

**AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION**

May 19, 2026 7:00 pm

**Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720**

ZOOM

**[https://us02web.zoom.us/j/83601481092?pwd=bTRvd01yc2NtSHY5MXkrZDUx
VDMrZz09](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- April 21, 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 - Budget submission 2026/27
11. Old Business
12. Set/Confirm Public Hearing Dates
13. Set/Confirm Date of Next Regular PC Meeting- June 16, 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.

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Regular Meeting
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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, Carey Cuddeback, and CT Martin.

Also, present: April Hilton (Recording Secretary) and Ron VanZee (Zoning Administrator)

Audience: LuAnne Kozma, Carol Umlor, Deb Narten, Ellis Boal, Bill Conklin, Donald Gregory, Danielle Hutcheson, Jim Rudolph, and Tim Boyko.

REVIEW AGENDA:

Mr. Greenslade made a motion, supported by Mr. Curley, to approve the agenda as presented.

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

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

APPROVAL OF MINUTES FEBRUARY 17TH, 2026 REGULAR MEETING

Mr. Cunningham made a motion, supported by Mr. Greenslade, to approve the February 17, 2026 Regular meeting minutes as presented.

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

Nays: none **Motion Carries**

PUBLIC COMMENTS- RELATED TO AGENDA ITEMS:

Public comments opened at 7:02pm.

Comments included:

- Charlevoix County Planning Commission Meeting Discussion regarding Data Centers, Lawsuit filed against Hayes Township to appeal a Zoning Board of Appeals decision made on March 18th 2026 at their Public Hearing, and Zoning Ordinance already prohibits Data Centers.

Public Comment closed at 7:08pm.

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 May 11, 2026.

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

ZBA held a public hearing meeting at 6pm on March 18th, 2026 for a public hearing to hear two appeal cases. They determined on appeal case# 022526A that the Zoning Permit was issued consistent with the provisions of the Hayes Township Zoning Ordinance. The applicants withdrew appeal case 022526B contingent on the refund of the full fee charge. ZBA approved the Meeting Minutes from March 18th 2026 Public hearing at the Administrative meeting held on April 1st 2026. Next scheduled ZBA Administrative Meeting is on May 6th 2026 at 7pm.

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

UPDATE ON WORK GROUPS - SHORT TERM RENTALS AND DATA CENTERS:

Mr. Martin stated the Short Term Rental group has meet twice, the second meeting was last night which was open to the public and reports from these meetings are available. Discussions have included:

- Information from Zoning Administrators that currently enforce Short Term Rental Ordinances.
- Having a contact person for each Short Term Rental.
- Grandfathering current Short Term Rentals.
- What to regulate on Short Term Rentals.

Mr. Griffiths stated the Data Center Group is still getting themselves organized and informed on Data Centers and until the group themselves have a good idea how to go forward the meetings will be closed to the public.

Discussions have included:

- How to deal with Data Centers, Zoning Enabling Act stating the allowance of them is necessary.
- The process of evaluating an application for Data Centers.
- Create a working definition for Data Centers and develop common language for an ordinance.

UPDATE ON BRI ZONING ORDINANCE WORK:

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Ms. Cuddeback updated the Planning Commission on the Zoning Ordinance Draft and what to expect going forward with this project.

OLD BUSINESS:

SET/CONFIRM PUBLIC HEARING DATES: N/A

SET/CONFIRM DATE OF NEXT PC MEETING –MAY 19, 2026.

Next Planning Commission regular meeting will take place on May 19, 2026, at 7:00 pm.

PUBLIC COMMENT: Public Comment opened at 7:40pm. Comments included:

- All work group meetings should be public and posted more then 18 hours prior to the meeting, public needs within Hayes Township, Saline Township lawsuit against Data Center located in Saline Township, What time line defines a Short Term Rental, CT Martin stated anything rented shorter then 30 days, BRI Zoning Ordinance work, Traditional Data Centers versus the new Data Centers being introduced now, Kalkaska Community against Data Centers, and Appreciates the Planning Commission Transparency.

Public Comment closed at 7:47pm.

PLANNING COMMISSION and STAFF COMMENT:

Mr. Curley stated he ran for supervisor and joined the Planning Commission to help his community. His family has generational history in Hayes township and the Charlevoix area. The fact people feel they can attack him and his personal career due to their personal assumptions is incorrect behavior and has made him reconsider his position at the township.

Mr. Cunningham thanked Carey Cuddeback and April Hilton for their hard work on the Zoning Ordinance draft.

Mr. Snyder stated there were some things stated at the Board of Trustees meeting this month. To bring them to perspective, The Michigan Association of Planning and the Planning Association strongly encourage diversity of expertise and perspective rather than a commission made of one type of professional. A strong commission usually includes a blend of view points. He brings Real Estate and development insight into feasibility and market reality with his position on the Planning Commission. He thanked Trustee Matt, Trustee Doug, Trustee Julie and Trustee Kristin for verbally acknowledging the value that his profession brings to the Planning Commission.

Ms. Cuddeback clarified the update on the Zoning Ordinance draft is a completely new ordinance which is why it has been a time-consuming process.

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Mr. Griffiths stated the current grid for power distribution system works in the state, essentially the main trunk of power runs south to north through Gaylord. Back during the Ice storm last year, Gaylord was hit really hard, and that complex they have as the power generation was down for a while which affected all of us in this area. However the center corridor of the state, along I-75 is the first to develop location for both Commercial scale renewable energy and data centers, because they have the power source and the transmission lines, and internet system. Just a little geographic statement regarding the question raised regarding data centers. The Planning Commission began looking into Data Centers due to the discussion from the County Planning Commission.

Mr. Greenslade asked each individual Planning Commissioner if they knew of any large Data Centers planned for Hayes Township and if they are in support of any large Data Centers in Hayes Township. All members of the Planning Commission answer no to both questions. Mr. Greenslade also informed the Planning Commission that resort township is planning an overlay zone to follow 31 all the way down from the east border to the west border to Bay Shore. They haven't decided yet how far, how wide it would be, but they're talking about 150 to 300 feet. It would be to cover commercial and mixed-use development. Possibly some higher density housing, but they are expecting with this change the infrastructure for electricity, water and sewer will develop, which will be a game changer for Hayes Township.

Mr. VanZee stated no one is more aware of the time Carey and April has been putting in with putting together the new Zoning Ordinance draft and appreciates all their work. Also stated he is on the Complete the Bike Trail Committee and wanted to update everyone on the status of the trail. The county Commissioners have cut off funding for engineering and everything else regarding the completion of the bike trail. There are three phases of the bike trail and the county was donating 37% of the money into the trail. So the Committee is working hard with the trail council and Community Foundation and other agencies to put a program together to complete the trail.

ADJOURNMENT: Mr. Greenslade made a motion, supported by Mr. Snyder to adjourn the meeting at 8:00pm.

Yeas: Roy Griffiths, Carey Cuddeback, CT Martin, 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

May 2026

Zoning Administrator work in progress report for the month of April includes the following:

- Variance application for 6995 Birdland Drive approved at ZBA meeting on July 23rd 2025 at 7:00 pm. Applicant came in for a preliminary restoration review for the Shoreland Protection strip. Applicant will be submitting plans within the next month.
- 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 zoning permit 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.
- Received and reviewing Zoning Application for 7720 Indian Trails Dr, ZBA approved Variance request at the October 8th 2025 meeting. Shoreline Review committee visited the site on April 28th 2026, Shared plans and pictures with Tip of the Mitt. Waiting for Shoreland Sub-Committee reports.
- 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 on Villa Road for Violation of Nuisance Ordinance and a non-compliance complaint. Trying to contact landowner, last communication with landowner stated he was not well. Reached out to the VA and Tribe for additional support.
- 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. Working with Holtec on the sign placement the owner has been provided information on design options.
- Shoreline Review Committee conducted a site visit on April 28th 2026 at 8740 Boyne City Road. Applicant will be submitting a Shoreline Restoration plan.



- Met with Landowner regarding complaint of a Shoreline violation on Peaceful Valley Road, they will be submitting a Shoreline Restoration plan.
- Received and reviewing zoning application for an accessory building on 8240 Susan Shores Dr. Waiting for additional information from applicant.
- Received and reviewing Zoning Application for an addition on a single family residence located on Woods Creek Dr. Waiting for the applicant to submit a Site Plan and Shoreland Landscaping Plan for the Shoreline Review Committee to schedule a site visit.
- 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.

2026/2027 Draft Planning Commission Draft Budget

General assumptions:

It is assumed that there is one significant project and some individual ordinance reviews to complete this budget cycle. These topics include completing the review and update of the township zoning ordinance and completing the discussions around the short-term rental and data center issues. To that end we are increasing the total number of meetings to 20 if needed.

Accomplishing these tasks will require additional administrative support and production, publishing and printing costs.

Recording Secretary. 20 @ \$200/session	\$4000
Per diem	
16 x 6 x 90	\$8640
16 X 1 x \$135	\$2160
8 x 3 x 90	\$2160
Total	\$12960
Office Supplies	\$750
Education*	\$2100
Publication/Printing	\$4500
Services **	\$18000
Total Budget submission	\$42310

*This includes one training session per member plus some additional for new member training and memberships/subscriptions.

**This is an estimate includes additional consulting work to complete the zoning ordinance, including diagrams and associated charts and artwork (if needed). This also includes activity on that required the above identified ordinance update, not based on any quotes or suggestions but is there as a place holder in case of unforeseen events.

Note: Some of these categories may be rolled up into the overall township budget and thus can be deleted from the PC budget to avoid double counting.