

Hayes Township Planning Commission
May 19th, 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), Matt Cunningham, Rex Greenslade, Carey Cuddeback, and CT Martin.

Excused: Mark Snyder and Alexander Curley

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

Audience: LuAnne Kozma, Ellis Boal, Carol Umlor, and Steve Hassell.

REVIEW AGENDA:

Ms. Cuddeback made a motion, supported by Mr. Martin, to approve the agenda as presented.

Yeas: Roy Griffiths, Carey Cuddeback, Rex Greenslade, CT Martin, and Matt Cunningham.

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

APPROVAL OF MINUTES APRIL 21, 2026 REGULAR MEETING

Mr. Greenslade made a motion, supported by Mr. Cunningham, to approve the April 21, 2026 Regular meeting minutes as corrected.

Yeas: Roy Griffiths, Carey Cuddeback, Rex Greenslade, CT Martin, and Matt Cunningham.

Nays: none Motion Carries

PUBLIC COMMENTS- RELATED TO AGENDA ITEMS:

Public comments opened at 7:04pm.

Comments included:

- Zoning Administrator Report, and Data Centers.

Public Comment closed at 7:10pm.

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 June 8, 2026.

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

ZBA held an Administrative Meeting on May 6th 2026 at 7pm.

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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

BUDGET SUBMISSION 2026/27:

Ms. Cuddeback made a motion, supported by Mr. Greenslade to approve the submission of the Planning Commission budget request as discussed.

Yeas: Roy Griffiths, CT Martin, Carey Cuddeback, Rex Greenslade, and Matt Cunningham.

Nays: none Motion Carries

OLD BUSINESS:

SET/CONFIRM PUBLIC HEARING DATES: N/A

SET/CONFIRM DATE OF NEXT PC MEETING –JUNE 16, 2026.

Next Planning Commission regular meeting will take place on June 16, 2026, at 7:00 pm.

PUBLIC COMMENT: Public Comment opened at 7:18pm.

Comments included:

- Zoning Administrator Report.

Public Comment closed at 7:20pm.

PLANNING COMMISSION and STAFF COMMENT:

Mr. Martin stated the Short-Term Rental Work group held a great meeting last night and will meet again on May 27 2026 and June 10th 2026.

ADJOURNMENT: Mr. Greenslade made a motion, supported by Mr. Martin to adjourn the meeting at 7:22pm.

Yeas: Roy Griffiths, Carey Cuddeback, CT Martin, Rex Greenslade, and Matt Cunningham.

Nays: none **Motion Carries**

Respectfully Submitted by: April Hilton Deputy Clerk/Recording Secretary