

Hayes Township Planning Commission
April 21th, 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, 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 met 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 the power complex that they have 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