

Hayes Township Planning Commission
June 16th, 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, CT Martin, Mark Snyder and Alexander Curley.

Excused: Carey Cuddeback.

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

Audience: Ellis Boal, Luanne Kozma, Danielle Hutchinson, Steve Hassell, Bill Conklin, Carol Umlor, and Deb Narten.

REVIEW AGENDA:

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

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

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

APPROVAL OF MINUTES MAY 19, 2026 REGULAR MEETING

Mr. Snyder made a motion, supported by Mr. Greenslade, to approve the May 19, 2026 Regular meeting minutes as presented.

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

Nays: none **Motion Carries**

PUBLIC COMMENTS- RELATED TO AGENDA ITEMS:

Public comments opened at 7:02pm.

Comments included:

- Correspondence attached and Zoning Administrators report.

Public Comment closed at 7:05pm.

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION: Mr.

Cunningham gave a report on Board of Trustees activities. The Election Committee Meeting will meet on July 9th 2026 at 10am and the Public accuracy test will follow at 11pm July 9th 2026.

Budget Hearing is scheduled for June 23rd 2026 at 7:00 pm. Next regular scheduled Board meeting is July 13, 2026.

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

ZBA will hold a public hearing Meeting on July 1, 2026, at 7 pm to hear two variance request cases.

ZONING ADMINISTRATOR REPORT: Ron VanZee presented a written report. The report is available on the Hayes Township website and for review at the Township Hall.

NEW BUSINESS

SHORELAND LANDSCAPE PLAN – 8740 BOYNE CITY RD:

Mr. Greenslade made a motion, supported by Mr. Snyder, to approve the Shoreline Protection strip landscape plan for 8740 Boyne City Road as submitted.

Yeas: Roy Griffiths, CT Martin, Mark Snyder, Alexander Curley, and Rex Greenslade.

Recused: Matt Cunningham.

Nays: none **Motion Carries**

SHORELAND LANDSCAPE PLAN – 7738 BOYNE CITY RD:

Mr. Martin made a motion, supported by Mr. Snyder, to approve the Shoreline Protection strip landscape plan for 7738 Boyne City Road as submitted.

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

Nays: none **Motion Carries**

OLD BUSINESS:

CT Martin and Roy Griffiths presented brief updates on the Short Term Rental and Data Center Work group progress.

Mr. Greenslade requested if the Planning Commission will make a recommendation for the Planner to use with the Zoning Ordinance Draft.

Mr. Griffiths stated yes Ms. Cuddeback is working with Ms. Baranski to interview and find a Consultant they will then bring the options to the Planning Commission in order to recommend to the board of trustees.

SET/CONFIRM PUBLIC HEARING DATES:

Mr. Greenslade made a motion, supported by Mr. Snyder to set a public hearing for July 21, 2026 at 7:00pm to review a rezone request for 007-111-009-10 AG to RR, a Rezone request for

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007-120-006-20 AG to RR and a Planned Unit development amendment for 007-118-003-15 County Club Fairways.

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

Nays: none **Motion Carries**

SET/CONFIRM DATE OF NEXT PC MEETING –JULY 21, 2026.

Next Planning Commission regular meeting will take place on July 21, 2026, at 7:00 pm.

PUBLIC COMMENT: Public Comment opened at 7:37pm.

Comments included:

- Shoreland Landscape Plan for 8740 Boyne City Road and Data Center Moratorium approved by the Hayes Township Board of Trustees.

Public Comment closed at 7:41pm.

PLANNING COMMISSION and STAFF COMMENT:

If anyone is interested in the Training session please let the Clerk know by Thursday of this week.

Mr. VanZee stated at Memorial Park in Boyne City this Thursday beginning at 5:30pm to 7pm the Bike Trail Committee is hosting their first fundraising event.

Mr. Griffiths stated the Ordinary High Water Mark in the Hayes Township Zoning Ordinance is 582.3.

ADJOURNMENT: Mr. Greenslade made a motion, supported by Mr. Curley to adjourn the meeting at 7:46pm.

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

Nays: none **Motion Carries**

Respectfully Submitted by: April Hilton Deputy Clerk/Recording Secretary