

Hayes Township Planning Commission
February 17th, 2026
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: Roy Griffiths (Chair), Mark Snyder, Matt Cunningham, Rex Greenslade, Alexander Curley and Carey Cuddeback.
Excused: CT Martin.
Also, present: April Hilton (Recording Secretary)

Audience: Bill Conklin, Ellis Boal, LuAnne Kozma, Paul Zardus, Donald Gregory, CT Martin, Sean Davis, Mel Czechowski, and Tim Boyko.

REVIEW AGENDA:

Mr. Snyder made a motion, supported by Mr. Greenslade, to approve the agenda as presented.
Yeas: Roy Griffiths, Mark Snyder, Carey Cuddeback, Rex Greenslade, Alexander Curley and Matt Cunningham.
Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES JANUARY 27TH, 2026 SPECIAL MEETING

Mr. Greenslade made a motion, supported by Mr. Cunningham, to approve the January 27, 2026 Special meeting minutes as amended.
Yeas: Roy Griffiths, Mark Snyder, Carey Cuddeback, Rex Greenslade, Alexander Curley and Matt Cunningham.
Nays: none Motion Carries

PUBLIC COMMENTS- RELATED TO AGENDA ITEMS:

Public comments opened at 7:06pm.
Comments included:

- Data Center Committee and Short Term Rentals.

Public Comment closed at 7:07pm.

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.

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

ZBA will hold an administrative meeting at 7pm on February 18th, 2026 to set a new public hearing date to hear two appeal cases.

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

**FORMATION OF PLANNING COMMISSION WORK GROUPS ON SHORT TERM
RENTALS AND DATA CENTERS:**

Planning Commission discussed a work group for Short Term Rental
Discussion included:

- To further the work of the planning commission regarding the issue of short-term rentals regulation, it has been recommended by the board of trustees that the PC appoint a work group to develop information that can be used by the PC in developing such regulations. This group will consist of 5 members and one alternate.
- The group will be led by CT Martin from the Planning Commission. The board representative will be William Conklin. The alternate will be Mark Snyder. Three members of the community with relevant experience in the short-term rental industry or its impact on the community will make up the remainder of the committee. Interested parties are urged to send notice of their interest and list of relevant experience to the Township clerk within 7 days. The committee members will be selected by the PC and Board reps and will be announced on the township website. As an advisory work group this group has no formal decision-making role regarding the utilization of their work but serves to help the township develop a common frame of reference on the topic.
- All those who wish to provide input to the committee are welcome to do so. Written comments are preferred as they allow the committee members time to review and reflect on the comments made. The committee is being asked to provide its initial report to the PC and the Board within four months of its initial meeting. Further decisions made by the PC and the Board will occur after the report is received and reviewed.
- Should the decision be made to amend or add to the Zoning Ordinance additional time may be requested by either the PC or the Board in order for the required regulatory process be followed.

Mr. Greenslade made a motion, supported by Mr. Snyder to create a Short Term Rental Work Group as discussed.

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

Nays: none **Motion Carries**

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Planning Commission discussed a work group for Data Center regulations.

Discussion included:

- To further the work of the planning commission regarding the issue of data center regulation, it has been recommended by the board of trustees that the PC appoint a work group to develop information that can be used by the PC in developing such regulations. This group will consist of 5 members and one alternate,
- The group will be led by Alexander Curley from the Planning Commission. The board Representative will be Julie Collard. The alternate will be Roy Griffiths. Three members of the community with relevant experience in the data industry will make up the remainder of the committee. Interested parties are urged to send notice of their interest and list of relevant experience to the Township clerk within 7 days. The committee members will be selected by the PC and Board Representatives those and selected will be announced on the township website. As an advisory work group this group has no formal decision making role regarding the utilization of their work but serves to help the township develop a common frame of reference on the topic.
- All those who wish to provide input to the committee are welcome to do so. Written comments are preferred as they allow the committee members time to review and reflect on the comments made. The committee is being asked to provide its initial report to the PC and the Board within four months of its initial meeting. Further decisions made by the PC and the Board will occur after the report is received and reviewed.
- Should the decision be made to amend or add to the Zoning Ordinance additional time may be requested by either the PC or the Board for the moratorium time limits in order for the required regulatory process be followed.

Ms. Cuddeback made a motion, supported by Mr. Greenslade to create a Data Center Regulation Work Group as discussed.

Yeas: Roy Griffiths, 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 –March 17, 2026.

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

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PUBLIC COMMENT:

Public Comment opened at 7:27pm. Comments included:

- Conflict of interest for the Planning Commission Representative on the Data Center Regulation Committee, Short Term Rental Committee, Short Term Rental owners in Hayes Township.

Public Comment closed at 7:30pm.

PLANNING COMMISSION and STAFF COMMENT:

Mr. Curley stated the property adjacent to Holtec is owned by Consumers. The company he works for has nothing to do with Consumers property.

Mr. Griffiths and Bill Conklin clarified that in order to be a conflict of interest on the Data Center Alex Curley must have Financial Gain or it be a situation he could influence a decision made which would impact the outcome of the process. Roy stated there is no legal requirement for Alex to recuse himself, unless Alex feels his decision-making would be influenced in some regard to his employer's neighbor. Roy asked Alex if he felt he was at conflict with making decisions on a Work Group regarding Data Centers would affect the relationship between his employer Holtec and Consumers. Alex responded he does not have a conflict. The rest of the Planning Commission members agreed they do not see a conflict with Alex being on the Data Center Work Group.

Mr. Griffiths stated that, Additionally, the assumption that the Township is in support of Data Centers is false and people need to ignore and disregard the false narrative.

ADJOURNMENT: Mr. Snyder made a motion, supported by Ms. Cuddeback, to adjourn the meeting at 7:36pm.

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

Nays: none **Motion Carries**

Respectfully Submitted by:

April Hilton
Deputy Clerk/Recording Secretary