

Hayes Township
Zoning Board of Appeals
Administrative Meeting Minutes
February 18th, 2026
09195 Old U.S. N, Charlevoix, MI 49720

The February 18th, 2026, administrative meeting of the Hayes Township Zoning Board of Appeals was called to order by Rex Greenslade at 7:00 pm. at the Hayes Township Hall, 09195 Old US 31 N., Charlevoix, MI 49720.

BOARD MEMBERS PRESENT: Janice Vedder, Rex Greenslade, Zeze Jess, Laura Ford (alternate), and Doug Kuebler.

BOARD MEMBERS ABSENT: Jessica Perry.

ALSO PRESENT: April Hilton (Recording Secretary/Deputy Clerk).

Audience: LuAnne Kozma and Sean Davis.

PLEDGE OF ALLEGIANCE: Rex Greenslade opened the meeting at 7:00 pm with the Pledge of Allegiance to the Flag.

INTRODUCTION OF ZONING BOARD OF APPEALS (ZBA) MEMBERS:

BOARD MEMBERS PRESENT: Janice Vedder, Rex Greenslade, Zeze Jess, Laura Ford, and Doug Kuebler.

BOARD MEMBERS ABSENT: Jessica Perry.

REVIEWED AGENDA:

Add Item 6A Public Comment – Related to Agenda items.

Mr. Greenslade made a motion, supported by Ms. Ford, to approve the agenda as amended and to include two Public Comment periods in all meetings, per the Public Comment Rules of the Zoning Board of Appeals. In meetings which include a Public Hearing the Public Comment in the Public Hearing will count as one of the two Public Comment periods.

Yeas: Rex Greenslade, Laura Ford, Doug Kuebler, Zeze Jess, and Janice Vedder.

Nays: None Motion Carried

DECLARATION OF CONFLICT OF INTEREST: NONE.

APPROVAL OF DRAFT ADMINISTRATIVE MINUTES FROM JANUARY 14th, 2026:

Ms. Ford made a motion, supported by Mr. Kuebler, to approve the January 14 2026 meeting administrative minutes as corrected.

Yeas: Rex Greenslade, Laura Ford, Doug Kuebler, Zeze Jess, and Janice Vedder.

Nays: None Motion Carried

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APPROVAL OF DRAFT PUBLIC HEARING MINUTES FROM JANUARY 14th, 2026:

Mr. Kuebler made a motion, supported by Ms. Ford, to approve the January 14 2026 Public Hearing meeting minutes as corrected.

Yeas: Rex Greenslade, Laura Ford, Doug Kuebler, Zeze Jess, and Janice Vedder.

Nays: None Motion Carried

PUBLIC COMMENT – RELATED TO AGENDA ITEMS:

Public comments opened at 7:06 pm

Comments included:

No Comments

Public Comments closed at 7:07 pm

ADOPTION OF THE PROPOSED HAYES TOWNSHIP ZONING BOARD OF APPEALS RULES & PROCEDURES:

Mr. Kuebler made a motion, supported by Ms. Jess to adopt the proposed Hayes Township Zoning Board of Appeals Rules & Procedures as amended.

Yeas: Rex Greenslade, Laura Ford, Doug Kuebler, Zeze Jess, and Janice Vedder.

Nays: None Motion Carried

ADOPTION OF ROBERT RULES OF ORDER:

The ZBA came to a consensus to use Robert Rules of Order as a guideline.

SET PUBLIC HEARING DATE (MARCH 18TH 2026):

Ms. Ford made a motion, supported by Ms. Jess to set a public hearing date for March 18th 2026 at 3:00pm to hear two Appeal Cases.

Yeas: Rex Greenslade, Laura Ford, Doug Kuebler, Zeze Jess, and Janice Vedder.

Nays: None Motion Carried

PUBLIC COMMENT:

Public Comment opened at 7:19pm

Comments included:

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Administrative Meeting Minutes
February 18th, 2026
09195 Old U.S. N, Charlevoix, MI 49720

- Appellant representative Ms. LuAnne Kozma objected to the time change for the appeals from 6pm to 3pm as 6pm had already been mutually agreed and appellants (of which there are many) had already been advised. Ms. Kozma requested the Board to reconsider its time change and revert to 6pm.

Mr. Greenslade said the time change had been discussed as a means of giving more time to the hearing of the appeals. But he would welcome a motion to reconsider.

Ms. Vedder made a motion, supported by Ms. Jess to reconsider the time for the public hearing date for March 18th 2026 at 6:00pm to hear two Appeal Cases.

Yeas: Rex Greenslade, Laura Ford, Doug Kuebler, Zeze Jess, and Janice Vedder.

Nays: None Motion Carried

Ms. Ford made a motion, supported by Mr. Kuebler to amend the time of the public hearing date for March 18th 2026 at 6:00pm to hear two Appeal Cases.

Yeas: Rex Greenslade, Laura Ford, Doug Kuebler, Zeze Jess, and Janice Vedder.

Nays: None Motion Carried

Public Comment closed at 7:24 pm

ZBA COMMENT:

ADJOURNMENT: Mr. Kuebler made a motion, supported by Ms. Vedder, to adjourn at 7:25pm

Yeas: Rex Greenslade, Laura Ford, Doug Kuebler, Zeze Jess, and Janice Vedder.

Nays: None Motion Carried

Respectfully Submitted,

April Hilton

Hayes Township Deputy Clerk/Recording Secretary