

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**

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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**

Respectfully Submitted by:
April Hilton

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