

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

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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 where 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 and secretary 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.

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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 now go to the Board of Trustees. The Board of Trustees will need to do a resolution and it will

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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 stated 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 Griffiths, 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