

AGENDA
HAYES TOWNSHIP BOARD OF TRUSTEES

August 10, 2026 7:00pm

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, Michigan 49720

<https://us02web.zoom.us/j/88001640434?pwd=QkdkY3AzN1dmKzZpajZQNEkwMkZ5dz09>

Meeting ID: 880 0164 0434

Passcode: 251468

+1 312 626 6799 US (Chicago)

1. Call to Order
2. Pledge of Allegiance
3. Declaration of Conflict of Interest
4. Review and Approval of Agenda
5. Public Comment
6. Approval of Meeting Minutes: July 13th 2026 BOT Regular Meeting and July 27, 2026 Special Meeting
7. Treasurer's Report
8. Clerk's Report: Approval of Warrants
9. Reports: County Commissioner, Zoning Administrator, Planning Commission, Zoning Board of Appeals, Parks and Recreation, Trustee's, and Supervisor Reports.

NEW BUSINESS

9. Fire Contract 2026/2027
10. Fire Equipment Grant Submission
11. Rezone Request – 10963 Boyne City Rd
12. Rezone Request – 10575 Burnett Rd
13. Public Comment
14. Board of Trustee Comment

ADJOURN MEETING

Public Comment at Meetings of the Hayes Township Board of Trustees

The Hayes Township Board of Trustees values public input and offers two opportunities for the public to comment at its meetings, once near the beginning and once near the end. This affords the Board of Trustees the opportunity to hear your views and remarks. If you speak, you should not expect to engage the Board of Trustee members or any staff in discussion or debate.

Board of Trustee members will not respond to comments made during the Public Comment unless it becomes necessary to ask a clarifying questions, 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 Board of Trustees:

1. A person wishing to speak will indicate on the sign in sheet that they would like to be called on at Public Comment. All persons in attendance in person will be called on first. Zoom attendees can indicate they would like to speak by raising their hand icon.
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 Board of Trustees. Public comment is NOT to be addressed to individual Board of Trustee members, to any township staff present, or to other members of the audience.
4. There is a three (3) minute time allotment for each speaker. The time limit may be extended by the Chairperson or majority of the Board of Trustee members present. A speaker may speak only once at each Public Comment. There is no provision for another audience member to 'donate' their three (3) minutes to another speaker.
5. A speaker will be out of order if the speaker disrupts the meeting, speaks longer than the allotted time, uses vulgarities or makes a personal attack on a Board of Trustee 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 Board of Trustees
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
BOARD OF TRUSTEES SPECIAL MEETING
July 27th 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

The July 27th, 2026, meeting of the Hayes Township Board was called to order by Supervisor William Conklin at 7:00 pm.
Board members present were Matt Cunningham (Trustee), William Conklin (Supervisor), Kristin Baranski (Clerk), Doug Kuebler (Trustee), and Julie Collard (Treasurer)
Audience Members signed in: Roy Griffitts.

CALL TO ORDER: Supervisor William Conklin called the meeting to order at 7:00 pm.

DECLARATION OF CONFLICT OF INTEREST: NONE.

REVIEWED & APPROVED AGENDA

Ms. Collard made a motion, supported by Ms. Baranski, to approve the agenda as presented.
Yays: Matt Cunningham, Kristin Baranski, Doug Kuebler, Julie Collard, and William Conklin.
Nays: None Motion Carried

PUBLIC COMMENTS: Public comment opened at 7:01 pm. No Comments Closed at 7:01 pm

ADOPTION OF BALLOT LANGUAGE FOR PROPOSED FIRE MILLAGE:

The purpose of the meeting is to review and to discuss the proposed ballot language for a Fire Protection Millage. At the July 13 meeting, the Trustees discussed proposing a 0.5-mill levy for a period of three years. If approved by voters, the revenue generated from this millage would be dedicated exclusively to funding the Township's fire protection contract. Establishing a dedicated millage would provide a transparent funding source for these essential public safety services and allow residents to clearly understand the cost of fire protection. Board members reviewed two different resolutions: .5 mills for an estimated total of \$162,001.36 the first year or .4 mills for an estimated total of \$129,601.09. 2026/2027 Charlevoix Township Fire Department contract is for \$110,000. Julie Collard shared with Board Members that .4 mil of a \$100,000 taxable value is approximately \$40.00 a year. In the best interest of Township residents, safety, and services, the Board Members approved the following resolution:

RESOLUTION NUMBER 07272026.4

ADOPTING BALLOT LANGUAGE FOR PROPOSED FIRE MILLAGE

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WHEREAS, Townships may provide fire protection services to residents, as authorized by Public Act 33 of 1951, MCL 41.801; and

WHEREAS, Townships may contract and cooperate with other entities to provide fire protection services as authorized by Public Act 33 of 1951, MCL 41.801 and as authorized by the Michigan Constitution of 1963 and other laws; and

WHEREAS, the Hayes Township Board of Trustees has participated with another township in the County to provide fire protection services and has funded those fire protection services through the general fund; and

WHEREAS, Hayes Township's share of the cost of providing fire protection services to its residents is increasing to the point that the general fund cannot support those services; and

WHEREAS, Townships may impose and levy ad valorem property taxes to finance lawful public services, such as fire protection, as authorized by the Michigan Constitution of 1963 and other laws; and

WHEREAS the Hayes Township Board of Trustees believes that it is in the best interests of the Township to levy 0.4 mills to defray the cost of providing fire protection services to the residents of the Township;

NOW, THEREFORE, the Hayes Township Board of Trustees has decided, through this Resolution, to approve the following millage ballot question language:

Shall Hayes Township impose an increase of up to 0.4 mills (\$0.40) per \$1,000.00 of taxable value in the tax limitation under Article IX, Sec. 6 of the Michigan Constitution and levy it three years from 2026 through 2028 inclusive, for fire protection services for the Township, which 0.5 Mills increase will raise an estimated \$129,601.09 in the first year that the millage is levied.

Ms. Baranski made a motion, supported by Ms. Collard, to approve resolution 07272026.4 adopting ballot language for proposed fire millage.

Yeas: Matt Cunningham, William Conklin, Doug Kuebler, Julie Collard and Kristin Baranski.

Nays: None Motion Carried

ADJOURNMENT: Mr. Cunningham made a motion, supported by Mr. Kuebler, to adjourn at 7:31 p.m.

Yeas: Matt Cunningham, William Conklin, Doug Kuebler, Julie Collard and Kristin Baranski.

Nays: None **Motion Carried**

Respectfully Submitted, April Hilton Hayes Township Deputy Clerk/Recording Secretary

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The July 13th, 2026, meeting of the Hayes Township Board was called to order by Supervisor William Conklin at 7:00 pm.
Board members present were Matt Cunningham (Trustee), William Conklin (Supervisor), Kristin Baranski (Clerk), Doug Kuebler (Trustee), and Julie Collard (Treasurer)
Audience Members signed in: Roy Griffiths, Diane Conklin, David Zipp, Mel Czechowski, Andy Balderson, Bob Jess, Steve Hassell, Carol Umlor, Bob Fowler, and Linda Balderson.

CALL TO ORDER Supervisor William Conklin called the meeting to order at 7:00 pm.

DECLARATION OF CONFLICT OF INTEREST: NONE.

REVIEWED & APPROVED AGENDA

Ms. Baranski made a motion, supported by Mr. Kuebler, to approve the agenda as presented.

Yays: Matt Cunningham, Kristin Baranski, Doug Kuebler, Julie Collard, and William Conklin.

Nays: None **Motion Carried**

PUBLIC COMMENTS: Public comment opened at 7:01 pm.

Comments included:

- Short-Term Rental and Data Center Work Groups and JMT Sanitation are extending their service to Charlevoix County.

Closed at 7:06 pm

APPROVAL OF June 8TH 2026 BOT REGULAR MEETING MINUTES:

Mr. Kuebler made a motion, supported by Mr. Cunningham, to approve the June 8th, 2026, Board of Trustees regular meeting minutes as corrected.

Yeas: William Conklin, Matt Cunningham, Doug Kuebler, Julie Collard, and Kristin Baranski

Nays: None **Motion Carried**

APPROVAL OF JUNE 23rd 2026, BOT BUDGET HEARING MINUTES:

Ms. Baranski made a motion, supported by Ms. Collard, to approve the June 23rd, 2026, Board of Trustees Budget Hearing minutes as presented.

Yeas: William Conklin, Matt Cunningham, Doug Kuebler, Julie Collard, and Kristin Baranski

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34 Nays: None **Motion Carried**

35

36 **TREASURERS REPORT**

37 Ms. Collard presented a written report reporting all Hayes Township account balances.

38

39 **CLERKS REPORT: APPROVAL OF WARRANTS**

40 Ms. Baranski made a motion, supported by Mr. Kuebler, to amend the 25/26 budget as
41 discussed. Budget Amendments report attached. A roll call was taken.

42 Yeas: Matt Cunningham, Julie Collard, William Conklin, and Kristin Baranski.

43 **Nays: None** **Motion Carried**

44

45 Clerk Kristin Baranski presented the warrants for \$97,111.71

46 Ms. Baranski made a motion, supported by Ms. Collard, to approve Township warrants out
47 of the General Fund for \$97,111.71. A roll call was taken.

48 Yeas: Matt Cunningham, William Conklin, Doug Kuebler, Julie Collard, and Kristin Baranski.

49 Nays: None **Motion Carried**

50

51 Ms. Baranski made a motion, supported by Ms. Collard, to approve the installment payment
52 for the EMS building loan of \$10,248.13. The total installment payment will be offset 100% by
53 the LCEMSA monthly lease payment. A roll call was taken.

54 Yeas: Matt Cunningham, William Conklin, Doug Kuebler, Julie Collard and Kristin Baranski.

55 Nays: None **Motion Carried**

56

57 **COUNTY COMMISSIONER REPORT**

58 Bob Jess presented the County Commissioner's report.

59

60 **PARKS AND REC. REPORT**

61 Ms. Collard presented a Parks and Rec. Report. August 1st 2026, will be the Township Picnic
62 at the Hayes Township Park.

63

64 **PLANNING COMMISSION.**

65 Mr. Cunningham presented the Planning Commission Report. The next regular Planning
66 Commission meeting is on July 21, 2026, at 7:00 pm.

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ZONING BOARD OF APPEALS

The ZBA met on July 1st 2026, Variance Request case for 6995 Birdland Drive was approved, and the Variance Request case for 7345 Birdland Drive was approved.

TRUSTEE'S:

Mr. Cunningham stated that after the Swim Buoys were installed at Hayes Township Park, one sank; however, it has been replaced.

ZONING ADMINISTRATOR REPORT April Hilton presented a Zoning Administrator report.

SUPERVISOR REPORT:

William Conklin presented a supervisor report.

NEW BUSINESS

LCEMS ADD BAY TOWNSHIP TO AUTHORITY:

Ms. Baranski made a motion, supported by Mr. Kuebler, to adopt the amended LCEMS article of incorporation to allow Bay Township to join as an Incorporated Member of the Authority. A roll call was taken.

Yeas: Matt Cunningham, Julie Collard, William Conklin, and Kristin Baranski.

Nays: None Motion Carried

FIRE CONTRACT 2026/2027:

The board came to a consensus to request that Todd Millar create language for the November Ballot for a proposed three-year fire mileage of half a million.

The board came to a consensus to add language to the 3 year fire contract for \$109,320.00 to include quarterly payments with a 90 day contract cancellation policy with the additional conditions that Charlevoix Township and the Fire Department hold quarterly meetings with Hayes Township officials (minimum of two Board Members) to share fire expense and revenue activity reports, budget reports and be available to discuss any concerns and/or questions the officials may have. Charlevoix Township must keep a fully equipped truck in the Hayes Township Fire Barn.

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100 **ZBA RESIGNATION AND POSITION POSTING:**

101 Ms. Baranski made a motion, supported by Ms. Collard, to accept Laura Ford's resignation
102 from the Zoning Board of Appeals as an alternate.

103 Yeas: Matt Cunningham, Julie Collard, William Conklin, Doug Kuebler and Kristin Baranski.

104 **Nays: None** **Motion Carried**

105

106 Ms. Collard will post the open position for the Zoning Board of Appeals alternate on the
107 Township website.

108

109 **PLANNING CONSULTANT PLANNING COMMISSION REQUEST:**

110 Ms. Baranski made a motion, with Mr. Kuebler supporting, to hire Jenny Neal as the
111 professional planner to review the Zoning Ordinance revision for \$7600.00.

112 Yeas: Matt Cunningham, Julie Collard, William Conklin, Doug Kuebler and Kristin Baranski.

113 **Nays: None** **Motion Carried**

114

115 **PANTRY RESOLUTION UPDATE:**

116 **RESOLUTION 07132026, TO AMEND RESOLUTION 06082026 OF THE TOWNSHIP BOARD OF**
117 **HAVES TOWNSHIP**

118 **Hayes Township Free Food Pantry and Holiday Meal Box Program Resolution**

119

120 **WHEREAS**, on June 8, 2026, the Hayes Township Board of Trustees approved Resolution
121 06082026 titled "Resolution 06082026 Hayes Township Free Food Pantry and Holiday Meal
122 Box Program Resolution"; and

123 **WHEREAS**, the Township Board of Hayes Township recognizes that food insecurity af-
124 fects residents within our community; and

125 **WHEREAS**, MCL 41.181 authorizes a Township to regulate the public health, safety, and gen-
126 eral welfare of Township residents; and

127 **WHEREAS**, the Township Board desires to establish an accessible, community-driven re-
128 source to support neighbors in need while fostering a spirit of mutual aid; and

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WHEREAS, this initiative will utilize existing township property to maximize public accessibility without incurring programmatic operational costs to taxpayers;

NOW, THEREFORE, BE IT RESOLVED that the Township Board of Hayes Township hereby authorizes the establishment of the Hayes Township Free Food Pantry, featuring both an indoor distribution station and an outdoor weather-resistant pantry structure; and

BE IT FURTHER RESOLVED that the operation, stocking, and weekly maintenance of both pantry structures shall be completely volunteer-run and 100% donation-based, relying entirely on the generosity of community members, local organizations, and businesses; and

BE IT FURTHER RESOLVED that to ensure public health and community safety, the Township Clerk Kristin Baranski and the Township Treasurer Julie Collard are hereby designated to monitor food inventory and strictly oversee expiration dates regularly; and

BE IT FURTHER RESOLVED that the Township Board grants explicit permission for the pantry to expand its year-round services by organizing and distributing curated holiday meal boxes at the end of December to local families in need, with the understanding that this initiative will be 100% funded through food pantry donations.

BE IT FURTHER RESOLVED that the Township Board shall adopt rules and procedures governing the acceptance and the safe handling of food donations;

PASSED AND ADOPTED as amended by the Township Board of Hayes Township on this 13th day of July, 2026.

Ms. Collard made a motion, supported by Ms. Baranski, to adopt resolution 07132026 to amend resolution 06082026.

Yeas: Matt Cunningham, William Conklin, Doug Kuebler, Julie Collard and Kristin Baranski.

Nays: None **Motion Carried**

PA BE SHAN DISCUSSION:

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Equalization requested that the Board of Trustees pass a resolution to correct four addresses to Pa Ba Shan from Pa Be Shan. Supervisor Bill Conklin will reach out to the four property owners and report back to the Board in August.

PUBLIC COMMENTS: Public comments opened at 8:41 pm.

Comments included:

- Use AI to record and take minutes for Township meetings.

Public comments closed at 8:45 pm.

BOARD OF TRUSTEES COMMENT:

Bill will begin interviewing Audit Companies.

ADJOURNMENT: Mr. Cunningham made a motion, supported by Mr. Kuebler, to adjourn at 8:46 p.m.

Yeas: Matt Cunningham, William Conklin, Doug Kuebler, Julie Collard and Kristin Baranski.

Nays: None **Motion Carried**

Respectfully Submitted,

April Hilton Hayes Township Deputy Clerk/Recording Secretary

August 2026 Treasurer Report

(As of August 4, 2026)

Charlevoix State Bank

1. General Fund-\$742,429.31

(\$532,429.31 available, \$210,000 Recommended Reserve)

2. Tax Account-\$63,226.40 *(restricted Treasury Funds)*

3. Township Warrant Checking-\$29,296.73

Forefront Credit Union

4. Hayes Township Road Fund-\$286,045.21 *(restricted funds)*



Zoning Administrator Report

August 2026

Zoning Administrator work-in-progress report for July 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. The landowner is submitting a plan to reduce the size of the patio.
- Variance Application for setback from Lake Charlevoix, for 7345 Birdland Drive, was approved by the ZBA on July 1st 2026. Shoreline Subcommittee conducted a site visit. Planning Commission will review the Shoreline Landscaping plan at the August 18th 2026 Planning Commission Meeting.
- Working with EGLE regarding a 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 second notice of a violation letter to the property owner on Hemlock Ave for junk accumulation on the property.
- Received Zoning permit application for 5767 Undine Rd for new construction for a single-family dwelling. Waiting for health department permit.
- County Club Fairways Planned Unit Development amendment request submitted. Planning Commission will hold a Public Hearing on August 18, 2026.
- 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.
- Sent final letter before issuing a civil infraction to property owner on Villa Road for Violation of the Nuisance Ordinance and a non-compliance complaint.
- The information regarding the Falls Storage sign violation at their parcel on US 31 has been turned over to the Township Attorney.
- Rezone application for 10963 Boyne City Road from AG to RR. The Planning Commission held a public hearing at its July 21, 2026, Planning Commission Meeting. County Planning Commission will review the rezone request at its meeting on August 6th 2026.



- Resolved violation on Pincherry Rd for a recreational vehicle that is being lived in and connected to utilities.
- Rezone application for 10575 Burnett Road from AG to RR. The Planning Commission held a public hearing at its July 21, 2026, Planning Commission Meeting. County Planning Commission will review the rezone request at its meeting on August 6th 2026.
- 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. EGLE issued a letter to restore.
- Sent a violation notice letter to the property owner on East Susan Shore Drive for short-term rental uses not allowed in the Residential Zoning District.

26-07-01	07/20/26	007-127-006-50	7540 Burgess Rd	Craig Williams	New 12'X24' Accessory Building
26-07-02	07/22/26	007-129-009-40	7875 Eagle Nest Circle	Ryan Wilkins	New 3659 sq ft single family dwelling with 1546 sqft attached garage. Shoreline restoration plan as recommended by Shoreline Review Committee and approved by the Planning Commission on July 21st 2026.
26-07-03	07/27/26	007-102-007-25	7245 Lor 93 Upper Kelsey Dr.	Angela Schmidt	New 8'X16' Deck
26-07-04	07/29/26	007-270-036-00	6680 Bay Shore W Dr	Robert Stahl	New 24'X36' Accessory Building
26-08-01	08/03/26	007-110-024-10	8864 Major Douglas Sloan Rd	Jacob & Elizabeth Coats	New 24'X30' Accessory Structure

1. The Hayes Township picnic has been re-scheduled to September 5, 2026, at Noon. There will be live music, a silent auction and free food. Let's make it a memorable event. The Township Hall has been reserved for September 5 as a back-up, if the weather does not cooperate. Thanks to the Parks and Recreation Committee for re-scheduling from August 1, as a significant rainstorm was forecasted.
2. Our portion of the proposed Fire Contract with Charlevoix Township has been increased by \$30,000.00 for 2027 and \$45,000.00 in 2028. As a result, the Township Board unanimously voted to place a .4 millage proposal, exclusively for fire protection, on the November ballot. A .4 mil would cost a homeowner \$40.00 per year, if their home is valued at \$100,000.00. We hope that our residents will understand the importance of our fire protection services.
3. Lake Charlevoix EMS millage passed on August 4 – thank you for your support of this necessary service.
4. FEMA personnel have requested a meeting to review the Hayes Township Floodplain Management Ordinance and how it affects the township and the county, in light of the recent flooding issues. We will be meeting next week at the township hall. If there are any concerns or questions, you are welcome to join us.
5. The FEMA deadline for applying for assistance due to flooding is August 31, 2026. Please refer to our Township website for further information.
6. Be advised that there is no application for any Data Center in Hayes Township. Our Data Center Committee is diligently working on a plan to thwart any application for a data center by recommending sufficient safeguards to protect the environment, our natural resources and the Township residents. Two Public Service Announcements are posted on our Township Website. If anyone has a question or concern about what is happening in our township, please call us. We would be happy to share with you what we know, or we will find the answer and let you know.
7. The Short-Term Rental Committee is wrapping up its review of the conditions and methods to regulate short-term rentals. They have also reviewed the many ways to require safeguards for the surrounding residents, such as noise, quiet hours, parking, etc. The Committee may be finalizing their recommendation by the middle of September,

Bill Conklin
231-373-0059
supervisorhayestownshipmi@gmail.com

Hayes Township Planning Commission
July 21, 2026
Regular Meeting
Hayes Township Hall
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- Request to postpone the public hearing for proposed amendments to the PUD for Country Club Fairways due to not receiving a notice and having concerns regarding the site plan. Supports the proposed amendments to the PUD for Country Club Fairways. Rezone request for 10575 Burnett Road.

Public Comment closed at 7:08 pm.

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

Cunningham gave a report on Board of Trustees activities. The board will hold a special meeting on July 27th 2026, to discuss a Fire Mileage for the November 2026 Ballot. Next regular scheduled Board meeting is August 10, 2026.

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

ZBA held a public hearing Meeting on July 1, 2026, at 7 pm. Variance Request case for 6995 Birdland Drive was approved, and the Variance Request case for 7345 Birdland Drive was approved.

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

REZONE REQUEST/PUBLIC HEARING – 10963 BOYNE CITY RD.

Mr. Griffiths opened the public hearing at 7:13 pm.

Mr. Jess stated the Township Future Land Use Map recommends his parcel be zoned Rural Residential, and he would like to rezone his property to match this recommendation.

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).

Hayes Township Planning Commission
July 21, 2026
Regular Meeting
Hayes Township Hall
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72 Chair opened and closed Public Comment at 7:16 pm with no comment.
73 Chair closed Public Hearing at 7:17 pm.
74 Planning Commission deliberated and applied the standards and factors from Section 10.01 C5.

75 The Planning Commission shall review and apply the following standards and factors in the consid-
76 eration of any rezoning request.

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

79 **Planning Commission finds: Yes, it is consistent.**

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

82 **Planning Commission finds: Yes, consistent with adjacent**
83 **current uses.**

84 c) Will there be an adverse physical impact on surrounding proper-
85 ties?

86 **Planning Commission finds: NO.**

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

89 **Planning Commission finds: No adverse effect as Rural**
90 **Residential.**

91 e) Have there been changes in land use or other conditions in the im-
92 mediate area or in the community in general which justify rezon-
93 ing?

94 **Planning Commission finds: NO.**

95 f) Will rezoning create a deterrent to the improvement or develop-
96 ment of adjacent property in accord with existing regulations?

97 **Planning Commission finds: It will not when used as Rural**
98 **Residential.**

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

102 **Planning Commission finds: No special privilege; will not create spot**

Hayes Township Planning Commission
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Hayes Township Hall
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103 **zoning with RR zoning just east of this parcel.**

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

106 **Planning Commission finds: Residential density is limited with AG**
107 **Zoning.**

108 i) Is the rezoning in conflict with the planned use for the property as re-
109 flected in the Land Use Plan?

110 **Planning Commission finds: No**

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

113 **Planning Commission finds: Yes**

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

116 **Planning Commission finds: No**

117 l) Are other local remedies available?

118 **Planning Commission finds: NO.**

119

120 Upon finding that the proposed rezone complies with the criteria in the Zoning
121 Ordinance and the Master Plan, Mr. Greenslade made the motion, supported by Mr.
122 Cunningham, to rezone parcel 15-007-120-006-20 (10963 Boyne City Road) from
123 Agricultural to Rural Residential as it is consistent with the Future Land Use Map,
124 current Zoning Map, and surrounding parcels.

125 A roll call was taken.

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

128 Nays: none **Motion Carries**

129

130 **REZONE REQUEST/PUBLIC HEARING – 10575 BURNETT RD.**

131 Mr. Griffiths opened the public hearing at 7:21 pm.

132 Ms. Earl stated she would like to split and sell a portion of her parcel, which is not possible with
133 her current zoning.

Hayes Township Planning Commission
July 21, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

134 The purpose of this hearing is to consider an application from Amanda Earl for rezoning
135 Property Tax ID number 15-007-111-009-10 legally described as "COM AT N1/4 COR SEC 11
136 T34N R7W TH S0DEG02'33" W AL N&S1/4 LI 2146.86FT FOR POB TH CONT S0DEG02'33" W AL
137 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
138 WHICH IS N 89DEG58'49"W 1355.7FT FROM POB TH S89DEG58'49" E 1355.7FT TO POB BEING
139 PT OF SEC 11-34-7, containing +/- 17 acres and subject to easements and restrictions of record,
140 commonly known as 10575 Burnett Road, Hayes Township, Charlevoix, Michigan 49720, from
141 Agricultural District (A) to Rural Residential District (RR).

142

143 Chair opened and closed Public Comment at 7:24 pm with no comment.

144 Chair closed Public Hearing at 7:24 pm.

145 Planning Commission deliberated and applied the standards and factors from Section 10.01 C5

146 The Planning Commission shall review and apply the following standards and factors in the consid-
147 eration of any rezoning request.

148 l) Is the proposed rezoning consistent with the Hayes Township
149 Master Plan?

150 **Planning Commission finds: YES**

151 m) Is the proposed rezoning reasonably consistent with surrounding
152 uses?

153 **Planning Commission finds: Yes**

154 n) Will there be an adverse physical impact on surrounding proper-
155 ties?

156 **Planning Commission finds: NO**

157 o) Will there be an adverse effect on property values in the adjacent
158 area?

159 **Planning Commission finds: NO**

160 p) Have there been changes in land use or other conditions in the im-
161 mediate area or in the community in general which justify rezon-
162 ing?

163 **Planning Commission finds: NO**

164 q) Will rezoning create a deterrent to the improvement or development

Hayes Township Planning Commission
July 21, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

165 of adjacent property in accord with existing regulations?

166 **Planning Commission finds: NO**

167 r) Will rezoning grant a special privilege to an individual property owner
168 when contrasted with other property owners in the area or the gen-
169 eral public (i.e. will rezoning result in spot zoning)?

170 **Planning Commission finds: NO**

171 s) Are there substantial reasons why the property cannot be used in ac-
172 cordance with its present zoning classifications?

173 **Planning Commission finds: Agricultural zone limits**
174 **residential development.**

175 t) Is the rezoning in conflict with the planned use for the property as re-
176 flected in the Land Use Plan?

177 **Planning Commission finds: NO**

178 u) Is the site served by adequate public facilities or is the petitioner able
179 to provide them?

180 **Planning Commission finds: NO public utilities.**

181 v) Are there sites nearby already properly zoned that can be used for the
182 intended purposes?

183 **Planning Commission finds: NO.**

184 l) Are other local remedies available?

185 **Planning Commission finds: NO.**

186
187 Upon finding that the proposed rezone complies with the criteria in the Zoning
188 Ordinance and the Master Plan, Mr. Greenslade made the motion, supported by Mr.
189 Martin, to rezone parcel 15-007-111-009-10 (10575 Burnett Road) from Agricultural to
190 Rural Residential as it is consistent with the Future Land Use Map, current Zoning Map,
191 and surrounding parcels.

192 A roll call was taken.

193 Yeas: Roy Griffitts, CT Martin, Carey Cuddeback, Mark Snyder, Rex Greenslade, and
194 Matt Cunningham.

195 Nays: none **Motion Carries**

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 & Zeez 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 _____

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?

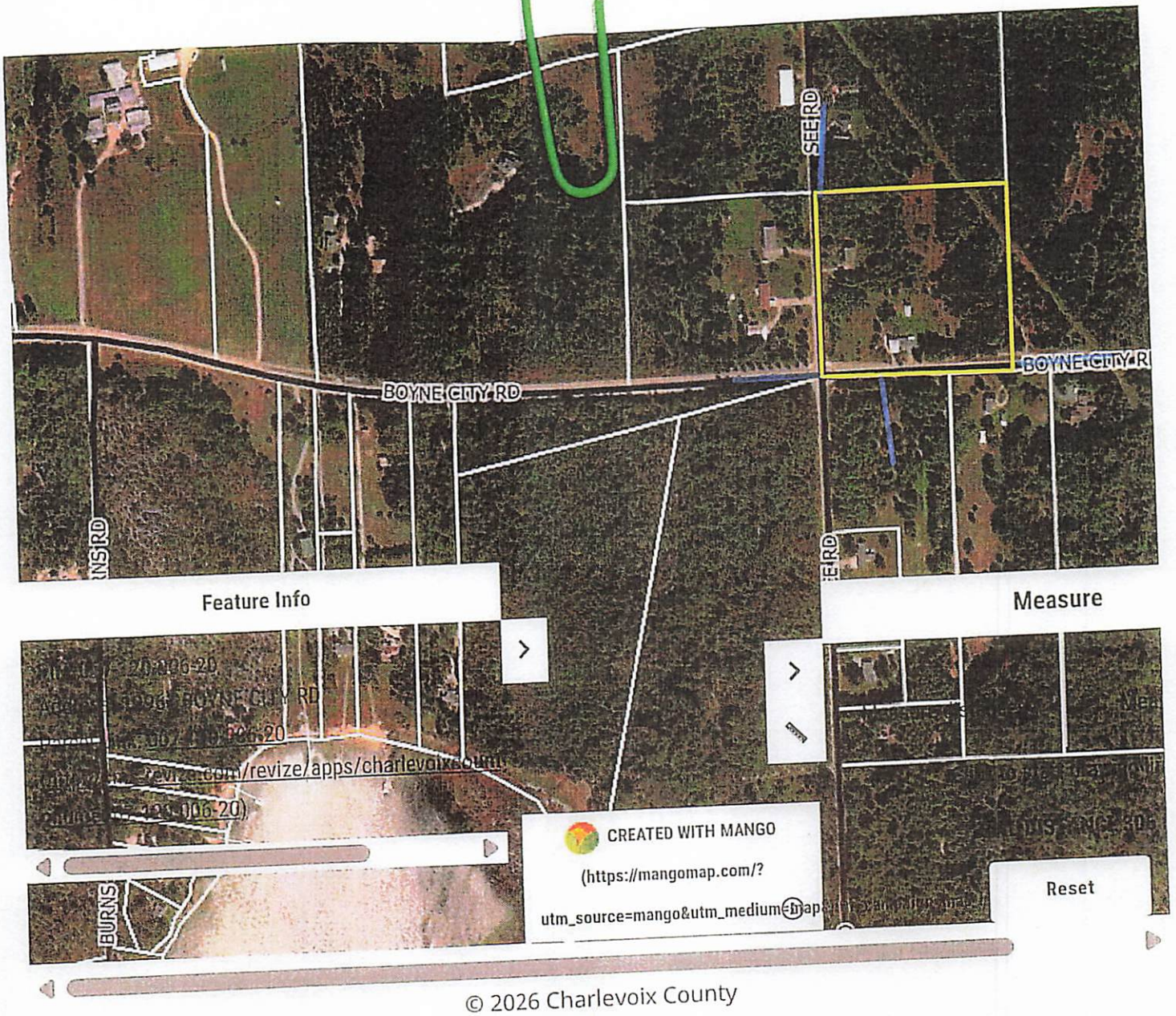
Zoning Administrator finds: Public facilities are not available. Other services would only be required if the parcel were divided.

- 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

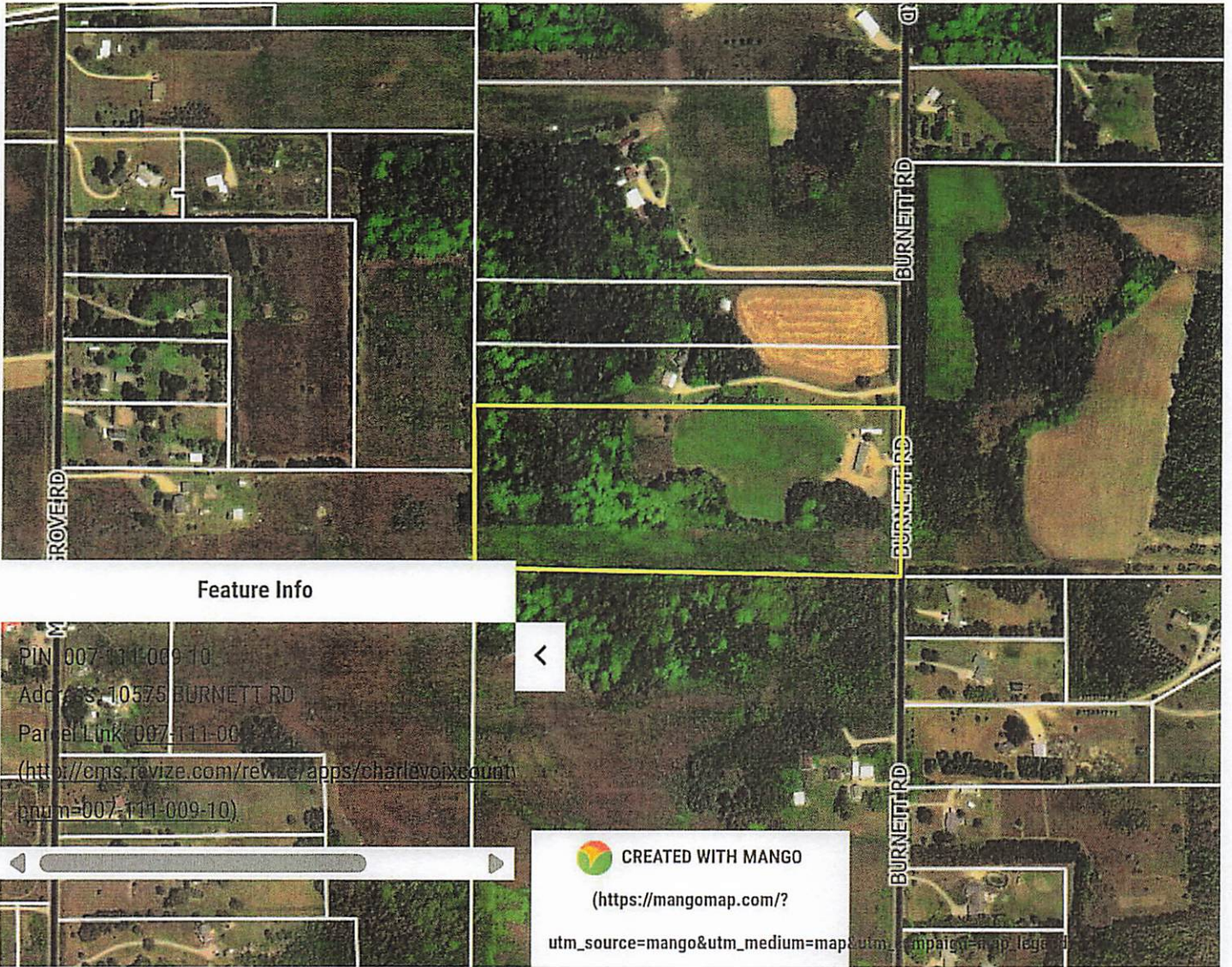
Assessing City/Township:	Hayes Township
Property Address:	10575 BURNETT RD CHARLEVOIX, MI 49720
Extra Addresses:	10515 BURNETT RD
Owner Information:	EARL AMANDA 10575 BURNETT RD CHARLEVOIX, MI 49720
Property Class:	401 - Residential - Improved
Taxable Status:	TAXABLE
School District:	15050 - Charlevoix
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.





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? ☒

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

Feature Info

PIN: 007-111-009-10
Address: 10575 BURNETT RD
Parcel Link: 007-111-009-10
(<http://cms.revize.com/revize/cnms/charlevoix>)
pnum=007-111-009-10)

Measure

Measure distances
Click to start drawing line
TOTAL DISTANCE 133

Reset

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300 ft Notices Sent on 6-17-26