

AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION
July 21, 2026 7:00 pm
Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720
ZOOM

<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- June 16, 2026, Regular Meeting Minutes & June 26th 2026, Special Meeting Minutes
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
 - a. Rezone request/Public hearing - 10963 Boyne City Rd.
 - b. Rezone request/Public hearing - 10575 Burnett Rd.
 - c. Public Hearing – Proposed amendments to PUD for Country Club Fairways
 - d. Shoreland landscape plan – 7875 Eagle Nest Dr.
 - e. Request by PC members for discussion on OHWM and overlay district for Birdland
11. Old Business
12. Set/Confirm Public Hearing Dates
13. Set/Confirm Date of Next Regular PC Meeting- August 18, 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.

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.

Hayes Township Planning Commission
June 16th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

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

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

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

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

Hayes Township Planning Commission
June 16th, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

72 007-120-006-20 AG to RR and a Planned Unit development amendment for 007-118-003-15
73 County Club Fairways.

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

76 Nays: none **Motion Carries**

77

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

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

80

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

82 Comments included:

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

85 Public Comment closed at 7:41pm.

86

87 **PLANNING COMMISSION and STAFF COMMENT:**

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

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

92 Mr. Griffiths stated the Ordinary High Water Mark in the Hayes Township Zoning Ordinance is
93 582.3.

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

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

98 Nays: none **Motion Carries**

99

100 Respectfully Submitted by: April Hilton Deputy Clerk/Recording Secretary

**HAYES TOWNSHIP
HAYES TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
June 26TH, 2026 12:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720**

The June 26TH, 2026, Special Meeting of the Hayes Township Planning Commission was called to order by Chair Roy Griffitts.

Commission Members Present: Mark Snyder, Rex Greenslade, Carey Cuddeback, Alexander Curley, CT Martin, Roy Griffitts

EXCUSED: Matt Cunningham

Audience Members signed in: Mike Ambroso, Linda Ambroso, Mr. Narten, Deb Narten, LuAnne Kozma.

CALL TO ORDER Chair Roy Griffitts called the meeting to order at 12:01pm

DECLARATION OF CONFLICT OF INTEREST: NONE.

REVIEWED & APPROVED AGENDA

Mark Snyder made a motion to approve the agenda as presented, supported by CT Martin

Yays: Roy Griffitts, Mark Snyder, CT Martin, Rex Greenslade, Carey Cuddeback, Alexander Curley

Nays: None **Motion Carried**

PUBLIC COMMENTS:

None. Public Comment closed at 12:01pm

Agenda Item: Shorland Landscape Review for 6579 Woods Creek Drive

Commissioners discussed review, recommendations, and plans for replanting

Subcommittee recommends plan be approved as submitted

Ms. Cuddeback made a motion, with Mr. Greenslade supporting, to approve the landscape plans as submitted.

Yeas: Roy Griffitts, Rex Greenslade, Mark Snyder, CT Martin, Carey Cuddeback, Alexander Curley

Nays: None **Motion Carried**

HAYES TOWNSHIP

37 HAYES TOWNSHIP PLANNING COMMISSION

38 SPECIAL MEETING

39 June 26TH, 2026 12:00 PM

40 HAYES TOWNSHIP HALL

41 09195 MAJOR DOUGLAS SLOAN RD

42 CHARLEVOIX, MICHIGAN 49720

43

44

45 **Agenda Item:Reccomendation for Zoning Ordinance Professional Planner**

46 Three candidates were interviewed, vetted. Jenny Neal is the first choice from the candidates.

47 She has rural community experience with no city center.

48 Ms. Cuddeback commented that she made a note of increased hours needed than Jenny had
49 estimated for the scope of this project. Jenny will be able to attend meetings, and Saturday is
50 the best day for her.

51 Mr. Greenslade made a motion, with Mr.Curley supporting, to hire Jenny Neal as the
52 professional planner to review the Zoning Ordinance revision.

53 Yeas: Roy Griffiths, Rex Greenslade, Carey Cuddeback, Alexander Curley, CT Martin, Mark Snyder

54 Nays: None **Motion Carried**

55

56 **ADJOURNMENT:** Ms. Cuddeback made a motion, supported by Mr. Martin, to adjourn the
57 meeting.

58 Yeas: Roy Griffiths, Carey Cuddeback, CT Martin, Mark Snyder, Alexander Curley, Rex Greenslade

59 Nays: None **Motion Carried**

60 **Meeting adjourned at 12:14pm**

61

62 Respectfully Submitted,

63 Julie Collard, Hayes Township Treasurer

64 June 26, 2026

65



Zoning Administrator Report

July 2026

Zoning Administrator work in progress report for June includes the following:

- Variance for setback from Lake Charlevoix granted on July 1st 2026, for 6995 Birdland Drive. Waiting for Health Department permit.
- Communicating with the landowner regarding a violation for a non-permitted patio on Oyster Bay Drive.
- Variance Application for setback from Lake Charlevoix, for 7345 Birdland Drive, was approved by the ZBA on July 1st 2026. Shoreline Subcommittee will conduct a site visit.
- Working with EGLE regarding Jet Ski business testing their Jet Skis on Susan Lake.
- Working with EGLE regarding a driveway that appears to be in a wetlands area on Major Douglas Sloan Road. EGLE has determined a wetlands violation.
- Sent the first notice of a violation letter to the property owner on Hemlock Ave for junk accumulation on the property.
- County Club Fairways Planned Unit Development amendment request submitted. Planning Commission will hold a Public Hearing on July 21st 2026.
- Received Zoning Permit Application at 7875 Eagle Nest Circle for a new single-family dwelling with attached garage.
- Zoning permit application for a Demo and rebuild of the existing home on Quarter Line Road. Shoreline Review Committee conducted an inspection and advised the applicant to work with Tip of the Mitt to create a shoreland restoration plan. The shoreline plan from the applicant.
- Inspected on Villa Road for Violation of the Nuisance Ordinance and a non-compliance complaint. Trying to contact the landowner, the last communication with the landowner stated that he was not well. Reached out to the VA and Tribe for additional support.
- Spoke with Holtec Representative. The sign permitted to Holtec on 4/23/2025 was placed incorrectly. Holtec is working on making this a directional sign to meet Zoning Ordinance requirements.
- The property owner of Falls Storage is actively working to resolve the sign violation at their parcel on US 31.



- Resolved violation with the property owner on Townline Road for more than three inoperable vehicles being stored outside on the parcel.
- Received a Rezone application for 10963 Boyne City Road from AG to RR. The Planning Commission will hold a public hearing at its July 21, 2026, Planning Commission Meeting.
- Sent first violation notice letter to the property owner on Pincherry Rd for a recreational vehicle being lived in and connected to utilities.
- Received a Rezone application for 10575 Burnett Road from AG to RR. The Planning Commission will hold a public hearing at its July 21, 2026, Planning Commission Meeting.
- Received and reviewing zoning application for an accessory building on 8240 Susan Shores Dr. Waiting for additional information from applicant.
- Received and reviewing Zoning permit application for a new single-family residence on Deer Path Drive. A Stop Work Order has been issued for this project until the shoreline protection strip is restored. The property has also been cited for wetland violations by EGLE.

26-06-02	06/10/26 007-130-014-00 7720 Indian Trails	Ryan & Lauren Bergstrom	18' X 24' addition to existing single family dwelling with variance approved by ZBA. Shoreline Restoration plan as recommend by Shoreline Review Committee and agreed upon by applicant.
26-06-03	06/15/26 007-119-007-20 11950 US 31N	Charlevoix Meadows Assisted Liv	Revised permit #25-03-01, New 29,000 sq ft Assisted Living and Memory Care Facility as approved by the Planning Commission on March 18 th 2025.
26-06-04	06/17/26 007-002-016-10 7738 Boyne City Road	Matthew & Nicole Lester	Demo Existing Home and construct a 83'x124' new single family dwelling. Shoreline Restoration plan as recommend by Shoreline Review Committee and approved by the Planning Commission on June 16 th 2026
26-06-05	06/26/26 007-132-003-45 6579 Woods Creek Dr.	Brian Doubles	98.5' X 38' Addition to an existing single family dwelling. Shoreline Restoration plan as recommend by Shoreline Review Committee and approved by the Planning Commission on June 26 th 2026
26-06-06	06/29/26 007-113-017-25 9401 Pincherry Rd	Jason & Mary Clees	New 30'X30' Accessory Building

Viewing Parcel Number: 007-120-006-20

Parcel Details

Assessing City/Township:	Hayes Township
Property Address:	10963 BOYNE CITY RD CHARLEVOIX, MI 49720
Owner Information:	JESS ROBERT J & ZEZE' T 10963 BOYNE CITY RD CHARLEVOIX, MI 49720
Property Class:	401 - Residential - Improved
Taxable Status:	TAXABLE
School District:	15050 - Charlevoix
P.R.E. Percentage:	100%
P.R.E. Filing Date:	10/11/2002
Current SEV:	\$252,100
Current Taxable Value:	\$128,931
Prior Year SEV:	\$226,900
Prior Year Taxable Value:	\$125,542

Tax Description

2003SP102002 FROM 120-006-20 BEG AT W1/4 COR SEC 20 T34N R7W TH AL W LI SD SEC
N01DEG43'06"W 658.65FT TH N89 DEG21'54"E 33.01FT TO E LI SEE RD TH CONT N89DEG21'54"E
631.79FT TH S01DEG43'06"E 599.59FT TO N LI BOYNE CITY RD TH CONT S01DEG43'06"E 59.78FT TO
E&W1/4 LI SD SEC TH AL SD 1/4 LI S89DEG25'37"W 664.81FT TO POB BEING PT SW1/4 OF NW1/4 SEC 20-
34-7 CONT 10.056A PARCEL 1





Hayes Township Zoning Permit Application
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720
(231)547-6961

Zone District: AG Office Use Only Permit Number: _____ Fee: \$200 Date: 6-1-26

GENERAL INFORMATION

Property Owner Name(s) Robert & Zeze Jess

Mailing Address 10963 Bayne City Rd

Telephone: [REDACTED] Cell: [REDACTED] EMAIL: [REDACTED]

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007- 122 - 006 - 20

Property Address 10963 Bayne City Rd

PROPOSED USE OF PROPERTY

Type of Improvement(s) (describe) Rezone AG-RR

New Construction _____ Reconstruction _____ Addition _____ Sign _____

Dimensions of Proposed Structure _____ HEIGHT _____ Other _____

Contractor _____ Contractor Contact Information _____

Construction Cost \$ _____

PERMITS & REQUIRED DOCUMENTS (For Office Use Only)

Health Department _____ Soil Erosion _____ Road Commission _____

Site Plan Required. _____ Survey Required _____ Corps of Engineers _____ D.N.R. _____ EGLE _____

Shoreland Protection Plan _____ Fire Chief Inquiry _____

Proposed Property Line Setback for Building

Side _____ Front _____ Rear _____

Owners Signature(s) [Signature]

Owners Name (Printed) Zeze Jess

Zoning Administrator Signature _____

Date _____

SEE ADDITIONAL PAGES

Approved _____ Denial Reason _____

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Hayes Township Planning Commission

Public Hearing – Application to Rezone

The Hayes Township Planning Commission will hold a public hearing at their regularly scheduled meeting on Tuesday July 21, 2026 at 7:00 p.m. at the Township Hall located at 09195 Major Douglas Sloan Road, Charlevoix, Michigan 49720.

The purpose of this hearing is to consider an application from Robert and Zeze Jess for rezoning Property Tax ID number 15-007-120-006-20 legally described as "2003SP102002 FROM 120-006-20 BEG AT W1/4 COR SEC 20 T34N R7W TH AL W LI SD SEC N01DEG43'06"W 658.65FT TH N89 DEG21'54"E 33.01FT TO E LI SEE RD TH CONT N89DEG21'54"E 631.79FT TH S01DEG43'06"E 599.59FT TO N LI BOYNE CITY RD TH CONT S01DEG43'06"E 59.78FT TO E&W1/4 LI SD SEC TH AL SD 1/4 LI S89DEG25'37"W 664.81FT TO POB BEING PT SW1/4 OF NW1/4 SEC 20-34-7 CONT 10.056A PARCEL 1 . Containing 10.056 acres and subject to easements and restrictions of record", commonly known as 10963 Boyne City Road, Hayes Township, Charlevoix, Michigan 49720, from Agricultural District (A) to Rural Residential District (RR).

Comments may be submitted to Ron VanZee, Zoning Administrator, email zoning@hayestownshipmi.gov, or mail to Hayes Township Planning Commission, 09195 Major Douglas Sloan Road, Charlevoix, Michigan 49720. Responses to be considered must be received no later than 4:00 p.m. July 20th, 2026. Questions may be directed to Ron VanZee, Zoning Administrator at zoning@hayestownshipmi.gov or (231) 547-6961.

Zoning Administrator Report

To: Planning Commission
From: Ron VanZee, Zoning Administrator
Date: 07/15/2026

APPLICATION DATE: June 1 2026
NOTICE POSTING DATE: **June 17th 2026**
PUBLICATION DATE: June 20th 2026 (Petoskey News Review)
300ft NOTICE SENT DATE: June 17th 2026
APPLICANT(S)/OWNERS: Robert and Zeze Jess
SUBJECT ADDRESS: 10963 Boyne City rd. Charlevoix MI 49720
PARCEL NO: 15-007-120-006-20
ZONING: Ag
PARCEL SIZE: Approximately 10.056 acres (legal lot of record), Average Width is <660ft, Average Length is <635ft

Setback Requirements: (Section 4.13 schedule of regulations)

Front: 25' from Boyne City Rd,
Side: 50'
Rear: 50'

REQUESTS: 1. Application from Robert and Zeze Jess for the rezone of Tax ID# 15-007-120-006-20, 660' wide and 635' long, along Boyne City Road from Agricultural (A) to Rural Residential (RR).

1) The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request.

a) Is the proposed rezoning consistent with the Hayes Township Master Plan?

Zoning Administrator finds: Yes, it is consistent.

b) Is the proposed rezoning reasonably consistent with surrounding uses?

Zoning Administrator finds: Yes, consistent with adjacent current uses.

c) Will there be an adverse physical impact on surrounding properties?

Zoning Administrator finds: NO

d) Will there be an adverse effect on property values in the adjacent area?

Zoning Administrator finds: No adverse effect as Rural Residential.

e) Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?

Zoning Administrator finds: NO

f) Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?

Zoning Administrator finds: It will not when used as Rural Residential.

g) Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?

Zoning Administrator finds: No special privilege, will not create spot zoning with RR zoning just east of this parcel.

h) Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?

Zoning Administrator finds: Residential density is limited with AG Zoning.

- i) Is the rezoning in conflict with the planned use for the property as reflected in the Land Use Plan?

Zoning Administrator finds: No

- j) Is the site served by adequate public facilities or is the petitioner able to provide them?

Zoning Administrator finds: Public facilities are not available. Other services would only be required if the parcel were divided.

- k) Are there sites nearby already properly zoned that can be used for the intended purposes?

Zoning Administrator finds: No

- l) Are other local remedies available?

Zoning Administrator finds: NO



300 ft Notices sent on 6-17-26

Viewing Parcel Number: 007-111-009-10

Parcel Details

Assessing City/Township:	Hayes Township
Property Address:	10575 BURNETT RD CHARLEVOIX, MI 49720
Extra Addresses:	10515 BURNETT RD
Owner Information:	EARL AMANDA 10575 BURNETT RD CHARLEVOIX, MI 49720
Property Class:	401 - Residential - Improved
Taxable Status:	TAXABLE
School District:	15050 - Charlevoix
P.R.E. Percentage:	100%
P.R.E. Filing Date:	6/14/2023
Current SEV:	\$204,800
Current Taxable Value:	\$177,611
Prior Year SEV:	\$183,200
Prior Year Taxable Value:	\$172,942

Sales Information

Date	Document Type	Liber/Page	Sales Price
06/16/2023	QC	1380/463	\$40,000

Tax Description

COM AT N1/4 COR SEC 11 T34N R7W TH S0DEG02'33"W AL N&S1/4 LI 2146.86FT FOR POB TH CONT S0DEG02'33"W AL SD 1/4 LI TO E&W1/4 LI TH W AL E&W1/4 LI TO W1/8 LI TH N0DEG0'01"W AL W1/8 LI TO PT WHICH IS N 89DEG58'49"W 1355.7FT FROM POB TH S89DEG58'49"E 1355.7FT TO POB BEING PT OF SEC 11-34-7.



Feature Info

PIN: 007-111-009-10

Address: 10575 BURNETT RD

Parcel Link: 007-111-00

(<http://cms.revize.com/revize/apps/charlevoixcount>
pnid=007-111-009-10)



CREATED WITH MANGO

(<https://mangomap.com/?>

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Hayes Township Zoning Permit Application
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720
(231)547-6961

Zone District: _____ Permit Number: _____ Fee: \$200 Date: 4/15/24

GENERAL INFORMATION

Property Owner Name(s) Amanda Earl
Mailing Address 10575 Burnett Rd. Charlevoix MI 49720
Telephone [REDACTED] Cell: [REDACTED] EMAIL: [REDACTED]

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-11L 009-10
Property Address 10575 Burnett Rd. Charlevoix, MI 49720
Contractor _____ Contractor Contact Information _____

PROPOSED USE OF PROPERTY

Type of Improvement(s) (describe) re-zoning to sell off some property
New Construction _____ Reconstruction _____ Addition _____ Sign _____ Other ☒

Dimensions of Proposed Structure _____ HEIGHT _____

PROPOSED ZONING PERMIT

Special Use _____ Type of Special Use _____ Rezone ☒ Land Division/Split Involved? ☒

Handwritten text at the top of the page, possibly a title or header, including the word "Hoyes" and some illegible lines.

Handwritten text in the upper left corner, including the date "2/2/20" and the number "8300".

GENERAL INFORMATION

Handwritten text in the middle section, including "10232 Bureau of..." and "10232 Bureau of...".

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PROPERTY DESCRIPTION

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PROPERTY OF PROPERTY

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PROPERTY OF PROPERTY

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Hayes Township Planning Commission

Public Hearing – Application to Rezone

The Hayes Township Planning Commission will hold a public hearing at their regularly scheduled meeting on Tuesday July 21, 2026 at 7:00 p.m. at the Township Hall located at 09195 Major Douglas Sloan Road, Charlevoix, Michigan 49720.

The purpose of this hearing is to consider an application from Amanda Earl for rezoning Property Tax ID number 15-007-111-009-10 legally described as "COM AT N1/4 COR SEC 11 T34N R7W TH S0DEG02'33"W AL N&S1/4 LI 2146.86FT FOR POB TH CONT S0DEG02'33"W AL SD 1/4 LI TO E&W1/4 LI TH W AL E&W1/4 LI TO W1/8 LI TH N0DEG0'01"W AL W1/8 LI TO PT WHICH IS N 89DEG58'49"W 1355.7FT FROM POB TH S89DEG58'49"E 1355.7FT TO POB BEING PT OF SEC 11-34-7. Containing +/- 17 acres and subject to easements and restrictions of record", commonly known as 10575 Burnett Road, Hayes Township, Charlevoix, Michigan 49720, from Agricultural District (A) to Rural Residential District (RR).

Comments may be submitted to Ron VanZee, Zoning Administrator, email zoning@hayestownshipmi.gov, or mail to Hayes Township Planning Commission, 09195 Major Douglas Sloan Road, Charlevoix, Michigan 49720. Responses to be considered must be received no later than 4:00 p.m. July 20th, 2026. Questions may be directed to Ron VanZee, Zoning Administrator at zoning@hayestownshipmi.gov or (231) 547-6961.

Zoning Administrator Report

To: Planning Commission
From: Ron VanZee, Zoning Administrator
Date: 07/15/2026

APPLICATION DATE: June 16th 2026
NOTICE POSTING DATE: June 17th 2026
PUBLICATION DATE: June 20th 2026 (Petoskey News Review)
300ft NOTICE SENT DATE: June 17th 2026
APPLICANT(S)/OWNERS: Amanda Earl
SUBJECT ADDRESS: 10575 Burnett rd. Charlevoix MI 49720
PARCEL NO: 15-007-111-009-10
ZONING: Ag
PARCEL SIZE: Approximately +/- 17 acres (legal lot of record), Average Width is <1365ft, Average Length is <530ft

Setback Requirements: (Section 4.13 schedule of regulations)

Front: 25' from Burnett Rd,
Side: 50'
Rear: 50'

REQUESTS: 1. Application from Amanda Earl for the rezone of Tax ID# 15-007-111-009-10, 1365' wide and 530' long, along Burnett Road from Agricultural (A) to Rural Residential (RR).

1) The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request.

a) Is the proposed rezoning consistent with the Hayes Township Master Plan?

Zoning Administrator finds: YES

b) Is the proposed rezoning reasonably consistent with surrounding uses?

Zoning Administrator finds: Yes

c) Will there be an adverse physical impact on surrounding properties?

Zoning Administrator finds: NO

d) Will there be an adverse effect on property values in the adjacent area?

Zoning Administrator finds: NO

e) Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?

Zoning Administrator finds: NO

f) Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?

Zoning Administrator finds: NO

g) Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?

Zoning Administrator finds: NO

- h) Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?

Zoning Administrator finds: Agricultural zone limits residential development

- i) Is the rezoning in conflict with the planned use for the property as reflected in the Land Use Plan?

Zoning Administrator finds: NO

- j) Is the site served by adequate public facilities or is the petitioner able to provide them?

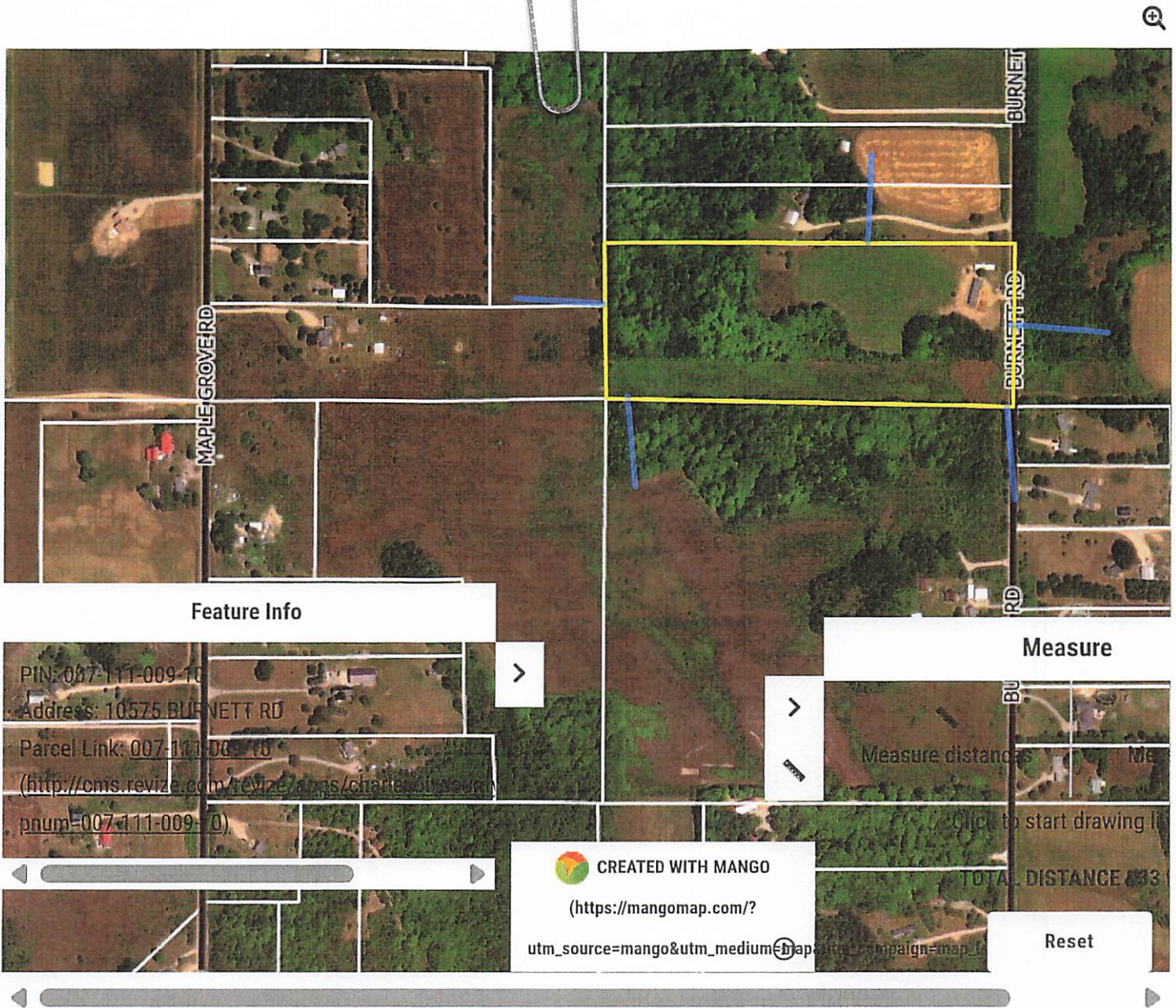
Zoning Administrator finds: NO public utilities. Only necessary with parcel division.

- k) Are there sites nearby already properly zoned that can be used for the intended purposes?

Zoning Administrator finds: NO

- l) Are other local remedies available?

Zoning Administrator finds: NO



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300 ft Notices Sent on 6-17-26

Viewing Parcel Number: 007-118-003-15

Parcel Details

Assessing City/Township:	Hayes Township
Property Address:	FAIRWAY VW (PVT) CHARLEVOIX, MI 49720
Owner Information:	AT/CCF LLC 29600 NORTHWESTERN HWY STE 101 SOUTHFIELD, MI 48034
Property Class:	402 - Residential - Vacant
Taxable Status:	TAXABLE
School District:	15050 - Charlevoix
P.R.E. Percentage:	0%
Current SEV:	\$108,600
Current Taxable Value:	\$82,270
Prior Year SEV:	\$89,100
Prior Year Taxable Value:	\$80,108

Sales Information

Date	Document Type	Liber/Page	Sales Price
12/14/2021	QC	1331/889	\$0

Tax Description

IN THE TWP OF HAYES CHX CNTY MI COM AT THE SW COR OF SEC 18 T34N R7W TH AL THE W LI OF SD SEC N00°37'11"W 96.93 FT (REC AS N00°06'27"W 96.95 FT) TO A CONCRETE MON ON THE N LI OF HWY US-31 AS MON BEING THE POB TH CON AL SD W LI N00°03'46"W 1207.01 FT (REC AS N00°06'27"W 1205.24 FT) TO A 2" IR PIPE TH CON AL SD W LI N00°10'16"W (REC AS N00°06'27"W) 65.45 FT TH N89°50'54"E 350.83 FT TH S00°04'31"E (REC AS S00°07'22"E) 22.75 FT TO A CONCRETE MON TH S89°46'11"W 21.05 FT (REC AS S89°52'38"W 21.00 FT) TO A CONCRETE MON TH S00°04'15"E 176.17 FT (REC AS S00°06'27"E 176.04) TO A CONCRETE MON TH N89°56'13"E 224.92 FT (REC AS N89°53'33"E 224.85 FT) TO A CONCRETE MON TH AL THE ARC OF A CRVE TO THE LFT 138.61 FT (REC AS 138.63 FT) SD

ARC HAVING A RAD OF 252.91 FT AND A LONG CHR D THAT BEARS S12°33'07"E 136.89 FT (REC AS S12°36'05"E 136.90 FT) TO A CONCRETE MON TH S62°03'50"W 4.33 FT (REC AS S61°41'44"W 4.40 FT) TO A CONCRETE MON TH S36°07'53"E 23.18 FT (REC AS 36°19'22"E 23.29 FT) TO A CON MON TH AL THE ARC OF A CRVE TO THE RIGHT 117.43 FT (REC AS 117.35 FT) SD ARC HAVING A RAD OF 82.64 FT AND A LONG CHR D THAT BEARS S00°46'33"E 107.80 FT (REC AS S00°48'25"E 107.74 FT) TO A CONCRETE MON TH S39°47'53"W 31.58 FT (REC AS S39°42'27"W 31.75 FT) TO A CONCRETE MON TH S89°54'39"W 245.31 FT (REC AS S89°53'33"W 245.20 FT) TO A CONCRETE MON TH S00°08'02"E 576.64 FT (REC AS S00°09'27"E 576.67 FT) TO A CONCRETE MON ON SD N HWY LI TH AL SD N HWY LI S57°24'24"W 392.05 FT (REC AS S57°19'12"W 391.59 FT) TO THE POB BEING A PT OF THE W 1/2 OF THE SW 1/4 OF SEC 18 T34N R7W AND CON 10.525 A SPLIT ON 01/12/2022 FROM 007-118-003-10;



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Zoning Administrator Report

To: Planning Commission
From: Ron VanZee, Zoning Administrator
Date: 07/15/2026

APPLICATION DATE: June 8 2026
NOTICE POSTING DATE: **June 17th 2026**
PUBLICATION DATE: June 20th 2026 (Petoskey News Review)
300ft NOTICE SENT DATE: June 17th 2026
APPLICANT(S)/OWNERS: A.T. / C.C.F, LLC Contact Richard F. Tyner
SUBJECT ADDRESS: Fairway View Charlevoix MI 49720
PARCEL NO: 15-007-118-003-15
ZONING: C-1 Neighborhood Commercial
PARCEL SIZE: Approximately 11 acres (legal lot of record), Average Width is <630ft, Average Length is <1265ft

Setback Requirements: (Section 4.13 schedule of regulations)

Front: 35' from Boyne City Rd,
Side: 15'
Rear: 35'

REQUESTS: 1. Applicant proposes to amend the PUD, reducing the total number of units from 44 to 24 and constructing 16 new single-family units instead of the originally approved four-plexes.
The original Planned Unit Development (PUD) was approved on May 18th 1999, consisting of 44 residential units (11 four-plex buildings). 8 residential units (2 fourplex buildings) have been constructed.

ZONING ADMINISTRATOR COMMENTS/REVIEW:

The proposed amendment to the County Club Fairways PUD generally conforms to the original PUD approval and zoning ordinance requirements, except for proposed building envelopes reflecting smaller setbacks. The planning commission under these standards for approval, 3) Waiver of Standards: may consider or waive any of the standards for a PUD with documented rationale. Consideration should be considered for the reduction in the previous approval of 44 condo-type units to 24 single-family units when considering these standards.

H. *Standards for PUD Approval; Conditions; Waiver of PUD Standards.*

- 1) *General Standards.* The Planning Commission shall approve, or approve with conditions, a PUD application if the Planning Commission finds that the proposed PUD meets the standards of **Article V** and **Section 6.02.4** and all of the following:

- a) The planned unit development shall be consistent with the Hayes Township Master Plan.

Zoning Administrator finds: Yes, page 23, Master Plan (goal)

- b) The planned unit development shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area. Landscaping shall ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and will be consistent with outdoor pedestrian movement. Vegetation proposed by the developer or required by the Planning Commission shall be maintained in a healthy, living condition, and any dead vegetation shall be replaced.

Zoning Administrator finds: Consistent with the originally approved PUD, adjacent buffering and vegetation are provided.

- c) The planned unit development shall not change the essential character of the surrounding area, unless such change is consistent with the Township's current master plan.

Zoning Administrator finds: It does not change the essential

character by maintaining a residential community.

- d) The planned unit development shall be designed to preserve public vistas and existing important natural, historical, and architectural features of significance within the development.

Zoning Administrator finds: The character will not change from the original PUD approval.

- e) The planned unit development shall be designed so that its pedestrian, non-motorized and automobile circulation systems are safely and conveniently integrated with those of abutting property and any linear trail or park systems intersecting or abutting such development.

Zoning Administrator finds: NO Changes

- f) The planned unit development shall provide that vehicular and pedestrian traffic within the site shall be safe and convenient and that parking layout will not adversely interfere with the flow of traffic within the site or to and from the adjacent streets. Safe and adequate access for emergency vehicles to or within the development and adequate space for turning around at street ends shall be provided.

Zoning Administrator finds: Circulation systems have been improved to provide access and emergency services.

- g) The planned unit development shall not result in any greater storm water runoff to adjacent property after development, than before. The open space shall be provided with ground cover suitable to control erosion, and vegetation which no longer provides erosion control shall be replaced.

Zoning Administrator finds: Changes to the original approval of PUD decrease stormwater management.

- h) The design of the planned unit development shall exhibit a reasonably harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; and there shall be a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall

be taken so that any such contrasts will not be so out of character with existing building designs and facade materials so as to create an adverse effect on the stability and value of the surrounding area.

Zoning Administrator finds: Character is improved with proposed changes.

- i) The planned unit development shall be designed such that phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, and drainage or erosion control.

Zoning Administrator finds: Proposing only one phase.

- j) The planned unit development shall provide for underground installation of all utilities.

Zoning Administrator finds: All utilities are underground.

- 2) *Conditions.* The Planning Commission may impose reasonable conditions with the approval of a final site plan, pursuant to **Section 9.03** of this Ordinance.
- 3) *Waiver of PUD Standards.* The Planning Commission may waive any of the standards for a PUD contained in subsection H. above where all of the following findings are documented along with the rationale for the decision:
 - a) No good public purpose will be achieved by requiring conformance with the standards sought by the applicant to be waived.
 - b) The spirit and intent of the PUD provisions will still be achieved.
 - c) No nuisance will be created.

Hayes Township

Charlevoix County

Notice of Public Hearing

The Hayes Township Planning Commission will hold a Public Hearing on Tuesday, July 21, 2026 at 7:00p.m. at the Hayes Township Hall 09195 Major Douglas Sloan Road, Charlevoix, Michigan, 49720 to accept comments from the public regarding a proposed amendment to a previously approved of a Planned Unit Development to allow for new residential construction to develop single family homes.

The original Planned Unit Development (PUD) was approved May 18th 1999 consisting of 44 residential units (11 four plex buildings). 8 Residential units (2 four plex buildings have been constructed.

Applicant proposes to amend the PUD reducing the total number of units from 44 to 24 and constructing 16 new single family units instead of originally approved four plexes.

Comments may be submitted in writing or verbally at the meeting or submitted prior to the meeting by mail to Hayes Township Planning Commission, 09195 Major Douglas Sloan Road, Charlevoix, Michigan, 49720, or by email to Zoning@hayestownshipmi.gov no later than 4:00 pm on Monday, July 20, 2026.

Tax Identification Number 15-007-118-003-15

Located on 8000 Fairway View Charlevoix MI 49720

Zoning District: Neighborhood Commercial

Applicant: A.T./ C.C.F, LLC

HAYES TOWNSHIP
09195 OLD US 31 N, CHARLEVOIX, MI. 49720

ZONING PERMIT APPLICATION

ZONE DISTRICT C-1 PERMIT NUMBER _____ FEE \$300.00 DATE RECEIVED 6-8-26

GENERAL INFORMATION

Property Owner Name(s) A.T. / C.C.F, LLC contact F. Richard Tyner
Mailing Address 29800 Northwestern Highway, Suite 101, Southfield, MI 48034
Telephone 248 670 2080 Cell: _____ EMAIL: rttyner@tyneresquities.com

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-118-003-15
Property Address Approx 8000 Fairway View, Charlevoix, MI (Final Addresses to be assigned)
Contractor HP Homes Holding Co. Contractor Contact Information Seth Herkowitz 248 539 5511

PROPOSED USE OF PROPERTY

Type of Improvement(s)(describe) Residential New Construction development and single family homes
New Construction Yes Reconstruction No Addition No Sign No Other residential development
Dimensions of Proposed Structure _____ HEIGHT _____

PROPOSED ZONING PERMIT

Special Use No Type of Special Use _____
P.U.D. Yes Rezone _____ Land Division/Split Involved? Yes

PERMITS & REQUIRED DOCUMENTS

Site Plan Required yes Survey Required yes Health Dept. no
Road Commission no Soil & Erosion yes Corps of Engineers no D.N.R. no D.E.Q. no

Owners Signature(s) F. Richard Tyner managing member 6-3-2026

Zoning Administrator Signature _____

SEE REVERSE SIDE

[REDACTED]

[REDACTED]
[REDACTED]

ARC HAVING A RAD OF 252.91 FT AND A LONG CHRD THAT BEARS S12°33'07"E 136.89 FT (REC AS S12°36'05"E 136.90 FT) TO A CONCRETE MON TH S62°03'50"W 4.33 FT (REC AS S61°41'44"W 4.40 FT) TO A CONCRETE MON TH S36°07'53"E 23.18 FT (REC AS 36°19'22"E 23.29 FT) TO A CON MON TH AL THE ARC OF A CRVE TO THE RIGHT 117.43 FT (REC AS 117.85 FT) SD ARC HAVING A RAD OF 82.64 FT AND A LONG CHRD THAT BEARS S00°46'33"E 107.80 FT (REC AS S00°48'25"E 107.74 FT) TO A CONCRETE MON TH S39°47'53"W 31.58 FT (REC AS S39°42'27"W 31.73 FT) TO A CONCRETE MON TH S89°54'39"W 245.31 FT (REC AS S89°53'33"W 245.20 FT) TO A CONCRETE MON TH S00°08'02"E 576.64 FT (REC AS S00°09'27"E 576.67 FT) TO A CONCRETE MON ON SD N HWY LI TH AL SD N HWY LI S57°24'24"W 392.05 FT (REC AS S57°19'12"W 391.59 FT) TO THE POB BEING A PT OF THE W 1/2 OF THE SW 1/4 OF SEC 18 T34N R7W AND CON 10.525 A SPLIT ON 01/12/2022 FROM 007-118-003-10;



© 2026 Charlevoix County

300 ft Notices sent on 6-17-26



zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

Country Club Fairways - Property ID 15-007-118-003-15

1 message

Frtynr <frtyner@aol.com>

Tue, Nov 28, 2023 at 6:12 PM

To: "supervisor@hayestownshipmi.gov" <supervisor@hayestownshipmi.gov>, "zoning@hayestownshipmi.gov" <zoning@hayestownshipmi.gov>, Zoning Hayestownshipmi <zoninghayestownshipmi@gmail.com>
Cc: f richard Tyner <frtyner@aol.com>

Hi Ron,

This is Rick Tyner. As you may recall, you helped me with our, AT/CCF LLC, request, to Hayes Township, to amend the Country Club Fairways Planned Unit Development to exclude two acres with 2-4 units condominiums from the original 12.53 acres. The request was approved by the Planning Commission on October 26, 2021.

The original development was approved by Hayes Township on May 18, 1999. More specifically, the development was approved as a PUD with the underlying R-4 zoning. I have several questions for you regarding our future plans for the 10.53 acres.

I reviewed Section 6.03 Planned Unit Development, Subsection 2L - Amendment of an Approved Planned Unit Development. When considering our future building plans, will we have to go through a process of receiving any new approvals from the Planning Commission or the Planning Commission and the Township Board or can you, as the Zoning Administrator, approve the prospective modifications stated below? The a, b and d lettering below follows the "minor changes" list that can be approved by the Zoning Administrator.

- a. Reduce the sq. footage size of future units to no less than 900 square feet (R4 minimum square footage), but most likely they will be larger.
- b. Reduce the side yard set back, which as a result of the amendment to the Country Club Fairway PUD is now the set back between the property splits of the 10.53 acre piece and the 2.00 acre piece that has the 2-4 units condominiums built on it and a future building on the 10.53 acre piece. If you look at the original approved PUD site plan, Building 8 (future building on the 10.53 acre piece) and Building 9 (already built and occupied on the 2.00 acre piece) are adjacent to each other. We would like to leave the building locations "as is" or somehow reduce the separate property setback requirements between buildings 8 and 9.
- d. Change in floor plans.

After your review, please contact me to discuss. **Please confirm receipt of this email.**

Thank you,
Rick

F. Richard Tyner

Tyner Equities / A.T./C.C.F., LLC

615 West 13 Mile Road, Suite 100

Farmington Hills, Michigan 48334

(248) 639-3238 cell

(248) 639-3261 fax

(248) 670-2050 email

frtyner@aol.com

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Viewing Parcel Number: 007-129-009-40

Parcel Details

Assessing City/Township:	Hayes Township
Property Address:	MULBERRY LN (PVT) CHARLEVOIX, MI 49720
Owner Information:	WILKINS RYAN PO BOX 151 GAYLORD, MI 49735
Property Class:	402 - Residential - Vacant
Taxable Status:	TAXABLE
School District:	15050 - Charlevoix
P.R.E. Percentage:	0%
Current SEV:	\$70,000
Current Taxable Value:	\$70,000
Prior Year SEV:	\$70,000
Prior Year Taxable Value:	\$70,000

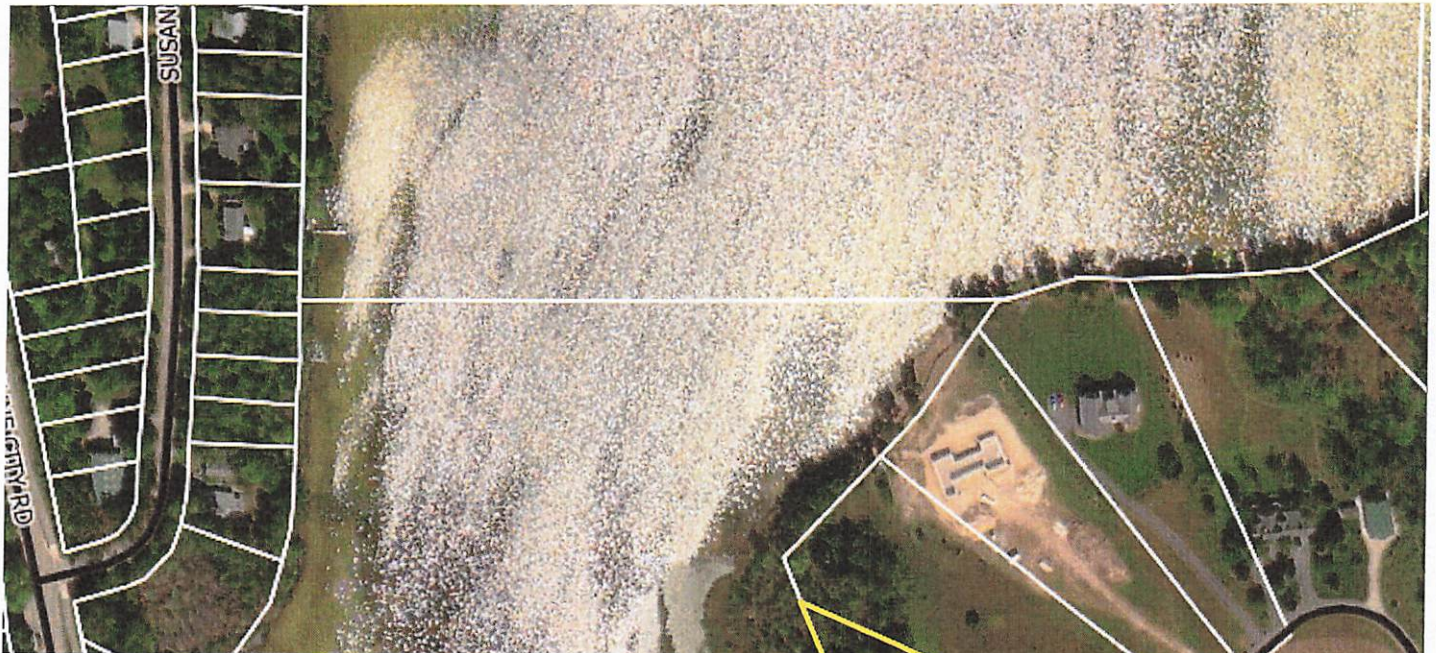
Sales Information

Date	Document Type	Liber/Page	Sales Price
10/30/2025	WD	1450/699	Confidential
10/28/2022	WD	1378/447	\$161,000
10/27/2022	MLC	1363/507	\$161,000
04/15/1997	WD	376/365	\$34,000

Tax Description

COM AT NE COR SEC 29 T34N R7W TH S0DEG 07'37"W AL E LI OF SD SEC 1324.01 FT TH N78DEG14'00"W 98.74 FT TH N82DEG10'20"W 537.39 FT TO SH OF SUSAN LK TH N15DEG35'28"W AL SD SH 344.03 FT TH N12DEG27'37"WAL SD SH 255.97 FT TO POB TH N12DEG27' 37"W AL SD SH 77.55 FT TH

N22DEG05'55"W AL SD SH 175.08 FT TH S65DEG37'21"E 601.57 FT TH S24DEG00'W 50 FT TH S21DEG
00'E 60 FT TH N76DEG29'40"W 479.77 FT TO POB BEING PT OF GOV LOT 1 SEC 29-34-7 PARCEL 6 91SP
1090 FROM 129-009-00



Feature Info

PIN: 007-129-009-40
Address: WUT BERRY LN (PVT)
Parcel link: 007-129-009-40
(<http://ems.revize.com/revize/apps/charlevoixcounty/pnum=007-129-009-40>)



CREATED WITH MANGO

([https://mangomap.com/?](https://mangomap.com/?utm_source=mango&utm_medium=map&utm_campaign=map_legend)

[utm_source=mango&utm_medium=map&utm_campaign=map_legend](https://mangomap.com/?utm_source=mango&utm_medium=map&utm_campaign=map_legend))



Hayes Township Zoning Permit Application
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720
(231)547-6961

Zone District:_____ Permit Number:_____ Fee:_____ Date: 6-17-2026

GENERAL INFORMATION

Property Owner Name(s) Ryan Wilkins

Mailing Address [REDACTED]

Telephone _____ Cell: [REDACTED]

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-_-129-009-40

Property Address 7875 Eagle Nest Circle Charlevoix MI 49720

Contractor Precision Built Construction Contractor Contact Information Don 989-350-0372

PROPOSED USE OF PROPERTY

Type of Improvement(s) (describe) 3659 sq ft house 1546 sq ft garage

New Construction ☒ Reconstruction _____ Addition _____ Sign _____ Other _____

Dimensions of Proposed Structure 106x40 60x34 HEIGHT 26 ft

PROPOSED ZONING PERMIT

Special Use _____ Type of Special Use _____ Rezone _____ Land Division/Split Involved? _____

Ryan Wilkins

7875 Eagle Nest Circle

Charlevoix, MI 49720

I am submitting the proposed plan for the shoreline at 7875 Eagle Nest Circle.

A single corridor will be cleared to give a lake view from the home, as well as provide ease of access to the lake. The corridor will be at the 20% limit or less, with the allowance to remove all dead, sick and fallen trees. The remaining area of the shoreland protection strip will be maintained in existing natural state.

A plan to have walkout access (dock) from the legacy shore to Susan Lake will be constructed. This plan will coincide with the rules in section 3.14.3.D; parts I-IV.

Any replacement/planting trees, vegetation, herbaceous plants, or shrubs will be chosen from the recommended species listed in the Northwest Michigan Invasive Species Network.

C26-064 - Well and Septic Permit

7875 Eagle Nest Circle

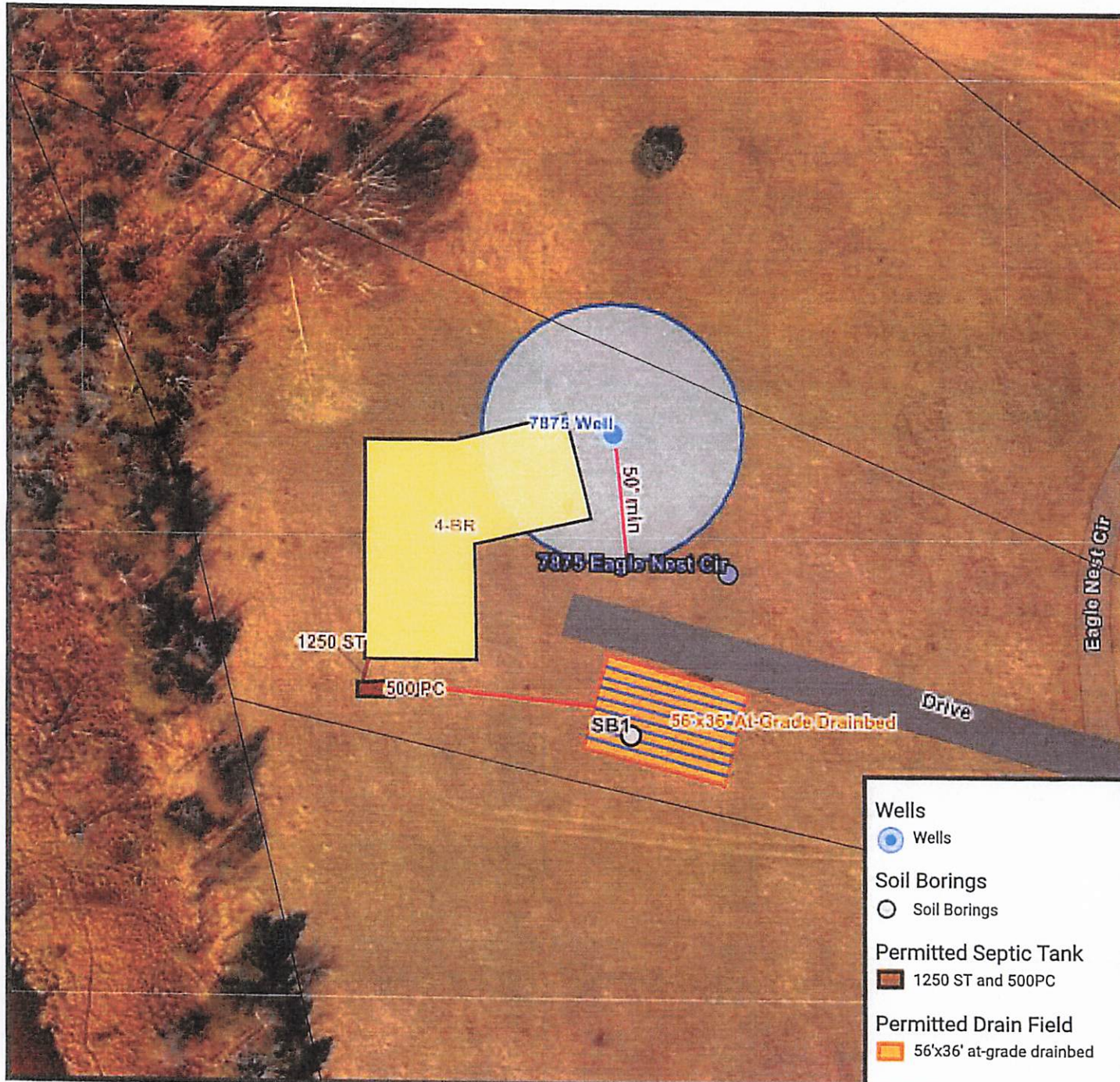


Map Publication:
06/10/2026 9:48 AM

20m
60ft

powered by
FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Northwest MI EH expresses no warranty for the information displayed on this map document.



Wells

 Wells

Soil Borings

 Soil Borings

Permitted Septic Tank

 1250 ST and 500PC

Permitted Drain Field

 56'x36' at-grade drained

Well Permit

Property Information

PIN: 007-129-009-40

County: Charlevoix County

Address:

City: CHARLEVOIX

State: MI

Zip: 49720

Township: Hayes Township

Section: 29

Subdivision:

Lot:

Owner Information

Owner Name: WILKINS RYAN

Owner Address: PO BOX 151

Owner City: GAYLORD

Owner State: MI

Owner Zip: 49735

Owner Phone:

Well Information

System Type: Residential

Well Type: Household Well

WSSN:

PERMIT

Permit Type: New

Permit Status: Issued

Well Isolation from any point of contamination, including all portions of the septic system:
50

Well Instructions:

- Owner responsible to obtain a safe bacteriological water sample prior to use. Sample bottles available at Health Department offices.
- Well driller is required to submit a well record to the owner and the Health Department within 60 days of well completion.

Contractors shall field verify well location and required isolation distance to any point of contamination (ex: septic tanks, drainfields, fuel oil tank, etc).

Issued By: Jaimen Waha, MPH, REHS

Sanitarian Signature:



Issued Date: 06/10/2026

Expiration Date: 06/09/2028

July 16, 2026

Report of the Shoreland Protection Subcommittee on 7875 Eagle Nest Dr., Charlevoix.

A project to build a new home on a vacant waterfront lot on Susan Lake was submitted to the township zoning administrator. A site visit was conducted by VanZee, Griffiths, Martin, Conklin and Noah Jansen (Tip of the Mitt) on July 15, 2026. Submitted plans call for leaving the current plants and trees as they are except for trimming to allow a view corridor and creating a path to the water.

The parcel is a 1.76-acre lot that averages several hundred feet deep and initially slopes moderately towards the water until a short distance to the water at which point the slope increases gradually to the OHWM. The proposed building site is at least one hundred feet from the OHWM. The plan as proposed leaves the existing vegetative buffer in place with the allowed changes per the ordinance mentioned above. No significant ground work has been done as of yet. A path to reach the waterfront is proposed not to exceed 6 feet wide for the length of the access route. The existing plantings in what will be the shoreland protection strip are trees, a mix of pines, firs, and cedars of various ages and the typical ground cover that grows under them. The area hosts many native species of plants that thrive in acidic soils. Selective trimming of trees and removal of dead and damaged trees while retaining the stump/root structure consistent with the ordinance is planned.

The owner has committed to maintaining the shoreland area in its current natural state per the attached email and the drawing showing the location of the proposed view corridor and path.

Given the nature of the property and the natural state of the shoreline, it is recommended that the Plan be approved.

CHARLEVOIX COUNTY

Department of Building Safety
13513 Division St
Charlevoix, MI 49720
Phone: (231) 547-7236
Fax: (231) 547-7250

Soil Erosion**PERMIT****PERMIT: PS2026-0074**

Issued: 07/15/2026
Expires: 08/13/2028

APPLICANT

WILKINS RYAN
~~PO BOX 151~~
GAYLORD MI 49735
Phone:

OWNER

WILKINS RYAN
~~PO BOX 151~~
GAYLORD MI 49735
Phone:
Fax:

JOB LOCATION: 7875 EAGLE NEST CIR (PVT)
CITY/TWP: HAYES
PROPERTY #: 15-007-129-009-40

Under the provision of Part 91, Soil Erosion & Sedimentation Control, Act 451 of the Public Acts of 1994, and the Charlevoix County Stormwater Ordinance, authority is hereby granted for:

Work Description: NEW BUILD OF A 3659 SQ FT HOUSE AND 1546 SQ FT GARAGE

Project Priority: Soil Erosion

Responsible Party: WILKINS RYAN

CEA Signature
Russell Smith

PERMIT CONDITIONS

- 1) The Permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
- 2) This permit does not waive the necessity for obtaining all other federal, state or local permits.
- 3) Permittee shall notify the permitting agency within one week after completeing the permitted activity or one week prior to the permit expiration date, whichever comes first.

REMARKS:

Permit Item	Work Type	Fax:	Fee Basis	Item Total
Res - SF Dwelling up to 1 Acre	Standard Item		1.00	75.00
Administration Fee	Standard Item		1.00	60.00

THIS PERMIT WILL NOT TAKE THE PLACE OF ANY PERMIT THAT MAY BE REQUIRED BY THE DEQ OR ARMY CORP. OF ENGINEERS. ISSUANCE OF THIS PERMIT WILL AUTHORIZE ACCESS FOR ONSITE INSPECTIONS BY THIS DEPARTMENT DURING REASONABLE HOURS.

Fee Total: \$135.00
Amount Paid: \$135.00
Balance Due: \$0.00

POST THIS CARD SO IT IS VISABLE FROM THE STREET.





HAYES TOWNSHIP PC REGULAR MEETING

Meeting Date: July 21, 2026

Location:

Hayes Township Hall

[illegible]