

Hayes Township
Zoning Board of Appeals
Administrative Meeting Minutes
April 1, 2026
09195 Major Douglas Sloan rd, Charlevoix, MI 49720

The April 1st, 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 Major Douglas Sloan Rd., Charlevoix, MI 49720.

BOARD MEMBERS PRESENT: Janice Vedder, Rex Greenslade, Laura Ford (alternate), Sean Davis (alternate) and Jessica Perry.

BOARD MEMBERS ABSENT: Doug Kuebler and Zeze Jess.

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

Audience: Ellis Boal, Roy Griffiths, Carol Umlor, and LuAnne Kozma.

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, Jessica Perry, Laura Ford, and Sean Davis.

BOARD MEMBERS ABSENT: Doug Kuebler and Zeze Jess.

PUBLIC COMMENT – RELATED TO AGENDA ITEMS:

Public comments opened at 7:01 pm

Comments included:

- Suggested amendments to the March 18th 2026 Public Hearing Minutes, ZBA Rules and Procedures, New Public Hearing date for the second Pickleball LLC Appeal Case. Appreciates the meetings available on Zoom.

Public Comments closed at 7:05 pm

REVIEWED AGENDA:

Add Item 7A to Schedule Public Hearing Date (May 6, 2026)

Add Item 7B ZBA Rules and Procedures Amendments.

Ms. Vedder made a motion, supported by Ms. Ford, to approve the agenda as amended

Yeas: Rex Greenslade, Laura Ford, Sean Davis, Jessica Perry, and Janice Vedder.

Nays: None **Motion Carried**

DECLARATION OF CONFLICT OF INTEREST: NONE.

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APPROVAL OF DRAFT PUBLIC HEARING MINUTES FROM MARCH 18th, 2026:

Ms. Perry made a motion, supported by Ms. Ford, to approve the March 18 2026 Public Hearing meeting minutes as corrected.

Yeas: Rex Greenslade, Laura Ford, Sean Davis, Jessica Perry, and Janice Vedder.

Nays: None **Motion Carried**

SET PUBLIC HEARING DATE (MAY 6TH 2026):

Mr. Greenslade made a motion, supported by Ms. Vedder to set a public hearing date for May 6th 2026 at 7:00pm to hear the second Appeal Case #022526B contingent on the BOT denying the Appellants refund.

Yeas: Rex Greenslade, Laura Ford, Jessica Perry, Sean Davis, and Janice Vedder.

Nays: None **Motion Carried**

Ms. Vedder made a motion, supported by Mr. Davis to cancel the public hearing date for April 8th 2026 at 7:00pm to hear the second Appeal Case #022526B.

Yeas: Rex Greenslade, Laura Ford, Jessica Perry, Sean Davis, and Janice Vedder.

Nays: None **Motion Carried**

ZBA RULES AND PROCEDURE AMENDMENTS:

Ms. Vedder made a motion, supported by Ms. Ford, to approve the discussed amendments to the ZBA Rules and Procedures as follows:

1. Change the fee language to match the Zoning Ordinance
2. Change the time limit for appellant presentation to 30 minutes unless more time in allowed by majority vote of the ZBA.

Formal adoption of the proposed rules amendments will be taken at the May 6th 2026 at 7 pm meeting even if the public hearing is cancelled.

A roll call was taken.

Yeas: Rex Greenslade, Laura Ford, Sean Davis, Jessica Perry, and Janice Vedder.

Nays: None **Motion Carried**

PUBLIC COMMENT:

Public Comment opened at 7:37pm

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Comments included:

- March 18th 2026 Public Hearing, supports the time limit change for Appellant presentations in the ZBA Rules and Procedures, Fees go to offset the cost incurred during the appeal process, Does not support the time limit change for Appellant presentations in the ZBA Rules and Procedures, Feels the Fee for the ZBA is very high.
Public Comment closed at 7:43 pm

ZBA COMMENT:

Mr. Greenslade stated the ZBA does not set fee rates, those are all set by the Board of Trustees. Any changes that will be recommended to the Planning Commission for the Zoning Ordinance amendments will be researched by the Planning Commission.

Ms. Vedder apologized for going off course discussing the deadline for meeting materials.

Mr. Greenslade supported the discussion of deadlines for meeting materials.

ADJOURNMENT: Ms. Vedder made a motion, supported by Ms. Ford, to adjourn at 7:45pm
Yeas: Rex Greenslade, Laura Ford, Jessica Perry, Sean Davis, and Janice Vedder.

Nays: None **Motion Carried**

Respectfully Submitted,
April Hilton
Hayes Township Deputy Clerk/Recording Secretary