

Hayes Township Planning Commission
January 27th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

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**

Hayes Township Planning Commission
January 27th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

APPROVAL OF MINUTES JANUARY 7TH, 2026 SPECIAL MEETING

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

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

Nays: none Motion Carries

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 February 9, 2026.

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

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

ZONING ADMINISTRATOR REPORT:

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

NEW BUSINESS

PUBLIC HEARING- MASTER PLAN DRAFT REVIEW AND RECOMMENDATIONS:

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

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

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

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

Hayes Township Planning Commission
January 27th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

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

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

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

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

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

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

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

Hayes Township Planning Commission
January 27th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

- 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

Hayes Township Planning Commission
January 27th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

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: Ms. Cuddeback

Seconded by: Mr. Curley

Roll Call Vote:

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

Nays: None

Absent:

Abstain:

All supported by saying Yea.

Motion passed

Hayes Township Planning Commission
January 27th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

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 Griffitts, 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, inquiries and direct us to develop more guidance around this topic.

Yeas: Roy Griffitts, 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.

Hayes Township Planning Commission
January 27th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

PLANNING COMMISSION and STAFF COMMENT:

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

Mr. Snyder restated what he originally said was “jobs” not “service industry jobs” as indicated during Public Comment.

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

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

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

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