

AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION

February 17, 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. Review and Approval of Draft Minutes- January 27, 2026
6. Public Comment Related to Agenda Items
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. New Business
 - Formation of planning commission workgroups on Short Term Rentals and Data Centers
11. Old Business
12. Set/Confirm Public Hearing Dates
13. Set/Confirm Date of Next Regular PC Meeting- March 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.



Zoning Administrator Report

February 2026

Zoning Administrator work in progress report for the month of January 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.
- Sent STAY letter to landowner of the private storage building on Pincherry road.
- Working with applicant for proposed new single family dwelling in Ridgeland.
- Held meeting with property and business owners to arrange meeting to receive input for sign regulations in Commercial 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 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.
- 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 compliant, 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.

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CALL TO ORDER: Chairperson Roy Griffitts called the meeting to order at 7:00 p.m.

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

Also, present: Ron VanZee (Zoning Administrator) and Julie Collard (Recording Secretary)

Audience: Steve Hassell, Jim McMahon, Diane McMahon, Tim Boyko, Sherry Baker-McCarey, Bill Conklin, Joellen Rudolph, Jim Rudolph, LuAnne Kozma, Chris Schwene, Paul Scheikes, Craig Williams, Brandon Vigliovolo, Ellis Boal, Rod Slocum, David Kemme, Betty Henne, Bill Henne, Mel Czechowski, Allen Burke, Jon Purdy, and Julie Redlawski.

REVIEW AGENDA:

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

Yeas: Roy Griffitts, 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- RELATED TO AGENDA ITEMS:

Public comments opened at 7:08pm.

Comments included:

- Current Master Plan and Proposed Master Plan, Development Opportunity Zone, Bay Shore Area Zoning, Traffic on US 31 and Boyne City Road, Affordable Housing, Housing Cost increases in the area, Public in attendance, County Planning Commission Comments, Data Center Concerns, Setbacks within the township, Protecting the Lakes from pollution, Email sent to Zoning Administrator, Zoning Administrator Report, Hiring a Professional Planner, Controlled Development, and Speaking into the Microphones for Zoom to hear.

Public Comment closed at 7:26pm.

APPROVAL OF MINUTES DECEMBER 16TH, 2025 REGULAR MEETING

Mr. Martin made a motion, supported by Ms. Cuddeback, to approve the December 16, 2025 regular meeting minutes as amended.

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

Nays: none **Motion Carries**

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40 **APPROVAL OF MINUTES JANUARY 7TH, 2026 SPECIAL MEETING**

41 Mr. Greenslade made a motion, supported by Mr. Curley, to approve the January 7,
42 2026 Special meeting minutes as presented.

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

45 **Nays: none Motion Carries**

46

47 **REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING**
48 **COMMISSION:**

49 Mr. Cunningham gave a report on Board of Trustees activities. Next regular scheduled
50 Board meeting is February 9, 2026.

51

52 **REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE TO THE**
53 **PLANNING COMMISSION:**

54 ZBA held an administrative and training meeting at 1pm on January 14th, 2026 and a public
55 hearing where the variance request on Spring Street was approved on January 14th, 2025 at
56 7:00 pm.

57

58 **ZONING ADMINISTRATOR REPORT:**

59 Ron VanZee presented a written report. Report is available on the Hayes Township
60 website and for review at the Township Hall.

61

62 **NEW BUSINESS**

63

64 **PUBLIC HEARING- MASTER PLAN DRAFT REVIEW AND RECOMMENDATIONS:**

65 Mr. Griffiths opened public hearing to review Master Plan draft and hear
66 recommendations at 7:40 pm. Mr. Griffiths stated Charlevoix County Commissioners
67 approved draft.

68 Written comments have been received from Boal, Fary, Gregory, Henne, Kozma,
69 Czechowski, McMahon, Mills, Rudolph, Umlor, and Stark.

70 Mr. Griffiths opened Public Comments for the Master Plan Draft Review at 7:43 pm.

71 Public comments included:

72 - CT Martin stated The Master Plan started with the Advisory Committee with Beckett
73 and Raeder. The Master Plan is to look out Ten years. Therefore in twenty years this
74 plan will not be relevant. The Master Plan is intended to be general, not too general,
75 specific, but not too specific, and generally describe the Township's intent of how the
76 township should look and function in the future. It has to remain flexible, dynamic, not

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77 static. You have to respond to change. The Master Plan has to be reviewed every five
78 years, while thinking Twenty years out.

79 - Joellen Rudolph stated the language is very important you can't be too broad or too
80 narrow. They find too many things are too broad. Emphasis that changes and words are
81 important. Maintaining scenic views along the Township traffic corridors. Scenic views
82 protected in the township not just along corridors. Language needs to be more specific.
83 Wants residential in Bayshore. Commercial Zoning across from the store with curb cuts
84 will increase traffic. Housing is needed. Appreciates what the Planning Commission has
85 done.

86 - Jim Rudolph stated smaller lot sizes in the township, with homes costing \$400,000 to
87 build will only help people moving into the township from downstate or retirees who
88 have sold a home. The working class in the area need affordable housing. Open space
89 and vistas should not be given up for retirees.

90 - LuAnne Kozma stated she appreciates all the work the Planning Commission did on
91 the Master Plan. All changes in the Master Plan should be discussed in a public
92 meeting. The housing and Socioeconomic section have the wrong population statistics.
93 The natural resource and open space goals are entirely missing. The recreation goals
94 are entirely missing. No one on the Planning Commission is representing these areas.
95 It's out of step with the county land use master plan, which includes all kinds of natural
96 resources and recreational goals and objectives. Recommends a group of residents
97 with experience in natural resources have a focus group meeting to develop these
98 goals. Especially water resources. Scenic views should be cherished. The Lakes are
99 not reflected in the Master Plan.

100 - Rob Slocum stated he has worked three decades in Community Management. He took
101 the National Historic Landmark status. Appreciates all the Planning Commissions hard
102 work, and approves the Document they have created. The community design is
103 recreation, open space, and preserving night skies. Public Safety is a common good.
104 We live in a unique area where dark skies need to be preserved.

105 - Betty Henne stated the planning commission should acknowledge all spoken and
106 written comments regarding the Master Plan.

107 - Mel Czechowski stated the Master Plan mentions permitted plantings and
108 improvements within the Shoreland protection area on scientific criteria. What are
109 improvements within the Shore land Protection area? What are the Scientific Criteria?
110 Bayshore residents want the area adjacent to be residential. How is the Planning
111 Commission going to handle the Bayshore area and the Development Opportunity
112 Zone. Geology of the Bayshore area is basically glacial and is unconfined aquifer and
113 lacks protection. Experts should be used when developing the Master Plan for the
114 Bayshore area.

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- Allen Burke stated Holtec International owns the development and advanced nuclear technology including small modular reactors. They use thorium to burn spent fuel rods. They use them in Data Centers. Don't let them do it here.

- Concern of the lack of commentary about the specific water and wetlands, it is too broad, with little protecting them and open spaces. There is a jet ski repair place operating down the road from them, and testing them on Susan Lake.

Public comments closed at 7:57pm.

Planning Commission discussed the following changes based on the feedback from the County Planning Commission and public comment:

- Change the date of the Master Plan to 25-26

- On page seven eliminate the reference to Boyne/Charlevoix road in commercial development.

- Page 32 reference figure 8, which follows it.

- Page 40 add in the chart analysis on the taxable value trends as well as SEV trends.

- Pages 50 and 51 added current zoning districts to table two.

- Adding under appendix one zoning districts and future land use chart and appendix two being the master plan survey.

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

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154 Planning Commission on January 27, 2026 pursuant to notice as required by the MPEA;
155 and
156

157 WHEREAS, the Planning Commission finds the proposed Master Plan as submitted for
158 the public hearing desirable and proper, and furthers the land use and development
159 goals and strategies of the Township;
160

161 NOW, THEREFORE, the Hayes Township Planning Commission adopts the new Master
162 Plan as submitted for the public hearing [with edits identified by the Planning
163 Commission at the January 27, 2026 public hearing,] including all the text, charts,
164 tables, maps, and descriptive and other matter therein intended by the Planning
165 Commission to for the complete Hayes Township Master Plan, including the Future
166 Land Use Map and recommends the Hayes Township Board of Trustees also adopts this
167 plan.
168

169 CERTIFICATE
170

171 I hereby certify the forgoing resolution was approved by a majority of the members of
172 the Hayes Township Planning Commission by a roll call vote at a regular meeting of the
173 Planning Commission held on January 27, 2026 in compliance with the Open Meetings
174 Act.
175

176 Motion by: Ms. Cuddeback
177

178 Seconded by: Mr. Curley
179

180 Roll Call Vote:

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

183 Nays: None

184 Absent:

185 Abstain:
186

187 All supported by saying Yea.

Motion passed

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ANNUAL REPORT:

Mr. Curley made a motion, supported by Mr. Greenslade to submit the annual report from the Planning Commission for 2025 to the board of trustees as requested.

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

Nays: none **Motion Carries**

REVIEW OF CURRENT CONCERNS ON DATA CENTERS:

Mr. Greenslade made a motion, supported by Mr. Curley to request the Board of Trustees to work with the township attorney and implement at their earliest convenience a moratorium on data centers, applications, inquires and direct us to develop more guidance around this topic.

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

Nays: none **Motion Carries**

OLD BUSINESS:

SET/CONFIRM PUBLIC HEARING DATES:

N/A

SET/CONFIRM DATE OF NEXT PC MEETING –February 17, 2026.

Next Planning Commission regular meeting will take place on February 17, 2026, at 7:00 pm.

PUBLIC COMMENT:

Public Comment opened at 8:25pm. Comments included:

- Definitions in the Zoning Ordinance and Master Plan, Living wage jobs, Advisory Committee, Data Centers, Tipp of the Mitt lack of credibility and untrustworthy for scientific data, Master Plan proposed draft, reflecting community wants and needs, decreasing population, recreation goals, Email sent to the Zoning Administrator regarding Pickleball LLC, Science in the Master Plan, Jet Ski Business next to him, Speed restrictions on Susan Lake, Bayshore Area needs compassion, Checking Septic Systems, ADU's, Michigan Shores algae problem every spring,

Public Comment closed at 8:53pm.

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231 **PLANNING COMMISSION and STAFF COMMENT:**

232 Mr. Curley stated he works for the Holtec Corporation and to his knowledge there is no
233 intention for the space to put an SMR in the space where the spent fuel is. Also, there is
234 no fuel in the ground on the site. SMR, whether it is a molten salt reactor or a liquid
235 cooled reactor cannot burn spent fuel. Spent fuel has to be taken apart and
236 reconfigured. No one in Michigan takes part in this process anymore. Additionally he
237 feels Data Centers do not fit the community or Hayes Township.

238

239 Mr. Snyder clarified "service industry jobs" was not specified anywhere, However "jobs"
240 of any type, shape or size.

241

242 Mr. Cunningham stated there is a webinar regarding Data Centers scheduled for
243 February 12th 2026 from noon to two through Michigan Association of Planners if
244 anyone would like to attend please sign up for it.

245

246 Mr. Griffiths stated just because we don't talk about a topic in the Master Plan review
247 process does not mean the Planning Commission is not going to be addressing such
248 topics. Such items will be discussed as the Planning Commission discusses ordinances
249 for them. If you look at the science behind septic systems not every system is the same,
250 however it should be consistent. Again, Zoning Issues will not be covered in the Master
251 Plan.

252

253 **ADJOURNMENT:** Mr. Curley made a motion, supported by Ms. Cuddeback, to adjourn
254 the meeting at 8:58pm.

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

257 Nays: none **Motion Carries**

258

Respectfully Submitted by:

259

260

April Hilton

261

Deputy Clerk/Recording Secretary