End 2025

Ron VanZee, Zoning Administrator
As of December 15, 2025

Zoning Permits Issued:

New Single Family Residences: 7

Residential Additions: 5

Accessory Structures: 13

Signs & Others: 3

Commercial: 1

Industrial: 0

Special Use Permits Approved: 2
Amended: 1

Zoning Variances: Approved: 4
Denied: 1

Parcel division / re-configurations: 7

Shoreland Protection Strip Restoration: Approximately 3,468 lineal feet restored as a result of zoning permit activity.

In Process:

Zoning permit applications: 7

Applications including Shoreland : 6

Zoning Administrator Report

Year End 2024

Ron VanZee, Zoning Administrator
As of December 15, 2025

Zoning Permits Issued:

New Single Family Residences: 12

Residential Additions: 8

Accessory Structures: 20

Signs & Others: 1

Commercial: 1

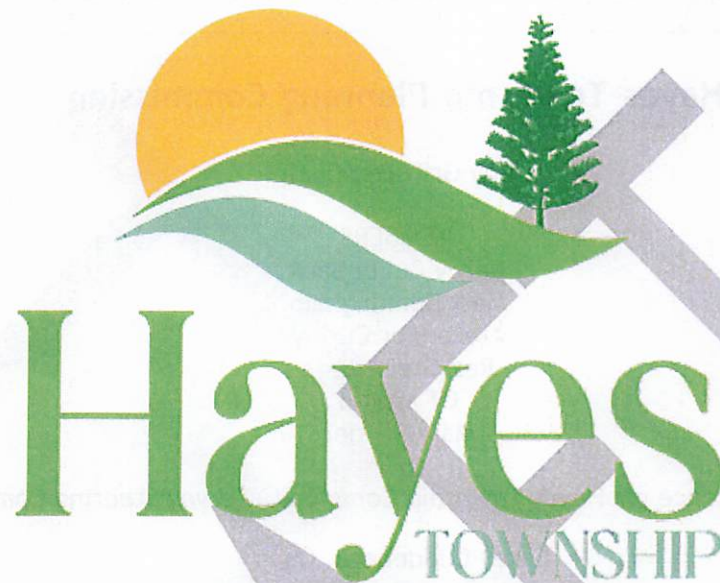
Industrial: 0

Special Use Permits Approved: 1

Zoning Variances: Approved: 1
 Denied: 0

Parcel division / re-configurations: 1

Shoreland Protection Strip Restoration: Approximately 2,369 lineal feet restored as a result of zoning permit activity.



2025/2026 MASTER PLAN

Hayes Township, Charlevoix County,
Michigan Planning Commission

ACKNOWLEDGEMENTS:

Hayes Township Planning Commission

Roy Griffiths, Chair

MEMBERS

Carey Cuddeback

Matt Cunningham

Alexander Curley

Rex Greenslade

CT Martin

Mark Snyder

With the Assistance of: Hayes Township Community Survey Steering Committee:

Carey Cuddeback, Chair

Anne Fleming

Dan Howell

Dave Kemme

Joel Robinson

Greg Whitley

Jean Young

Hayes Township Board of Trustees

Bill Conklin, Supervisor

Kristen Baranski, Clerk

Julie Collard, Treasurer

Matt Cunningham, Trustee

Doug Keubler, Trustee

Mapping and Planning Assistance Provided by:
Beckett and Raeder, Inc.

ADOPTED

Planning Commission: _____ date _____

Township Board: _____ date _____

CONTENTS

Chapter 1	Introduction	Page 2
Chapter 2	Our Process	Page 6
Chapter 3	Natural Resources	Page 10
Chapter 4	Existing Land Use	Page 19
Chapter 5	Community Services & Facilities	Page 24
Chapter 6	Transportation	Page 31
Chapter 7	Socioeconomic Characteristics	Page 34
Chapter 8	Future Land Use & Zoning Plan	Page 44
Chapter 9	Goals, Strategies & Action Plan	Page 54
Appendix	Hayes Township Community Survey	Page 61

LIST OF FIGURES

Figure 1	Hayes Township Location	Page 1
Figure 2	Hayes Township Topography Map	Page 15
Figure 3	Hayes Septic Limitations Map	Page 16
Figure 4	Existing Land Use Map	Page 20
Figure 5	Hayes Township Wetlands Map	Page 21
Figure 6	Township Parks and Facilities Map	Page 24
Figure 7	Hayes Township Road Map	Page 31
Figure 8	Little Traverse Wheelway Map	Page 33
Figure 9	Future Land Use Map	Page 46

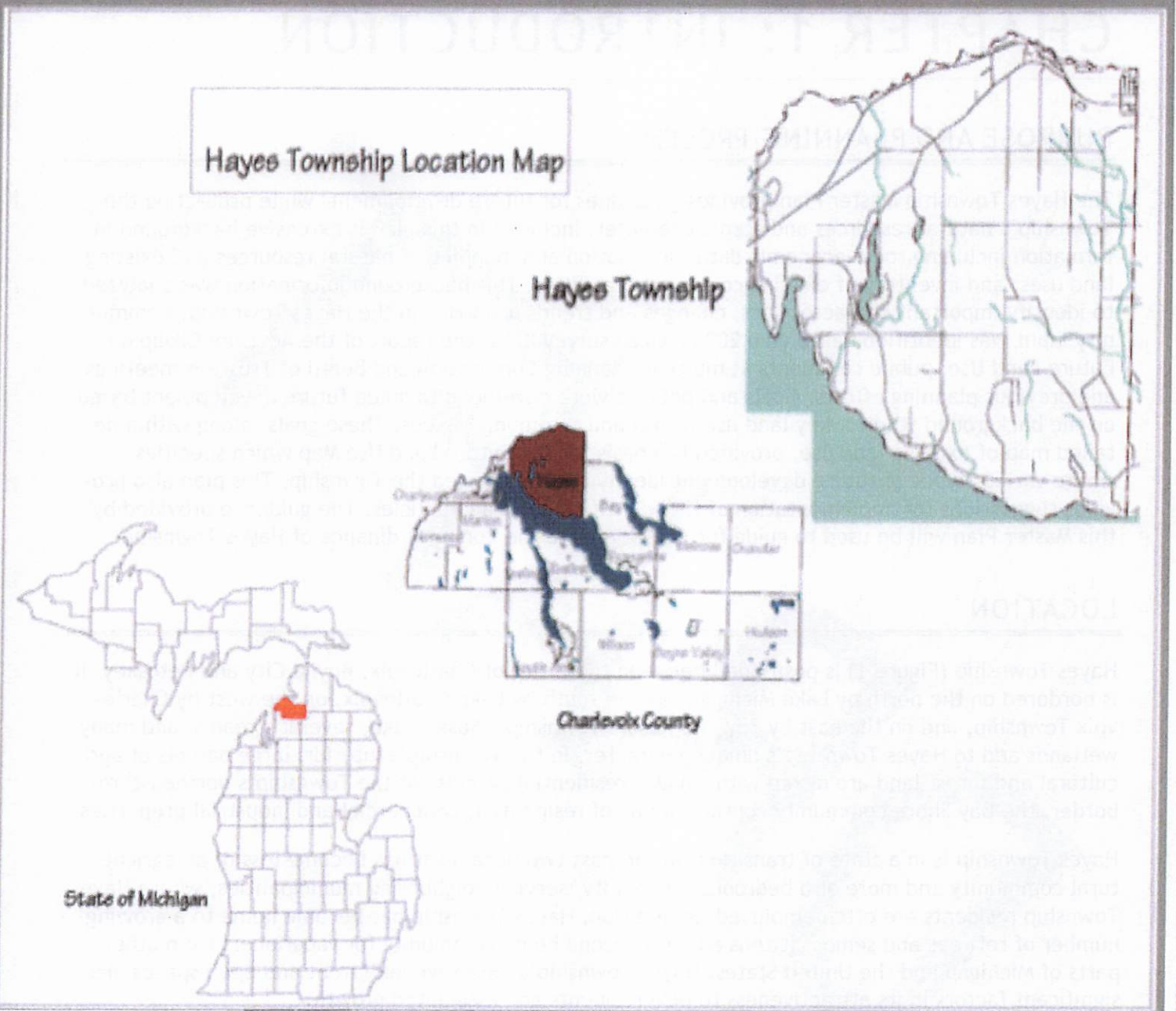
LIST OF TABLES

Table 1	Facilities Owned and Operated by Hayes Township	Page 26
Table 2	Future Land Use and 2025 Proposed Zoning Districts	Page 50/51
Table 3	Hayes Township Goals, Strategies & Action Plan Summary	Page 58/59

LIST OF CHARTS

Chart 1	Population Trends by Area	Page 34
Chart 2	Population Trends by Age	Page 35
Chart 3	Population in Hayes Township vs. County & State	Page 36
Chart 4	Income Statistics	Page 37
Chart 5	Median Home Values	Page 38
Chart 6	Distribution of Median Home Values	Page 38
Chart 7	Comparative Housing Values	Page 39
Chart 8	State Equalized Value by Property Class	Page 40
Chart 9	State Equalized Value Percentage by Class	Page 40
Chart 10	Rental and For-Sale Housing Gap Analysis	Page 41
Chart 11	Housing Built by Decade	Page 41
Chart 12	Housing vs. Consumer Price Index Percent Increases	Page 42

FIGURE 1: HAYES TOWNSHIP LOCATION MAP



CHAPTER 1: INTRODUCTION

PURPOSE AND PLANNING PROCESS

The Hayes Township Master Plan provides guidelines for future development, while protecting the Township's natural resources and scenic character. Included in this plan is extensive background information including socio-economic data; description and mapping of natural resources and existing land uses; and inventory of existing community facilities. This background information was analyzed to identify important characteristics, changes and trends occurring in the Hayes Township. Community input was identified based on a 2024 citizen survey data, the report of the Advisory Group on Future Land Use, public comments at multiple Planning Commission and Board of Trustees meetings and previous planning efforts. Goals and policies were developed to guide future development based on the background studies, key land use trends and community issues. These goals, along with a detailed map of existing land use, provided the basis for the Future Land Use Map which specifies where various types of future development ideally may be located the Township. This plan also provides suggestions for implementation of the identified goals and policies. The guidance provided by this Master Plan will be used to guide future updates to the Zoning Ordinance of Hayes Township.

LOCATION

Hayes Township (Figure 1) is positioned between the Cities of Charlevoix, Boyne City and Petoskey. It is bordered on the north by Lake Michigan, on the south by Lake Charlevoix, on the west by Charlevoix Township, and on the east by Bay and Resort Townships. Susan Lake, several streams, and many wetlands add to Hayes Township's unique character. In the Township's interior, large parcels of agricultural and forest land are mixed with smaller residential parcels. At the Township's northeastern border, the Bay Shore community contains a mix of residential, commercial and industrial properties.

Hayes Township is in a state of transition. In the past two decades it has become less of an agricultural community and more of a bedroom community, serving neighboring municipalities, where Hayes Township residents are often employed. In addition, Hayes Township has become home to a growing number of retirees and senior citizens and is a second home community for vacationers from other parts of Michigan and the United States. Hayes Township's extensive lake front and open spaces are significant factors in its attractiveness to new residents and associated growth.

HISTORICAL BACKGROUND

Present day Hayes Township still retains evidence of its first inhabitants, the native Americans, and the farmers and lumbermen who came later as its first European settlers.

Log-constructed Greensky Hill Church (United Methodist) stands just off Major Douglas Sloan Road, near the "Circle of Council Trees." On March 16, 1972, it was added to the National Register of Historic Places with an onsite description: "Greensky Hill Mission: Here in the 1840's the Chippewa Indian Missionary, Per Greensky, established a Protestant mission in an area where legend says Indian Chiefs once held their councils. New trees have been planted in an arrangement similar to that of the trees that made up the original council circle.



Greensky Hill Church, Hayes Township (Carol Greenslade)

"Mission services first were held in a crude building of boughs and bark. In the 1850's the Indians built the present church. It is a fine example of the old log style construction with hand-hewn timbers and notched corners. Windows, doors and much of the lumber were brought by canoe from

Traverse City to Pine Lake (now Lake Charlevoix) and then carried two miles to this site. Methodist services for the Indian congregation have been held here regularly to the present."



Greensky Hill Mission, Hayes Township (Carol Greenslade)

Several one-room school buildings, including the Undine and Hopyard, both of which closed in the 1940's, the Murray School, a red brick building on the corner of Upper Bay Shore and Murray Roads which closed in 1965, remain in Hayes Township and have been converted to private uses. The Maple Grove School was moved to Petoskey in the mid-40's and now houses a church.

The Maple Grove Grange Hall on the corner of Maple Grove and Church Roads served the agricultural community for over 70 years until the Grange was disbanded in 1986.

Two areas of the Township became population and business centers during the latter 19th and early 20th centuries, the heyday of the lumbering industry: Burgess Corners and Bay Shore.

At Burgess Corners (the corner of Burgess Road and Old US 31 North, now Major Douglas Sloan Road), a sawmill owned and operated by Burgess and Linnie Cooper stood by the railroad tracks until the early 1900's. Bernie Newsom ran a large general store there, which burned in the early 1940's, and Burgess Corners lost its final commercial establishment in the early 1950's when a store and gas station closed.

Bay Shore also became a busy industrial and commercial community during the 1900's. The kilns of the Bay Shore Lime Company, which have not operated since 1930,

baked limestone quarried off US 31. The sawmills of the Bay Shore Lumber Company prepared high quality timbers for shipments to Detroit and Chicago and produced broom handles as a by-product, making Bay Shore a multi-product manufacturing community. Loggers for miles around furnished the four-foot pieces of wood used for fuel by the kilns. Three fire houses stood guard near the town's houses because the kilns, operated twenty-four hours a day, created a constant fire hazard.

A modern three-story hotel served travelers to Bay Shore until it was destroyed by fire in 1914. The large general store in the center of the town provided dry goods and hardware on one side and agricultural supplies on the other. The hall above the store offered a meeting place for the Macabees and the Oddfellows, a dance floor for the lively, and a cozy place for friendly conversing. Bay Shore also boasted an additional grocery store, a blacksmith shop, meat market, barber shop, ice cream parlor and saloon.

The early Bay Shore community also had a band, a ball team and, at one time, free movies were shown on the outside wall of a store. Games on the bluff, school dances in the hall over the store, ice cream socials, and maple syrup making were other forms of entertainment. Daily trains left Bay Shore for Petoskey, at 10:00 a.m. and returned at 2:30 p.m. Catholic and Presbyterian Churches served the community.



19th century map of Hayes Township, Michigan

Today Bay Shore is primarily residential in nature, with some commercial or industrial establishments in the area that include a convenience store and gas station, an automobile dealership, an automobile repair facility, a vacant trucking terminal, a landscape maintenance company, an industrial steel processing plant, an optical design firm, a log furniture builder and a road building company with its gravel mining operation.

The Oyster Bay area was the location of summer camps on the shores of Lake Charlevoix, on acreage also known as Struthers' Estate. This was a popular summer camp for boys until its closing in the early 1970's. Since the closing of the camps, the site has been developed for residential use.

During the 1960's, the Consumers Power Big Rock Nuclear Power Plant and the Lexalite (now ALP) Manufacturing facility were built on the shore of Lake Michigan, providing more technical jobs and higher incomes. At one time, the power plant provided the Township with approximately 20 percent of its tax base. The decommissioning of the power plant, a process that took nine years to complete, began in 1997. A portion of the site is still in use for the temporary storage of spent fuel rods.

As summer resort colonies were developed in nearby Charlevoix, the shores of Lake Charlevoix in Hayes Township began to attract summer residents, who bought large parcels and built seasonal homes. In recent years, new home construction has increased in Hayes Township as more people have moved north to become part of the growing year-round economy of the region or to become seasonal homeowners. With passing generations, many of the large parcels along Lake Charlevoix have been divided, resulting in the growth of year-round lakefront homes on smaller parcels. Resort-oriented subdivisions, developed in the 1970's at Susan Shore, Birdland Estates, Michigan Shores and Pine Point, have evolved into year-round residential areas.

The interior of Hayes Township was largely agricultural, primarily beef and dairy cattle and crops such as potatoes, corn, hay and beans. In the past twenty years many agricultural lands have been divided with areas once agricultural becoming residential. Whereas agriculture was the mainstay of the Township forty years ago, it is now estimated there are fewer than four full-time farmers in the Township. Thus, while retaining its characteristic open spaces and forestlands, Hayes township is less of an agricultural community than it was in the past. However, some traditional crop farming is being replaced by wineries. Similarly, while there has always been a commercial and industrial factor in the Bay Shore area, the major growth in the past twenty years has been more residential in nature.



Scenic Vistas, Hayes Township, MI

CHAPTER 2: OUR PROCESS

Hayes Township in Charlevoix County stands at a critical point in its history. Residential and commercial development is happening, changing familiar landscapes as rapidly and dramatically as they were altered 100 years ago when the white pine loggers harvested the virgin forests.

Residents have said that while they do not want to stop this development, which they recognize as both inevitable and, in some respects, highly desirable, it needs to be controlled. They strongly insist that it be managed, in ways that preserve the tranquil, open and natural features that make this such an attractive area in which to live or vacation. They want government to provide a balanced and fair approach to planning and zoning that respects the rights of those who already live here to continue to enjoy the uncrowded beauties of the land and the lakes. They acknowledge that property owners have economic rights but believe those rights should be balanced in responsible ways that are consistent with the overall goal of maintaining the historic and rural character of the township.

Crucially, they believe that local government has substantial responsibility for adopting policies that protect the historic scenic attributes of the township, that includes land, roads and waterways and to remedy problems in blighted areas. They say, in effect, that a visionary government working imaginatively with potential developers can create better outcomes for present and future residents than a developer could achieve on his own.



Storm front over Nine Mile Point, Hayes Township (Rex Greenslade)

The Hayes Township Planning Commission originally prepared and has subsequently updated the Township Master Plan to guide future land use decisions. In moving toward that goal, the Commission has tried to find consensus first on an overriding philosophy of land use, then to formulate a set of

policies or principles that public officials and private developers can apply to specific situations and locations. And finally, the Commission has attempted to suggest specific actions that the Board of Trustees and Township administration should take to carry out those policies and principles.

This plan provides substantial detail about each of these three elements of the plan. The key philosophical base is that the highest priority must be given to managing, preserving, protecting and enhancing the township's exceptional natural resources. The overriding principle for government officials in decisions that could affect these resources is to strive, usually in cooperation with landowners and developers, to maximize those actions that preserve the scenic and rural character of the township and to minimize the impact of land development that necessarily impinges on open space.

Among the specific actions urged by the plan are:

- Maintaining a zoning ordinance that encourages clustered development and requires open space in large-scale projects.
- Designating of specific areas for agricultural, residential, public, commercial or industrial activity and restrict commercial development to the U.S. 31 Corridor and the Boyne City Road.
- Enacting regulations to encourage the maintenance of prime agricultural acreage and to protect groundwater.
- Adopting of a future land use strategy that coordinates planning and regulatory processes.
- Refinement of waterfront protection measures.

The Commission believes that local government must approach land use issues with a clear vision of its long-range goals in assuring that future generations enjoy the exceptional scenic and recreational amenities that currently make the township so attractive, while also enabling those of all income levels to live here. Management of future development should be made with a long-term viewpoint, even though, for instance, other options may increase the tax base and appear more desirable in the short term.

In reaching these conclusions and updating this plan, the Commission has been strongly influenced by its review of the township's history and the movement from a farm-based community toward the present mixed pattern of limited farming and year-round and seasonal housing that emphasizes recreational activities. It has also sought to respect the clear preferences of residents as expressed in a 2024 survey that revealed overwhelming support for planning and managing development that maintains existing environmental assets and the Township's rural, scenic character.

The Planning Commission recognizes that an effective and fair plan for Hayes Township must be flexible enough to accommodate future shifts in the desires of residents as well as changing state and national economic conditions. The Commission believes that a Master Plan should not only tell us what we should not do but also should encourage land use toward a precisely understood pattern of activities.

PLAN DEVELOPMENT PROCESS

The plan is intended to serve as a guide that will be used by the township to help determine future land uses and development policies that will affect the community's physical development. It defines general planning goals, policies and action plans that provide a philosophical base for use by the Planning Commission as it guides growth and land use in the township far into the future.

Changing conditions in the community and the region may affect the goals and philosophy established when the plan was originally developed. Such changes do not automatically mean that the plan must be subject to wholesale revisions, but rather that the goals and philosophy espoused should be evaluated to determine if the plan remains valid. If the plan's validity is retained, then its policies and action plans should be followed.

Michigan law specifically designates Township Planning Commissions as having the responsibility to develop a Master Plan, per the Michigan Planning Enabling Act, PA 33 of 2008, as amended (MCL 125.3801 et seq.). The purpose of a Master Plan is:

To promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings and people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

THE STATUS OF PLANNING AND ZONING IN HAYES TOWNSHIP

In addition to the requirements of defined by the Michigan Planning Enabling Act, this plan serves the following purposes:

- Provides a basic plan consistent with the intent, purpose, and requirements of the Michigan Planning Enabling Act.
- Provides a legal and rational foundation for Hayes Township's Zoning Ordinance and other ordinances adopted for the purpose of implementing this Plan.
- Provides goals and policies for future land use development.
- Encourages the preservation and protection of natural resources.
- Promotes the preservation of features that contribute to the Township's character and to the area's economic base characterized by low density development of shorelines, woodlands, farmland, open space, and abundance of recreational amenities.
- Delineates areas suited to various types and densities of land use and development.
- Provides guidelines and policies describing how future land uses should be established and how land and natural resources may be altered or developed over time.
- Provides a tool for use by township officials during the process of reviewing future land development project proposals.
- Outlines methods by which this plan may be implemented.

Hayes Township initially adopted its current zoning ordinance in 1974, and most recently amended it in 2025. The most recent prior Master Plan that served as the basis for this update was adopted in 2019.

Updated zoning ordinances supported by up-to-date Master Plans are considered the main tools Michigan communities have at their command to control land use patterns and handle development pressures. Since Hayes Township administers a Township Zoning Ordinance, it is required that the Township maintain an up-to-date Township-specific Master Plan to guide future development and provide an enhanced legal foundation for the Township Zoning Ordinance.



Susan Lake, Hayes Township (Carol Greensade)

CHAPTER 3: NATURAL RESOURCES

Natural flora, fauna and mineral resources are interrelated systems that are vital to a region's sense of place, and the health and well-being of its residents and visitors. In Hayes Township and the surrounding region, these resources provide tangible benefits and influence the suitability of land for various types of development and make the area unusually attractive for development.

Every Hayes Township resident has a personal responsibility to follow good environmental stewardship practices to ensure the protection of our resources, which also help ensure the economic vitality of our township.

A goal of Hayes Township should be to continue to enhance the protection and quality of these natural resources, which include:

- Lakes, streams, woodlands, meadows, wetlands, hydric soils, floodplains, topographic features, and scenic vistas, as well as environmental, economic, and recreational resources that are essential to the region's economic base.
- Wetlands that provide important wildlife habitat and play an important role in the hydrologic cycle. Wetlands store and filter storm and flood waters.



Sandhill Cranes, over Susan Lake, Hayes Township (Carol Greenslade)

- Retaining adequate contiguous tracts of prime and important farmland for the production of crops.
- Developing clustered home sites while retaining crop or forestlands.
- Retaining woodlands for timber production, hunting, wildlife habitat and recreation; retaining stream bank and shoreline vegetation to provide a low-cost means of treating stormwater and maintaining the quality of surface water.
- Protecting wetlands to retain their function in the hydrologic cycle over the long-term, as well as wildlife habitat, and retaining wooded slopes as a means of reducing the potential for slope failure and soil erosion.

A narrative overview of natural resources is provided below.

- Woodlands that provide renewable timber resources, important wildlife habitat, passive and active recreational opportunities, and help purify the air we breathe and the water we drink.
- Lakes and streams that support aquatic and littoral habitat, serve as a source of water for many lakefront community's water supply systems, and provide a wide variety of recreational opportunities.
- Scenic views and roadway corridors that establish regional and local identity.
- Prime and unique farmlands that provide food and fiber and are an integral element of the Township's historic and visual character.
- Groundwater that serves as the sole source of drinking water for most residents of the Township and region.
- Soil quality that influences the suitability of land for a variety of land uses and types of development deposits that are essential to the construction and maintenance of area and regional infrastructure.



*Family of American Crows, Susan Lake, Hayes Township
(Carol Greenslade)*

Historically, natural resources have been utilized for short-term economic gain with little consideration for long-term impacts on regional and local quality of life. Poorly managed utilization or exploitation of renewable resources will degrade their tangible value, and result in irreparable impacts on future quality of life. For instance, there is strong community support expressed for the minimization of any future mining.

If managed over the long-term, natural resources will continue to benefit regional and local economies, and local and regional quality of life.

WETLANDS



Wetlands at Mud Creek, Little Traverse Conservancy, Hayes Township (Carol Greenslade)

Wetlands are found along streams, creeks, at the bottom of natural drainageways, and along the shorelines of Lake Michigan, Susan Lake and Lake Charlevoix. Wetlands play a significant role in the hydrologic cycle and make an essential contribution to the quality of the area's surface waters. Wetlands are natural retention and filtration systems that hold and filter sediment, nutrients, and other pollutants from stormwater runoff that would impact surface water quality if untreated. Wetlands provide habitat for a variety of plant and animal life and are a visually pleasing element of the Township's character. The State of Michigan's Environment, Great Lakes and Energy Department (EGLE) determines wetlands.

We have identified three high-value wetlands encompassing a total land area of 523 acres. These high-value wetlands are located along and adjacent to Susan Creek, north of Susan Lake, east of Oyster Bay, and along, adjacent to and north of Mud Creek and Mud Lake.

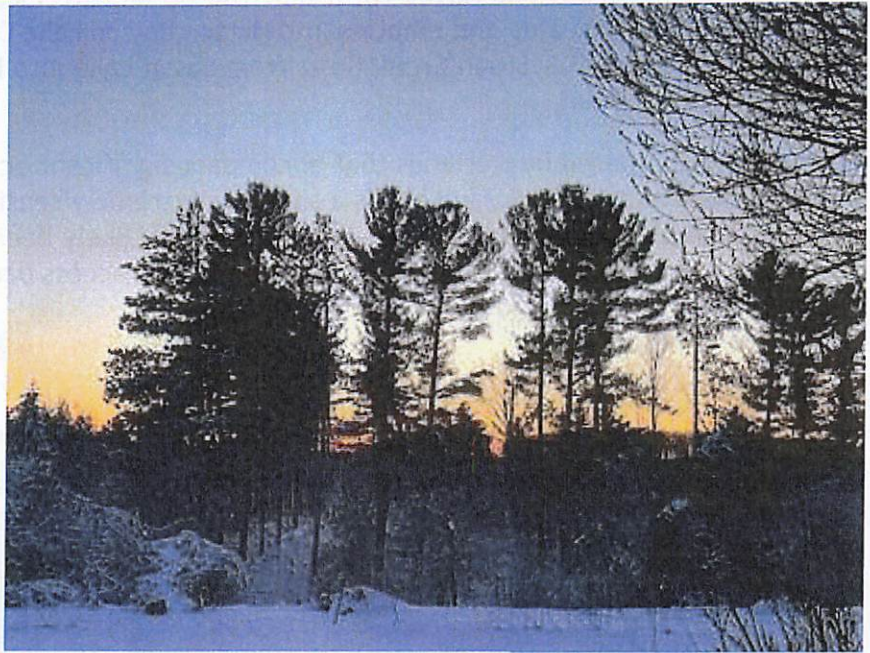
Wetlands also occur throughout the township in areas of hydric soils.

WOODLANDS

Woodlands provide wildlife habitat for a wide variety of plant and animal life, contribute to hydrologic and groundwater recharge cycles, serve as holding and filtration areas for stormwater runoff, prevent soil erosion, afford a variety of recreational opportunities, and provide renewable timber resources.

The Township's forested areas contribute to the community's character. Most are found on steep slopes and hillsides, creek valleys, and in or adjoining wetland areas.

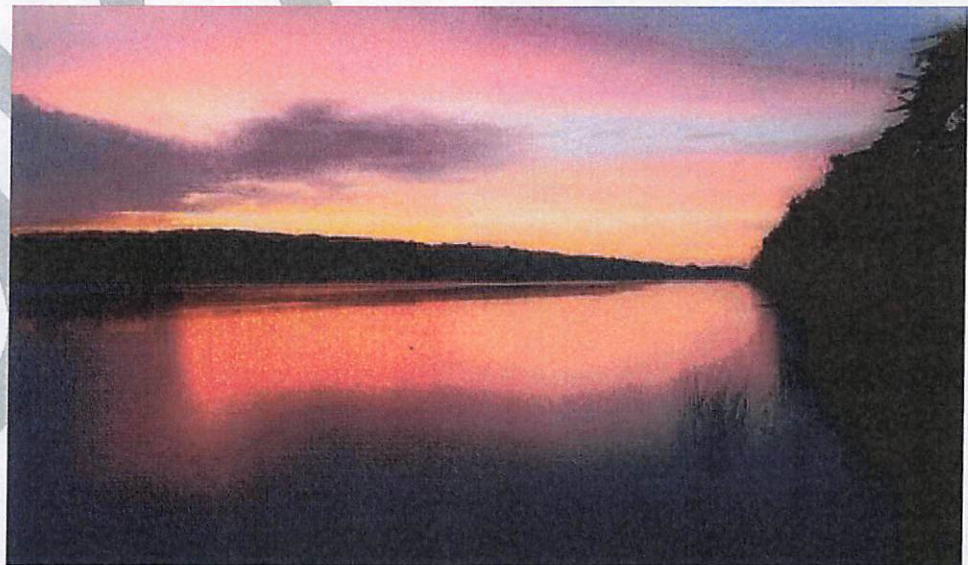
For the most part, forested areas occur as large, contiguous tracts of land consisting of mixed hardwood trees, including maple, beech, ash, oak and birch, and conifers such as white pine, cedar, balsam fir, and tamarack.



Winter sunrise, Hayes Township, MI

LAKES & STREAMS

Lakes and streams support aquatic, shoreline, and streambank wildlife habitats. Land development practices can, when properly used, minimize the impact on the quality of surface waters, avoid damage to sensitive shoreline and streambank ecosystems. Using strategies that are deployed during and after construction helps control run-off and erosion.



Sunset at Susan Lake, Hayes Township (Carol Greenslade)

The use of chemicals and fertilizers, along with erosion, should be minimized along streams and run-offs to control contamination and sediment from washing downstream and eventually into our lakes.

There are two small lakes and three creeks found in the township. Horton Creek flows from the higher elevations in Bay and Hayes Township. The Creek traverses the township to a point where it runs through Bay Township and empties into Horton Bay on Lake Charlevoix. Mud Creek flows from Mud Lake to Susan Lake. Susan Creek flows from Susan Lake into Lake Michigan at Kennedy Park north of Big Rock Point.

Each creek is bordered by wetlands that encompass significant acreage. Horton Creek provides habitat for salmon and trout. Susan Lake is a shallow, extremely sensitive body of water well along in the aging or eutrophication process. This aging process has likely been aided by nutrient-laden runoff from upland agricultural areas. Mud Lake has no public access because land surrounding it is privately owned.

OPEN SPACE

Undeveloped open space contributes to the Township's rural character and visual appeal. Open space includes woodlands, farm fields, shrub and herbaceous fields, wetlands and rolling hillsides. Portions of the U.S. 31 corridor afford unobstructed views of Lake Michigan and Little Traverse Bay.

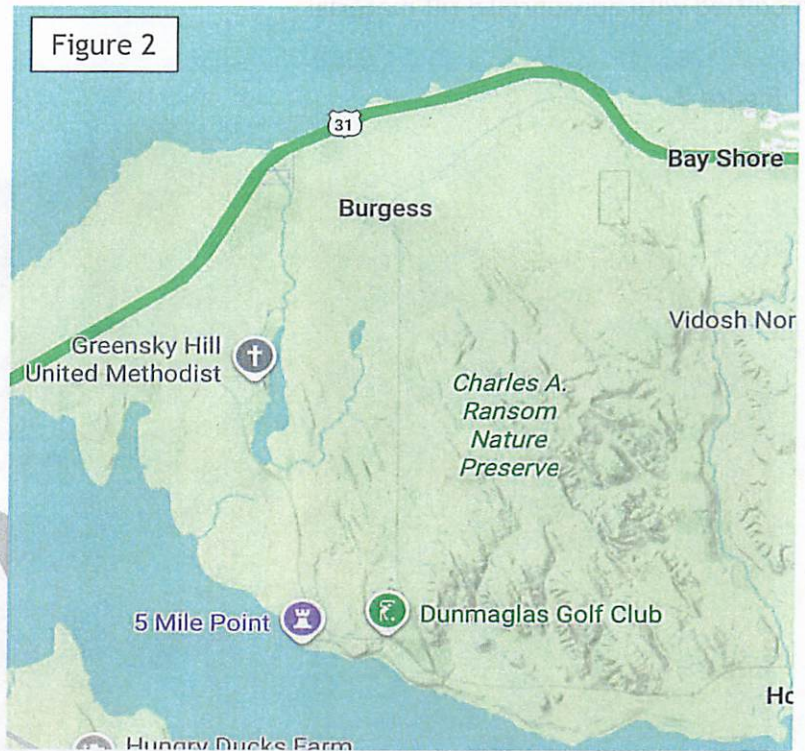


Open farmland, Hayes Township, Michigan

TOPOGRAPHY

The township's topography is characterized by rolling hills, beach ridges, dunes, and rocky beaches along the Lake Michigan shoreline, as can be seen in Figure 2, below. Steep hills and high elevations in the central portion of the township afford views of Lake Michigan, Lake Charlevoix and the surrounding countryside. The highest elevation in the township occurs in Section 23 (defined in the County of Charlevoix's plat map) at a point approximately 404 feet above Lake Michigan, or 984 feet above sea level.

Glacial movement during the Ice Age produced the township's geological features. Horton Valley along Pincherry Road is the result of glacial movement. Gravel along Old US 31 was deposited during that period.



Township Topography, Google Maps, 2025

SOILS

Soil characteristics present opportunities for the development of certain land uses, and limitations for others. The ability of land to accommodate septic systems, building foundations and roadways, is influenced by various soil characteristics including permeability, filtration capability, load bearing capacity, shrink/swell potential, and slope. Other features influence productivity of agricultural and forestry operations, wildlife habitat, recreational uses, as well as surface and groundwater quality.

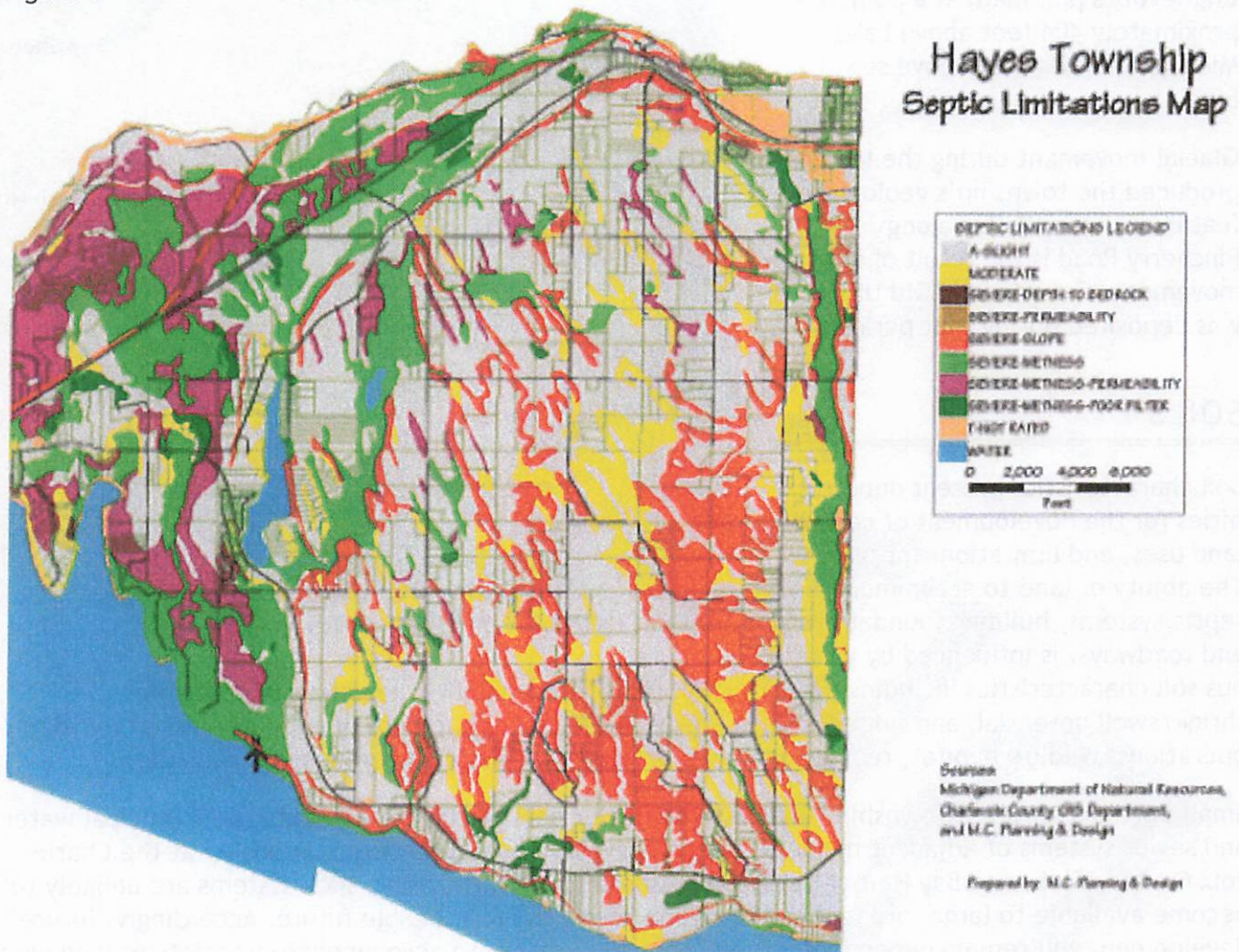
Small portions of Hayes Township may have existing or possible future access to the municipal water and sewer systems of adjacent municipalities or developments (Charlevoix Township at the Charlevoix Country Club, and Bay Harbor development on the East). However, such systems are unlikely to become available to larger areas of the Township within the foreseeable future. Accordingly, future development will remain dependent on the capability of soils to accommodate a variety of land uses, especially septic waste systems.

Soil characteristics that influence the suitability of land for intensive development include:

HYDRIC/WETLAND SOILS

Hydric/wetland soils are generally unsuited for septic system installations, road construction, and building site development. These soils tend to be of insufficient strength to support building foundations and present engineering challenges for road construction and maintenance. Shrinking and swelling of soils during freeze/thaw cycles can damage building foundations and roads unless soils are modified with appropriate fill material.

Figure 3



SEPTIC LIMITATIONS

The Septic Limitations Map, Figure 3, above, delineates the suitability of soils for conventional residential on-site septic systems within the township. This map is based on soil interpretation reports published by the USDA Natural Resources Conservation Service (formerly the Soil Conservation Service) and is valid as a general planning tool.

Soils with slight limitations are well suited for conventional septic systems. When systems are sited and maintained properly there are few long-term problems. Soils in this category are usually suitable

for moderate intensity residential development. Slow percolation rates and/or moderate slopes (6 to 12 percent) often characterize soils having **Moderate** limitations. Usually, greater care in locating systems in these areas and good maintenance of installed systems can overcome most of these limitations. Soils in this category are usually well suited for low density residential development.

Soils rated as **Severe** usually possess a combination of limitations including wet areas, slow percolation rates, shallow soils over bedrock, or steep slopes (12 to 25 percent). In addition, some soils in these areas also have poor filtering capabilities. Siting of septic systems in these areas is usually somewhat difficult. These areas are usually only suited for extremely low-density residential development, unless served by alternative septic waste disposal systems.

Additionally, the soils rated as **Severe Wetness-Poor Filter** are unable to properly filter out contaminants. This greatly increases the potential for pollution of groundwater. Accordingly, only extremely low-density residential development is recommended in these areas. Moderate to steep slopes (6 to 25 percent) may cause difficulties in siting systems in some areas, even though percolation rates are usually good in these areas.

Per the policy of The Michigan Department of Natural Resources for uses of Waters of the State for underground disposal of Sanitary Sewage, "Private, single and two-family sanitary waste disposal systems are not considered to be significant uses of the water of the State and do not require submission of an application for a permit to discharge under the provision of Section 8(b) of Act 245, Public Acts of 1929 as amended, and Appendix A, 4, a, b, in which the County Health Departments are given responsibility for residential septic systems."

FARMLAND SOILS

Prime farmland soils possess fertility, nutrient-holding capacity, texture, drainage, and slope characteristics that make them well suited to crop and forage production. These soils are considered important on a national basis. Soils characterized as "prime if drained" possess all of the above characteristics when artificially drained. Important farmland soils possess all of the above characteristics, though slope is between 6 and 12 percent. These soils are highly productive when conservation tillage practices are used.

FORESTLAND SOILS

Forestland soils are rated based on their timber production potential and are classified as either national or regional.

Soils classified as national can produce greater than one cord, or 1,000 board feet of timber per year per acre, and are considered important on a national basis. Soils classified as regional are considered important on a regional and state basis, and can produce from one-half to one cord, or from 500 to 1,000 board feet of timber per acre.

SLOPE

Degree of slope influences the capability of land to accommodate septic systems, roadways, building foundations, manage runoff, and other improvements. Slopes of 12 percent or less are typically viewed as presenting slight limitations to development.

Sites with slopes between 12 and 18 percent present development limitations that must be overcome by careful site planning, building design, and construction methods. Michigan Department of Public Health standards for septic system absorption fields indicate that areas with slopes in excess of 12 percent are to be avoided.

Slopes in excess of 18 percent are generally considered unsuited to development but can be suitable for timber management, passive recreation, wildlife habitat, and other low intensity uses.

GROUNDWATER

Most residents in the region and township rely on groundwater as their sole source of drinking water. Therefore, it is extremely important to protect groundwater from potential contamination. Once groundwater is polluted, it is difficult to remediate pollution in an efficient and cost-effective manner. An aquifer vulnerability study prepared by the Charlevoix County Cooperative Extension Service indicates the potential for groundwater contamination throughout the Township is high based on the limited ability of soils to filter or protect the groundwater resource.



Forest Cove Association, Susan Lake, Hayes Township (Carol Greenslade)

CHAPTER 4: EXISTING LAND USE

The map of existing land use, shown as Figure 4 on the following page, illustrates the distribution of land uses within the Township. The existing land use map is a compilation of data from Charlevoix County, the State of Michigan, Township Planning Commission input, and additional field checking. Land Use maps are intended to illustrate actual land use and differ from Township Zoning maps that define specific regulatory boundaries for land development, or the Equalization maps that define property designations for tax assessment and equalization purposes.

PATTERNS OF LAND DIVISIONS

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying and discussing the existing pattern of land divisions is one way to analyze the status of land use and development.

The largest landowners in the Township include: the Little Traverse Conservancy (over 1,100 acres); Lester Farms (over 700 acres); Dunmaglas (656 acres); and Consumers Energy (over 400 acres).

Part of the Consumers Energy property served as the former Big Rock Point nuclear plant, which closed in 1997. Following the Big Rock Restoration Project, the property is potentially available for reuse. Approximately 130 acres of the former Big Rock facility, currently owned by Holtec International, holds the spent fuel rod casks and includes an adjacent buffer area.

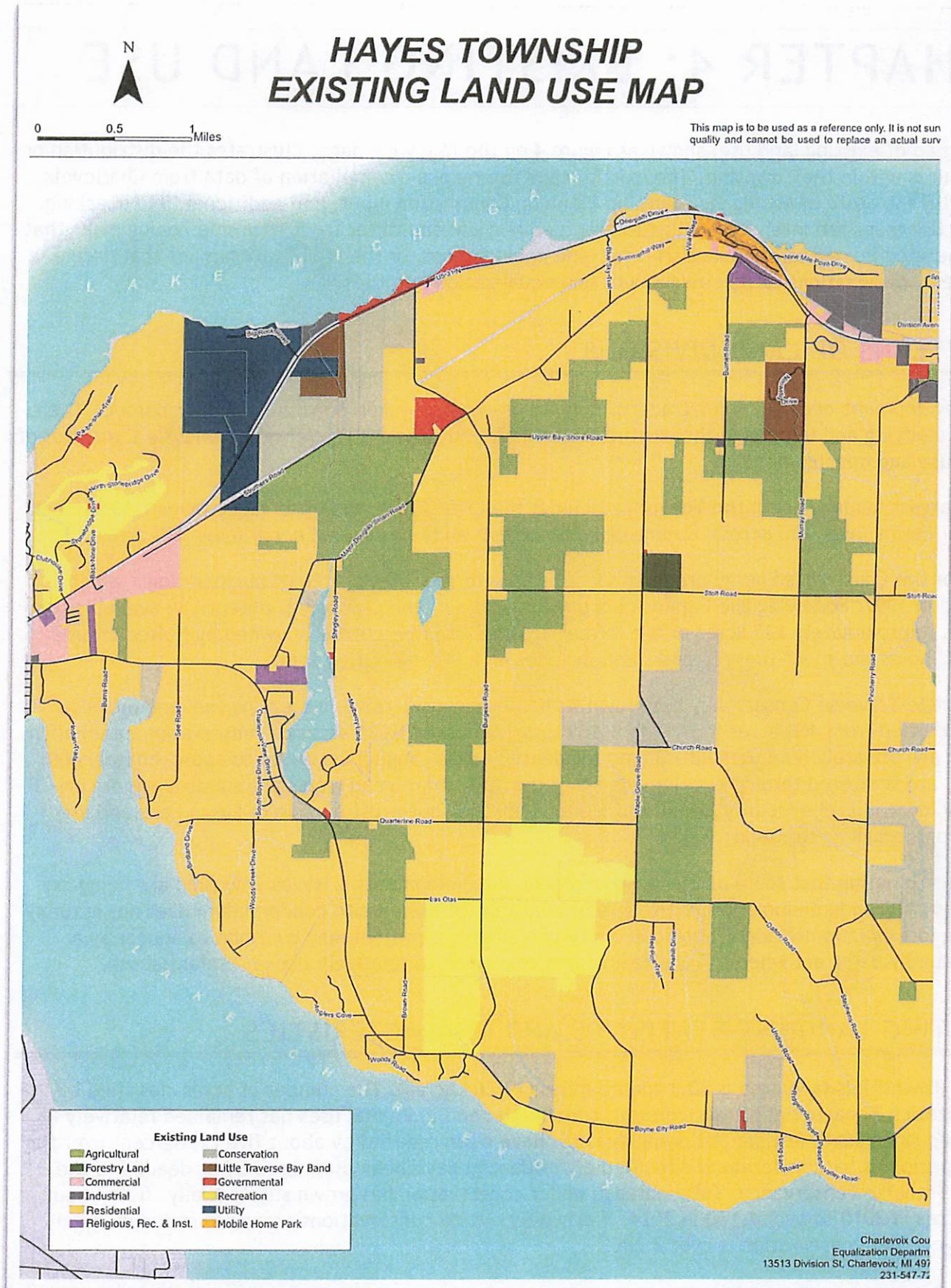
The Little Traverse Conservancy has grown its holdings considerably, increasing the land under its conservation from 460 acres in 2010 to 1,169 today. Another 1,031 acres of conservation easements, which are privately held agricultural and residential tracts ranging in size up to approximately 400 acres, are scattered throughout the interior of the Township. Small tracts and subdivisions are primarily located in the vicinity of Bay Shore and along the Southwest portion of Susan Lake and are small parcels along the roads.

It is worth noting that some of the newer residential developments in Hayes Township are being created as site condominiums rather than traditional subdivisions. A site condominium does not actually create lots by land division. Therefore, a site condominium project may continue to appear as a large, undivided tract when it has already been converted to relatively dense residential use.

EXISTING LAND USE STATISTICS AND CHARACTERISTICS

Hayes Township's land area is 30.1 square miles (19,264 acres). The number of acres classified by the Equalization Department for agricultural, commercial and industrial uses has remained relatively unchanged since 2010. Residential property acres have been reduced by about five (5) percent over the same period as parcels formerly classified as residential have been purchased by or deeded to the Little Traverse Conservancy. Total acreage under conservation has grown substantially—from about 500 acres in 2010 to over 1,100 in 2024. If privately owned conservations areas are included, total acreage under conservation is over 2,200.

Figure 4



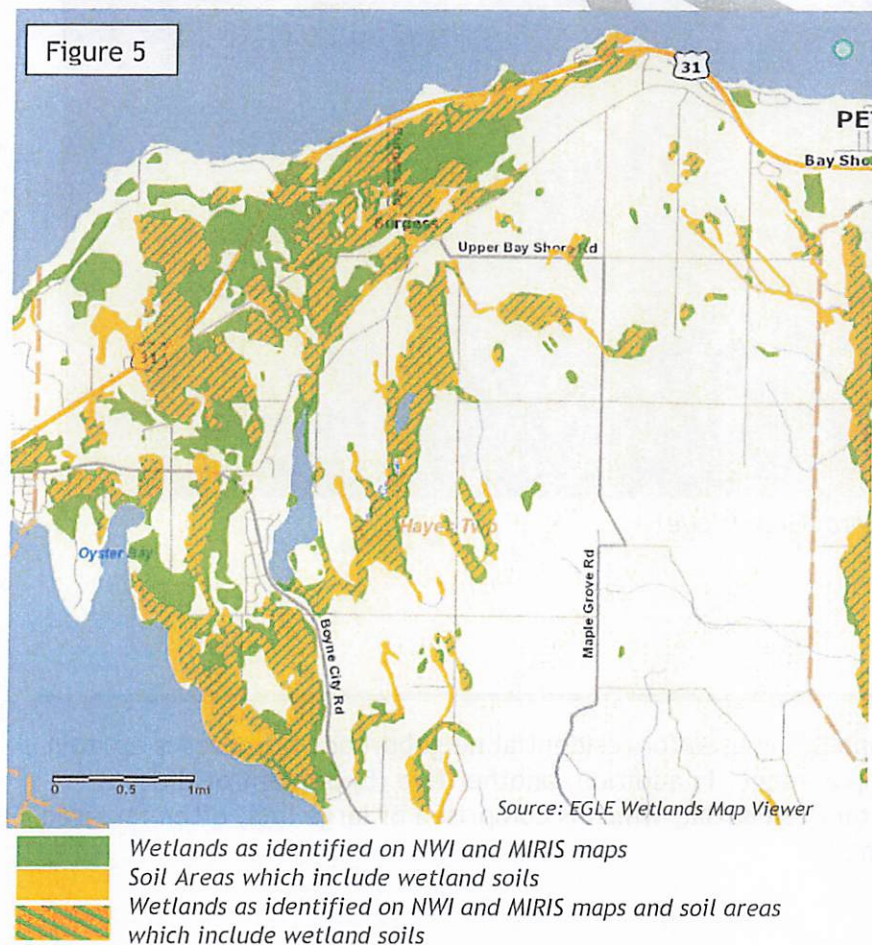
LITTLE TRAVERSE BAY BANDS OF ODAWA INDIANS' PROPERTY

The Little Traverse Bay Bands of Odawa Indians currently has approximately 140 acres in Hayes Township which is held in trust with the United States. Because federally recognized tribes have sovereign nation status, exclusive jurisdiction for Native American affairs rests with the tribe. However, lands held in trust with the United States of America are under Tribal and Federal jurisdiction. Local units of government have no control over where a tribe purchases land and what land is taken into trust for the benefit of the tribe.

The Township should continue to pursue intergovernmental relations with the Little Traverse Bay Bands of Odawa Indians to stay informed of development plans and build positive relations with Tribal leaders. For example, the Tribe has indicated in the past that additional housing is planned for the 80-acre trust property located on Murray and Upper Bay Shore Roads.

FORESTS AND WETLANDS

Forests, which include upland hardwoods and conifers, account for a significant percentage of Township land area in 2024. Heavily wooded areas are found throughout the Township, as can be seen on Figure 5 Hayes Township Wetlands Map. Of the forested land, approximately 1,200 acres are protected in conservancy preserves. Additional private lands (1,031 acres) are protected through conservation easements. In total, approximately twelve (12) percent of Hayes Township acreage is under conservation protection.



Wetlands comprise more than twenty (20) percent of the Township in 2024 and include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes, or bogs. Wetland areas may also include land which supports lowland hardwoods and conifers and may meet State and Federal criteria for legally regulated wetlands.

As can be seen in Figure 5, a significant portion of the wetlands in the Township are in the northwest portion of the Township. Wetlands also occur in scattered locations throughout the Township which have not been developed.

AGRICULTURAL

Working agricultural lands occupy more than 16 percent of Township land area in 2024, dispersed throughout the Township as indicated in Figure 4. However, the rural nature of Hayes Township is better described when looking at zoning designations. Areas zoned as Agricultural, which include farms, farm neighborhoods and open or undeveloped agricultural land, comprise over 65 percent of the township's acreage.

The agricultural classification also includes agricultural lands which have been placed in the Conservation Reserve Program. This program pays farmers to remove certain erodible lands from agricultural production and place them into a Conservation Reserve that preserves open space in the Township.



Kuebler Farm, Hayes Township (Carol Greenslade)

RESIDENTIAL

2024 data shows that the amount of land being used for residential neighborhood purposes is approximately ten (10) percent of the township acreage. In addition, another five (5) percent of the Townships acreage is designated as Rural Residential, which is comprised of large lots, often forested or undeveloped, that are privately owned.

The pattern of residential development within the Township can be inferred from Figure 4. Residential use has been the predominant land use along the lakeshores of Lake Michigan, Lake Charlevoix and Susan Lake. Additionally, small tract land divisions continue to occur along many of the Township roads.

RELIGIOUS, RECREATIONAL AND INSTITUTIONAL

There are over 800 acres of golf courses and parks in Hayes Township, which is nearly five (5) percent of the township's acreage (see Chapter 5). Cemeteries and municipal facilities are included in this category. There is a small number (four) of churches and areas owned and administrated by religious organizations within Hayes Township.

INDUSTRIAL

Combined industrial, transportation and extractive uses make up less than one (1) percent of the Township.

COMMERCIAL

The amount of land developed as Commercial in Hayes Township is less than one (1) percent and is comprised of a few businesses along US-31 at both the eastern and western edges of the township.

UTILITY

Included in this category is the land previously used for the Big Rock Nuclear facility. Also included in this category are utilities, such as utility line corridors.

CONSERVATION

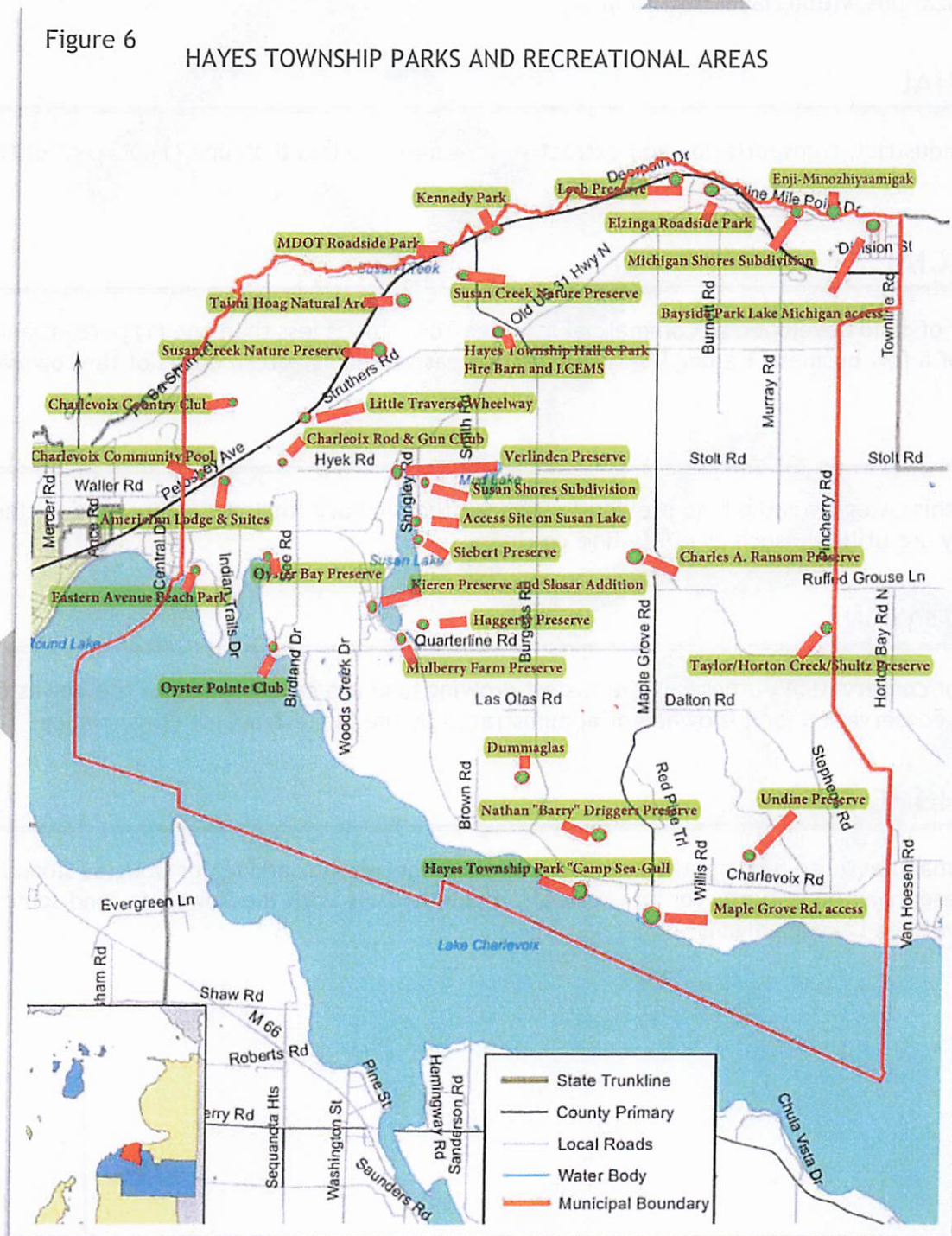
Land used for conservation purposes is the fastest growing land use category within the Township. Much of this conservation land is owned or administrated by the Little Traverse Conservancy.

MOBILE HOME PARK

A mobile or manufactured home park exists close to US-31 between it and Major Douglas Sloan Road. This area presents an opportunity for low-cost/affordable housing with the Township, and some homesites overlook Lake Michigan.

CHAPTER 5: COMMUNITY SERVICES & FACILITIES

Locations of recreation facilities and protected lands are shown in Figure 6. Additional recreation details can be found in the Hayes Township Recreation Plan.



STATE-OWNED PARKS AND PROPERTIES

Kennedy Park is located on the Lake Michigan Shoreline on US-31 North. The park is owned and operated by the State of Michigan and includes a parking area, vault toilets, a pump for drinking water, a picnic area and parking for a scenic view of the lake. A DNR public boat launch with a gravel parking area is located east of Kennedy Park near the intersection of U.S. 31 and Burgess Road. A public access site with a boat launch to Susan Lake is located on Shrigley Road near Old US-31.

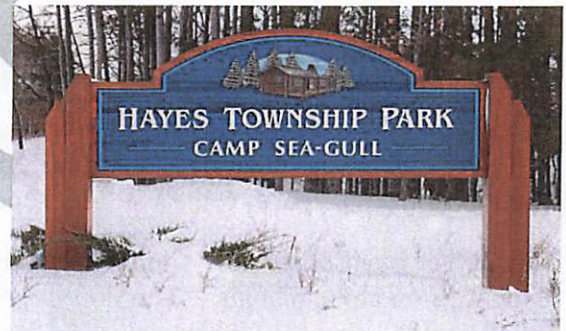
TOWNSHIP PARKS/ RECREATION FACILITIES

Additional public access to Lake Michigan is available at three locations: near Nine Mile Point; at Townline Road; and at Hayes Township Bayside Park on Spring Street in Bay Shore (an undeveloped parcel, suitable for foot traffic).

Public access to Lake Charlevoix is available at the end of Maple Grove Road, the end of Eastern Avenue (Eastern Avenue Beach), and at Hayes Township Park Camp Sea Gull. The Eastern Avenue access point was improved by the township in cooperation with the Pine Point Association and the Charlevoix County Road Commission and includes a swimming beach and picnic area.

Hayes Township Park Camp Sea Gull was purchased by the Township in 2014. It includes 1400 feet of Lake Charlevoix frontage. Current amenities include a boat launch with parking, pit toilets, picnic area, a covered pavilion, water station, and fishing pier.

The Little Traverse Wheelway, a 26-mile non-motorized trail extending from Charlevoix to Harbor Springs, passes through Hayes Township along US-31, see the Hayes Township Recreation Plan for more details.



*Camp Sea-Gul Sign, Hayes Township
(Carol Greenslade)*



Playground next to Hayes Township Hall

The Charlevoix Swimming Pool, located on US 31 at the northwest end of Hayes Township, is open to the residents and public for recreational use. It is supported by a Township millage (in combination with support from Charlevoix Township and the City of Charlevoix).

TABLE 1: FACILITIES OWNED/OPERATED BY HAYES TOWNSHIP

NAME	SIZE	FACILITIES & AMENITIES
Hayes Township Hall and Park	30 acres	Picnic Tables, grills, basketball, hall rentals, playground, parking
Bayside Park Lake Access	1.5 acres	Swings, seating, views of Lake Michigan
Maple Grove Lake Access	66 ft. wide	Water access, pet friendly, hand launching of small craft (kayaks, canoes, paddleboards, row boats) Boat launching prohibited
Eastern Avenue Beach Park	1.5 acres	Swimming beach, picnic area, fire pit, parking, ADA compliant
Camp Sea-Gull Park	23 acres	1,400 ft of Lake Charlevoix frontage, boat launch, fishing pier, picnic area, water station, fire pit, pet friendly, restrooms.
Lake Charlevoix EMS, north station	0.5 acres	Emergency medical services

CONSERVANCY LAND

Seventeen (17) Preserves comprised of lakefront, woodland and/or wetland areas, totaling approximately 1,200 acres, have been established by the Little Traverse Conservancy through donations and purchases from private owners and are open to the public.

The Oyster Bay Conservancy, located on Oyster Bay, was established in 1982. The Loeb Conservancy is located on Lake Michigan. The Ransom Nature Conservancy on Maple Grove Road overlooks both Lake Michigan and Lake Charlevoix and includes a hardwood forest with hiking trails available for public use. The Nathan Barry Driggers Memorial Preserve located along the Boyne City Road, was established as a preserve in 2007. The most recently protected preserve in the Township is the Taylor/ Horton Creek/ Schultz/ Nick Adams Preserve which combined several parcels for protection.

Additionally, the 50-acre Taimi Hoag Preserve is protected by the Little Traverse Bay Bands of Odawa Indians and there are approximately 1,3031 acres of other private property protected under conservation easements. These easement properties are not open to the public.

The newest addition to Conservancy land, through the Little Traverse Conservancy, is a 56-acre nature preserve named Enji-minozhiiyaamigak, meaning "The Place of Peacefulness" in Anishinaabemowin, which opened in the fall of 2024. This preserve, located on the largest remaining unprotected shoreline on the bay, features universally accessible trails, a waterfront viewing area, and signage in the Anishinaabemowin language.

CEMETERIES

Two cemeteries are in Hayes Township. Undine Cemetery on the Boyne City Road is maintained by the Township and Greensky Cemetery is located on property known as Greensky Hill. Now under the jurisdiction of the United Methodist Church of Horton Bay, this is a landmark burial ground of the Chippewa people. Additionally, an unmarked ancient Native American burial site exists to the north of Division Road across the former railroad tracks off Townline Road, north of Bay Shore.



Greensky Hill Old Cemetery, Hayes Township (Carol Greenslade)

PRIVATE RECREATIONAL FACILITIES

The Charlevoix Rod and Gun Club, which is approximately 106 acres, is a firearms range open to members and their guests.

The Susan Shores Subdivision Park at Susan Lake is private, open to members and guests. This private park provides picnic and playground facilities.

Michigan Shores Subdivision, a private association park (members only), provides picnic and playground facilities at a site on the Lake Michigan shoreline.

Dunmaglas, a privately owned golf course, over 700 acres in size, is open to the public. The Charlevoix Country Club located at the western end of the township on US-31 is also available for public play.



View from Dunmaglass Golf Course, Hayes Township.



Hayes Township Hall, Hayes Township (Carol Greenslade)

POLICE, FIRE & EMERGENCY MEDICAL SERVICES

Police protection is provided by the Charlevoix County Sheriff's Office and Michigan State Police. Fire Protection is provided by the Charlevoix Township Fire Department. A building housing a tanker and an underground storage tank owned by Hayes Township is located on property adjacent to the Hayes Township Hall.

Dry hydrants, tapping on-site water sources, are located at Horton Creek on the Boyne City Road; at Horton Creek and Church Road; at Stolt Road and Horton Creek; on Shrigley Road near Susan Lake; at the Boyne City Road Park on Susan Lake; at Mulberry Lane on Susan Lake; and at Burnett Road and Upper Bay Shore. In addition, an existing pond at LexaLite on US 31 North serves as a water source. Additional dry hydrants will be installed throughout the township, based on future fire committee recommendations.

The Lake Charlevoix Emergency Service Authority (LCEMSA) was established as a collaboration between the City of Charlevoix, Charlevoix Twp., Hayes Twp., Marion Twp., Norwood Twp and, most recently, Eveline Township. It became licensed and officially began operations on July 26, 2021 to serve the populace and visitors of the member entities. It also participates in reciprocal mutual aid agreements with adjacent EMS service providers in Charlevoix and Emmet Counties. LCEMSA has passed all licensing surveys and quality assurance programs.



*Lake Charlevoix Emergency Service Authority (LCEMSA)
North Station, Hayes Township
(Carol Greenslade)*

The Authority is overseen by a Board of Directors comprised of a representative from each township and the City and a member at large. These people represent the interests of the taxpayers in their area and provide balanced input into decisions of the Authority. The Board of Directors meets each month. The meeting is open to the public. Information regarding each meeting is posted in advance of the meeting. The day-to-day operations are run by experienced EMS staff.

LCEMSA administration offices are headquartered at the LCEMSA Hayes Station located at 9251 Major Douglas Sloan Road. There is a second station located at 210 State Street in Charlevoix.

SCHOOLS

The Township is served by three School Districts. Most Township children attend Charlevoix Public Schools. The southeastern portion of the township is within the Boyne City Public School District. The Bay Shore area is within the Petoskey Public School District. Additionally, some students from the township attend area private or charter schools in Charlevoix, Boyne City and Petoskey.

LIBRARIES

There is no public library in Hayes Township. Needs of Township residents are well served by the excellent Charlevoix Public Library (<https://www.charlevoixlibrary.org/>) which in addition to book and video lending services provides comprehensive teen, youth and community involvement and teaching courses. Training in computers and other skills such as sewing is also provided.

WATER SUPPLY & SEWAGE DISPOSAL

Except in a small section of the Township within the Charlevoix Golf Club PUD, along Lake Michigan on Pa-be-shan and the western portion of the commercial strip on US-31, there is no municipal water supply available within Hayes Township. Residents need to rely on wells (in most circumstances drilled on their property) for their water. In most areas of the Township, particularly inland, the

water quality is good to excellent, while water from some wells closer to Lake Michigan and Susan Lake, especially shallower wells, tend to need more remediation to make them acceptable as drinking water.

There is no centralized sewage disposal system within the Township. Residents need to rely on septic systems for sewage disposal, systems which are generally individual to the property. There are some septic systems which are communal and shared, but these are relatively few.

PUBLIC UTILITIES

Public utility accessibility has improved significantly in Hayes Township in recent years.

Electrical service is provided by Great Lakes Energy, which maintains one substation in the Township, and Consumers Energy. Great Lakes Energy also provides TrueStream fiber-optic internet service to much of the Township, the availability of which has significantly improved the connectivity of much of the Township residents. This improved internet connectivity, together with its speed and volume capability, has greatly enhanced the ability of residents to conduct work while away from their business, creating an opportunity for remote workers to live here and for residents in general to feel connected. People who would have otherwise dismissed this area as somewhere to live because of poor internet availability now see it as having the connectivity comparable to that in metro areas. Charter Communications provides a limited service area in the eastern end of the township offering internet, phone and cable television to subscribers.

Telephone service is provided by several companies, including Charter, Trustream and AT&T. The availability of natural gas from DTE to the Hayes Residents has increased through the years, itself reducing the significant cost of home heating for those residents able to switch from propane. Residents wishing to switch to natural gas need to contact DTE directly for more information.

CHAPTER 6: TRANSPORTATION

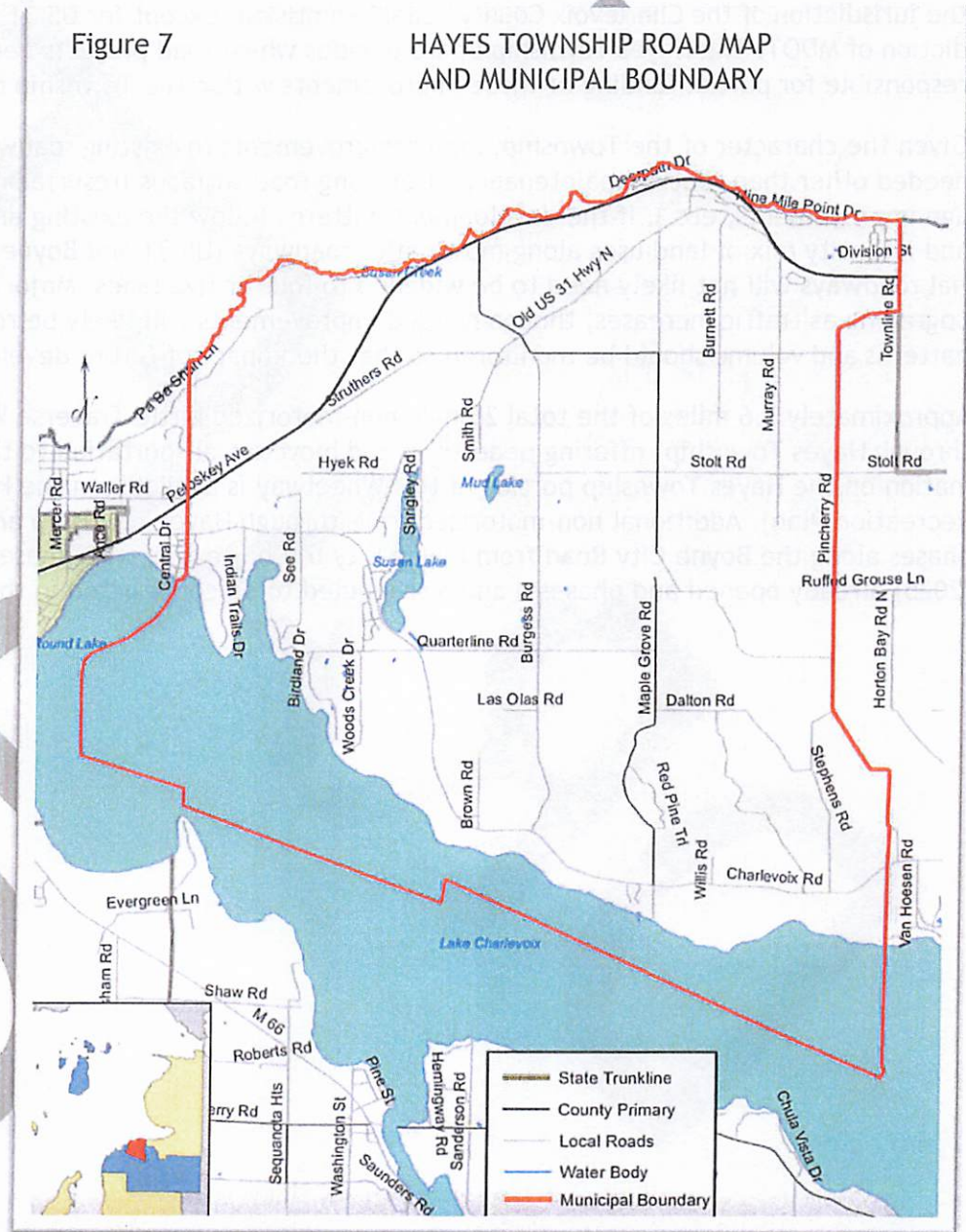
Approximately 43 miles of county and local roads serve the township. Two major traffic routes or primary roads, three secondaries, and many lesser traveled roads connect Hayes Township to the cities of Charlevoix, Boyne City and Petoskey.

US-31 N from Bay Shore to Charlevoix, running approximately east-west, follows the shoreline of Lake Michigan. US-31 N is a major daily commuting route for people employed in the Township and other communities. The highway is also a major carrier for long-distance automobile and truck traffic serving cities further north and south. In summer, it becomes a major tourist route. Available traffic count data provided by the Michigan Department of Transportation (MDOT) in 2017 indicated a 24-hour average daily traffic count (ADT) of 8213 personal and 321 commercial vehicles on the section of US-31 through Hayes Township. In 2023 the ADT had increased by 4 (four) percent to 9791 personal and 392 commercial vehicles.

Boyne City/Charlevoix Road, C-56, follows the Lake Charlevoix shoreline between Charlevoix and Boyne City. Year-round the Boyne City Road is a major commuter route between Boyne City and Charlevoix. It serves as a linking road connecting Charlevoix with highways leading to Interstate 75 at Gaylord. In summer, this road also becomes a major tourist route. MDOT data shows that in 2023 it had an ADT of 2966 personal and 81 commercial vehicles.

Figure 7

HAYES TOWNSHIP ROAD MAP AND MUNICIPAL BOUNDARY



Pincherry Road from Church Road north to Upper Bay Shore and through to US-31 N serves as a secondary road. Upper Bay Shore Road links Pincherry Road and Major Douglas Sloan Road (previously Old US Highway 31 North) which is also a well-traveled secondary road and runs from the Boyne City Road north to US-31 N.

Public transportation within and through Hayes Township is limited to the Charlevoix County Transit Authority Bus System, which operates by reservation only. School buses provide transportation for children to Charlevoix, Petoskey, and Boyne City schools. All public roads in the township are under the jurisdiction of the Charlevoix County Road Commission, except for US 31 which is under the jurisdiction of MDOT. The Hayes Township Board decides which road projects need improving and is responsible for partial funding of these improvements within the Township budget.

Given the character of the Township, major improvements to existing roadways are not likely to be needed other than routine maintenance of existing road surfaces (resurfacing, shoulder work, drainage improvements, etc.). If the development patterns follow the existing and planned low density and intensity mix of land uses along most major roadways (US-31 and Boyne City Road), major arterial roadways will not likely need to be widened to four or five lanes. Major intersections may require upgrading as traffic increases, though needed improvements will likely be relatively minor. Traffic patterns and volume should be monitored so that the impact of future developments is contained.

Approximately 7.6 miles of the total 26-mile non-motorized Little Traverse Wheelway route passes through Hayes Township, offering pedestrian and bicycle transportation to the public (more information on the Hayes Township portion of this Wheelway is available in the Hayes Township Recreation Plan). Additional non-motorized trails through Hayes Township are being installed in phases along the Boyne City Road from Boyne City to Charlevoix, with Phase 2 (2018) and Phase 3 (2025) already opened and phases 4 and 5 scheduled to be constructed in the future (see Figure 8).

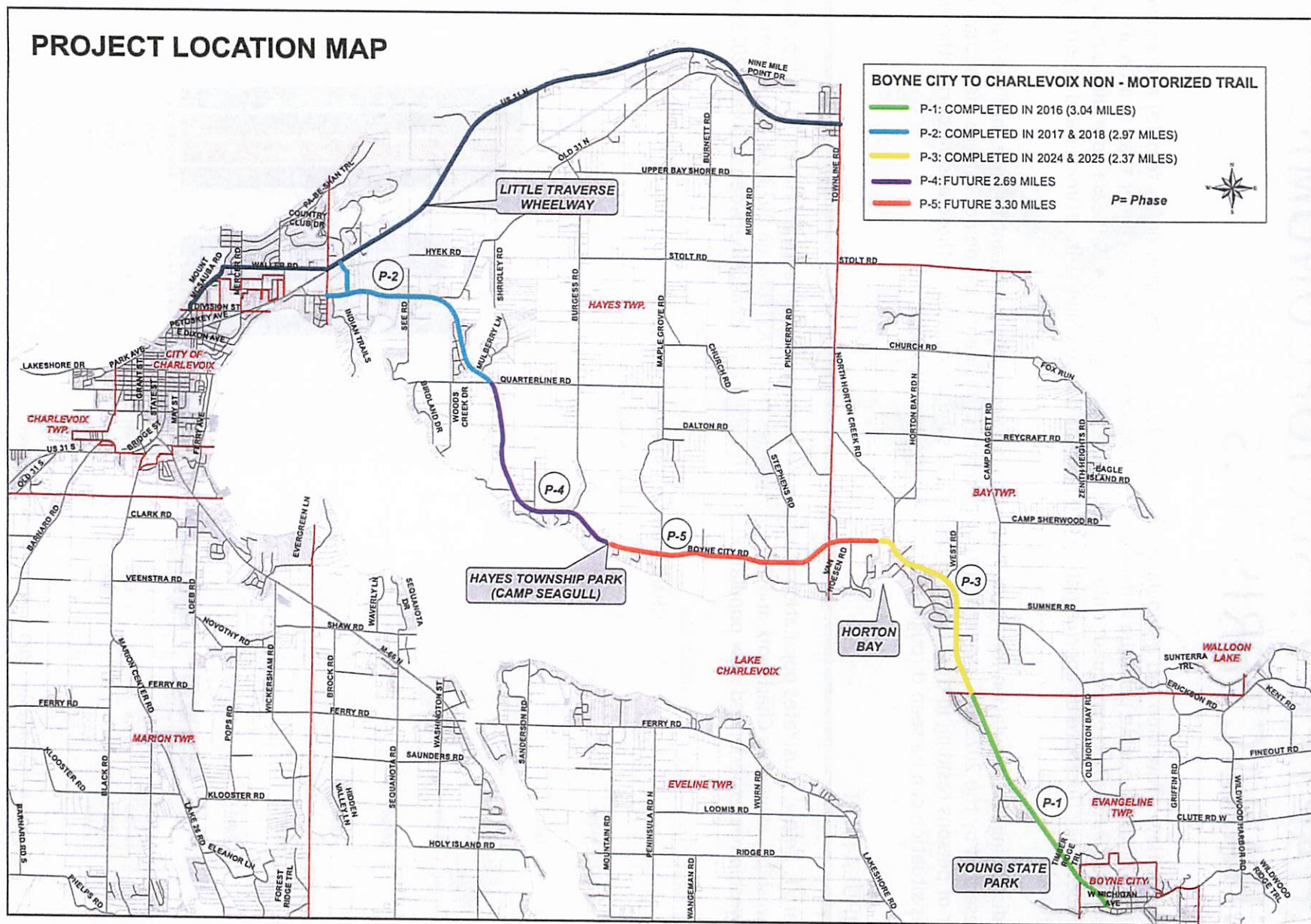


Figure 8

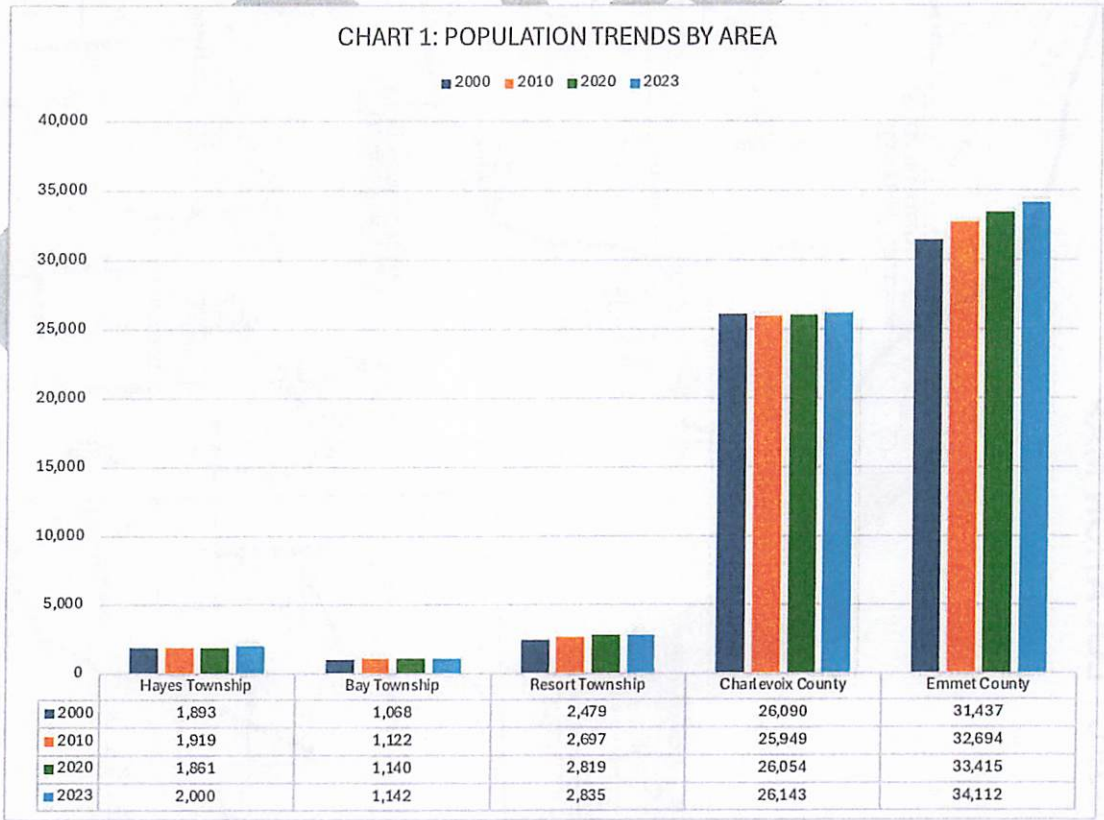
CHAPTER 7: SOCIOECONOMIC CHARACTERISTICS

In 2023, Hayes Township had a population of about 2,000 (53.4% male, 46.6% female) and an average density of 66.45 people per square mile over 30.1 square miles. This is higher than Charlevoix County's 62.8 people per square mile, but lower than Michigan's 174.0. Please note that population numbers may fluctuate by approximately ± 10 percent due to changes in estimates and reporting methods.

In discussing the population for Hayes Township, however, it is important to note that the figures presented by the 2023 ACS are for full-time permanent residents and do not reflect the actual number of persons residing in the Township during the summer months or those absent during the winter. This situation can be seen throughout much of northern Michigan.

POPULATION

Chart 1, below, illustrates population statistics for permanent residents for Hayes Township, nearby Townships, as well as Charlevoix and Emmet Counties from 2000 through 2023. As can be seen, the Township has experienced slow population growth during the decades between 2000 and 2023, with



Source: Bureau of Census; 2023 American Community Survey

slight growth from 2010 to 2023, and remains a small fraction (8 percent) of Charlevoix County's total population.

AGE DISTRIBUTION AND RACIAL MAKE-UP

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Age distribution for Hayes Township in 2023, (Chart 2, below), indicates that the median age for the Township is 51.4, which is up from 46.7 in 2017. While 60 percent of the Township's population is in the 18-64 income earning years, it's important to note that Hayes Township's population skews older, with 55 percent of the Township's population over the age of 50. This is older than that of Charlevoix County, and the State of Michigan as a whole. It is important to remember these statistics do not include the seasonal resident population, which is likely to have a larger proportion of older persons as well.

CHART 2: POPULATION BY AGE - HAYES TOWNSHIP

Age

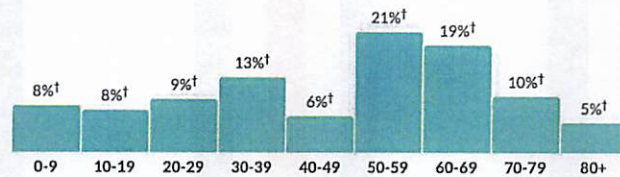
51.4

Median age

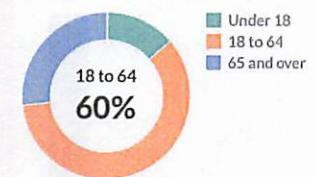
a little higher than the figure in
Charlevoix County: 50

about 1.3 times the figure in
Michigan: 40.1

Population by age range



Population by age category



[Hide data / Embed](#)

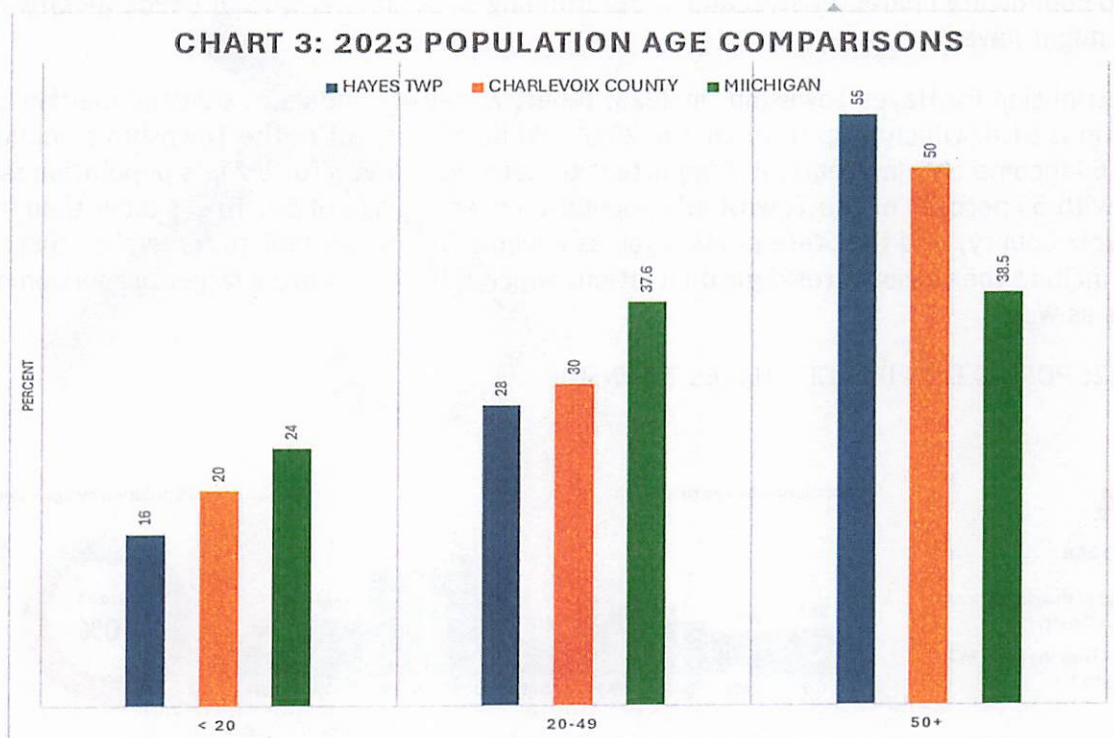
[Show data / Embed](#)

Population by age range (Table B01001) [View table](#)

Column	Hayes			Charlevoix County			Michigan		
0-9	8.2% [†]	±2.5%	151 ±48.2	8.7%	±0%	2,284 ±115.6	11.3%	±0%	1,137,655 ±4,250.6
10-19	7.5% [†]	±2.6%	138 ±49.5	11.1%	±0%	2,889 ±119.4	12.7%	±0%	1,278,884 ±4,440.8
20-29	9.4% [†]	±3.4%	173 ±66	9.6%	±0%	2,513 ±227.1	13.2%	±0%	1,330,315 ±5,559.8
30-39	13.2% [†]	±3.2%	243 ±64.8	10%	±0%	2,606 ±112.6	12.6%	±0%	1,268,762 ±4,078.9
40-49	6.5% [†]	±2.4%	119 ±45.6	10.7%	±0%	2,792 ±123.7	11.8%	±0%	1,180,606 ±3,934
50-59	21.2% [†]	±4.7%	390 ±96	13.7%	±0%	3,571 ±144.9	13.2%	±0%	1,321,382 ±4,020.7
60-69	18.9% [†]	±3.6%	347 ±76.7	18.4%	±0%	4,820 ±257.4	13.2%	±0%	1,323,482 ±6,978.9
70-79	9.9% [†]	±2%	182 ±42	12.2%	±0%	3,200 ±182.2	8%	±0%	802,222 ±4,616.3
80+	5.3% [†]	±1.7%	97 ±32.9	5.6%	±0%	1,468 ±142.8	4.1%	±0%	408,287 ±3,653.3

Source: Bureau of Census; 2023 American Community Survey

Chart 3 below, illustrates the degree of difference between Hayes Township's population and that of the County and State. The number of residents in both the under 20 and 20-49 groups skew lower in Hayes Township vs. County and State, while the over 50 cohort is much higher.



Source: Bureau of Census; 2023 American Community Survey

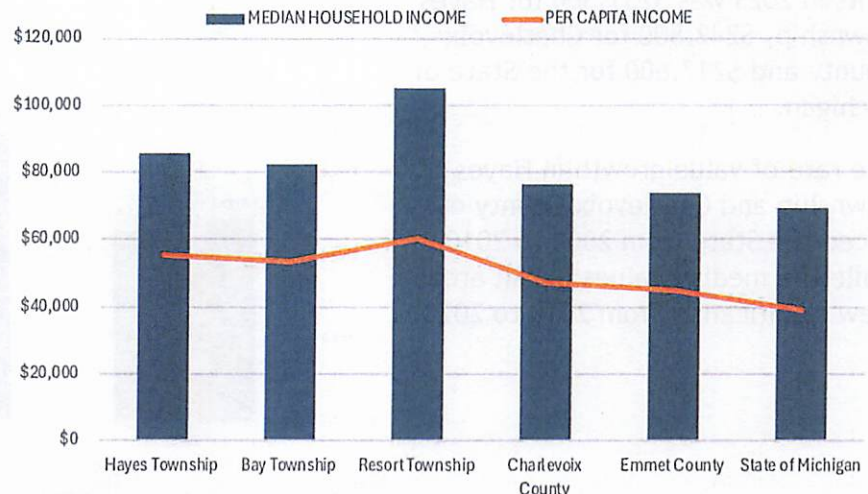
The racial make-up of the Township is primarily white (96.0 percent). Native Americans are the primary minority population (46 persons).

INCOME

Income levels for Northern Michigan often fall behind those found in the State as a whole, however this is not true for Hayes or the surrounding Townships.

Chart 4 compares income statistics for Hayes, Bay and Resort Townships, Charlevoix and Emmet Counties and the State. As can be seen below, Hayes Township has the second highest median household income of the areas listed, which is above both the median income for Charlevoix and Emmet counties, as well as the State of Michigan.

**CHART 4: INCOME STATISTICS IN AREA
TOWNSHIPS, COUNTIES & STATE OF MICHIGAN**
(IN 2023 INFLATION-ADJUSTED NUMBERS)



Source: Bureau of Census; 2023 American Community Survey

HOUSEHOLD SIZE

According to 2023 ACS census data, Hayes Township's average household size dropped from 2.4 in 2017 to 2.1, which is lower than Charlevoix County (2.36) and Michigan overall (2.4). This decrease reflects a broader pattern across the state, where households are becoming smaller mainly due to the ageing population, rather than substantial increases among younger groups.

This trend impacts the demand for different types of housing even if overall population numbers remain relatively steady.

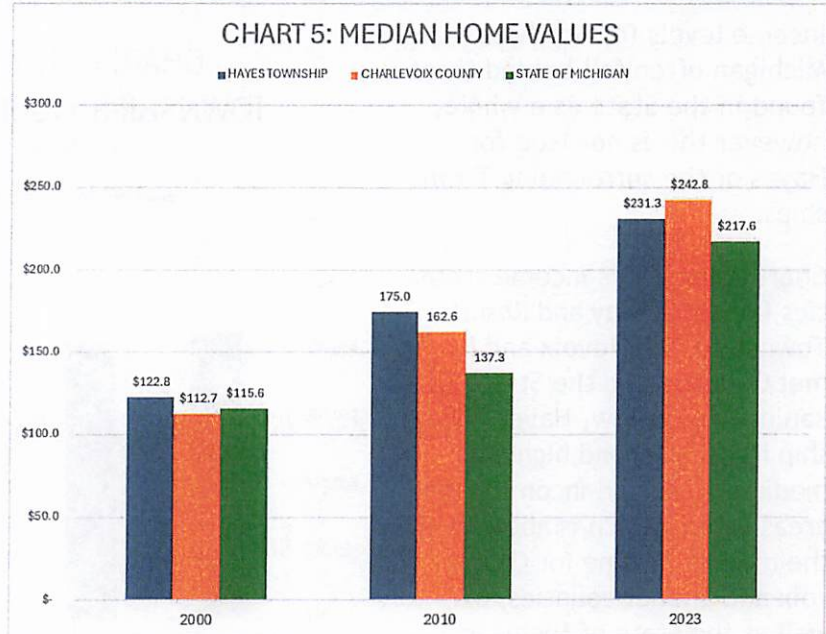
OWNERSHIP

Hayes Township has 1,166 housing units, 94 percent of which are owner-occupied, compared to 83 percent in Charlevoix County and 74 percent statewide in Michigan. The renter-occupied housing in Hayes Township accounts for 6 (six) percent of total housing units.

HOUSING VALUE

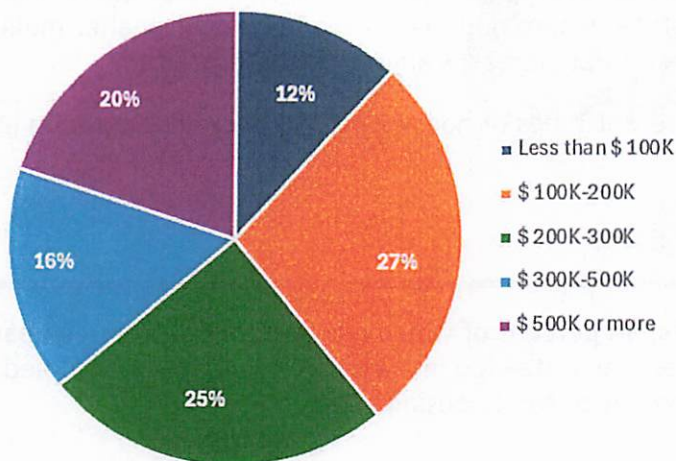
Another comparative measure for housing is value, as can be seen in Chart 5, right. The median value of owner-occupied year-round housing units in 2023 was \$231,300 for Hayes Township, \$242,800 for Charlevoix County and \$217,600 for the State of Michigan.

The rate of value growth in Hayes Township and Charlevoix County out-paced the State from 2000 to 2010, while the median values for all areas grew significantly from 2010 to 2023.



Source: Bureau of Census; 2023 American Community Survey

CHART 6: Distribution of Owner Occupied Housing Values Hayes Township



Source: Bureau of Census; 2023 American Community Survey

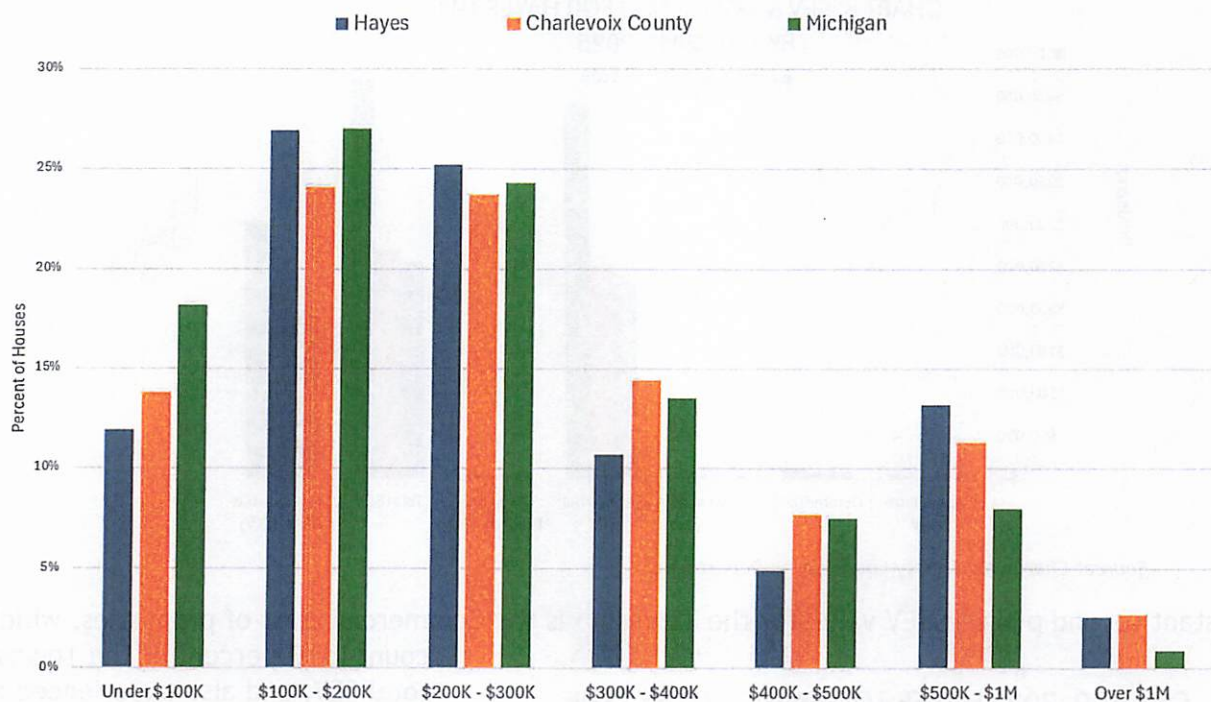
The distribution of housing values for Hayes Township, seen in Chart 6, left, indicates that nearly 40% of housing in the Township is below \$200,000 in value, while only 20% of the housing is reported to be worth \$500,000 or more.

These data might seem to dispel the idea that housing prices in Hayes Township are substantially higher than the rest of the State, but caution here is advised. While the data is collected by the Census Bureau, it is subjectively provided by the general population regarding what he or she thinks is the value of his or her house. This

information, therefore, should be used with caution, as it is likely that some people intentionally underestimated the value of their homes due to concerns that accurate reporting might raise their taxes.

A closer look shows how the distribution of Hayes Township housing values compares to the County and State. Chart 7 indicates that Hayes Township has a higher percentage of both lower value and higher value housing than both the County and State but is below the other areas in houses in the middle range value of \$300K to \$500K. This illustrates a somewhat inverted distribution curve which can be interpreted as a growing gap between wealthy populations and the population of modest means - a trend that has been happening throughout the country in the past 10 years.

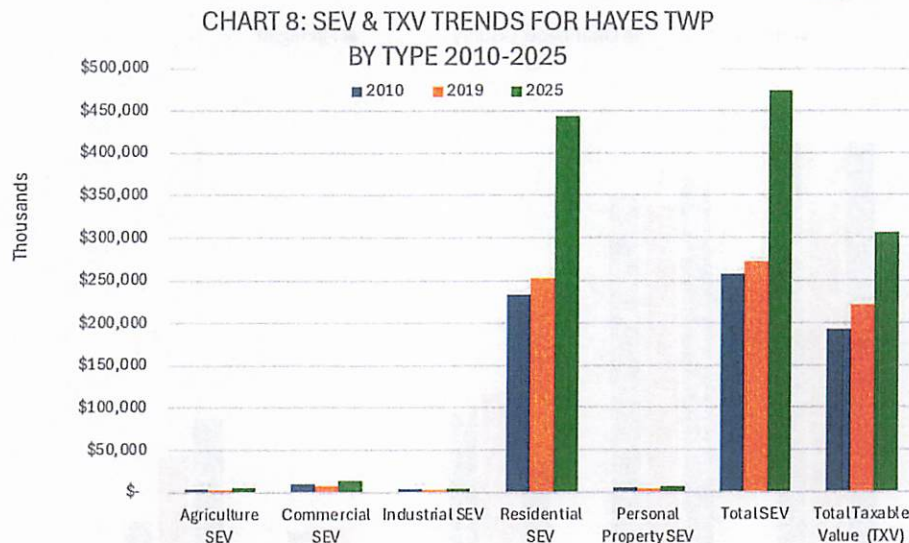
CHART 7: HOUSING VALUE COMPARISONS



Source: Bureau of Census; 2023 American Community Survey

PROPERTY VALUE

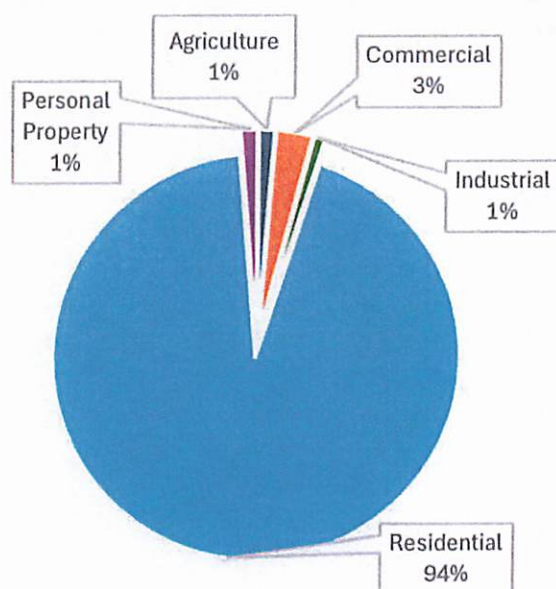
Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. As can be seen in Chart 8, below, the total SEV for Hayes Township has significantly increased (75 percent) from the date of the last Master Plan Update, driven almost entirely by growth in Residential property values. Total taxable value has also increased, as can be seen in the far-right grouping of bars in table 8, above.



Source: Charlevoix County Equalization Department

A distant second place in SEV value for the Township is the Commercial class of properties, which account for 3 percent of the Township's total SEV, and also experienced a high rate of SEV value growth (82 percent) from 2019 to 2025.

CHART 9: 2025 HAYES TOWNSHIP SEV BY TYPE



Source: Charlevoix County Equalization Data, 2025

The 2025 distribution and percentages of SEV values for Hayes Township and Charlevoix County are presented in Chart 9, left. Hayes Township is primarily a residential Township, with 94% of its SEV value in residential properties.

HOUSING ANALYSIS

The housing stock in the Township consists of over 95% single family dwellings with condo developments at Dunmaglas Golf Course, Nine Mile Point Association, Charlevoix Golf and Fitness and immediately adjacent to both golf courses. The need for housing at a price point that facilitates the local workforce to live locally has been well established throughout northwestern Michigan as reported by the 2023 housing data report from Housing North. The projected need for housing for Charlevoix County in the 2022 - 2027 housing Gap Estimates, provided by Housing North, shows there is a housing gap of 2358 units county wide. Using Hayes township population as a percentage of the total county population, it can be assessed that the housing gap in the township equals 182 units for that time period. Projecting beyond 2027 becomes less reliable as the economic cycles in the country affect housing demand in our area. In times of economic distress our population shrinks and the volume of houses available for sale or rent increases. It is believed that continued growth in the area population will exacerbate the housing gap.

CHART 10: RENTAL AND FOR-SALE HOUSING GAP ANALYSIS 2022-2027

	Rental Housing Gap Estimates (2022-2027)					For-Sale Housing Gap Estimates (2022-2027)				
	Number of Units Needed by AMHI Level					Number of Units Needed by AMHI Level				
Percent of Median Income	≤50%	51%-80%	81%-120%	121%+	Total Number of Units	≤50%	51%-80%	81%-120%	121%+	Total Number of Units
Household Income Range	≤\$41,700	\$41,701-\$66,720	\$66,721-\$100,080	\$100,081+		≤\$41,700	\$41,701-\$66,720	\$66,721-\$100,080	\$100,081+	
Monthly Rent or Price Point	≤\$1,042	\$1,043-\$1,668	\$1,669-\$2,502	\$2,503+		≤\$139,000	\$139,001-\$222,400	\$222,401-\$333,600	\$333,601+	
Household Growth	-194	38	32	77	-47	-457	-175	118	584	70
Balanced Market*	58	22	15	9	104	56	47	63	54	220
Replacement Housing**	118	23	7	1	149	40	16	10	7	73
External Market Support^	92	35	23	15	165	176	144	181	230	731
Severe Cost Burdened^^	215	108	36	0	359	320	160	54	0	534
Step-Down Support	45	-11	7	-41	0	38	90	222	-350	0
Less Pipeline Units	0	0	0	0	0	0	0	0	0	0
Overall Units Needed	334	215	120	61	730	173	282	648	525	1,628
Share	45.8%	29.5%	16.4%	8.4%	100.0%	10.6%	17.3%	39.8%	32.2%	100.0%

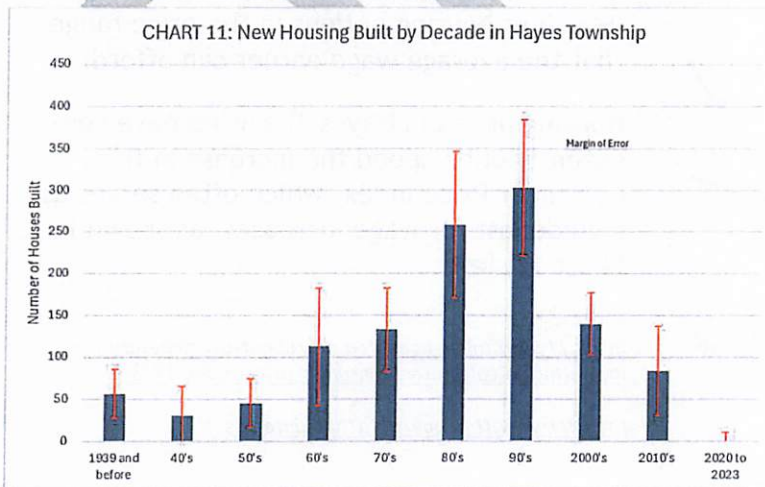
*Based on Bowen National Research's survey of area rentals and analysis of for-sale product within county

**Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for the county

^^Based on ACS estimates of households paying in excess of 50% of income toward housing costs

The greatest need is the lowest average household income range. Of the 1927 parcels in Hayes Township, 946 have a principal residence exemption (15 of these are partial exemptions), meaning more than half of the parcels are not the primary residence of the owner of the property. (Stats acquired from the Charlevoix County Equalization Department Staff-Aug. 2024)



Source: Bureau of Census; 2023 American Community Survey

The average age of housing in the Township is shown in Chart 11, left. It shows that most of the housing has been built since 1980. This trend continues with the last couple of years reflecting continuing construction of new houses in the township.

Currently there is a recognized need for "work force" housing relating directly to local worker's income levels. Hayes Township has very little inventory in this regard. The cost of property is at an all-time high in the Township and with

current construction costs of \$400+/square foot as a baseline, with higher end home construction costs exceeding \$1000+/square foot. Entry level housing is virtually nonexistent.

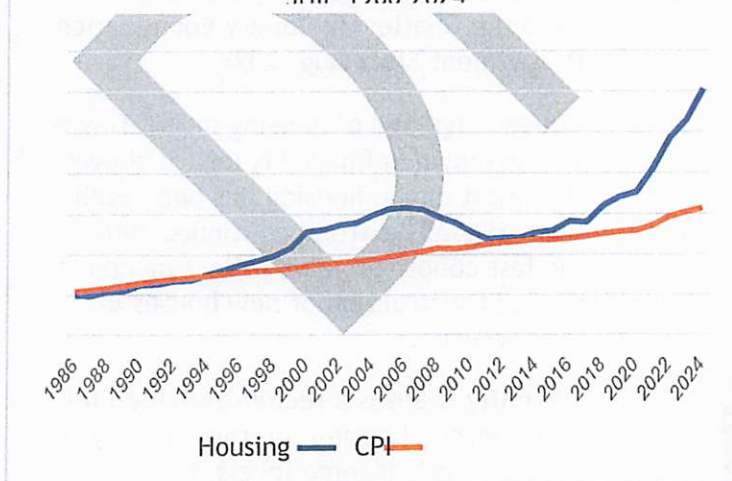
In order to comply with the State of Michigan requirement that Master Plans address the housing needs of townships, Hayes Township included questions on the type of housing preferred by property owners as well as the opinions of property owners on the needs for future housing in the recent survey provided to township property owners.

While the responses of the Master Plan Survey clearly indicate the desires as mentioned, an economically healthy community provides housing across the economic spectrum and as a township we must recognize the need for denser housing in the Township as the population ages out and younger people look for housing solutions. As provided in the most recent Census data related to Hayes Township, the median household income is \$56,685 while the median price for a home for sale is \$462,500 (as of June 2025 Northern Michigan Multiple Listing Service).

Conservatively, mortgage payments should be no more than 30 percent of household income when considering property taxes and homeowners' insurance, meaning that a household at the median income level (\$56,685) should pay no more than \$17,005 annually. In this scenario, a family could afford only a \$210,000 mortgage (7% interest rate, 30-year term), and still be able to buy groceries, pay utilities and modest car expenses. If they have additional debt to service (school loans, credit card debt), it is likely they would not qualify for a mortgage. These factors combine to make a median-priced home unaffordable for a household at the median income level.

As evidenced in the tables above, housing prices in Hayes Township are impacted by the attractiveness of waterfront property which typically commands higher prices. Moreover, the desire of the township's existing owners to maintain low density housing with single family homes also drives housing prices up. The survey respondents, primarily older, longer term, property owners, clearly favor limited development and maintaining larger parcels. The current cost of construction now approaches or surpasses \$400/sq ft for new construction and is projected to continue to increase.

CHART 12: INCREASE PERCENTAGES IN HOUSING PRICES VS. CPI FOR HAYES TOWNSHIP 1986-2024



Housing prices, high property values, limited inventory and market competition from second/vacation home buyers have created a dearth of housing options in the price range that the average wage earner can afford.

Housing prices in Hayes Township have consistently outstripped the increase in the Consumer Price Index, which often serves as a guidepost for wage increases, as shown in Chart 12, left.

Sources:

<https://www.minneapolisfed.org/about-us/monetary-policy/inflation-calculator/consumer-price-index-1913->

<https://www.fhfa.gov/data/hpi/datasets>

This price surge was particularly evident since 2020 and the COVID-19 pandemic, a phenomenon that has also been observed nationally. According to Consumer Affairs, home values nationally have increased by 45.3 percent since February 2020, a growth rate assessed by real estate experts as “astounding” as it typically spans over a decade. Yet in the same period, Hayes Township housing sale prices have increased even more, at over 153 percent. (Source: Antrim, Charlevoix, Kalkaska Board of Realtors)

One factor to consider in future planning is the impact of the aged population in the Township. Roughly 40% of the population is over age 60 with a significant share of that over 70. This indicates there will be turnover in ownership going forward the next 10 to 20 years. It may be that not all those units will be kept in the family estate and could come on the sale market.

This will not, however, affect those categories where the need is most pronounced as the average value of the housing stock in the Township exceeds the ability of those at the median income level to afford these properties.

The lack of infrastructure, primarily sewer and water systems require that each property spend resources on wells and septic, further cutting into the building budget. With multi-family housing limited to four small areas in township, two of which are condominium developments on golf courses, the development of further multi-family housing projects is not likely unless municipal water and sewage disposal becomes available.

Current discussions on lowering minimum lot sizes to increase the opportunity for lower land cost is complicated by the variability of soils conditions for septic waste systems. The Charlevoix County Health Department must test each individual property to determine its suitability for septic and well systems. Consequently this, combined with desires of residents to maintain larger size parcels, makes planning for future land use for multi-family housing difficult, if not impossible. In short, the lack of infrastructure and permeable soil in Hayes Township limits opportunities for higher density housing.

CHAPTER 8: FUTURE LAND USE & ZONING PLAN

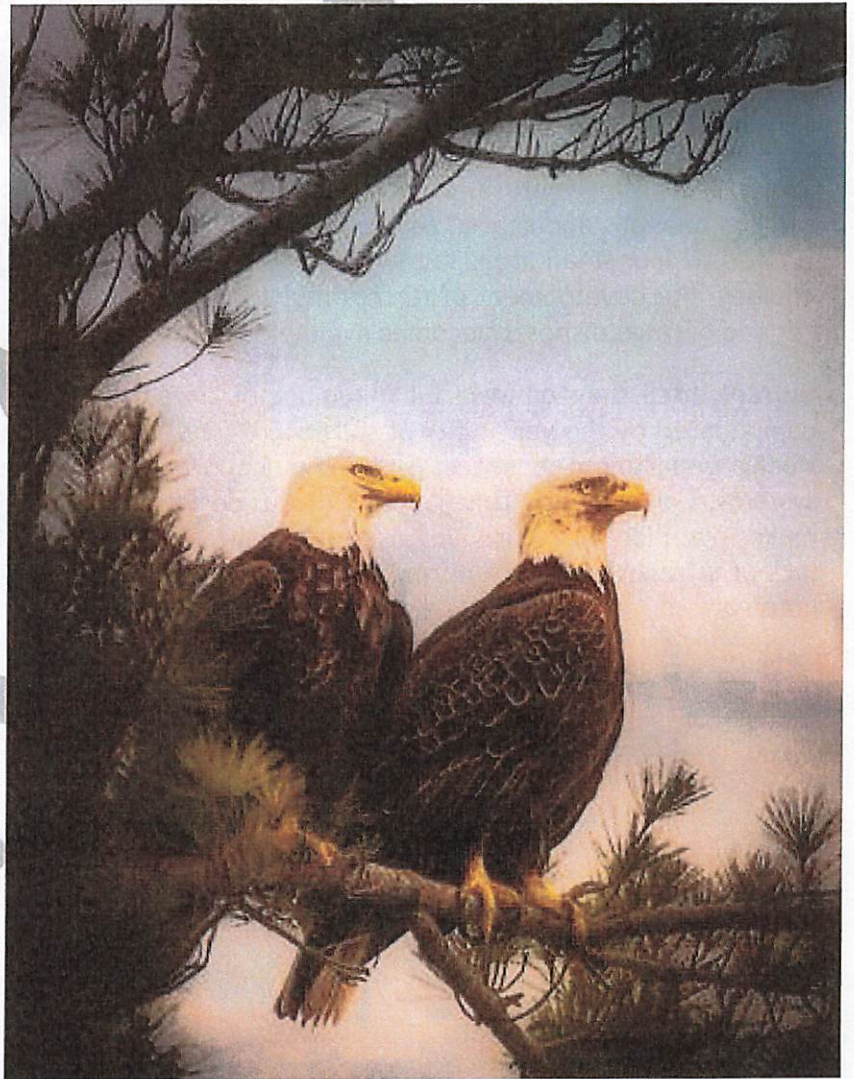
FUTURE LAND USE

Future land use is a vision of what Hayes Township believes our Township could look like in the 10 to 20 year future.

At present, Hayes Township is a scenic lakefront township which is primarily forested, agricultural and rural residential in the interior portions of the Township. Lakeshore living is available along the shores of Lake Michigan, Lake Charlevoix and Susan Lake. While active agricultural uses have declined from historic levels, the remaining active farms and the associated “open space” are highly valued by the local residents.

Through land use planning and land use controls, Hayes Township intends to continue to work to ensure that the shorelines are protected and that existing agricultural, rural residential and recreational uses can continue, with reasonable growth accommodated with minimal land use conflicts or negative impacts.

No municipal water or sewer service is anticipated to be available in the near future in Hayes Township. Buffers or physical separation of residential dwellings from potentially incompatible uses (such as industrial and agriculture) may be necessary in some cases. Additional provisions are recommended to be incorporated into the Zoning Ordinance to allow for a cluster development pattern to avoid or minimize development impacts on environmentally sensitive areas, forests or farmland.



*Male and female bald eagles, Susan Lake, Hayes Township
(Carol Greenslade)*

Based on the social, economic and environmental characteristics of the Township, twelve (12) general categories and three (3) overlays of land use have been identified to serve existing and future development needs. These categories and their descriptions will guide the Township as it considers opportunities to review and reclassify zoning designations consistent with the goals and objectives of this plan.

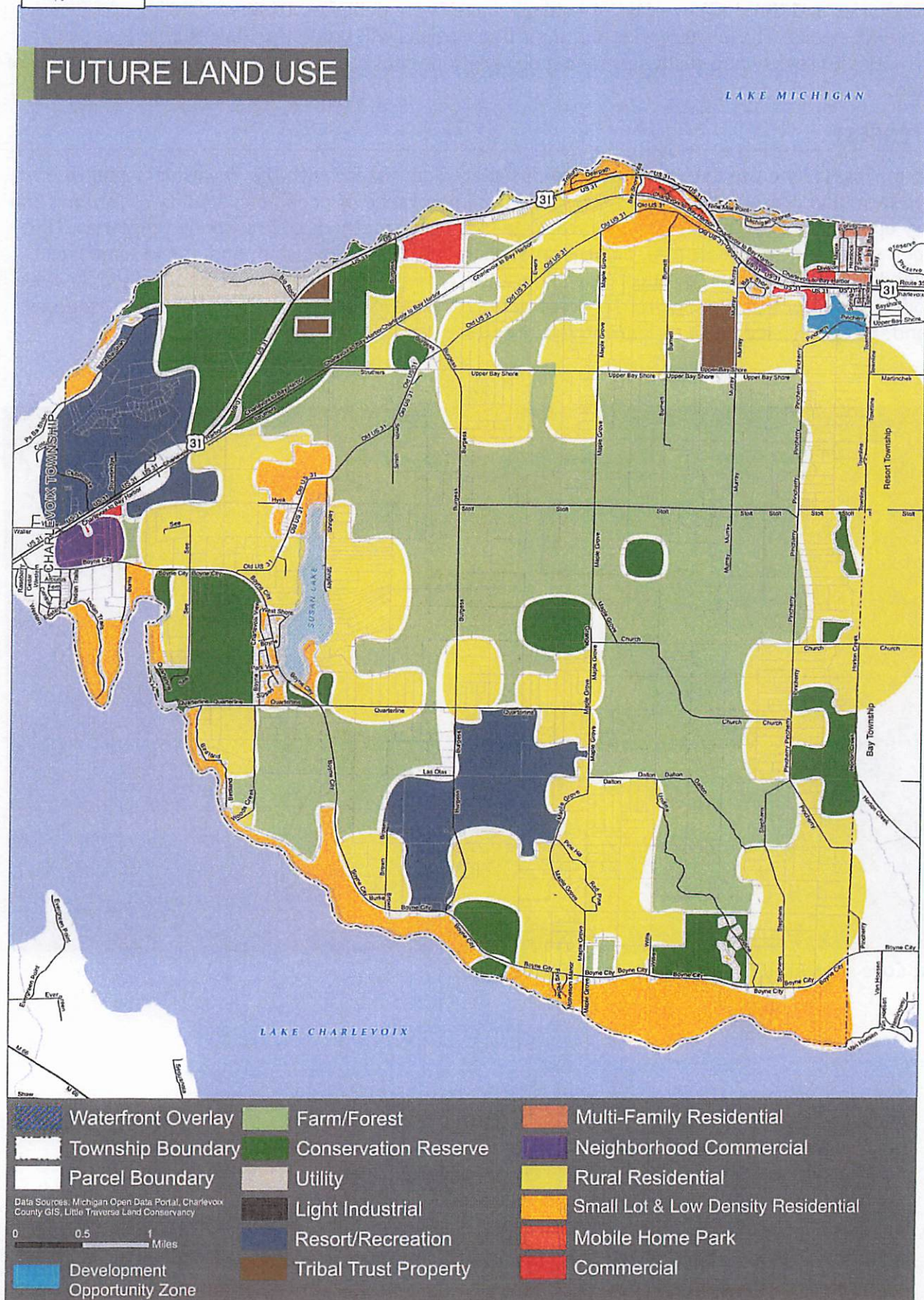
FARM/FOREST

The Farm/Forest land use category has been designated consistent with the Township's goal to encourage farmland preservation and to recognize the importance of economic viability of farming and forestry operations. The Township will encourage innovative methods of preserving farmlands, farming, open space, natural resources, and the rural character of the Township, and at the same time assist landowners who want to reduce or discontinue farming. These methods could include innovative zoning provisions that allow for the preservation or conservation of essential natural resources, farmland, or open space, such as innovative agricultural tourism related businesses.



Forest Cove Association, Susan Lake (Carol Greenslade)

Figure 9



Other communities have employed some methods to help protect and preserve agricultural land while protecting a landowner's economic investment, including the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses, tax breaks or incentives for continuing agricultural use, as well as low density residential uses on large lots. It is recommended that these alternatives be investigated for possible application in Hayes Township, as a way to balance economic rights with agricultural preservation goals. For instance, the Township may adopt a farmstead designation that allows multiple residences on actively farmed properties thereby encouraging multigenerational family farming. Control of commercial scale alternative energy generation and storage will be considered in these areas as a potential additional means of preserving farmland, within the limits imposed by State of Michigan laws.

RURAL RESIDENTIAL

A Rural Residential land use category has been designated consistent with the Township's goal to "retain the township's rural and scenic character, while providing for suitable housing opportunities..." It is intended for low-density use with single family dwellings on large, five (5) acre minimum lots, as well as agricultural and institutional uses. This category strives to maintain an ecologically sound balance between human development activities and the environment to retain the Township's scenic and rural character.

While the designation of the Rural Residential land use category may not prevent the conversion of farmland to other uses, it will help to control the scale and rate of conversion and direct attention to areas where farmland conversion may be an issue.

LOW DENSITY RESIDENTIAL

Where low density residential land use is appropriate a Low-Density Residential category may be designated with a minimum lot size of two (2) acres. This category also strives to maintain an ecologically sound balance between human development activities and the environment to retain the Township's scenic and rural character.

SMALL LOT RESIDENTIAL, MICHIGAN SHORES AND SUSAN LAKE OVERLAYS

The Michigan Shores and Susan Lake Residential Overlays are designed to allow uses customarily permitted in the districts of Michigan Shores and Susan Lake while supporting a residential pattern that enables the maintenance of the historic cottage character of these waterfront subdivisions. Small residential lots also exist in other areas with platted lots and/or small parcels.

MULTI-FAMILY RESIDENTIAL

Multi-Family Residential category is designated to existing residential neighborhoods and/or vacant land available to accommodate development of duplexes, triplexes and other multi-family uses.

MOBILE HOME PARK

The Mobile Home Park category is designated to specifically acknowledge the existing park and encourage the continuation of this land use in this location.

WATERFRONT OVERLAY

All waterfront properties within Hayes Township (primarily those on Lake Charlevoix, Lake Michigan and Susan Lake) are subject to the Waterfront Overlay which designates permitted plantings and

improvements within a Shoreland Protection Strip based on scientific criteria. Continued application of this overlay is considered imperative as a means to protect the health of our lakes, streams and underground water.

NEIGHBORHOOD COMMERCIAL

The Township acknowledges that future work and living needs may change and indicating the need for a category where small-scale commercial developments consisting of independent businesses are positioned near neighborhoods. This would provide for work/live needs, provided they are compatible with the surrounding residential character.

COMMERCIAL

Commercial category is designated to accommodate small to moderate scale commercial needs of the Township. This area exists primarily in two locations: on US-31 just west of Bay Shore, and on the southside of US-31 near and east of the Charlevoix Township line.

LIGHT INDUSTRIAL

Light Industrial category is designated to accommodate light industrial uses compatible with the limited services available and the environmental sensitivity of much of the Township. Light industrial uses are typically less intensive than general or heavy industrial uses, and may include manufacturing and assembly, storage and distribution, research and development, and contractor establishments. Due to the availability of industrial property in the cities, where appropriate services are provided, Hayes Township believes the local industrial needs can be adequately met during the planning process without designating additional land for such in this Township.

RESORT/RECREATION

This category designates resort or recreational areas within the Township. Included are the Charlevoix Rod and Gun Club and two large recreational areas (Dunmaglas Golf Course and the Charlevoix Golf Club and Fitness Center) which have homesites with many still undeveloped.

CONSERVATION RESERVE

The Conservation Reserve category includes existing parkland, as well as land owned and /or protected by a land conservancy under conservation easements. Uses proposed in the Conservation and Parkland area include public forestry, wildlife habitat, public recreation, and similar open space uses. The continuation of Conservation Reserves within the Township protects the rural character of the Township in alignment with wishes of our population expressed in the Community Survey.

UTILITY

Utility is designated to cover the property previously used for the Big Rock Nuclear Power Plant and presently houses some spent nuclear fuel rods, and any future utility development. Control of commercial scale alternative energy generation and storage will be considered in these areas as a potential additional use.

TRIBAL TRUST

That land owned by The Little Traverse Bay Bands of Odawa Indians (approximately 140 acres) within Hayes Township is designated within its own land use and zoning category. As previously mentioned,

the Tribe has indicated in the past that additional housing is planned for the 80-acre trust property located on Murray and Upper Bay Shore Roads.

DEVELOPMENT OPPORTUNITY ZONE

This category recognizes that unique opportunities are presented by land previously used for industrial activities or mineral extraction. The Township proposes that this land be designated with a special category Development Opportunity Zone to encourage its possible redevelopment into residential, commercial/residential mixed use and commercial use. Further definition of this new special category zone is needed but it is likely that developments will be subject to Special Use Permit or Planned Use Development processes.

FUTURE LAND USE MAP

The Future Land Use Map (Figure 9) illustrates the general geographic extent of the future land use categories. The Future Land Use Map is a policy tool for zoning decisions necessary to implement the community's desired future.

ZONING PLAN

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning Enabling Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets, to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts.

Hayes Township is covered by the Hayes Township Zoning Ordinance regulating land use activities. In accordance with the Michigan Planning Enabling Act, the Master Plan includes a zoning plan to guide future actions and amendments. Table 2 on the following pages relates the future land use categories to the established zoning districts.

Table 2: Future Land Use and Zoning

Current Zoning District	Future Land Use Category	Intent	Planned Uses	Density	2025 Proposed Zoning Districts
Agricultural and Open Space					
A-Agricultural	Farm/Forest	Encourage farmland preservation and to recognize the importance of economic viability of farming and forestry operations.	Farming, forestry, wineries, agritourism, low intensity recreation activities, single-family dwellings and. Farmsteads	Residential density 1 unit/10 ac.	Farm/Forest (FF) Agricultural (AG)
Residential					
RR - Rural Residential	Rural Residential	Maintain an ecologically sound balance between human development activities and the environment to retain the Township's scenic and rural character.	Single-family dwellings on large lots, agricultural uses, institutional uses.	Residential density 1 unit/5 ac.	Rural Residential (RR)
R-1 Low Density Residential	Low Density Residential	Maintain an ecologically sound balance between human development activities and the environment to retain the Township's scenic and rural character.	Single-family dwellings on medium lots.	Residential density 1 unit/2 ac.	Low-Density Residential (R-1)
R-2 Small Lot Residential R2MS - Michigan Shores R2SL - Susan Lake	Small Lot Residential, Michigan Shores and Susan Lake	Maintenance of existing small residential lots and cottage character of waterfront subdivisions while allowing uses customarily permitted in the districts	Small residential lots in existing residential areas with platted lots or small parcels. Small residential lots in the Michigan Shores and Susan Lake platted subdivisions	Generally residential density 1 unit/¼ ac. But some lots in Michigan Shores and Susan Lake Overlay have historically smaller lots	Small Lot Residential (R-2) Michigan Shores & Susan Lake Overlay (R2-MS, R2-SL)
R-5 Mobile Home Park	Mobile Home Park	Maintain availability of low-cost housing within existing footprint	Single family dwellings	Residential density 1 unit/??	Mobile Home Park (R-5)
R-3 One and Two Family Residential R-4 Multiple Family Residential	Multi-Family Residential	Accommodate multi-unit and mixed-use developments in a pedestrian-friendly environment	Existing residential neighborhoods and/or vacant land available to accommodate development of duplexes, triplexes and other multi-family uses.		Multi-Family Residential (R-7)
Waterfront Overlay	Waterfront Overlay	Protect Township's shoreland; improve health of lakes, streams and underground water			All properties with waterfronts

Table 2: Future Land Use and Zoning (Cont.)

Current Zoning District	Future Land Use Category	Intent	Planned Uses	Density	2025 Proposed Zoning Districts
Commercial/Industrial					
C-1 Neighborhood Commercial	Neighborhood Commercial	Encourage commercial, retail and mixed-use properties.	Small scale commercial developments consisting of independent businesses near neighborhoods to provide for work/live needs.		Neighborhood Commercial (C-1) Multi-Family Residential (R-7) Low-Density Residential (R-1)
C-2 General Commercial	Commercial	Provide for shopping, retail, services, offices, restaurants, and a range of diverse businesses along US-31 corridor	Small scale commercial developments consisting of independent businesses		Commercial (C-2)
I-1 General Industrial	Light Industrial	Accommodate low environmental impact and sustainable light manufacturing, warehousing, services, and maintain existing industries	Warehousing, contractor establishments, light manufacturing facilities		Light Industrial (LI)
Other					
CR - Conservation Reserve	Conservation Reserve	Accommodate environmental preservation and passive recreation uses	Properties under the ownership or management of a conservancy		Conservation Reserve (CR)
A-Agriculture	Resort/Recreation	Accommodate environmental preservation and passive recreation uses	Dunmaglas Golf Course; Charlevoix Golf and Fitness Club;		Resort/Recreation (RR)
A-Agriculture	Utility	Support future opportunities to develop prior nuclear plant with commercial scale alternative energy facilities	Big Rock Nuclear Power Plant.		Utility (U)
Tribal Trust	Tribal Trust	Assign to Little Traverse Bay Bands of Odawa Indians (LTBB).	Land owned by LTTB including possible future housing, not subject to Township zoning		
	Development Opportunity Zone	Encourage possible redevelopment into commercial, residential or commercial/residential mixed use while allowing current industrial use to continue.	Prior extractive mining area		Development Opportunity Zone (DOZ)

PROPOSED ZONING MODIFICATIONS

The master planning process has revealed several zoning priorities that require review and updating to reflect current trends and established goals. The items presented below represent the issues the Township will explore to meet the evolving needs of the community.

HOUSING OPTIONS

As attainable housing becomes ever scarcer in northern Michigan, the Township will review its zoning ordinance to identify ways to provide greater housing diversity in the community by reducing present barriers. This may include reducing minimum square footage and lot area requirements, providing more flexibility in housing types, allowing multiple-family dwellings at greater densities in appropriate locations, and accommodating accessory dwelling units.

WATER QUALITY

The quality of water resources, both surface and ground, is a foundation of the community's identity and wellbeing. However, protecting water quality while maintaining private property rights is a delicate balance. The Township will review its existing waterfront regulations and gather input from the community and various organizations with expertise in water quality and planning expertise to identify improvements to the zoning ordinance that effectively achieve this balance while respecting individual landowners' use of their property.

PRESERVE FARMLAND AND OPEN SPACE

To prevent the fragmentation of open space and large tracts of land, the Township will explore facilitating the transfer of development rights through planned unit developments so reducing the development pressure landowners may face. The Township will also investigate the creation of a farmstead designation. Furthermore, the Township will look to maintain the viability of agricultural operations by reviewing its value-added agricultural uses. It will explore increased setbacks to reduce the potential for conflicts by increasing the setbacks between agricultural and residential uses.

MEDICAL AND RECREATIONAL MARIJUANA

With the emergent industries of recreational and medical marijuana growing throughout the state, the Township will need to facilitate a meaningful dialogue to determine its level of participation in the industries. Once established, the zoning ordinance will need to be revised as necessary to facilitate or limit the expansion of the uses in the Township.

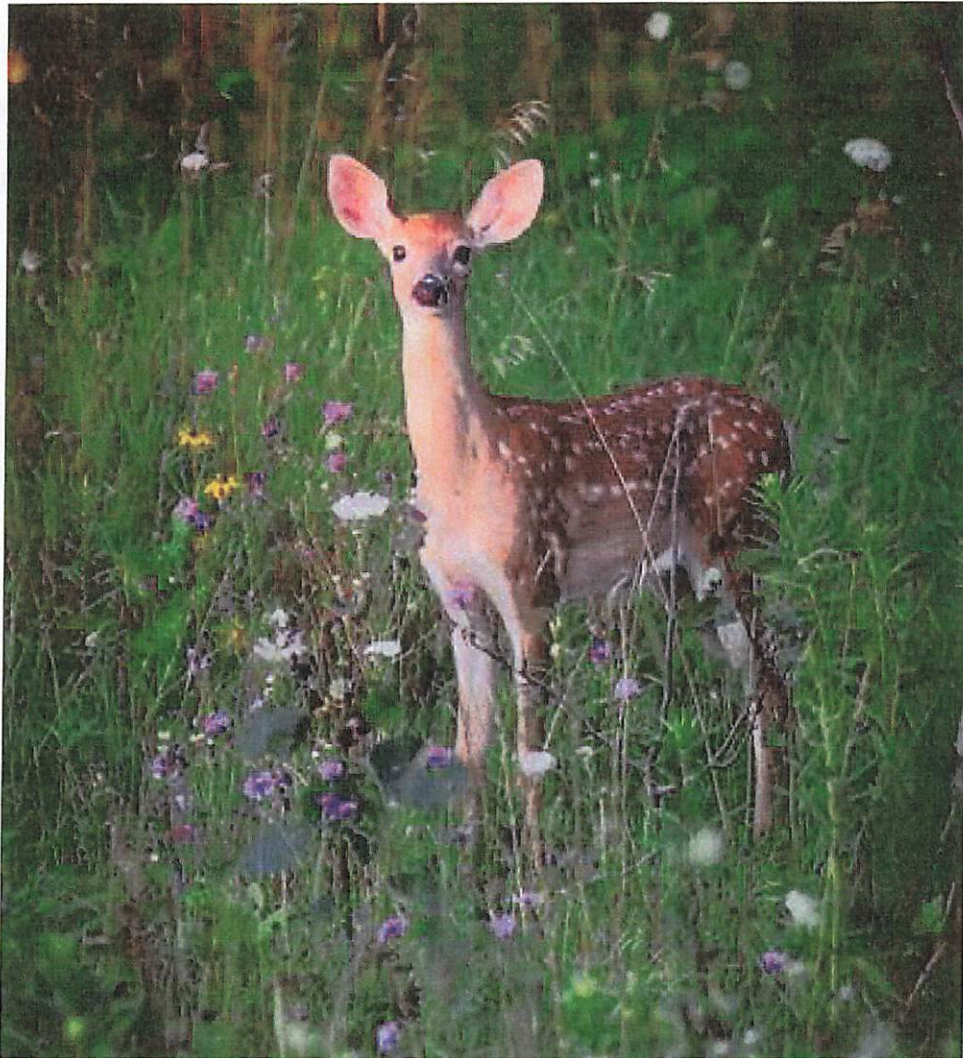
RENEWABLE ENERGY

As technologies have evolved, the cost to implement renewable forms of energy generation have become more attainable than ever and the State of Michigan has enacted regulations regarding utility-scale solar and wind energy generation and battery energy storage. The Township will continue to monitor these trends and has adopted zoning ordinances accordingly (see Farm and Forest). Understanding this information will guide any necessary revisions to the zoning ordinance to accommodate their use, either on a personal or utility grade scale.

COMMERCIAL ACTIVITY

The Township will review the existing commercial uses allowed by right and through special use approval in the community. New, emergent technologies and consumer behaviors have changed the

market landscape significantly over the last 10 to 20 years. Plus, certain uses that were once considered incompatible in many districts are now able to coexist due to industry changes. Updating the commercial uses allowed by the zoning ordinance to match demands of today and the future will help ensure the Township remains economically competitive.



Fawn on Alert, Susan Lake, Hayes Township (Carol Greenslade)

CHAPTER 9: GOALS, STRATEGIES & ACTION PLAN

The Master Planning process including the 2024 community survey identified areas for work by the Planning Commission and the Board of Trustees to continue to shape the future of Hayes Township. These goals will be pursued through creative and responsive legislative activity resulting in a township that respects the environment, the property rights of citizens and its role in the greater northwest Lower Michigan community.

LAND USE & PRESERVATION

GOAL:

Foster responsible development that meets the evolving needs of the community while preserving the scenic rural character that is the Township's identity.

STRATEGIES:

- Adopt zoning regulations to allow residential development using rural clustering standards within permitted densities that minimizes the fragmentation of open space while preserving sensitive natural features such as wetlands, surface and ground water, woodland habitats, agricultural lands, and steep slopes.
- Maintain scenic views along Township main traffic corridors, including US-31 and Boyne City Rd.
- Provide limited practical and functional locations and clear regulations for commercial and industrial development that minimize their impact on adjacent land uses, maintain high levels of aesthetic character, and blend with the existing development pattern and landscape. Existing industrial development areas meet the needs of the township and further regulation which is designed to minimize the visual impact of such activities should be pursued.
- Develop future land use concepts such as economic opportunity areas which facilitate redevelopment of previously mined or otherwise impacted properties.
- Recognizing the future demand for housing and services in the area, planning for potential housing development(s) that do not affect the broader rural esthetic. A mixture of housing on larger lots, Accessory Dwelling units, and Planned Unit Development areas should be worked on over the coming years. Work to assist in development of locations that could support work force affordable housing.
- Recognizing that short term rentals are a fact of life in the township develop workable regulations which offer protection to the neighbors, clarity of landlord responsibilities, and allow efficient use of the property by the owners.
- Review and develop a blight ordinance to protect property values with achievable enforcement provisions.

WATER QUALITY

GOAL:

Protect and improve the quality of the Township's ground and surface water resources.

STRATEGIES:

- Establish effective vegetative buffers and setbacks, based on scientific rigor, which minimizes the impact of runoff and erosion from waterfront developments, while respecting the rights of property owners to enjoy the land.
- Monitor and cooperate with regulatory agencies as they develop programs and standards to ensure properly functioning septic systems. Consider developing a septic system testing requirement upon sale of properties that contain housing.

HOUSING & COMMUNITY

GOAL:

Create a community attractive and accessible to all people.

STRATEGIES:

- Establish residential zoning districts that allow a mix of flexible housing options by right in locations appropriately served by infrastructure and services.
- In recognition of the increasingly aged community, seek to identify areas where age related service providers can locate operations.
- Permit the construction of accessory dwelling units (ADU's) in locations that housing is allowed.
- Reduce or eliminate minimum square footage requirements for residential development.
- Encourage participation with Michigan State Housing Development Authority (MSHDA) programs along with other local efforts to rehabilitate substandard housing and to provide needed moderately priced housing in the Township.
- Provide amenities that contribute to the desirability of living in the Township by implementing the goals, objectives and actions of the 5-year Parks & Recreation Plan.
- Ensure that future improvements to public facilities are ADA compliant and universally accessible.
- Review regulations for nonconforming residential structures to allow expansion without increasing the footprint of nonconformity while ensuring all applicable zoning standards are met.
- Develop and enforceable short term rental ordinance that reflects the reality of short-term rentals as a part of the community while regulating them, which may include septic system testing, so that they mitigate the impacts on surrounding properties and the township as a whole.

AGRICULTURE

GOAL:

Protect agricultural lands by supporting the continued operation of existing farms.

STRATEGIES:

- Work with farmers and agricultural organizations to identify prime land for agricultural and forest management practices.
- Encourage farmland protection by adopting ordinances that allow the transfer of development rights, purchase of development rights, conservation easements, Farmstead designations, and the clustering of non-agricultural development.
- Support the economic viability of existing farms by allowing agritourism commercial uses related to existing agricultural activity.
- Protect existing farms from nuisance issues by requiring adequate buffers be established for non-agricultural developments on adjacent properties, and encouraging the voluntarily implementation of the state's Generally Accepted Agricultural and Management Practices (GAAMPS).
- Review existing ordinances which place additional economic burdens on farms which may no longer meet current practices.
- Plan for the potential turnover of current working farms and the future uses those properties may be considering.

TRANSPORTATION

GOAL:

Manage a circulation network that is well maintained, efficient, and provides alternative modes of transportation.

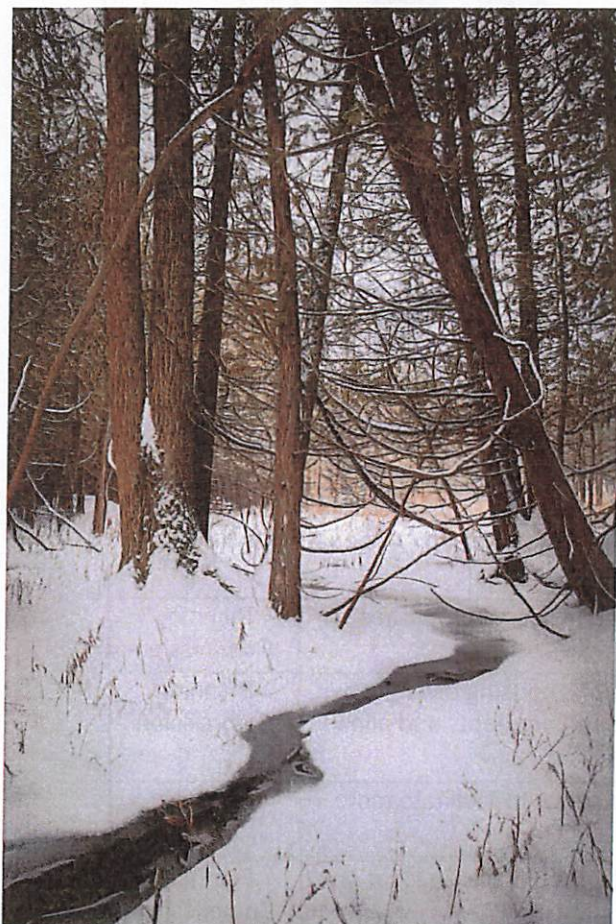
STRATEGIES:

- Develop an access management plan that allows sufficient access to properties without diminishing the efficiency of the road network.
- Support the completion of the non-motorized trails within the Township that connect to destinations within the Township and to neighboring communities
- Work cooperatively with the Charlevoix County Road Commission to maintain all roads in a safe condition.
- Partner with Charlevoix County Transit to improve public transportation in the Township.
- Ensure safe and expedient emergency response is available throughout the Township, by implementing driveway dimensions and clearances standards.
- Develop, adopt and begin implementation of a Complete Streets policy to improve transportation equity while encouraging health through physical activity and active transportation.

FIVE-YEAR ACTION PLAN

Although the Master Plan provides a policy framework for the development of the community for the next ten to twenty years, the Township is limited in its capacity and resources to implement the goals and objectives all at once. Table 3 presents realistic actions the Township intends to perform over the next five years. The Five-Year Action Plan is not intended to be a limiting proposal. As opportunities are presented outside the actions listed below, the Township will be able to pursue those in their effort to implement the overall goals and strategies of the Master Plan.

GRANTS AND CAPITAL IMPROVEMENT PLAN



*Winter wetlands, Forest Cove Association,
Hayes Township (Carol Greenslade)*

As stated earlier, the Master Plan and Recreation Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

Grant proposals are typically developed by the Parks and Rec committee and/or the Board of Trustees for specific projects such as improvements to township facilities or in response to specific needs arising from unique or unusual circumstances.

TABLE 3: HAYES TOWNSHIP GOALS, STRATEGIES & ACTION PLAN SUMMARY

Goal	Action	Agency
Land Use & Preservation	Amend the zoning ordinance to provide for the establishment of residential developments using rural clustering standards within permitted densities.	Planning Commission
	Amend the zoning ordinance to ensure new development protects the natural and aesthetic character of environmentally sensitive areas through site planning techniques	Planning Commission
	Zoning regulations will support the retention, redevelopment, and establishment of business uses in existing commercial and industrial areas as designated by this plan	Planning Commission
	Require a buffer between Residential uses and other more intensive uses.	Planning Commission
	Review and develop blight ordinance with achievable enforcement provisions	Planning Commission
	Develop enforceable regulations for Short-Term Rentals that protect neighbors, clarify landlord responsibilities, and allow efficient property use by owners	Planning Commission
	Develop future land use concepts such as economic opportunity areas which facilitate redevelopment of previously mined or otherwise impacted properties.	Planning Commission
Water Quality	Collaborate with expert agencies to develop best practices regarding vegetative buffer strips, groundwater protection, and septic tank maintenance.	Planning Commission
	Review the community sewer/septic policy periodically, updating it to be sure it meets the continuing needs of the Township. Develop a septic system inspection policy at time of sale or transfer.	Planning Commission
	Develop a septic system testing requirement upon sale of properties that contain housing.	Planning Commission
Housing and Community	Amend the zoning ordinance to remove barriers to housing diversity by reducing minimum square footage and lot size requirements and allowing more housing types by right in specific districts.	Planning Commission
	Adopt a Payment In Lieu Of Taxes (PILOT) ordinance to facilitate more affordable housing opportunities.	Township Board
	Permit the construction of accessory dwelling units (ADU's) in location where housing is allowed.	Planning Commission
	Reduce or eliminate minimum square footage requirements for residential development	Planning Commission

TABLE 3: HAYES TOWNSHIP GOALS, STRATEGIES & ACTION PLAN SUMMARY (cont.)

Goal	Action	Agency
Housing and Community (cont.)	Encourage participation with Michigan State Housing Development Authority (MSHDA) programs along with other local efforts to rehabilitate substandard housing and to provide needed moderately priced housing in the township.	Planning Commission
	Provide amenities that contribute to the desirability of living in the Township by implementing the goals, objectives and actions of the 5-year Parks & Recreation Plan.	Township Board
	Ensure that future improvements are ADA compliant and universally accessible.	Township Board
	Review regulations for nonconforming residential structures to allow expansion without increasing the footprint of nonconformity while ensuring that all applicable zoning standards are met.	Planning Commission
Agriculture	Protect existing farms from nuisance issues by requiring adequate buffers be established for non-agricultural developments on adjacent properties, and encouraging voluntary implementation of the state's Generally Accepted Agricultural and Management Practices (GAAMPS).	Planning Commission
	Support the viability of existing farms by allowing agritourism commercial uses related to existing agricultural activity.	Planning Commission
	Non-prime farm and forest lands within areas of prime farm and forest soils should be considered as appropriate for new development provided that natural resources are protected to the greatest extent feasible. Adopt flexible open space zoning regulations to accommodate development in such non-prime areas.	Planning Commission
	Work with township farmers and farm groups to identify those farm areas (parcels at least 40 acres in aggregate exhibiting prime farmland or forestland soils) most likely to remain economically viable for renewable resources management and those areas most likely to convert to other uses.	Planning Commission
	Allow for and encourage farmland protection, such as transfer of development rights (when available), purchase of development rights, conservation easements, farmstead designations, and the clustering of non-farm development.	Planning Commission TWP Board
	Review existing ordinances which place additional economic burdens on farms which may no longer meet current practices.	Planning Commission
	Plan for the potential turnover of working farms and the future uses those properties may be considering.	Planning Commission
Transportation	Incorporate driveway standards into the Zoning Ordinance to facilitate improved emergency access management	Planning Commission
	Collaborate with the Top of Michigan Trails Council to explore opportunities to expand non-motorized trails in the Township.	Planning Commission

In addition to the goals identified the Planning Commission will need to attend to the routine business of its charter. This may include updating or creating new Zoning Ordinances, considering whether the Conservation efforts are best served through the creation of an overlay district rather than a zoning district, amending the Master Plan responding to new zoning challenges that may face the Township such as commercial scale renewable energy projects or data centers. Continued efforts to explore housing options and infrastructure will be a guiding concept for the foreseeable future.



*Charlevoix Venetian Fireworks viewed from Oyster Point, Hayes Township
(Carol Greenslade)*

APPENDIX

Hayes Township Community Survey 2024/2025

DRAFT

Hayes Township Planning Commission 2025 Annual Report

2025 was a very busy and productive year for the Planning Commission (PC).

The PC met 17 times in 2025 with 87 percent attendance with absences largely the result of some members having surgery. It has addressed reviews and updates of both the Township's Master Plan and Zoning Ordinance for possible completion and adoption in 2026. The standing shore-land review subcommittee conducted six site visits during the year with the active participation from Tip of the Mitt (ToM) staff. Working with the relevant property owners and through the protective plantings developed, the plans approved continue the Township's successful enhancement of the quality of its lakes by creating an additional 3468 linear ft of shoreland protection.

In 2025, the Planning Commission received no Planned Unit Development (PUD), subdivision or site condo requests but granted three Special Use Permits (SUP), held nine public hearings which included the SUP applications, two rezone requests, two zoning ordinance amendments on commercial scale renewable energy and one on updating the zoning map to include actions already approved from 2009 to the present (totaling 65 parcels). Each of the SUP hearings included a site plan review and each of the Shoreland Landscape plans reviewed by the PC at a meeting contained a modified site plan review specific to the needs of the Shoreland Protection Strip (SPS) ordinance totaling nine site plan reviews. Additionally, the PC has made recommendations to the Board of Trustees on issues regarding short term rentals and commercial scale wind energy ordinances. A close and nimble relationship with the Township's Zoning Administration, whose annual report is attached, ensures that we are able to respond quickly to requests and applications from our citizens.

The recreation plans for the township are developed under a Board-appointed recreation committee. The Planning Commission receives a copy of the Parks and Recreation Plan and the plan is approved by the Board of Trustees.

Each year in May/June the PC develops its budget proposal for the Board to consider in its approval of the July 1 fiscal year Township Budget. This proposal includes monies to be used for consultants and legal support as the year unfolds and new situations arise. We expect 2026 to continue to reflect growth in the Township as property owners may wish to build or further develop their land, we anticipate that more projects will come before the commission to review. Final budget approval is the responsibility of the Board and they have adequately provided funds to date.

The PC has actively engaged in the work of the required Master Plan Review. First, a Master Plan survey advisory group, the Hayes Township Community Survey Steering Committee, was formed to develop, administer and evaluate a survey of township's residents for use in the required master plan update. Information and data developed from the Survey Steering Committee's final report was used in the development of the new draft Master Plan, as well as that from a future land use advisory project report. The PC has worked through several concepts regarding how a future Hayes Township might look with key areas debated including (but not limited to): renewable energy; housing; property rights versus resource protection; redevelopment of property after extractive uses; farmland preservation; and minimum lot size requirements. Further study and/or development of additional standards or ordinances are anticipated in the upcoming year as new situations may arise.

An initial draft of the Master Plan has been sent out and published for comment as required by the MPEA. Feedback received will be evaluated and may be included in the final version of the Master Plan expected to be approved in early 2026 for submission to the Board of Trustees for their consideration and possible adoption.

The Zoning Administrator and the Assistant Zoning Administrator have supported the activities of the PC as well reviewing and issuing 10 zoning permits in the last year. They both participate in the Shoreland landscape plan site visits, serve as the interface with our consultants and legal staff as well review all applications for PUD, SUP, SPS and rezoning as well supporting the activities of the Zoning Board of Appeals (ZBA).

In 2025 there were six ZBA meetings, a significant increase over the count in 2024. The ZBA held four variance request hearings all of which, after careful deliberation, were approved (some with conditions). The other meetings were held to approve prior meetings' minutes and thereby formalize the variance approvals. One ZBA member successfully completed Michigan State University Extension Office ZBA training (six hours). While other ZBA members have extensive ZBA experience and/or ZBA training, it is recommended that they undergo refresher ZBA training in 2026.

Since the last annual report, the PC has taken over 284 hours of training and continuing education in 2025. Five members (Cuddeback, Greenslade, Griffiths, Martin, Snyder) are certified as citizen planners by the MSU Extension Office, with four (Cuddeback, Greenslade, Griffiths, Martin) having received Master Citizen Planner certification.

Continuing Education and Training included;

- Cuddeback: 35 hours (Citizen Planner 16, Master Citizen Planner 4, EGLE Coastal leadership 6, CREO 8, NIMBY 1)

- Cunningham: 28 hours (Planning Commissions 2, Zoning v Police Power 2, Use by Right 2, Housing CREO 8)
- Curley: 34 hours (MTA Library 26, CREO 8)
- Greenslade: 35 hours (Citizen Planner 16, Master Citizen Planner 4, ZBA training 6, CREO 8, NMIBY 1)
- Griffiths: 46 hours (Citizen Planner 16, Master Citizen Planner 4, MTA 4, T.o.M. Shoreland 6, EGLE Coastal Leadership 6, BOR 5, CREO 8, NIMBY 1)
- Martin: 56 hours (Citizen Planner 16, Master Citizen Planner 4, MTA 4, STR 20, ZO 4, CREO 8)
- Snyder: (46 hours, Citizen Planner 16, MTA two-day seminar 16, ToM realtor/shoreland 6, CREO 8)
- Total: 280 hours

This work provides the Township with the most intensively trained Planning Commission to date. Training areas covered a range of relevant topics from renewable energy to shoreland protection to ordinance revisions, among others.

2026 is shaping up to be another busy year as projects begun in 2025 will finish in 2026. Chief among them are the completion of the Master Plan update and preparation, with our Planning Consultants, of the revisions of the zoning ordinance for the Township. The Zoning Ordinance update aims to reflect changes in the Township's approach to zoning since the ordinance's inception while correcting or clarifying potentially conflicting sections.

Each year in May/June the PC develops its budget proposal for the Board to consider in its approval of the July 1 fiscal year Township Budget. This proposal includes monies to be used for consultants and legal support as the year unfolds and new situations arise. We expect 2026 to continue to reflect growth in the Township as property owners may wish to build or further develop their land, we anticipate that more projects will come before the commission to review.

The Planning Commission recommends that Board of Trustees that they adopt the Master Plan update and that they encourage the study of issues that may pose concerns to or opportunities for the Township.

Zoning Administrator Report

Year End 2025

Ron VanZee, Zoning Administrator
As of December 15, 2025

Zoning Permits Issued:

New Single Family Residences: 7

Residential Additions: 5

Accessory Structures: 13

Signs & Others: 3

Commercial: 1

Industrial: 0

Special Use Permits Approved: 2

Amended: 1

Zoning Variances: Approved: 4

Denied: 1

Parcel division / re-configurations: 7

**Shoreland Protection Strip Restoration: Approximately 3,468 lineal feet
restored as a result of zoning permit activity.**

In Process:

Zoning permit applications: 7

Applications including Shoreland : 6



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Hayes Township 2024/2025 Master Plan: Public Comment, Data Centers

1 message

Donald Gregory <dlgregoryii@gmail.com>

Thu, Jan 22, 2026 at 6:05 PM

To: clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Cc: Jim Rudolph <jmr09799@gmail.com>, LuAnne Kozma <luannekozma@gmail.com>

Please enter the following into our public comments for the Hayes Township 2024/2025 Master Plan. Thanks!

Data Centers

Tucked away in the last paragraph of the Hayes Township 2024/2025 Master Plan is a reference to a type of land use that appears nowhere else in the document:

"... amending the Master Plan responding to new zoning challenges that may face the Township such as commercial scale renewable energy projects or **data centers**."

The whole paragraph should probably be positioned as a separate paragraph directly under Chapter 9 but at a minimum the **reference to data centers needs to be removed** until such time as proper planning can be developed around this land use. Community experiences with the companies building these data centers in the last few years, just in Michigan, should be sufficient to inform any community of treating them as any other commercial endeavor. The behavior, for example, of DTE in attempting to get a 19-year contract with Saline Township without a public hearing. Another example is the public outcry Monroe County's Dundee Township where they have enacted a moratorium on data center development, and a proposal in Kalamazoo County is also on hold after public pushback. ⁽⁰¹⁾ We should invest our energies in understanding what data centers are and planning for them appropriately rather than trying to put the toothpaste back in the tube because we didn't.

The modern day data center is not the data center some of us may be familiar with. While they are still large, box structures, few if any permanent local jobs are typically created, they consume enormous quantities of electricity and, depending on how they are built, can use enormous amounts of water to cool the computers inside them. At a minimum the Master Plan needs accommodate the following data center requirements ⁽⁰²⁾:

No rate hikes

Data centers must pay for their own energy demand — costs cannot be passed onto ratepayers.

Community transparency

Communities must have a meaningful say in project approvals and community benefits packages.

Energy reliability guarantees

Energy reliability cannot worsen because of data center projects. Projects must include enforceable commitments from utilities to improve energy reliability, funded by data center revenues.

Jobs guarantee

Data centers must create the local jobs they promise, or face penalties, and must be built by Michigan contractors with DOL registered apprenticeship programs.

Water protection

Data centers must commit to closed-loop cooling systems to avoid stressing or polluting local water resources.

Community benefits agreements

Projects should include binding agreements that deliver real benefits, including local infrastructure investments, improvements to the electrical grid, burying power lines, and upgrading water treatment facilities and piping.

No clean-energy loopholes

Utilities cannot use data center projects to weaken or sidestep clean energy laws.

Enforceability

All agreements must be enforceable through actionable penalties.

01) [Data centers eyed in at least 10 Michigan towns. How they might change state \(Bridge Michigan\)](#)

02) [Terms of Engagement for Data Centers](#)

--

Donald Gregory

Cell: 425-614-6233

On two occasions I have been asked by members of Parliament, 'Pray, Mr. Babbage, if you put into the machine wrong figures, will the right answers come out?' I am not able rightly to apprehend the kind of confusion of ideas that could provoke such a question. - Charles Babbage

.

Members of the Planning Commission:

I think we can all agree that we want the best Master Plan and, ultimately, the best Zoning Ordinance for Hayes Township. It is with this in mind that I encourage making some changes in the Draft Master Plan.

1. Development Opportunity Zone: "its possible redevelopment into residential, commercial/residential mixed use and commercial use" is too broad. (p.49) We need to "Preserve the integrity of existing residential areas by protecting them from intrusion of incompatible uses." Bay Shore has suffered enough.
2. "Scientific rigor" (p. 55) What is the science it is based on? Please note whenever you use the terms: science, scientific, throughout the Master Plan. Is it Tip of the Mitt or some other science?
3. "Hayes Township housing sale prices have increased even more, at over 153 percent." (Source: Antrim, Charlevoix, Kalkaska Board of Realtors) We must watch our sources, so they are not biased. (p.43)
4. "Protect agriculture lands by supporting the continued operation of existing farms." I think new farms should be encouraged, as well as, hobby farms, vegetable and plant farms, etc. There are other possibilities than encouraging breaking up a farm for housing.
5. "In addition, to the goals identified, the Planning Commission will need to attend to the routine business of a charter." (We are Not a charter township.) "This may include updating or creating new Zoning Ordinances, considering whether the Conservation efforts are best served through the creation of an overlay district rather than a zoning district, amending the Master Plan, responding to new zoning challenges that may face the Township such as commercial scale renewable energy project or data centers. Continued efforts to explore housing options and infrastructure will be a guiding concept for the foreseeable future." (p.60) I would recommend eliminating this paragraph.

Data Centers have significant environmental impacts (massive energy/water use, emissions), strain on local resources (power grids, water supplies) noise pollution, and increase utility costs for residents. Powering them can increase air pollution (particulates,

nitrogen oxides) from backup generators. Large facilities consume significant land, impacting farmland, open space, or rural character. They should not be encouraged or included in our Master Plan. Roy said they help businesses. The businesses will not just be Charlevoix; they will extend across the US and possibly the globe.

Betty Henne



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Hayes Township 2024/2025 Master Plan: Public Comment, Surveys

2 messages

Donald Gregory <dlgregoryii@gmail.com>

Fri, Jan 23, 2026 at 10:26 AM

To: clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Cc: Jim Rudolph <jmr09799@gmail.com>, LuAnne Kozma <luannekozma@gmail.com>

Surveys

I understand surveys for how the Planning Commission should make its decisions as to what sort of place the people in Hayes Township are going to be living in, was sent only to property owners? If that is accurate, I think it would also be accurate to describe that sort of planning as, well: Unrepresentative? Undemocratic? Offensive? What word would you use to characterize this approach to community planning? You would agree, I hope, that people living in Hayes Township who don't own land breathe the same air? Drink the same water? Travel on the same roads? Walk the same trails, and raise families? If that's the case, why do these same people, your neighbors, not have a voice in the character of the place where they live?

Before this Master Plan is submitted for public comment. Before the first DRAFT is even discussed among the people who live in Hayes Township, and at every point in the process,. everyone who lives here must have a chance to speak. **Until every person in the community has had an equal opportunity to weigh in, this Master Plan must be put on hold.**

--

Donald Gregory

Cell: 425-614-6233

On two occasions I have been asked by members of Parliament, 'Pray, Mr. Babbage, if you put into the machine wrong figures, will the right answers come out?' I am not able rightly to apprehend the kind of confusion of ideas that could provoke such a question. - Charles Babbage

clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Fri, Jan 23, 2026 at 11:37 AM

To: Donald Gregory <dlgregoryii@gmail.com>

Donald,

To answer your question as to the survey availability to non land owners, the survey was available to land owners AS WELL AS registered voters. Planning Commission, as well as the survey sub-committee, were very diligent in their encouraging any and all community feedback.
Sent from my iPhone

On Jan 23, 2026, at 10:26 AM, Donald Gregory <dlgregoryii@gmail.com> wrote:

[Quoted text hidden]



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Hayes Township 2024/2025 Master Plan: Public Comment, Change Control

1 message

Donald Gregory <dlgregoryii@gmail.com>

Fri, Jan 23, 2026 at 10:59 AM

To: clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Cc: Jim Rudolph <jmr09799@gmail.com>, LuAnne Kozma <luannekozma@gmail.com>

Change Control

We should acknowledge the effort and congratulate the people who calculated the delta, the changes, between the 2024/2025 Master Plan and previous Master Plans. Unfortunately for the rest of us, those persons do not appear to be on the Planning Commission.

Any Business Owner who accepted a Business Plan from their Business Planning Manager that did not identify and explain any changes being made would be fortunate to stay in business very long. They would be well advised to consider finding another Business Planning Manager. Members of the Hayes Township Planning Commission are the Business Managers in this scenario and the residents of Hayes Township are the Business Owners. The Planning Commission must identify and explain their changes before the Master Plan being proposed for adoption is submitted for review and approval.

--

Donald Gregory

Cell: 425-614-6233

On two occasions I have been asked by members of Parliament, 'Pray, Mr. Babbage, if you put into the machine wrong figures, will the right answers come out?' I am not able rightly to apprehend the kind of confusion of ideas that could provoke such a question. - Charles Babbage



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Comments on Hayes Township Master Plan and Process

1 message

Melvin Czechowski <mhczechow@aol.com>

Fri, Jan 23, 2026 at 11:41 AM

To: Kristin Baranski <clerk@hayestownshipmi.gov>

Kristin,

Please sent to all members of the Planning Commission Members and Board of Directors. I do not have all correct email address for all.

Regards,

Mel

January 23, 2026

I believe the Planning Commission worked hard on the New Master Plan.

However, I do have a number of comments.

In talking with Hayes residents, I find that they do not want to stop development, but want better control of development so that the rural and "up north" atmosphere of Hayes Township is maintained.

There were a number of comments at the concerned Hayes residents meeting on 1/21/26, which I hope the PC members at the meeting take into consideration; including correction of errors in the Plan, and fuller descriptions of community resources.

I have a number of other issues with the plan.

1) **Waterfront Properties:** The proposed master plan mentions permitted plantings and improvements within the shore land protection area based on scientific criteria. **What are and what is meant by "improvements within the shore land protection" area? What is the scientific criteria. What is the source for this scientific criteria? This should have been mentioned either as a footnote or in the appendix.**

2) **Development Opportunity Zone:** I know that many in the Bay Shore community want the mined area (now classified as an "Development Opportunity Zone" and adjacent to their homes) to be all residential. How is the planning commission going to handle this? Will they contact the residents of Bay Shore?

I noticed in Future Land Use Map, the Bay Shore area mined is zoned "Development Opportunity zone". However the mined area across the street is zoned farm/forest. Why? I would think that the mined area (not the 26 acres not mined), be also classified as "Development

Opportunity zone". That is the only area that could be commercial or industrial according to your definition of "Development Opportunity Zone".

The Master Plan defines Development Opportunity Zone "This category recognizes that unique opportunities are presented by land previously used for industrial activities or mineral extraction. The Township proposes that this land be designated with a special category Development Opportunity Zone to encourage its possible redevelopment into commercial, residential or commercial/residential mixed use while allowing current industrial use to continue."

3) **Insufficient Information on Master Plan and Zoning Ordinance:** I also have issues with the Planning Commission giving limited information to the community during the development of the plan. I know PC meetings were held. However, they were very difficult to follow and no written minutes available to township residents on the township website. I could not attend all meetings, and when I attended meetings it was difficult to remember all that goes on during your discussions. A written report on the meeting, available on the Township website within 48 hours would allow residents to follow discussions and justifications as to why certain changes in the Master Plan were deemed important and necessary.

There original Master Plan was sent to the Charlevoix County Planning Commission after approval by the Hayes Board. Since then there have been 3 or 4 changes to the plan. I know important changes were recommended by the Charlevoix Planning Commission. However, what were these changes? Where in the various drafts are the changes? Why were not the the drafts numbered so it would be easy for the community to know which draft they are looking at. I, and many others, would have liked to have any new changes in the original Master Plan be clearly indicated.

4) "Hayes Township Goals, Strategies and Action Plan Summary" has a lot of nice text. However, it is how these plans and goals are carried out that concern and worry many residents.

Regards,

Mel

Melvin H. Czechowski, Ph.D.

Date: January 23, 2026

To: Hayes Township Planning Commission and Board of Trustees

From: Bill Henne

Subject: 2025 Master Plan Draft

Planning Commission Members and Township Board,

Below I have comments on the 2025 Master Plan Draft. I have compared this draft with the 2013 Master Plan which was written by MC Planning and Design, whereas the current draft was written by the Planning Commission. You will see that many important items have been removed from the current draft that should be replaced, many changes have been made that are not good and many items have been added that are not good and should be removed.

I would like to thank the four members of the PC that attended the Informational Meeting hosted by Hayes Voters For Change on January 21, 2026: Matt, Roy, Rex and Mark. The two most important factors in creating a Master Plan or Zoning Ordinance are to Follow the Law and to Involve the People. Coming to our informational meeting shows that you are willing to listen to the people.

Here are some comparisons:

2013 MP	2025 Draft
Under Introduction, Background:	
CHIEF among specific actions urged by the plan.	Among specific actions urged by the plan.
- Changes in ZO to encourage Clustered development and to Require INCREASED open space...	Maintaining a ZO that encourages clustered development and requires open space.....
-The designation of specific areas for ag, res.,	Designating of specific areas for
Res., public, comm., and ind. activity and	public, comm. or ind. activity and
THE LIMITATION OF STRIP COMM AND IND DEVELOPMENT	RESTRICT COMMERCIAL DEVELOPMENT
DEVELOPMENT along the US 31 corridor and TO the US corridor and Boyne City Road.	DEVELOPMENT along the US 31 corridor and TO the US corridor and Boyne City Road.

-ENACTMENT of waterfront protection measures. REFINEMENT of waterfront protection

measures.

Under Plan Development Process:

The Status of Planning and Zoning in Hayes Township

-Encourages the preservation and protection of natural AND SCENIC resources. -Encourages the preservation of natural resources.

Under Natural Resources: Wetlands (second paragraph)

THE TIP OF THE MITT WATERSHED COUNCIL WE HAVE identified three high-value

HAS identified three high-value wetlands... wetlands.....

Under Open Space: The last sentence in the paragraph has been omitted from the 2025 Draft It is: "Rolling farm fields and shrub and herbaceous fields establish the Township's rich visual character and sense of place.

Under Septic Limitations (page 16 and 17 of the 2025 Draft), last sentence of the fourth paragraph: "These areas are usually only suited for extremely low density residential development, UNLESS SERVED BY ALTERNATIVE SEPTIC WASTE DISPOSAL SYSTEMS." (The phrase in caps has been added. This is subjective and inappropriate for a MP.)

Also, see the last paragraph. (This is really out of place. It is not even true and should not be in the Draft.)

"Per the policy of The Michigan Department of Natural Resources for uses of Waters of the State for underground disposal of Sanitary Sewage, "Private, single and two-family sanitary waste disposal systems are not considered to be significant uses of the waters of the State and do not require submission of an application for a permit to discharge under provisions of Section 8(b) of Act 245, Public Acts of 1929 as amended, and Appendix A, 4,a,b, in which the County Health Departments are given responsibility for residential septic systems."

The section that was called "Strategic Goals, Policies & Action Plans" has been changed to "Goals, Strategies & Action Plan". (Chapter 9 in the 2025 Draft.) The term "Policy" has been omitted. Why? This is a mistake.

This section has been radically changed. One example is that "Water Resource Goals" has been changed to "Water Quality". Protect and PRESERVE ground and surface water has been changed to Protect and IMPROVE the quality of the Township's ground and surface water resources." The sentence, "Limit the impact of waterfront development to maintain the quality of adjoining surface waters" has been eliminated and replaced with a sentence that says, "Establish effective vegetative buffers and setbacks, based on scientific rigor, which minimizes the impact of runoff and erosion from waterfront developments, while respecting the rights of property owners to enjoy the land."

The effect of these changes is to pave the way for more development by relaxing the standards of the Zoning Ordinance. This is the opposite of what the people have indicated in every survey conducted by Hayes Township.

The last paragraph of the Master Plan is a recitation of uses that the people have also spoken out against. Please remove this paragraph from the Master Plan.

In conclusion, I do not feel that the current Master Plan Draft is ready to be adopted. I feel that the many mistakes are a result of the Plan being written by people who, while being caring and hard working, are not sufficiently informed for the task. I suggest that you retain a professional planner to write the new Master Plan and start over.

Thank you.



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Comment for Hearing on Hayes Township Long-Range Plan

1 message

Jim Rudolph <jmr09799@gmail.com>

Fri, Jan 23, 2026 at 12:18 PM

To: Kristin Baranski <clerk@hayestownshipmi.gov>, Roy Griffiths <rwgriffitts3@gmail.com>, Rex Greenslade <greensladerex@gmail.com>

I am not certain at what stage of incompleteness a Long-Range Plan can still be approved by a Township Planning Commission. I would certainly agree if only occasional typos or grammatical corrections need to be corrected. However, this Long-Range has many more serious mistakes and concerns. Many others have detailed other concerns about the plan and I agree with them. Since my specialty is data analysis, that is where my concerns are centered.

- 1.) This plan should be re-named the 2026 Hayes Township Long-Range Plan. Reviewing and possibly modifying the plan is a lot of work. Don't imply it should have to be redone before 2031.
- 2.) Chart 11 on page 41 correctly shows the confidence interval for this data derived from sampling. (It would have been more informative to the readers if the font color for the interval was more visible, and a quick statement that we are 95% "confident" that the "true value" is within this confidence interval.) All the charts using sampling data should also include the confidence intervals. However, I question why you are using the sampling data with all the inaccuracies when you could use BS&A Software data with exact information on housing data for the township.
- 3.) The data table at the bottom of Chart 1 on page 34 has many red flags.
 - a.) I could not verify that much of the data was accurate.
 - b.) The table says that in a three-year period (2020-2023) Hayes Township population increased 139 persons, Bay increased 2 persons, and the entire county increased only 89 persons. So, this data table is saying that the other 13 townships of Charlevoix County LOST 52 people in this three-year period while Hayes increased 139.
 - c.) 2025 data is now available. 2025 data is computed with larger samples sizes, and thus smaller confidence intervals. Please redo the plan with more accurate 2025 data.
- 4.) Under the title of Chart 4 on page 37 is (IN 2023 INFLATION ADJUSTED NUMBERS). What could this possibly refer to? Are these the sample median household incomes from 2023, or if they are "inflation adjusted, from what year's CPI was the adjustment made?
- 5.) Starting on page 41 the Plan has an excellent discussion of the lack of affordable housing for the local "work force". It documents that construction costs make entry level housing unattainable for local work force salaries. Unfortunately, the data in the previous few pages negates this discussion.
 - a.) Chart 6 says that 12% (1 in 8) of homes in Hayes have a value under \$100,000, and 39% (2 in 5) have a value under \$200,000. This implies that 40% of the homes in the township are affordable for the workforce.
 - b.) Then, in an italicized statement there is a statement that the source of the data is "iffy".
 - c.) Why include this data? I am confident that the equalization department of Charlevoix County could provide summary **2025** SEV (State Equalized Value) data for Hayes Township. The SEV is a documented value that is 50% of the home's true cash market value.

- d.) With the rapidly increasing values of property the SEV tends to be the lower bound of the home's value, but way more accurate than the owners estimate in a survey.
- 6.) I am disappointed that there is minimal discussion of the likely impacts of possible actions for increased affordable workforce housing.
 - a.) If lot sizes are decreased, will the high construction costs make it unaffordable for the working class and will this loss of open space in the township for denser housing be worth it just to increase the number of "downstate" retirees in the township.
 - b.) Would the construction costs of duplexes, fourplexes, etc. make them any more affordable for the workforce's population?
 - c.) Is there a spot with available water and sewer utilities for government assisted housing that is more affordable similar to that now at the old Maple Block factory and Hankey Lumber in Petoskey? Maybe at or near the Charlevoix Country Club or across the highway?

Please seriously assess if this document is ready to be approved. I believe it is not.

Jim Rudolph
09799 Townline Rd.

January 23, 2026

Comments on Hayes Township Master Plan Draft available Jan 4.

To: Hayes Township Planning Commission and Board of Trustees
From: LuAnne Kozma, 9330 Woods Road, Charlevoix MI 49720

Cc: Kiersten Stark, Charlevoix County Planning Director
Charlevoix Planning Commission
Little Traverse Bay Bands of Odawa Indians
Little Traverse Conservancy
Tip of the Mitt Watershed Council

Comments in no particular order:

1. My previous comments dated January 3, the last day of the 63-day public comment period on the Oct 31 version of the Draft, were not included in this draft, because the Draft now out for public review, has a date of January 2.

2. The Survey was not included with the Master Plan Draft, therefore the public could not see the entire document prior to the scheduled Jan 27 public hearing. The Public Hearing should be re-noticed and rescheduled, and the entire Draft including the Survey be posted online. A real effort should be made to reach all of the voters in the Township. The Township gave the county Planning Commission the full document for the 63 day period Oct 31-Jan 3, but did not make the whole document available to the Hayes Township public on its website during that same period. From Jan 4 - to today, the entire draft is just not uploaded as a single document on the website, as was announced in the public notice in the newspaper.

The deadline of 2 pm Friday, Jan 23 is inappropriate since residents should be given the entire 15 days leading to the Public Hearing to provide comments in whatever format they choose. The Public Hearing itself is only a listening session, not a decision-making session.

3. The Survey that is missing from the Draft: I had to find it elsewhere on the website. I have some comments on it. It has several serious problems with methodology that affect the results.

A. No one under 30 years old responded. According to a Qualified Voter File for Hayes Township that I obtained in September 2024, there are approximately 240 voters under 30 years old.

B. Only 35 people (8% of the 435 survey respondents according to the Survey) in the age group 30-49 returned a survey. There are about 436 voters in Hayes Township in that age range.

C. I don't think the Township can "extrapolate" the views of younger people from the survey results from older people. Survey after survey on a variety of issues nationwide show that age differences do matter. Younger people for example are much more interested in protecting the environment. The Plan is to cover several years into the future, although the draft does not indicate any time frame. The future is the people under 50 years old and the Planning Commission just hasn't heard from those folks in the Township. The PC must engage the community or else it just isn't good planning.

D. And this is a major flaw: Surveys were mailed only to property owners of parcels, one survey per parcel. We own 3 parcels, we received 3 surveys. I am aware of a family who owns about 7

parcels who received NO survey. Bill and Betty Henne who own one parcel, were denied a second survey when they requested one, being told that it was okay if multiple-parcel owners receive more than one survey because they are more “vested.” Wealthy landowners of multiple parcels received numerous surveys, while voterThere are two neighborhoods in the residential district for manufactured housing owned by “Lake Michigan Heights LLC.” According to the Qualified Voter File I obtained, there are approximately 126 voters who live in the Michigan Heights subdivisions, and none of them, according to the Survey’s methodology, received a survey. (Streets are Karlee, Lakeview Dr, Lower Kelsey, Michigan Heights Court and Drive, and Upper Kelsey. These residents may own their manufactured home, but are technically renters of the lot, therefore not listed in the tax rolls. This is discriminatory to leave out these residents, many of whom are long term residents. The sampling methods described on page 4 of the survey reveal this elitist, discriminatory decision-making that left out renters on purpose, assuming they were “transient.” The PC deliberately decided not to use the voter file.

E. In addition, another 16 voters in the Township live on Karlee (road or street). Additional people may live there and are not voters. These properties are owned by the LTBB tribe, and from the survey methodology, these voters and residents were also not included in the survey. Again, this is discriminatory.

4. The Michigan Planning Enabling Act states (MCL 125.3833(2):

(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

(a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, subject to subsection (5), public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

5. Natural Resources and Open Space Goals: Are missing entirely. The 2013 Master Plan had several that were eliminated from the 2019 Plan. They are missing from the 2025 draft as well. They include:

- Maintain the integrity of open space, ecosystems and wildlife habitats. Preserve wetlands, shorelines, topography, and woodlands diversified by age and species.
- Scenic viewsheds are among the most cherished local natural resources. They will be protected.
- Shorelines and wetlands will be protected.

Removing these and substituting other language that directly shifts away from protection threatens the township’s natural areas from development. There were also no questions in the Survey regarding natural resource goals.

“Habitat” for example, is discussed in the Natural Resources chapter,—and much of this text is derived from the 2013 Plan— but it is not in the Goals, Objectives and Action Plans. One ‘strategy’ is protect “woodland habitats” only in the context of allowing residential development, but where is the Goal to protect habitat by conservation lands and zoning? In other words, habitats not associated with residential areas?

We have a park on Lake Charlevoix that was purchased with grant monies and private dollars to provide access to the water for a variety of water-based recreation, including swimming. We

once had this Action under the Recreation Goal of “Maintain and improve the Townships recreation lands and facilities consistent with the community needs and ability to finance the improvements for the enjoyment of residents and visitors”: “Provide for public access on Lake Charlevoix, including a boat launch. Pursue acquisition of land and associated development for a Township Park.” Now that the action step of acquiring the park has been accomplished, thanks to a former Board administration, we see no continued commitment for developing this park for the purposes the Township agreed to in the grant agreements, such as swim area and trailhead for the non-motorized trail. It’s as if the park doesn’t exist. The only photo of it or of Lake Charlevoix in the Draft Plan is simply of the park signage on the road, none of the recreational opportunities and potential future opportunities at this **natural-resources-based parkland**.

6. Conservation Reserve Zoning District: at the end of the Master Plan, a quip mentioned by Chair Griffiths at a December Planning Commission meeting suddenly appeared in the January version of the Draft Plan, that the Commission should consider “whether the Conservation efforts are best served through the creation of an overlay district rather than a zoning district.” This idea received no discussion by the Commission at any meeting other than floating the idea in December 2025. It’s a bad idea. An overlay district would be on top of another zoning district. All other zoning districts besides Conservation Reserve allow various kinds of development including residential housing, commercial use or industrial use. Conservation areas absolutely should not be rezoned to another zone and then a “conservation overlay” attached to it. It’s nonsensical and threatens all of the Conservation Reserve lands in the community. There may be residentially zoned property that has private conservation easements on them (we own 3 such parcels). However, the Conservation Reserve Zoning District must be a top priority of the Township and these protections and zoning restrictions should remain in the Plan and the Zoning Ordinance.

7. Lack of “Community Character, Natural Resources, Open Space”, and Recreation Goals is also not aligned with the **Charlevoix County Land Use Master Plan** (pages 39-41) such as:

MAINTAIN A UNIQUE SENSE OF PLACE

Goal: Maintain and enhance the unique sense of place that attracts people to Charlevoix County and makes it a special place to reside.

Objective: Encourage adoption of township, city, and village land use plans, ordinances, and initiatives that preserve, maintain, and enhance the assets that create Charlevoix County’s unique sense of place

Actions:

Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:

Preserving, enhancing, and maintaining community assets, including cultural, historical, scenic, environmental, and other features that contribute to Charlevoix County’s unique sense of place

Historic preservation and adaptive reuse

Native landscaping

Tree preservation

Multi-use community greens and open space

Identification and preservation of scenic road corridors
Waterfront protection, enhancement, use, and maintenance
Identification and preservation of scenic views
Agriculture
Dark sky protections
Wayfinding
Standards that minimize visual signage impacts
Design guidelines for streets, buildings, and public spaces that maintain a sense of place
Site plan review standards that promote distinctive and attractive retail centers

PROTECT UNIQUE NATURAL FEATURES & OPEN SPACE

Goal: Maintain and enhance the unique natural features and open spaces that draw people to Charlevoix County.

Objective 1: Coordinate policies, plans, and ordinances that protect, preserve, and enhance natural features and green infrastructure.

Actions:

Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:

Sensitive natural features or high-quality environments

Cluster development

Incentives for preservation of open space or green infrastructure

Overlay districts for environmentally sensitive areas

Forestry management

Low-impact design

Methods to prevent and mitigate invasive species

impacts such as using native species and/or prohibiting the use of invasive species

Facilitate, support, and encourage efforts by local units of government and land conservancies to develop a coordinated program to protect lands that have unique natural features and significant open spaces.

It is unfortunate that the County Planning Commission did not see that these important Goals, Objectives and Actions were missing from the Hayes Draft Master Plan. I think there was a rushed deadline imposed by Hayes Township. The County should have had another 63 day review period to review such major changes to a draft. Instead they had the plan for one day. It was authorized by Hayes Township on Jan 7, and the County meeting was Jan 8.

8. Water Resources: In the 2013 Plan we had some robust language for Goals, Objectives and Actions that actually protected water resources. In 2019 and this 2025 Draft, we see a dramatic shift away from thinking of water resources as a “natural resource” that embodies more than just “water quality” but also water bodies as environmental habitats, sensitive ecosystems that sustain aquatic life, and streams and creeks and all land as part of watersheds that feed into the lakes. Now we see language inserted asserting that “property rights” need to be balanced with “water quality.” In 2013 we had Goals, policies and actions to:

- Limit the impact of waterfront development to maintain the quality of adjoining surface waters.
- The Township will strive to protect groundwater from potential sources of contamination.

- The Township will strive to protect the high quality of surface waters by assuring that sediment and nutrient laden runoff from developed areas and construction sites is effectively treated before reaching bodies of water and water courses.
- The Township will adopt groundwater protection regulations that can be administered during site plan review or other zoning ordinance review and approval procedures.

All of the above are now missing from the Draft Plan.

This 2013 action—“Maintain vegetative buffer strips along shorelines and watercourses”—has been changed to: “Establish effective vegetative buffers and setbacks, based on scientific rigor, which minimizes the impact of runoff and erosion from waterfront developments, while respecting the rights of property owners to enjoy the land.”

This coded language is to pave the way for zoning ordinance changes the Planning Commission has been working on for the past four years, to reduce the Shoreland Protection Strip from 50 feet to 25 feet, and to allow the cutting of the Shoreland if the State and Federal governments allow such intrusions into the Shoreland. Nowhere else do we see such language in the Master Plan for other landowners, of “respecting the rights of property owners to enjoy the land.” All property owners have the right to enjoy the land. But waterfront property owners do have “an added responsibility regarding the preservation and protection of these natural resources, water quality and communication scenic and recreational values” as it says in our current zoning ordinance. The Planning Commission has argued in meetings that ALL property owners have an equal responsibility, but this is nonsense. The only landowners who can protect the “ribbon of life” that is the shoreland, near shore and littoral zones are the waterfront property owners on lakes and streams. This is where local ordinances fill the “gap” between what the state and federal governments allow. Unlike for the Great Lakes including Lake Michigan, inland lakes like Susan Lake and Lake Charlevoix, the bottomlands belong to the property owners. Thus, the Township has jurisdiction over the bottomlands as well as the uplands. Good buffer strips are absolutely necessary to maintain the entire ecosystem of the lake. The lake is habitat for many species. The land around it also habitat for species. Township allowances of lawns, large rip rap, permanent docks and antithetical to these goals of preserving the lake and its environment. Hayes Township has an added responsibility to all other communities that share Lake Charlevoix, to uphold good planning and zoning that protects the lake and does not allow over-development that harms the lake.

My family, the Boal family, owns 3/4 mile of the Lake Charlevoix shoreland. The Boal family has been good stewards of the lake and the land since 1912. Much of it is under private conservation easements. Our land provides incredible woodlands, wetlands, Shoreland Protection Strip, and unadulterated, not hardened shoreline. I’ve witnessed the over development and encroachment into the sensitive shorelands and bottomlands in just the short 14 years that I’ve lived here. Our family was here when Boyne City Road was a dirt road and the only buildings on the lake were small cottages. Uplands and bottomlands disturbances were minimal. There was no grass planted near the lake, and the land was recovering from the logging era. The forests and wetlands have come back since those destructive times.

The Township is facing increasing developmental pressure on these near shore habitats. Hayes Township should remain vigilant in its protection of Lake Charlevoix. Its geographical location means Hayes Township is a major player in lake protection. Tip of the Mitt Watershed Council always gave Hayes Township high marks. It has some gaps in our ordinance that need to be strengthened (such as no lawns, and septic improvements) until now with this Draft Master Plan, and the obvious direction in the zoning ordinance drafts we’ve seen over the past 4

years, is taking the Township and the County down a path of more destruction and less protection.

Educating the public about groundwater resources is no longer in the Plan. Educating the public about water resources is a good action step to include, as it helps actually achieve the goal of protecting water resources.

9. "Creating an inventory of culturally significant historic and scenic features desired for preservation" from the 2013 plan is missing, and should be an important goal or action to added back in. If the PC had someone representing

10. Farmland Goals are solely focus on current existing farms, and completely ignores any ideas or concepts of encouraging new agricultural uses (not necessarily "farms" but agricultural practices such as hobby farms. We currently have flower farms, horse farms and others who keep horses and stables, vineyards and wineries, truck farming, Mennonite farms, and possibly more. New farms should be encouraged and working lands expanded.

11. The "Housing and Community Goal" is simply too broad to be meaningless. "Create a community attractive and accessible to all people." That could be Anywhere USA. The Residential Goal used to be, in 2013, much more Hayes-Township-focused: "Retain the Townships rural and scenic character, while providing for suitable housing opportunities for the varied economic and lifestyle needs of the residents."

12. **The Land Use & Preservation goal** has been changed from the 2013 language which was to "plan for and guide new development that preserves renewable resources and open space, protects environmentally sensitive areas, and maintains the historically rural character of Hayes Township" to the following, pro-development wording: **"Foster responsible development that meets the evolving needs of the community** while preserving the scenic rural character that is the Township's identity." "Fostering responsible development that meets the evolving needs of the community" could be written for a major city. This is antithetical to 2013 wording and meaning.

I disagree that rural character is the only scenic identity here. We have Lake Charlevoix shoreline, Lake Michigan shoreline, a non-motorized trail that goes along Lake Michigan, a state-owned park on Lake Michigan. See the many omissions from the 2013 plan.

13. The proposed Existing Land Use Map was put together between Oct 27 and Oct 31 of last year, with no Planning Commission discussion. According to the Michigan Planning Association, planning begins with studying existing conditions, then the public is engaged to give input, then the Planning Commission is to come up with a Future Land Use Map. The Planning Commission did the exact opposite: it opened up the Master Plan in fall 2022 when over 400 residents signed a petition demanding that the industrial designation in Bay Shore behind quiet residential areas on the Future Land Use Map of 2019 be changed and the master plan process opened up. The Township focused only on the Future Land Use Map with an advisory committee. None of the meetings and materials ever appeared on the Township website, only the planning firm's website.

14. Also, some parcels are incorrectly coded on the Existing Land Use Map. For example, the parcel in Bay Shore owned by Pickleball Storage LLC, which on the 2019 Existing Land Use Map is indicated as "vacant" as are the mining lands owned by Rieth-Riley, now indicate the land is being used "agriculturally." The land is zoned Agriculture zoning district. However, a

large building containing an office, pickleball recreational facilities and boat storage, with a parking lot, has been built there. Residents have appealed the zoning permit issued by the Zoning Administrator, that the building is not an agricultural accessory building and was permitted incorrectly. This is currently before the ZBA and was the subject of a circuit court case that the Township lost. However, the Future Land Use Map is indicating this area is to be an "Economic Opportunity Zone" that could go commercial or residential.

15. The Zoning Plan in Table 2 is incorrect and has been misunderstood by the Planning Commission. The "Zoning Plan" is a very specific, statutorily-required part of the plan and it's really a simple concept. I've said this multiple times to the Planning Commission at numerous meetings. At the County Planning Commission meeting on January 8 which I attended, and where the County commissioners reviewed this current Draft Plan, I once again stated this problem and quoted and had a handout of MCL 125.3833(2)(d) which states: "The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map."

Table 2 incorrectly compares "future land use" categories to **"2025 Proposed Zoning Districts"** that the Planning Commission would like to do in a new zoning ordinance someday, maybe.. These are not the "districts on the zoning map" as stated in the Planning Enabling Act.

At the meeting, a Hayes commissioner stated that the County Planner told them that it was okay and that the Hayes zoning plan is "exactly as they have it in Resort Township."

I checked Resort Township's Master Plan and saw their Zoning Plan, Table 8 (attached). I also FOIA'd from then County, all correspondence between the County and the Township regarding this Master Plan. Kiersten Stark wrote the following to Roy Griffiths on December 3, 2025:

Attached is the Resort Township Future Land Use Summary & Zoning Plan (Table 8) from their Master Plan, which is a good example of how to show the relationship between the future land use categories (from the Future Land Use Map) and the zoning districts (from the Zoning Map). I think placing the future land use categories in the first column instead of the last, is a better approach. I also attached their full Master Plan for reference."

You can see clearly from Table 8, that Resort Township did it correctly, and Hayes Township simply misunderstands this.

Planning should drive zoning. Not the other way around. Future potential, fictional zoning districts that are not on the Zoning Map, have no business being in the Zoning Plan, the content of which is dictated by state law.

16. The Michigan Planning Enabling Act also states at MCL 125.3815(3):

(3) The membership of a planning commission must be representative of important segments of the community, such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests of the local unit of government, such as agriculture, **natural resources, recreation,** education, public health, government, transportation, industry, housing, and commerce. The membership must also be representative of the entire territory of the local unit of government to the extent practicable.

The Hayes Township Planning Commission has no such representation for natural resources or recreation, and it shows in the final product.

17. The last paragraph should be removed.

18. Housing section: The population statistics are incorrect, and negates the analysis. On page 34, the Chart on Population Trends, erroneously states that Hayes Township population was 1861 people in the year 2020, and estimated at 2,000 people in the year 2023. The chart indicates that the population is increasing by 139 people. The chart also incorrectly states the 2023 estimated population for Charlevoix County as 26,143. An increase by the way, of only 89 people county-wide.

This is incorrect!

The correct numbers are:

Hayes Township Population in the year 2020 was 2,000 people.

Estimated population in 2023 was 1,840.

A DECREASE of 160 people.

The correct population estimate for 2023 for Charlevoix County was actually, according to the US Census Bureau (not the "Bureau of Census") was 26,106.

So, an increase of just 51 people. Not 89 people.

The US Census Bureau is estimating not much population increase for our entire county. And decreases for the Township.

Combine that with the Housing North projection that 189 new houses are needed, and you can see that that figure is just not accurate or based in population statistics from the US Census Bureau or American Community Survey (which is also available on the US Census website).

There is a new requirement in the Michigan Planning Enabling Act now to: "(e) An assessment of the community's **existing and forecasted housing demands**, with strategies and policies for addressing those demands." (MCL 125.3833(2)(e)).

I don't think the Housing Section has performed this task accurately.

The Housing section was heavily rewritten between Oct 27 and Oct 31. I'm not clear on how much was done between Oct 31 and Jan 2 for this current draft.

But it needs much better fact-checking, a whole new analysis that takes into account a population decrease, not a population increase.

Recommendations:

Hold public open houses this Spring and Summer with mailed invitations to all residents and make a special effort to reach younger residents by hosting events that they are specifically invited to. Make an outreach to residents living on tribal land.

Hold open houses solely on Natural Resources, Water Resources, and Recreation Resources to develop these community goals and restore this important planning.

Appoint Planning Commissioners with natural resources and recreation backgrounds, as required by the Michigan Planning Enabling Act.

Convene a panel of experts on natural resources, water resources and recreation in a public forum to talk about the importance of the Township taking active steps and establishing measurable goals to protect these resources and provide and enhance recreational resources.

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
Community Character, Natural Resources & Open Space Goals	None	None
GOAL: Maintain the integrity of open space, ecosystems and wildlife habitats. Preserve wetlands, shorelines, topography, and woodlands diversified by age and species.	None	None
GOAL: Scenic viewsheds are among the most cherished local natural resources. They will be protected.	None	None
GOAL: Shorelines and wetlands will be protected.	None	None
PREAMBLE: For the purpose of this plan, Hayes Township's character comprises a variety of elements that dominate the community's landscape, including tree-lined roadways, scenic vistas that are unbroken by areas of concentrated development, ridges, hillsides, and ravines, undeveloped shoreline areas, wood lots and larger wooded areas, farms, farmsteads, and farm buildings, other undeveloped open space, and the relative absence of commercial and industrial development.	None	None
Policy: Township officials will strive to identify and preserve historic and scenic features.	None	None
Policy: Township officials will strive to preserve open space consisting of farmland, forestland, wetlands, and land not suitable for development on the basis of soil limitations.	None	None
Policy: Township officials will strive to accommodate development by encouraging clustering of new residential development as a means of maximizing the preservation of open space and natural resources.	None	None
Action: Township officials will take the necessary steps to retain existing state-owned lands along the U.S. 31 corridor in public ownership in perpetuity.	None	None
Action: The zoning ordinance will be amended to assure that new development occurs in a manner that protects the natural and aesthetic character of environmentally sensitive areas through the use of site planning techniques that preserve or enhance natural and aesthetic features.	None	None
Action: The zoning ordinance will be amended to specifically provide for the establishment of residential subdivisions and condominium projects developed using rural clustering standards within permitted densities. These standards should address, at minimum, density, percentage of open space to be permanently protected from development, the treatment/preservation of natural features (surface water, wetlands, woodlands, wildlife habitat), lighting, signage, and stormwater management.	None	None

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
Planning & Land Use Goal	Land Use & Preservation	Land Use & Preservation
GOAL: Plan for and guide new development that preserves renewable resources and open space, protects environmentally sensitive areas, and maintains the historically rural character of Hayes Township.	GOAL: Foster responsible development that meets the evolving needs of the community while preserving the scenic rural character that is the Township's identity.	GOAL: Foster responsible development that meets the evolving needs of the community while preserving the scenic rural character that is the Township's identity.
Policy: The Township Board and Planning Commission will actively promote the preservation of farmland, open space, wetlands, shorelines, scenic viewsheds, and wildlife habitats.	None	None
Policy: The township will strive to enact zoning ordinance standards for residential, commercial and industrial development that require the protection of environmentally sensitive areas and minimize the fragmentation of open space.	Strategy: Adopt zoning regulations to allow residential development using rural clustering standards within permitted densities that minimizes the fragmentation of open space while preserving sensitive natural features such as wetlands, surface and ground water, woodland habitats, agricultural lands, and steep slopes.	Strategy: Adopt zoning regulations to allow residential development using rural clustering standards within permitted densities that minimizes the fragmentation of open space while preserving sensitive natural features such as wetlands, surface and ground water, woodland habitats, agricultural lands, and steep slopes.
Policy: The township will strive to review this plan and the zoning ordinance at five-year intervals.		
Policy: Avoid locating incompatible land uses within close proximity to one another. Limit the expansion of legal nonconforming uses. Accommodate mixed-use land development projects using the Township Zoning Ordinance Planned Unit Development (PUD) regulations.	Strategy: Provide practical and functional locations and regulations for commercial and industrial development that minimize their impact on adjacent land uses, maintain high levels of aesthetic character, and blend with the existing development pattern and landscape.	Strategy: Provide limited practical and functional locations and clear regulations for commercial and industrial development that minimize their impact on adjacent land uses, maintain high levels of aesthetic character, and blend with the existing development pattern and landscape. Existing industrial development areas meet the needs of the township and further regulation which is designed to minimize the visual impact of such activities should be pursued.
Policy: Manage access from the township's roadway system to adjacent property by precluding the establishment of excessive numbers of driveways.		
Action: Designate areas of the township suitable for agricultural, residential, public, commercial and industrial development.		

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
	Strategy: Create an inventory of culturally significant historic and scenic features desired for preservation.	
	Strategy: Maintain scenic view sheds along Township corridors, including US-31 and Boyne City Rd.	Strategy: Maintain scenic view sheds along Township corridors, including US-31 and Boyne City Rd.
	Action: Amend the zoning ordinance to provide for the establishment of residential developments using rural clustering standards within permitted densities.	Action: Amend the zoning ordinance to provide for the establishment of residential developments using rural clustering standards within permitted densities.
	Action: The zoning ordinance will be amended to assure that new development occurs in a manner that protects the natural and aesthetic character of environmentally sensitive areas through the use of site planning techniques that preserve or enhance natural and aesthetic features.	Action: Amend the zoning ordinance to ensure that new development protects the natural and aesthetic character of environmentally sensitive areas through site planning techniques.
	Action: Existing commercial and industrial areas will be accommodated by zoning regulations and practices that support the retention and/or redevelopment of existing business uses and the establishment of new business uses as designated by this plan.	Action: Zoning regulations will support the retention, redevelopment, and establishment of business uses in existing commercial and industrial areas as designated by this plan
	Action: Require a buffer between Residential uses and other more intensive uses.	Action: Require a buffer between Residential uses and other more intensive uses.
		Strategy: Recognizing the future demand for housing and services in the area, planning for potential housing development(s) that do not affect the broader rural esthetic. A mixture of housing on larger lots, Accessory Dwelling units, and Planned Unit Development areas should be worked on over the coming years. Work to assist in development of locations that could support work force affordable housing.
		Strategy: Recognizing that short term rentals are a fact of life in the township develop workable regulations which offer protection to the neighbors, clarity of landlord responsibilities, and allow efficient use of the property by the owners. Action: Develop enforceable regulations for Short-Term Rentals that protect neighbors, clarify landlord responsibilities, and allow efficient property use by owners
		Action: Review and develop a blight ordinance to protect property values with achievable enforcement provisions.
		Action: Develop future land use concepts such as economic opportunity areas which facilitate redevelopment of previously mined or otherwise impacted properties.

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
Water Resources Goals	Water Quality	Water Quality
GOAL: Protect and Preserve ground and surface water for all township residents.	GOAL: Protect and improve the quality of the Township's ground and surface water resources.	GOAL: Protect and improve the quality of the Township's ground and surface water resources.
GOAL: Limit the impact of waterfront development to maintain the quality of adjoining surface waters.	None	None
Policy: The township will strive to protect groundwater from potential sources of contamination.	None	None
Policy: The township will strive to protect the high quality of surface waters by assuring that sediment and nutrient laden runoff from developed areas and construction sites is effectively treated before reaching bodies of water and water courses.	None	None
Action: The township will adopt groundwater protection regulations that can be administered during site plan review or other zoning ordinance review and approval procedures.	None	None
Action: Maintain vegetative buffer strips along shorelines and watercourses.	Action: Collaborate with the Tip of the Mitt Watershed Council to develop best practices regarding vegetative buffer strips, groundwater protection, and septic tank maintenance.	Action: Establish effective vegetative buffers and setbacks, based on scientific rigor, which minimizes the impact of runoff and erosion from waterfront developments, while respecting the rights of property owners to enjoy the land.
Action: Educate the public regarding the township's reliance on groundwater resources.	None	None
Action: Encourage the maintenance of septic systems on a regular basis to assure proper and safe functioning over the long-term.	Action: Review the community sewer policy periodically, updating it to be sure it meets the continuing needs of the Township.	Action: Monitor and cooperate with regulatory agencies as they develop programs and standards to ensure properly functioning septic systems. Consider developing a septic system testing requirement upon sale of properties that contain housing.
Action: New development along the shorelines of Lake Charlevoix, Lake Michigan, and Susan Lake will not exceed one dwelling per 100 feet of shoreline frontage.		
Action: Review the community sewer policy periodically, updating it to be sure it meets the continuing needs of the township.		

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
Farmland Related Goals	Agriculture	Agriculture
GOAL: Encourage farmland preservation.	None	None
GOAL: Protect the economic viability of farming and forestry operations.	GOAL: Protect agricultural lands by supporting the continued operation of existing farms.	GOAL: Protect agricultural lands by supporting the continued operation of existing farms.
Action: Work with township farmers and farm groups to identify those farm areas (parcels at least 40 acres in size exhibiting prime farmland or forestland soils) most likely to remain economically viable for renewable resources management and those areas most likely to convert to other use.	Strategy: Work with farmers and agricultural organizations to identify prime land for agricultural and forest management practices. Action: Work with township farmers and farm groups to identify those farm areas (parcels at least 40 acres in size exhibiting prime farmland or forestland soils) most likely to remain economically viable for renewable resources management and those areas most likely to convert to other use.	Strategy: Work with farmers and agricultural organizations to identify prime land for agricultural and forest management practices. Action: Work with township farmers and farm groups to identify those farm areas (parcels at least 40 acres in size exhibiting prime farmland or forestland soils) most likely to remain economically viable for renewable resources management and those areas most likely to convert to other use.
Action: Adopt zoning regulations that require land uses adjoining existing farming operations to establish adequate buffers to protect the viability of farming operations. Non-prime farm and forest lands within areas of prime farm and forest soils should be considered as appropriate for new development provided that natural resources (wetlands, steep slopes, important wildlife habitats, etc.) are protected to the greatest extent feasible. Adopt flexible open space zoning regulations to accommodate development in such non-prime areas.	Action: Adopt zoning regulations that require land uses adjoining existing farming operations to establish adequate buffers to protect the viability of farming operations. Non-prime farm and forest lands within areas of prime farm and forest soils should be considered as appropriate for new development provided that natural resources are protected to the greatest extent feasible. Adopt flexible open space zoning regulations to accommodate development in such non-prime areas.	Action: Protect existing farms from nuisance issues by requiring adequate buffers be established for non-agricultural developments on adjacent properties, and encouraging the voluntary implementation of the state's Generally Accepted Agricultural and Management Practices (GAAMPS). Action: Non-prime farm and forest lands within areas of prime farm and forest soils should be considered as appropriate for new development provided that natural resources are protected to the greatest extent feasible. Adopt flexible open space zoning regulations to accommodate development in such non-prime areas.
Action: Allow for and encourage farmland protection, such as through the transfer of development rights (when available), purchase of development rights, conservation easements and the clustering of non-farm development.	Strategy: Encourage farmland protection by adopting ordinances that allow the transfer of development rights, purchase of development rights, conservation easements, Farmstead designations, and the clustering of non-agricultural development. Action: Allow for and encourage farmland protection, such as through the transfer of development rights (when available), purchase of development rights, conservation easements and the clustering of non-farm development.	Strategy: Encourage farmland protection by adopting ordinances that allow the transfer of development rights, purchase of development rights, conservation easements, Farmstead designations, and the clustering of non-agricultural development. Action: Allow for and encourage farmland protection, such as through the transfer of development rights (when available), purchase of development rights, conservation easements and the clustering of non-farm development.

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
	Strategy: Support the economic viability of existing farms by allowing agritourism commercial uses related to existing agricultural activity.	Strategy: Support the economic viability of existing farms by allowing agritourism commercial uses related to existing agricultural activity.
	Strategy: Protect existing farms from nuisance issues by requiring adequate buffers be established for non-agricultural developments on adjacent properties, and encouraging the voluntarily implementation of the state's Generally Accepted Agricultural and Management Practices (GAAMPS).	Strategy: Protect existing farms from nuisance issues by requiring adequate buffers be established for non-agricultural developments on adjacent properties, and encouraging the voluntarily implementation of the state's Generally Accepted Agricultural and Management Practices (GAAMPS).
		Strategy: Review existing ordinances which place additional economic burdens on farms which no longer meet current practices.
		Strategy: Plan for the potential turnover of current working farms and the future uses those properties may be considering.

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
Residential Goal	Housing & Community	
GOAL: Retain the Township's rural and scenic character, while providing for suitable housing opportunities for the varied economic and lifestyle needs of the residents.	GOAL: Create a community attractive and accessible to all people.	GOAL: Create a community attractive and accessible to all people.
Policy: Designate areas appropriate for all types of residential development including single family, multi-family, condominium, low to moderate-income rental complexes, and extended care facilities.	Strategy: Establish residential zoning districts that allow a mix of flexible housing options by right in locations appropriately served by infrastructure and services.	Strategy: Establish residential zoning districts that allow a mix of flexible housing options by right in locations appropriately served by infrastructure and services.
Policy: Encourage participation with Michigan State Housing Development Authority (MSHDA) programs along with other local efforts to rehabilitate substandard housing and to provide needed moderately priced housing in the Township.	Strategy: Encourage participation with Michigan State Housing Development Authority (MSHDA) programs along with other local efforts to rehabilitate substandard housing and to provide needed moderately priced housing in the Township.	Strategy: Encourage participation with Michigan State Housing Development Authority (MSHDA) programs along with other local efforts to rehabilitate substandard housing and to provide needed moderately priced housing in the Township.
Policy: Preserve the integrity of existing residential areas by protecting them from intrusion of incompatible uses.		None
Action: Require a buffer between Residential uses and other more intensive uses.	Moved this action to Land Use & Preservation Goal	
	Strategy: Permit the construction of accessory dwelling units (ADU's) in single-family neighborhoods. Strategy: Reduce or eliminate minimum square footage requirements for residential development. Action: Remove barriers that prevent more housing diversity by amending the zoning ordinance where appropriate to reduce the minimum square footage and lot size requirements and to allow more housing types by right in specific districts.	Action: Permit the construction of accessory dwelling units (ADU's) in locations that housing is allowed. Action: Reduce or eliminate minimum square footage requirements for residential development.
	Action: Adopt a Payment In Lieu Of Taxes (PILOT) ordinance to facilitate more affordable housing opportunities.	Action: Adopt a Payment In Lieu Of Taxes (PILOT) ordinance to facilitate more affordable housing opportunities.
	Action: Collaborate with Housing North on a Target Market Analysis to determine the Township's housing needs.	
		Strategy: In recognition of the increasingly aged community, seek to identify areas where age related service providers can locate operations.
	Strategy: Provide amenities that contribute to the desirability of living in the Township by implementing the goals, objectives and actions of the 5-year Parks & Recreation Plan.	Strategy: Provide amenities that contribute to the desirability of living in the Township by implementing the goals, objectives and actions of the 5-year Parks & Recreation Plan.

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
	Strategy: Ensure that future improvements to public facilities are ADA compliant and universally accessible.	Strategy: Ensure that future improvements to public facilities are ADA compliant and universally accessible.
	Strategy: Review regulations for nonconforming residential structures to allow expansion while ensuring all applicable zoning standards are met.	Strategy: Review regulations for nonconforming residential structures to allow expansion without increasing the footprint of nonconformity while ensuring all applicable zoning standards are met.
		Strategy: Develop and enforceable short term rental ordinance that reflects the reality of short-term rentals as a part of the community while regulating them, which may include septic system testing, so that they mitigate the impacts on surrounding properties and the township as a whole.

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
Community Services, Facilities & Recreation Goals	None	None
GOAL: Maintain and improve the Township facilities, programs and systems consistent with the community needs and the ability to finance the improvements.	None	None
GOAL: Maintain and improve the Township's recreation lands and facilities consistent with the community needs and ability to finance the improvements for the enjoyment of the residents and visitors.	None	None
Policy: Emergency service vehicles will have unimpeded access to all developed areas of the Township.		Ensure safe and expedient emergency response is available throughout the Township, by implementing driveway dimensions and clearances standards.
Policy: The Township will encourage the use of new technology that may be developed which could replace the individual septic system and, consequently, may not require the expansion of municipal sewer services.		
Policy: The Township will strive to maintain an up-to-date Recreation Plan to guide recreation related improvements, see Hayes Township Recreation Plan for details.	None	None
Action: Provide for the development of public, non-motorized recreational trails for hiking, bicycling, cross-country skiing and horseback riding.	Action: Provide for the development of public, non- motorized recreational trails for hiking, bicycling, cross-country skiing and horseback riding.	
Action: Provide for public access on Lake Charlevoix, including a boat launch. Pursue acquisition of land and associated development for a Township Park.		

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
Transportation Goals	Transportation	Transportation
GOAL: Maintain all roads in a safe condition and work cooperatively with the County Road Commission.	GOAL: Manage a circulation network that is well maintained, efficient, and provides alternative modes of transportation. Strategy: Work cooperatively with the Charlevoix County Road Commission to maintain all roads in safe condition.	GOAL: Manage a circulation network that is well maintained, efficient, and provides alternative modes of transportation. Strategy: Work cooperatively with the Charlevoix County Road Commission to maintain all roads in a safe condition.
GOAL: Develop, adopt and begin implementation of a Complete Streets policy, to improve transportation equity, while encouraging health through physical activity and active transportation.	Strategy: Develop, adopt and begin implementation of a Complete streets policy to improve transportation equity while encouraging health through physical activity and active transportation.	Strategy: Develop, adopt and begin implementation of a Complete streets policy to improve transportation equity while encouraging health through physical activity and active transportation.
GOAL: Rural and scenic roads through agricultural areas, open areas and forested lands should be maintained as such.		Now under Land Use Goal: Maintain scenic views along Township main traffic corridors, including US-31 and Boyne City Rd.
GOAL: Encourage and support the expansion of non-motorized, multi-use pathways throughout the Township.	Strategy: Support expansion of non-motorized trails within the Township that connect to destinations within the Township and to neighboring communities. Action: Collaborate with the Top of Michigan Trails Council to explore opportunities to expand non-motorized trails in the Township.	Strategy: Support the completion of the non-motorized trails within the Township that connect to destinations within the Township and to neighboring communities. Action: Collaborate with the Top of Michigan Trails Council to explore opportunities to expand non-motorized trails in the Township.
GOAL: Encourage business development and redevelopment to occur in designated development areas along the U.S. 31 corridor.		
GOAL: New subdivisions and site condominium projects should be served by interior access roads.	None	None
	Strategy: Develop an access management plan that allows sufficient access to properties without diminishing the efficiency of the road network.	Strategy: Develop an access management plan that allows sufficient access to properties without diminishing the efficiency of the road network.
	Strategy: Partner with Charlevoix County Transit to improve public transportation in the Township.	Strategy: Partner with Charlevoix County Transit to improve public transportation in the Township.
	Strategy: Ensure safe and expedient emergency response is available throughout the Township.	Strategy: Ensure safe and expedient emergency response is available throughout the Township, by implementing driveway dimensions and clearances standards.

Goals & Action Plans		
2013 Master Plan	2019 Master Plan	DRAFT 2025 Master Plan
Corridor Goals - Boyne City Road & US 31	None	None
GOAL: U.S. 31 corridor and Boyne City Road will be preserved as scenic roadways.		
GOAL: Provide practical and functional locations and regulations for commercial and industrial development that minimize their impact on adjacent land uses and maintain high levels of aesthetic character.		
GOAL: Encourage business development and redevelopment to occur in designated development areas along the U.S. 31 corridor.		
Policy: Township officials will strive to identify a limited number of appropriate locations for future commercial and industrial development.		
Policy: Township officials will strive to assure that future commercial and industrial development does not adversely impact the normal use and enjoyment of adjacent land by requiring appropriate setbacks, buffers and landscaping.		
Policy: Township officials will strive to prevent the establishment of strip commercial development and will avoid spot-zoning practices.		
Action: Limit access along the U.S. 31 Corridor and Boyne City Road to prevent commercial and industrial strip development and encourage clustering.		
Action: Existing commercial and industrial areas will be accommodated by zoning regulations and practices that support the retention and/or redevelopment of existing business uses and the establishment of new business uses as designated by this plan.		
Action: Adopt zoning regulations and practices that require the incorporation of design features for business development that assure the preservation of the Township's scenic and rural character.		
Action: Incorporate driveway standards into Zoning Ordinance to facilitate improved emergency access.	Action: Incorporate driveway standards into the Zoning Ordinance to facilitate improved access management.	



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Public Hearing Comments: Master Plan Hearing for January 27, 2026

1 message

Jim McMahon <jim_mcmahon_iii@yahoo.com>

Mon, Jan 19, 2026 at 7:29 PM

To: Roy Griffiths <rwgriffits3@gmail.com>, Kristin Baranski <clerk@hayestownshipmi.gov>, Bill Conklin <supervisor@hayestownshipmi.gov>, Carey Cuddeback <clcuddebackpc@gmail.com>, Rex Greenslade <greensladerex@gmail.com>, Mark Snyder <snyderhttp@outlook.com>, "C. T. Martin" <ctmagnetics@aol.com>, Alexander Curley <acurley.pc@gmail.com>, Matt Cunningham <trustee2@hayestownshipmi.gov>, Julie Collard <treasurer@hayestownshipmi.gov>, Doug Kuebler <hayestrustee5@gmail.com>

Dear Planning Commission and Board of Trustees,

Thank you for all of your excellent, creative, and thoughtful work on the 2025/2026 Master Plan. I certainly appreciate your conscientious, hard work. My comments pertain to four (4) concerns:

1. Development Opportunity Zone adjacent to Bay Shore
2. Water Quality and older Septic Systems
3. Accessory Dwelling Units (ADU's)
4. Data Centers

1. Development Opportunity Zone adjacent to Bay Shore

First of all, I compliment the planning commission in recognizing the need for unique planning considerations for re-use of land previously used for gravel mining. This is especially true of Bay Shore where it has suffered a community decline caused by its direct proximity to significant gravel mining.

People living in and around Bay Shore want their community to grow, prosper, and thrive as a place to live peacefully, raise their family, and retire. Smart, planned residential growth usually promotes that ideal. Commercial, light industrial, and warehouse growth usually detract from that ideal. The Bay Shore community welcomes opportunity that fosters the re-birth of their once-vibrant, family-centered community.

Request: Please modify the description of Development Opportunity Zone in multiple areas of the Master Plan to reflect these ideals (i.e., prohibit commercial, light industrial, and warehousing in or near this new residential opportunity zone).

2. Water Quality and older Septic Systems

Following their initial installation, the vast majority of septic systems in Hayes Township **have never been professionally and thoroughly inspected** by a certified independent company using best practices inspection equipment. Most homes and businesses are **never sold on a frequent-enough basis** where the Master Plan Strategy would identify them for professional, independent inspection.

Request: In addition to a real estate sale, please modify the Master Plan Strategy to require all septic systems to be independently and professionally inspected with best practices equipment every ten years, once the system has reached 30 years old.

3. Accessory Dwelling Units (ADU's)

Hayes Township has many areas with small lots. Adequate septic system capacity and off-street parking would definitely be a challenge for ADU's on these small lots.

Request: Please specify in the Master Plan, at a minimum, these two conditions as requirements for ADU's.

4. Data Centers

With its demands for enormous electrical power and water cooling requirements of Artificial Intelligence (AI) computers, Hayes Township could be viewed as an ideal geographic location with its abundant sources of water. This demand puts all of our ground water and rural tranquil lifestyle at serious risk.

Request: Please insert explicit wording in the Master Plan saying that no data centers are to be approved until the planning commission has performed its due diligence research to develop the appropriate zoning and ordinance development.

Again, thank you for all of your efforts with the community survey and the research and development of this Master Plan. Please provide time for community discussion and consideration of these four (4) compelling concerns and modifications to the Master Plan. Thank you.

Jim McMahon
phone: 231-347-9829



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Master plan comments

1 message

Carol Umlor <umlorgcarol4@gmail.com>

Fri, Jan 23, 2026 at 11:49 AM

To: Baranski Kristin <clerk@hayestownshipmi.gov>, LuAnne Kozma <luannekozma@gmail.com>

I have been keeping an eye on data centers. They do not create jobs. The high pitched hum is detrimental to both humans and animals. To date a data center has made electric rates soar. They use a lot of water for cooling equipment. Just because it would be next to lake Michigan doesn't mean they should be allowed to drain it. I heard the best defense against allowing a data center is with a strong noise ordinance. Protect the people living here for a change.

I still believe Bay Shore residents have no desire for more commercial development. Definitely not for fast food or dollar general store. Also think as a courtesy to people who use the trail you should concentrate on South and East side of 31 for future developments. A gas station convenience store on Boyne City road does sound reasonable.

The working ZO is a serious concern of mine. Shows an excessive amount of warehouse/light industry around both Bay Shore and Susan lake areas. You pay a lot of lip service to affordable housing. Time to prove you mean it. Both Bay Shore and Susan lake area are ideal for more residential development. Not warehouse/light industrial.

I do like the cluster housing.



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

BOT master plan

1 message

Carol Umlor <umlorcarol4@gmail.com>

Thu, Jan 1, 2026 at 2:29 PM

To: clerk@hayestownshipmi.gov

Please distribute to all boat members

This letter is to ask you to reject the new Master plan. The country planning commission said it needed a lot of work.

. Since a board member and several PC members and ZA were at the meeting don't understand why it wasn't discussed at the meeting. Should be rewritten. Restart the time. Have another public comment meeting.

I have serious issues with the future land use map. I am a Bay Shore resident living on 31. Traffic in summer is beyond heavy. I'm concerned about the north side of 31 being zoned commercial. Speed limit through Bay Shore is 55. It is a straight of way. I've been passed on the right when there was too much traffic on coming. Bay Shore Steel has had one fatality that I'm aware of. Fender benders every once in a while in winter when slippery. I recommend you all and at least a couple of PC members talk to store employees about the number of accidents and near misses that happen from gas station and intersection of Townline Rd.

Also the bike path. I'd guess 200 or more a day travel by me. Quite a few people park on the north side of 31 and Townline, also fill parking lot on east side of Townline. It's a starting point for many. Commercial use would ruin that.

On to the green pit. Two words affordable housing! The consent agreement requires the gravel company to restore property to that degree, not just fix slope angle. Bay Shore is a good fit for small to medium sized homes. Reasonable close to Charlevoix, Boyne City, and Petoskey. If you ask the residents here think you would find most are quite open to smaller lot sizes and more family homes. We will fight warehouses, storage units and light industry. We're not special, but we are not door mats either



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Comments to Hayes Township & Charlevoix County regarding 2026 Master Plan Draft.

1 message

wlboal@gmail.com <wlboal@gmail.com>

Thu, Jan 1, 2026 at 7:39 PM

To: clerk@hayestownshipmi.gov, rwgriffitts3@gmail.com, supervisor@hayestownshipmi.gov, district1@charlevoixcounty.org, greensladerex@gmail.com, clcuddebackpc@gmail.com, trustee2@hayestownshipmi.gov, hayestrustee5@gmail.com, snyderhpt@outlook.com

Cc: Kim <kfgarden10@gmail.com>

I want to state, first, that I completely agree with everything Kim Fary wrote to you in the attached letter. It is urgent that you do as she requests at the end of her letter for the benefit of the residents of Bay Shore and for all of Hayes Township.

Second, it is completely outrageous that the public was not given adequate time to review and comment on this extremely important document given the short comment period. You must extend the comment period and take the comments of residents seriously.

This master plan, your disrespect of residents, and the unconscionable unpublicized and short comment period are bad government and undemocratic. Hayes Township must do much better in the future.

Winnie Boal

wlboal@gmail.com

231-547-6859

----- Forwarded message -----

From: Kim <kfgarden10@gmail.com>

To: <clerk@hayestownshipmi.gov>, <rwgriffitts3@gmail.com>, <supervisor@hayestownshipmi.gov>, <district1@charlevoixcounty.org>

Cc: <greensladerex@gmail.com>, <clcuddebackpc@gmail.com>, <trustee2@hayestownshipmi.gov>, <hayestrustee5@gmail.com>, <snyderhpt@outlook.com>

Bcc:

Date: Wed, 31 Dec 2025 20:09:14 -0500

Subject: URGENT: Comments regarding the 2026 Hayes Township Master Plan Draft
December 31, 2025

Dear Hayes Township Planning Commission, Board of Trustees & Charlevoix County Board of Commissioners,
(Please forward to anyone I did not include, thank you)

It came to my attention, only days ago, there was a 2026 Hayes Township Master Plan draft, and public comment deadline of that by January 3rd, 2026. I was aware that the PC began the working process, but myself and others had no idea that the PC had come to the end of completion. To further add to the confusion, there was NO INFORMATION front and center on the Township site and digging around I could not find it either. A concerned citizen sent me a picture of map 3.8 and 3.8.1 Industrial & Warehousing -Intent & Purpose from that Draft. I was speechless.

Before I even begin, let me ask this:

WHY IS THIS CRITICAL INFORMATION NOT POSTED? If it is, why is it not front and center? A simple sentence on the main Township News Posts, 2026 MASTER PLAN DRAFT AVAILABLE, PUBLIC COMMENTS NEEDED BY JAN 3rd, would have been adequate.

And why is the deadline happening at this time of the year, at the worst time of the year?

THIS INFORMATION should have been the most important thing made obvious to anyone opening the web site, especially well before the holiday. Is that not reasonable?

* The public made those points very clear, for the last few years, this Township is NOT doing their due diligence informing critical happenings and deadlines to the public.

From a residents standpoint, does this not seem to send a clear message to the public: YOUR INPUT IS NOT WELCOME OR NEEDED, WE HAVE DECIDED YOUR FATE. (?) I'm hoping that's not the case.

In 2022 I became the VOICE of my community when discovering a map of Industrial zoning in Bay Shore, including all the terrible plans being proposed around us (as in: Cement Factory and Safety Salt Barn/Station) To refresh your memory, and for those that were not around at that time, these were the highlights:

***NEWS PRESS** (Multiple articles and TV PRESS)

***MULTIPLE OPPOSITION LETTERS** (from residents and non-residents)

***A RALLY IN FRONT OF TOWNSHIP HALL**

***SEVERAL VISITS FROM A SOUGHT AFTER AND RESPECTABLE GEOLOGIST**(45 years of experience)

***SEVERAL WRITTEN SUMMARIES FROM THAT GEOLOGIST. IN ADDITION, HE OFFERED TO WORK WITH HAYES TOWNSHIP, FREE OF CHARGE.**

***LAST BUT NOT LEAST: acquired in a few days, HUNDREDS OF SIGNATURES AGAINST THE 2019 MASTER PLAN and FUTURE INDUSTRIAL ZONING IN BAY SHORE.**

A CLEAR MESSAGE was sent to this Township and the property owners wanting further Industrial. NO to further industrial or heavy commercial activity. The need and want from the public majority was, FAMILY HOUSING.

The land of the Green Pit prior to mining, had a few homes and it was the community's activities area. Baseball games, community events and laughter was the noise of the area.

When the land was purchased it should have NEVER been turned into and used as a mining property. This community has been fighting this issue ever since the 80's and wanted nothing more than for it to be over. **BORDERING RESIDENTS OF THIS GREEN PIT PROPERTY HAVE ENDURED UNRELENTLESS HEARTACHE AND HARDSHIPS** because of it.

I was chosen to represent the Bay Shore area on The Advisory Committee for future land use.

Myself and a few others on that committee, along with the audience, spoke of the needed land opportunities for affordable family housing in our area.

I took being on that Committee seriously. It was only responsible to bring facts about possible issues in the Green Pit, due to mining, and the concerns for our groundwater. We debated and came up with some interesting ideas that could be potential uses. These could be solutions for the land owners of the mined land, and be profitable?. These were ideas that stressed a harmonious and non-invasive nature to bordering neighbors and the environment. I DID stress that further studies NEEDED to be done to understand what was possible, due to the mined land damage. That was one of the reasons we agreed to the label, Mining Impaired. It was NOT intended to be negative or disrespectful to current property owners. It was a term, John from Beckett and Raeder formulated. **Regardless, residents desired residential use of that land.**

In no way shape or form did the Advisory Committee or the general public ever discuss, HEAVY OR LIGHT COMMERCIAL/INDUSTRIAL LAND USE AS A FUTURE OPTION.

Warehousing was one of those options discussed, but again, never was the mention or the idea brought up about, INDUSTRIAL/ WAREHOUSING, or anything to encourage that.

Residents truly felt in 2023 a corner had been turned as the Township seemed to want to embrace the voice of the people. **WHAT HAPPENED?** Bay Shore residents also made it clear that if the opportunity was given to purchase the land in the Green Pit, we would. We even met with Habitat for Humanity about the potential future opportunity. The vision was for the land to be healed and renewed to extend our residential community. Sadly, The property owner did not give us that opportunity.

ISSUES NOW: Are you aware the neighboring properties to this proposed Industrial land already experience the following, in AG ZONING.

***Exhaust issues.** One so bad we called 911 in 2024, due to faulty equipment in the Green Pit.

*TRAFFIC. Uptick already with aggressive traffic, especially from heavy commercial trucks. Most using Jake Brake through a residential setting rather than driving slower. They also cut through my street, Seneca Ave.

*NOISE. Relentless. Before 7am - after 7pm with Saturdays and even some Sundays.

2025: If mining wasn't happening in those hours it was the relentless construction noise/activity from the new warehouse site. A Township would normally protect residents from harsh noise after certain hours. For residents to not be able to rest or enjoy their own properties, how is that even fair?

There is now a terrible echo from the pit properties since more destruction has happened from further mining.. We really have no adequate barriers of vegetation, trees or land to shield us from these activities now.

*AIR Quality. When we had air monitors in 2024, it hit danger levels many times while levels outside our area were normal.

*WATER. Some of us have shallow wells and some went dry in the 80s when mining began. There is an open aquifer (or strong suspicion) of one. Again, studies are needed!! It's a ticking time bomb for contamination that will not just affect bordering residents, but hundreds.

I believe Bay Harbor is still pumping out contamination from the past cement factory?

So with that said, how would you even begin to help improve our situation with INDUSTRIAL ZONING? The wording, "light", is just a word, not the actual activity. That zoning takes land use to the EXTREME.

It is reckless and is an environmental threat to neighboring properties and beyond.

NOTE: Any Industrial Zoning or Industrial Land Activity is frowned upon next to residential areas, especially established ones. It's unethical.

As a VOICE TO BAY SHORE this letter should not be taken just as one letter. This letter represents a MULTITUDE OF VOICES and many letters worry and concern.

I can not stress this enough.

To okay, allow, nurture and promote additional Industrial zoning, and or activity here, will erode and completely destroy an ESTABLISHED AND NEEDED FAMILY RESIDENTIAL COMMUNITY IN BAY SHORE.

I am in no way being dramatic, I'm being serious.

I'm begging and pleading to rethink and re-evaluate these decisions. You have the time and opportunity to fix this.

At the least, to have a real understanding of these serious issues and risks. HELP to bridge a rational compromise for all of us. You may be under the impression that we are unwilling to work with these property owners for a solution. That is absolutely not the case. There are trust issues that are justified, but we are NOT unreasonable or the enemy. You have heard me speak out at times, but that is also justified. My home/community and quality of life is being threatened.

Anyone in my situation would do the same. **This is Northern Michigan, a place where life is to be simpler and to enjoy our families and its surroundings. It will only benefit this Townships future to do everything in its power to make living and working here the BEST for all.**

For myself and my husband, we have always been a very hard working couple that have worked very hard for what we have. We have beautified our property and had plans to do more, We help our neighbors and are responsible and lawful citizens. Understand we had no idea of the current happenings of this Township. I am driving hundreds of miles back and forth caring for my mother. My husband is working as many hours as he is able to support us. I know some neighbors have had loss and some with serious health issues preventing them from also having any idea of this Draft Master Plan. The additional burden this news has put on us is overwhelming, in the worst way, especially at the Holiday.

Please, (we) are begging you to STOP this process. Re-evaluate these proposed industrial areas in this Master Plan and give a real opportunity for the public to comment. Work with us, not against us. I am praying for this and our needed peace in the New Year 🙏

Sincerely,

Kim Fary , Pat Fary,
and other Bay Shore residents not able to write to you before January 3rd





clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Master Plan: Opportunity to Rejuvenate Bay Shore

1 message

Jim McMahon <jim_mcmahon_iii@yahoo.com>

Thu, Jan 1, 2026 at 12:37 PM

To: Roy Griffiths <rwgriffits3@gmail.com>, Kristin Baranski <clerk@hayestownshipmi.gov>, Bill Conklin <supervisor@hayestownshipmi.gov>, Carey Cuddeback <clcuddebackpc@gmail.com>, Rex Greenslade <greensladerex@gmail.com>, Mark Snyder <mark-snyder@live.com>, Alexander Curley <acurley.pc@gmail.com>, "C. T. Martin" <ctmagnetics@aol.com>, Matt Cunningham <trustee2@hayestownshipmi.gov>, Doug Kuebler <hayestrustee5@gmail.com>, Julie Collard <treasurer@hayestownshipmi.gov>

Dear Planning Commission (PC) and Board of Trustees (BOT),

Many people living in Bay Shore are unaware of significant changes and improvements being made to the Hayes Township Master Plan. Most have never heard of the new "Development Opportunity Zone", adjacent to Bay Shore, and what it means for improvement and positive change in their lives. Concerns lie around the words "commercial use".

We have all seen terrible commercial development. The emphasis must be put on "residential" development. **"Residential" development is what the Bay Shore people want to see.**

Commercial development should be minor and should **"only"** be in direct support of the residential, such as a local grocery, a local cafe, etc.

A "town hall" meeting, specifically for Bay Shore people, is necessary to explain what "Development Opportunity Zone" means and how that development will positively impact their lives. (The last town hall meeting in December was not advertised and promoted.) Both the PC and the BOT should take the lead here.

Additionally, the definition of "Development Opportunity Zone" needs to be modified to put the emphasis on residential use, not on commercial use. Again, Bay Shore people want to primarily see residential use. **This is the perfect opportunity to rejuvenate their community into a vibrant place to live.** This new and improved master plan can establish this 1st step with that initiative.

Take the time now to focus on the Bay Shore Community. Here are some major concerns:

1. Put the emphasis on "residential", not commercial. This effort could meet some of the need for affordable housing.
2. Safeguard this community's drinking ground water. Study and adapt to the geological impacts of previous mining.
3. Resolve any potential negative environmental impacts, such as effects on the headwaters of the renowned Horton Creek.
4. Invest in a formal investigation and planning for a rejuvenation of the Bay Shore community.
5. Significantly mitigate the negative effects of the current gravel mining: carcinogenic silica dust, noise, vibrations, and traffic.

Conclusion: (1) Put the emphasis on residential. (2) Spend the time now to educate the community with Hayes Township's vision and answer questions before resubmitting the new

revised master plan. (3) Take this opportunity now to educate and build enthusiasm. This opportunity will not occur again. Thank you.

Jim McMahon
phone: 231-347-9829



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Master Plan and its Final Draft

1 message

Jim McMahon <jim_mcmahon_iii@yahoo.com>

Tue, Dec 30, 2025 at 7:51 AM

To: Roy Griffiths <rwgriffitts3@gmail.com>, Kristin Baranski <clerk@hayestownshipmi.gov>, Bill Conklin <supervisor@hayestownshipmi.gov>

Cc: Carey Cuddeback <clcuddebackpc@gmail.com>, Rex Greenslade <greensladerex@gmail.com>

Dear Planning Commission (PC) and Board of Trustees (BOT),

I have read the 2024/2025 Master Plan Draft. I can certainly see the amount of work that has already gone into this draft. Thank you for your concerted efforts. During the past sixty (60) days, several things have occurred regarding its finalization:

1. Several people, including myself, have provided written feedback on the draft.
2. The township conducted a question/answer "town hall" in December regarding the draft.
3. The county planning department has analyzed and written-up significant changes that must be changed to the final draft.
4. Subsequent to this county planning director's 12-04-2025 letter, the county planning commission returned the draft to the township unapproved: **"Significant work is still needed on the draft before it is ready to go through the approval process."**
5. It would have been helpful and transparent if the township PC had shared this county planning commission information with the audience at the "town hall" meeting in December. I'm sorry to say that not doing so just breeds resentment and lack of trust in the township PC, the BOT, and the entire process. Do I have the correct understanding?

Many township residents would like to have an opportunity to review the upcoming "revised" final draft, after all changes have been made, and before it is re-submitted to the county planning commission for its review and future discussion at the township's public hearing. I recommend an additional 60 days of public review following the modifications to the upcoming "revised" final draft.

In the light of all of this new information, I believe it is prudent to take all additional time necessary to make these significant modifications to the master plan. Since the master plan is the building foundation and Hayes Township's vision for the next 5-10 years and beyond, it's imperative that we all take the time now and get our master plan perfect.

Side comment: You know, we are all on the same team!!! We all want the best for Hayes Township. This may sound like a lecture, but it seems to me that some of us are not working toward the common good. Thank you.

Jim McMahon
phone: 231-347-9829



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Please send my comments to the Planning Commission and the BOD

1 message

Melvin Czechowski <mhczechow@aol.com>

Tue, Dec 30, 2025 at 11:19 AM

To: Kristin Baranski <clerk@hayestownshipmi.gov>, Roy Griffiths <rwgriffitts3@verizon.net>, "Supervisor@HayesTownshipmi.gov" <supervisor@hayestownshipmi.gov>

December 30, 2025

Planning Commission and Board of Trustees,

Subject: Hayes Township Master Plan (2024/2025)

At one of the last BOD meetings a vote was taken to present the Hayes Township (HT) Master Plan to the Charlevoix County Planning Commission (PC).

I have heard that the Charlevoix County PC reviewed the Hayes Township plan in early December.

I know the Charlevoix planning director is Kiersten Stark, and is the key review person.

What were her comments and any others by the Charlevoix County PC?

As far as I can tell, there has been no report from the Hayes Township Planning Commission or BOD on the Charlevoix County PC comments on the HT Master Plan. I assume it not accepted as is. Why not?

How can citizens know what is going with the HT Master Plan when the township government does not adequately let citizens know the results from the County PC?

When will we find out the Charlevoix County PC comments? What has the Township PC done on the County's critique? Will the citizens have time to review the final report?

Regards,

Melvin H. Czechowski, Ph.D.

Regarding Short Term Rentals

Please consider the following suggestions.

Rentals would be licensed or permitted with an **annual** fee. (\$100)

Owners should live in the township or at least the county.

Policing need not be an issue because the neighbors do it for you.

Enforcement by way of loss of license. I would think that loss of license would suffice. The sheriff might have to post something.

Some other good ideas were in the Hayes township sentinel.

Thank you for doing what you do.

Gerry Mills

Should we be doing PFAS testing?



CHARLEVOIX COUNTY PLANNING COMMISSION

13513 Division Street
Charlevoix, Michigan 49720
(231) 547-7234
planning@charlevoixcounty.org

Excerpts from DRAFT Meeting Minutes January 8, 2026

I. Call to Order

Acting Chair Matt Cunningham called the meeting to order at 6:00 p.m. in the Committee Room at the Charlevoix County Shirley Roloff Center.

Members present: Matt Cunningham, Mike Ritter, Sherm Chamberlain, Dave Wheeler, and Marshal Bakker

Members absent: Nancy Ferguson and Pam Grassmick (both excused)

Others present: Kiersten Stark (Planning Director), LuAnne Kozma, Ellis Boal, Roy Griffiths, Mark Snyder, Rex Greenslade, Kristin Baranski, April Hilton, and Katie Hicks

VII. Townships, Cities, MI Dept of EGLE & Corps of Engineers Items

Hayes Township Master Plan – Updated Draft

Commission members and Staff reviewed an updated draft of the Hayes Township Master Plan.

K. Stark said she had reviewed the updated draft and many of the suggested changes we discussed at our December 4th meeting have been made along with other changes. She had the following comments on the updated draft plan:

- Figure 1: Hayes Township Location Map should be part of Chapter 1. If that doesn't work well with the text wrapping, another option is to have a smaller Location Map in the text in Chapter 1, as was done in the initial draft of the plan, and include the larger version of the map in the Appendix.
- Maps have been added to Chapter 6 Transportation. On page 32, last paragraph, add a reference to Figure 8, which is the trail map on page 33.
- Quite a few changes were made in Chapter 7 Socioeconomic Characteristics; some of the text was updated and more illustrations were added; the revisions were very good, especially in the Housing Analysis
- On page 41, in the paragraph just below Chart 10, the second sentence refers to "reference parcels". What is a reference parcel? K. Stark thought this might be a term used by the County Equalization Department, but there should be a little explanation included in the text.



CHARLEVOIX COUNTY PLANNING DEPARTMENT

13513 Division Street
Charlevoix, Michigan 49720
(231) 547-7234
planning@charlevoixcounty.org

January 22, 2026

Kristin Baranski
Hayes Township Clerk
09195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

Kristin,

At their meeting on January 8, 2026, the Charlevoix County Planning Commission reviewed an updated draft of the proposed Hayes Township Master Plan. After reviewing the updated draft plan, the Planning Commission took the following action:

MOTION by M. Bakker to send the County Planning Commission's comments and Staff comments to Hayes Township for their consideration. D. Wheeler seconded the motion. Voice vote: all in favor. Motion carried.

Please refer to the enclosed draft minutes of the Planning Commission meeting for further details. If you have any questions regarding our review, please feel free to contact me at (231) 547-7234 or starkk2@charlevoixcounty.org.

Sincerely,

Kiersten J Stark

Kiersten Stark
Planning Director

cc: Roy Griffiths, Twp P.C. Chair (via email)

- On page 42, second to last paragraph, she questioned the accuracy of the wording in the last line. Roy Griffiths clarified the point being made in the text; no correction is needed.
- On page 46 is the Future Land Use Map. The Township updated the Future Land Use Map to include “Small Lot Residential” in the legend. It’s combined with “Low Density Residential”. Commission members had each received a copy of the updated map at tonight’s meeting.

M. Ritter asked for clarification on the master plan approval process. K. Stark explained the approval process for a township master plan and how it differs from the zoning approval process.

S. Chamberlain said the updated draft does not include any reference to taxable values. He emphasized that, for capital improvement budgeting, it’s very important for the Township to know what their taxable value is; how much revenue is coming in. There’s State Equalized Value, but the taxable value is much lower because there are so many homesteaded properties in the Township. The discrepancy between State Equalized Value and taxable value will create problems when it comes to budgeting. Working with taxable values would be better when budgeting because the homesteaded properties don’t pay the extra 18 mills.

S. Chamberlain also expressed concern that some of the best properties that would have been good for affordable housing have just ended up with storage buildings on them. He emphasized how prolific storage buildings have become in this area, gradually spreading all over the county. He thought this issue should be addressed in the Master Plan.

S. Chamberlain also voiced concern over the aging population. According to a report about the future of Michigan’s population, over the next 3 or 4 years, we’ll see very slow growth. Then, in 2034, it’s predicted that our population will start to decline. It’s likely that, even by 2030, when they do reapportionment, Michigan will wind up with one (1) less member than we have now in the U.S. House of Representatives. So, for Michigan to continue having a “say” in what’s going on in our country, we need to get more people in here. We’re going to have to make a concerted effort.

S. Chamberlain said, again, because Hayes Township has so many wetland areas and marginally developable properties, it’s difficult to see the good properties that are close to the public sewer systems just be used for storage buildings.

S. Chamberlain also said that, for senior citizens, the Township should address assisted living facilities and age-restricted living units. He emphasized this would help facilitate senior citizens moving out of their homes into age-restricted living areas, so families could move in.

M. Bakker asked when the public hearing on the proposed Master Plan is scheduled. He expressed concern that there isn’t time for the Township to make further revisions to the plan in response to our comments tonight if notice of the public hearing and the proposed plan have to be published 15 days prior to the hearing. K. Stark said the public hearing has been rescheduled from January 20th to January 27th.

LuAnne Kozma asked if anyone would address the comment she made about the zoning plan. Ms. Kozma noted she had provided a copy of the state law that requires something different than what is presented in the draft plan. Commission members and Staff reviewed the zoning plan in the updated draft Master Plan. K. Stark confirmed that the Michigan Planning Enabling Act requires that the zoning plan shows the relationship between the future land use categories on the future land use map and the zoning districts on the current zoning map. K. Stark advised adding a column for Current

Zoning Districts to Table 2: Future Land Use and Zoning on pages 50 and 51. She said the table can still include a column for Proposed Zoning Districts, since the Township Planning Commission is considering amendments to the Zoning Ordinance. In fact, the Master Plan includes a section on Proposed Zoning Modifications. M. Bakker questioned including the date in the column heading, "2025 Proposed Zoning Districts", as it is confusing. It was recommended that the date be removed from the column heading in order to avoid confusion.

MOTION by M. Bakker to send the County Planning Commission's comments and Staff comments to Hayes Township for their consideration. D. Wheeler seconded the motion. Voice vote: all in favor. Motion carried.

HAYES TOWNSHIP
CHARLEVOIX COUNTY, MICHIGAN

HAYES TOWNSHIP PLANNING COMMISSION
RESOLUTION ADOPTING THE
HAYES TOWNSHIP MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commissions to prepare a "master plan" pertinent to the future of development of the municipality; and

WHEREAS, the Planning Commission has prepared a draft Master Plan for the municipality, to update and replace its previous Master Plan; and

WHEREAS, the Hayes Township Board of Trustees authorized the distribution of the draft Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on January 27, 2026 pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission finds the proposed Master Plan as submitted for the public hearing desirable and proper, and furthers the land use and development goals and strategies of the Township;

NOW, THEREFORE, the Hayes Township Planning Commission adopts the new Master Plan as submitted for the public hearing (with edits identified by the Planning Commission at the January 27, 2026 public hearing,) including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to for the complete Hayes Township Master Plan, including the Future Land Use Map and recommends the Hayes Township Board of Trustees also adopts this plan.

CERTIFICATE

I hereby certify the forgoing resolution was approved by a majority of the members of the Hayes Township Planning Commission by a roll call vote at a regular meeting of the Planning Commission held on January 27, 2026 in compliance with the Open Meetings Act.

Motion by:

Seconded by:

Roll Call Vote:

Ayes:

Nays:

Absent:

Abstain:

Date

Roy Griffitts Planning Commission Chair

Date

Mark Snyder Planning Commission Secretary

- April

From: Donald Gregory <dlgregoryii@gmail.com>

Date: January 27, 2026 at 8:59:17 AM EST

To: clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Cc: Jim Rudolph <jmr09799@gmail.com>, LuAnne Kozma <luannekozma@gmail.com>

Subject: Re: Hayes Township 2024/2025 Master Plan: Public Comment, Surveys

Thanks to Kristin for taking the time yesterday to explain the Hayes Township survey process that was used. Although I still feel the process was flawed there was an attempt to provide non-property owners the opportunity to complete a survey and I understand some did. So I am replacing the January 23 Public Comment with the content below.

Surveys

There was a requirement that survey results be anonymous so the only identifying information on the survey was a number. The requirement for anonymity could have been met without skewing survey results toward property by managing the survey the way absentee ballots are managed. with a couple twists.

1) The starting point should be the Voter Registration Roll or other Hayes Township Resident Roster. If you live here, you should get a survey sent to you. If two people of voting age live at the same residence, they should each get a survey just like they each get a vote.

2) Hayes Township property owners who don't appear on whatever Resident Roster is used for Step #1, need to be identified and surveys sent to them. Steps #1 and #2 should cover all residents and property owners.

3) The issue remains how, or even should, property be represented. There probably needs to be some property representation as this is a plan for both people, first, and property. Take the extreme example where all parcels are owned by one person. Property ownership should not give someone "undue" say in how the Master Plan and Zoning Ordinances are crafted. There needs to be a balance between person and property representation with representation weighted toward people. Maybe three surveys are issued for every five parcels of ownership similar to the way three-fifths of each black person were counted as a person a couple hundred years ago.

4) Anonymity can be introduced the way anonymity is retained with absentee ballots. Surveys are numbered, they way they were in the last survey, and once filed they are anonymous.

On Fri, Jan 23, 2026 at 10:26 AM Donald Gregory <dlgregoryii@gmail.com> wrote:

Surveys

I understand surveys for how the Planning Commission should make its decisions as to what sort of place the people in Hayes Township are going to be living in, was sent only to property owners? If that is accurate, I think it would also be accurate to describe that sort of planning as, well: Unrepresentative? Undemocratic? Offensive? What word would you use to characterize this approach to community planning? You would agree, I hope, that people living in Hayes Township who don't own land breathe the same air? Drink the same water? Travel on the same roads? Walk the same trails, and raise families? If that's the case, why do these same people, your neighbors, not have a voice in the character of the place where they live?

Before this Master Plan is submitted for public comment. Before the first DRAFT is even discussed among the people who live in Hayes Township, and at every point in the process,. everyone who lives here must have a chance to speak. **Until every person in the community has had an equal opportunity to weigh in, this Master Plan must be put on hold.**

--

Donald Gregory

Cell: 425-614-6233

On two occasions I have been asked by members of Parliament, 'Pray, Mr. Babbage, if you put into the machine wrong figures, will the right answers come out?' I am not able rightly to apprehend the kind of confusion of ideas that could provoke such a question. - Charles Babbage

--

Donald Gregory

Cell: 425-614-6233

On two occasions I have been asked by members of Parliament, 'Pray, Mr. Babbage, if you put into the machine wrong figures, will the right answers come out?' I am not able rightly to apprehend the kind of confusion of ideas that could provoke such a question. - Charles Babbage

HAYES TOWNSHIP PC MEETING

Meeting Date: January 27th, 2026

Location:

Hayes Township Hall

Name	Would you like to be called on to speak during public comment?	
Bill Conklin	YES	NO
JoEllen Rudolph	YES	NO
Jim Rudolph	YES	NO
LuAnne Kozma	YES	NO
Chris Schwene	YES	NO
Paul Schwene	YES	NO
Craig Williams	YES	NO
Brandon Vigliani	YES	NO
Ellis Boal	YES	NO
Rod Elocum	YES	NO
David Kemme	YES	NO
Betty Henne	YES	NO
Bill Henne	YES	NO
Phil Gechler	YES	NO
Sue Redlausk	YES	NO
Alan Barbe	YES	NO
Jon Purdy	YES	NO
	YES	NO
	YES	NO

Ipad

Steve Hassell

To

Jim / Dave McMahon

Tim B

S. Baker-McGraw

Motorola g

Sherry's phone