

AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION

April 21, 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- February 17, 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
 - Update on workgroups - Short Term Rentals and Data Centers
 - Update on BRI Zoning ordinance work
11. Old Business
12. Set/Confirm Public Hearing Dates
13. Set/Confirm Date of Next Regular PC Meeting- May 19, 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.

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.

Hayes Township Planning Commission
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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



Zoning Administrator Report

April 2026

Zoning Administrator work in progress report for the month of March 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.
- ZBA will be held a public hearing on March 18th 2026 at 7pm to hear appeal cases 022526A and 022526B for property ID 15-007-112-030-10. Applicant withdrew application for case #022526B contingent on BOT granting a full refund of application fee.
- 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. Received and reviewing 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. Sign will be move when weather permits.
- Met with Landowner regarding complaint of a Shoreline violation on Peaceful Valley Road, they will be submitting a Shoreline Restoration plan.
- Spoke with representative from Sign Unlimited regarding sign ordinance regulations for Charlevoix Pool.
- Sent letters out to all waterfront property owners who received a Zoning Permit contingent on Shoreline Restoration plan last year requesting update on improvements.
- Received and reviewing zoning application for an accessory building on 8240 Susan Shores Dr.
- Sent out violation notices regarding the signs located within the setback on US 31.
- 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.

HAYES TOWNSHIP PLANNING COMMISSION MEETING

Meeting Date: April 21, 2026

Location:

Hayes Township Hall

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