

AGENDA
SPECIAL MEETING
HAYES TOWNSHIP, CHARLEVOIX COUNTY
BOARD OF TRUSTEES
September 1, 7:00 pm
Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720

1. Call To Order
2. Review and Approval of Agenda
3. Declaration of Conflict of Interest, if any
4. Public Comment
5. Pa-Be-Shan Resolution (correction)
6. Hayes Township Proposed Rezone
15-007-120-006-20 (10963 Boyne City Rd) A to RR
7. Hayes Township Proposed Rezone
15-007-111-009-10 (10575 Burnett Road) A to RR
8. Hayes Township Fire Truck Proposed Auction
9. Hayes Township Auditor
10. Adjournment

Hayes Township Supervisor
has called a Special Meeting
to be held on
Tuesday, September 1, 2026 at 7:00pm
at the Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720

The purpose of the meeting is to review a resolution
correcting road name Pa-Be-Shan, 2 proposed rezone
requests, Hayes Township Fire Truck Auction and
Hayes Township Auditor prospects

RESOLUTION NUMBER 09012026
AMENDMENT OF RESOLUTION dated February 8, 1999

WHEREAS a Hayes Township Resolution dated February 8, 1999, RESOLVED “the private road currently known as Country Club Shores Drive shall be known as North Pa Ba Shan Trail” (Exhibit 1); and

WHEREAS the United States Post Office requested Charlevoix County Equalization Department to determine the history of the name North Pa Ba Shan Trail in Hayes Township and whether it should have been named North Pa-Be-Shan Trail; and

WHEREAS the Charlevoix County Uniform Number Ordinance gives Township Boards the authority to name private roads and County Equalization has requested Hayes Township to determine whether there was a mistake in the spelling of North Pa Ba Shan Trail in 1999, which name is inconsistent with Pa-Be-Shan Trail in Charlevoix Township; and

WHEREAS, Hayes Township has learned that Paul and Betty Shanahan originally named the road after themselves to wit: Pa-Be-Shan Trail short for Paul-Betty-Shanahan Trail; and

WHEREAS the Hayes Township Board has concluded that the Resolution dated February 8, 1999 contained a scrivener error by misspelling North Pa-Be-Shan Trail as North Pa Ba Shan Trail;

WHEREAS members of the homeowners association has contacted the individual residents in Pa Be Shan Shores, formerly Country Club Shores, advising them of the proposed name change of their road from North Pa Ba Shan Trail to North Pa-Be-Shan Trail; it has been reported that all of them agree to said change, consistent with their long-standing “arrowhead-shaped” road sign (Exhibit 2);

NOW, THEREFORE, IT IS RESOLVED, that the Hayes Township Board of Trustees hereby amends the Resolution dated February 8, 1999, to correct the scrivener error therein from North Pa Ba Shan Trail to North Pa-Be-Shan Trail; thus, the private road (Exhibit 3) which serves the residents of Pa Be Shan Shores shall henceforth be known as: North Pa-Be-Shan Trail.

MOTION MADE BY: _____

SECONDED BY: _____

Upon Roll Call Vote, the following voted:

YES: _____

NO: _____

Resolution Number
Page Two

Bill Conklin, Supervisor, declared the Resolution adopted.

Kristin Baranski, the duly elected Clerk of Hayes Township, hereby certifies that the foregoing Resolution Number 09012026 was adopted by the Township Board by roll call vote at a Special Meeting of the Board held on September 1, 2026, at which meeting a quorum was present.

Dated: _____, 2026

Kristin Baranski, Hayes Township Clerk

**HAYES TOWNSHIP
RESOLUTION**

PRIVATE ROAD NAME

Motion by: Frederick Parsons, Supported by Douglas Kuebler

WHEREAS Rick Tiner, an owner of property known as Country Club Shores PUD, has requested that the private road name be changed, and

THEREFORE IT SHALL BE RESOLVED the private road currently known as Country Club Shores Drive shall be known as North Pa Ba Shan Trail.

Vote. AYES:

NAYS:

Timothy Boyko
Douglas Kuebler
Robbin Kraft
Ethel Knepp
Frederick Parsons

None

I, Ethel Knepp, Clerk for the Township of Hayes, Charlevoix County, Michigan, certify that the above Resolution was adopted at the regular meeting of the Hayes Township Board February 8, 1999.

Ethel R. Knepp

Exhibit 1

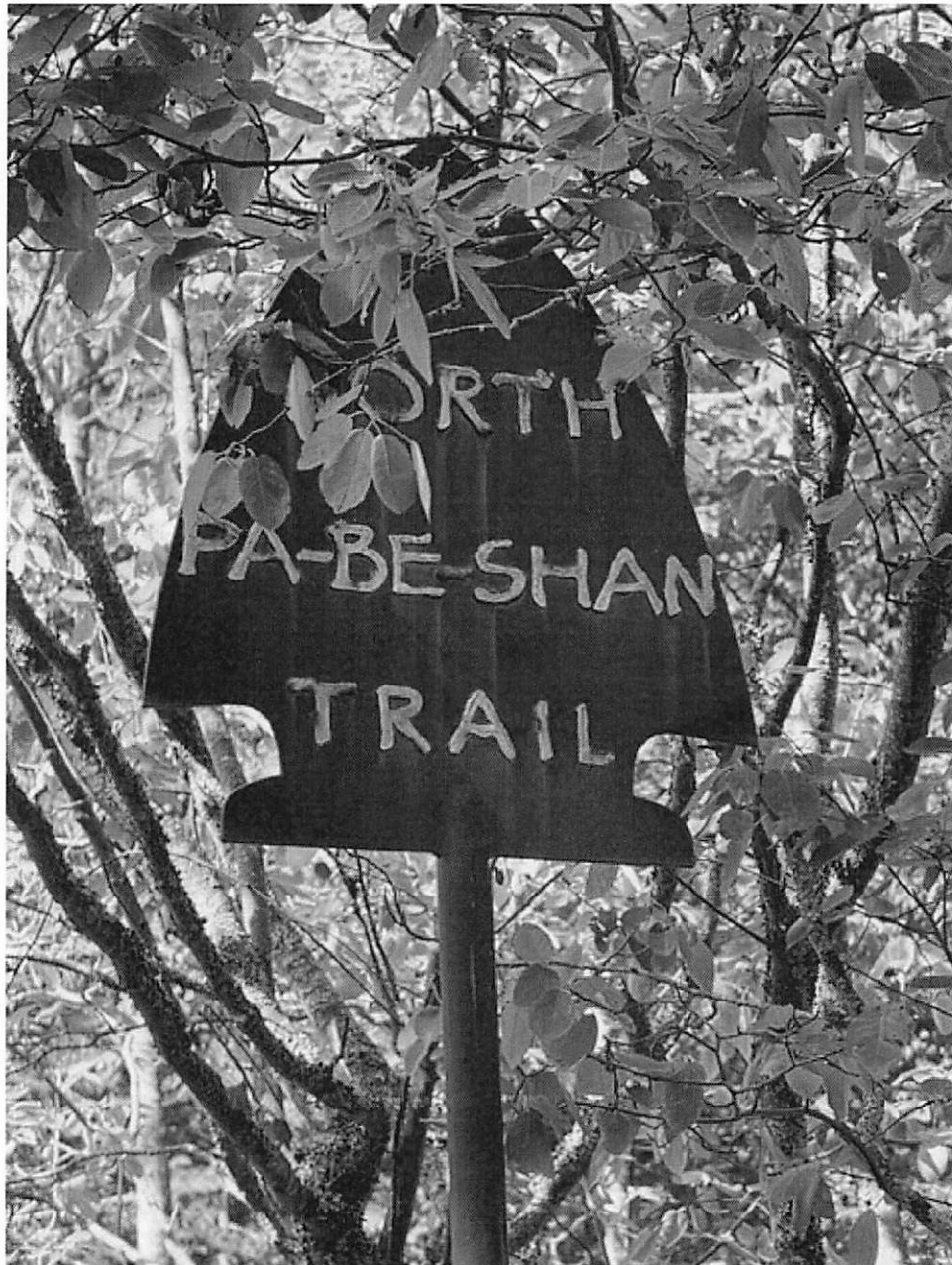


Exhibit 2

Exhibit 3



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

- 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
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9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

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**

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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.

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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

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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 Griffiths, CT Martin, Carey Cuddeback, Mark Snyder, Rex Greenslade, and
194 Matt Cunningham.

195 Nays: none **Motion Carries**

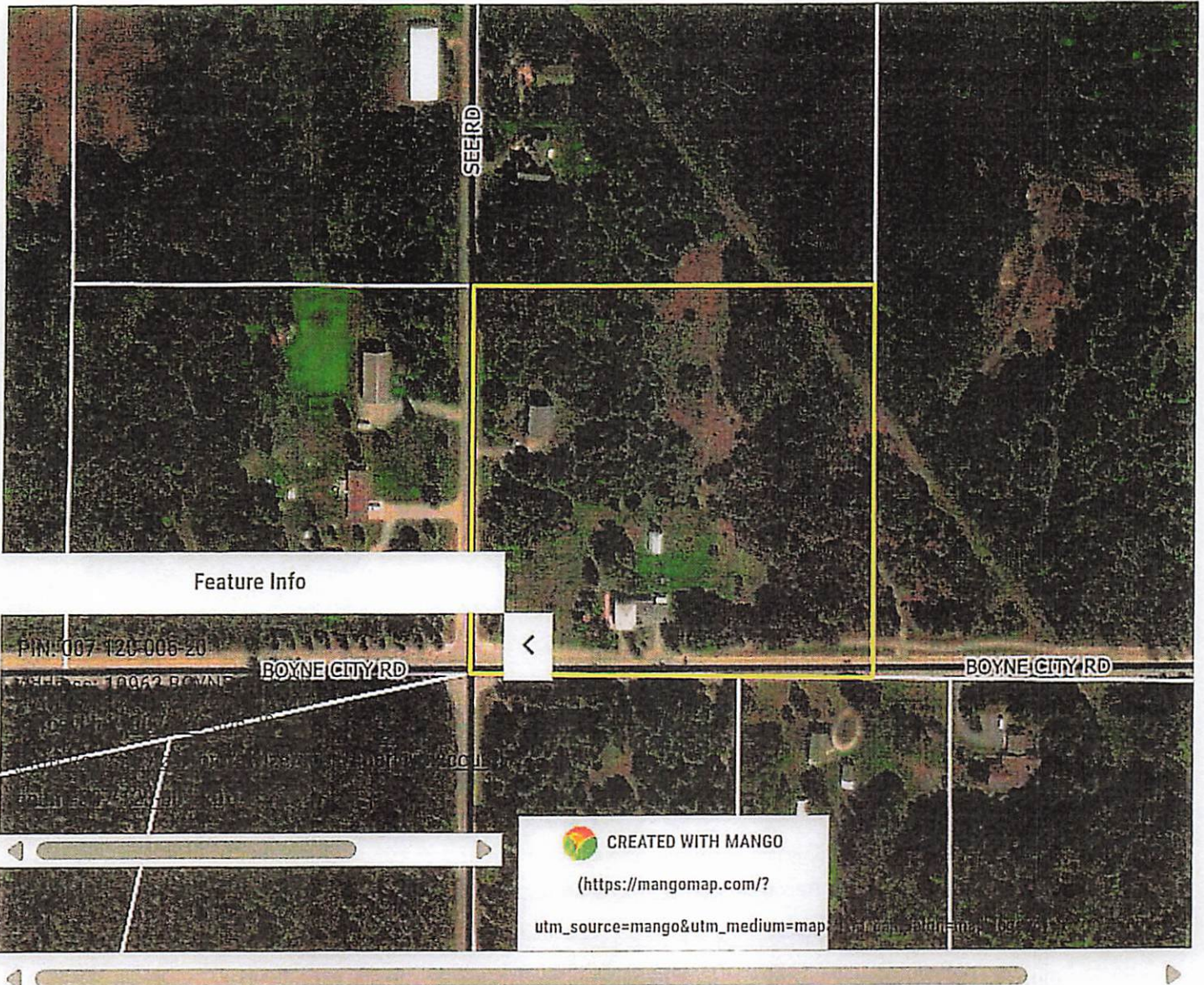
Viewing Parcel Number: 007-120-006-20

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 & Zepi 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) ZEPI JESS

Zoning Administrator Signature _____

Date _____

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?

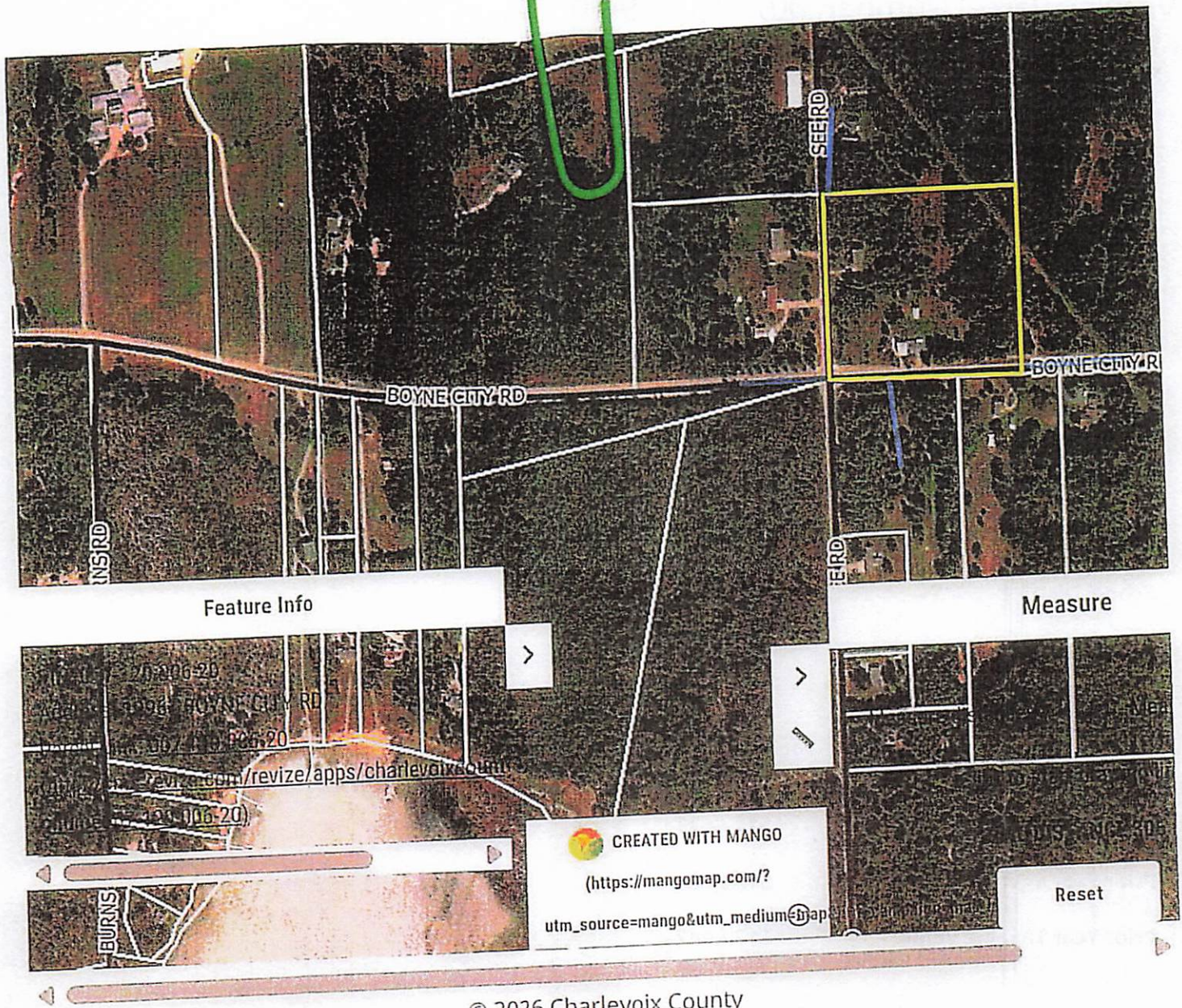
Zoning Administrator finds: Public facilities are not available. Other services would only be required if the parcel were divided.

- 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

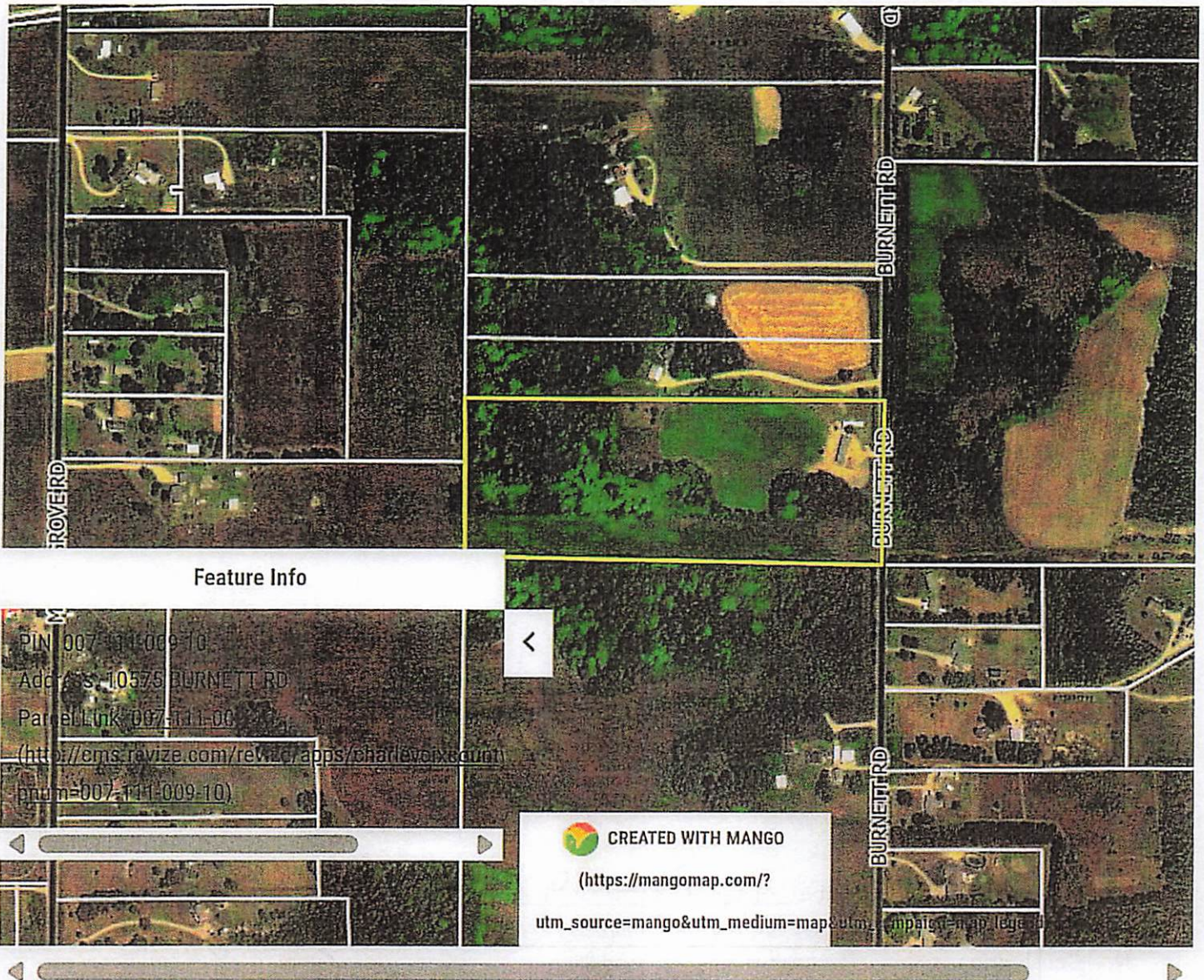
Assessing City/Township:	Hayes Township
Property Address:	10575 BURNETT RD CHARLEVOIX, MI 49720
Extra Addresses:	10515 BURNETT RD
Owner Information:	EARL AMANDA 10575 BURNETT RD CHARLEVOIX, MI 49720
Property Class:	401 - Residential - Improved
Taxable Status:	TAXABLE
School District:	15050 - Charlevoix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

MAPLE GROVE RD

BURNETT RD

Feature Info

PIN: 007-111-009-10

Address: 10575 BURNETT RD

Parcel Link: 007-111-009-10

(<http://cms.revize.com/revize/apps/charlevoix>)

pnum=007-111-009-10

Measure

Measure distances

Click to start drawing

TOTAL DISTANCE 633

Reset

CREATED WITH MANGO

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

© 2026 Charlevoix County

300 ft Notices Sent on 6-17-26



A MICHIGAN HISTORICAL SITE

CHARLEVOIX COUNTY PLANNING COMMISSION

13513 Division Street
Charlevoix, Michigan 49720
(231) 547-7234
planning@charlevoixcounty.org

Excerpts from DRAFT Meeting Minutes August 13, 2026

I. Call to Order

Chairperson Nancy Ferguson called the meeting to order at 6:04 p.m. in the Committee Room at the Charlevoix County Shirley Roloff Center.

Members present: Nancy Ferguson, Matt Cunningham, Sherm Chamberlain, and Marshal Bakker

Members absent: Pam Grassmick, Mike Ritter, and Dave Wheeler (all excused)

Others present: Kiersten Stark (Planning Director) and Dave Skornia

VI. Townships, Cities, MI Dept of EGLE & Corps of Engineers Items

Hayes Township Proposed Rezone (Jess)

Commission members reviewed the proposed rezoning of a 10.056-acre parcel owned by Robert and Zeze Jess, having property tax identification number 15-007-120-006-20, located at 10963 Boyne City Road in Hayes Township, from Agricultural (A) to Rural Residential (RR). K. Stark reviewed the Planning Department Staff Report on the proposed rezoning, which included a comparison of land uses allowed and dimensional requirements in the current and proposed zoning districts, existing uses on the subject parcel and surrounding properties, zoning of surrounding properties, relationship to the recommendations of the Hayes Township Master Plan, the soil types on the subject parcel, and the Township Planning Commission's recommendation on the proposed rezoning. She noted that 1) the Township Master Plan supports the rezoning of this parcel to Rural Residential (RR), and 2) the current use of the property and surrounding parcels is rural residential.

S. Chamberlain said he thought Hayes Township did a good job with the Findings of Fact for the proposed rezoning.

MOTION by S. Chamberlain to recommend approval of the proposed rezoning. M. Bakker seconded the motion. Discussion: M. Bakker noted that, except for the dimensional requirements, the property owner is requesting to rezone the property to a more restrictive zoning district. He had reviewed the Findings of Fact and agreed with S. Chamberlain that the Hayes Township Planning Commission had done a good job with their review. M. Bakker added that

the proposed rezoning meets all the requirements and he had no issues with it. Voice vote on the motion: all in favor. Motion carried to approval.

N. Ferguson said she also thought the proposed rezoning met all of the requirements and she didn't see any problem with it. She commented that one consideration with a proposed rezoning from Agricultural to another zoning district is the potential loss of farmland. However, in this case, the land is not being farmed.

Hayes Township Proposed Rezone (Earl)

Commission members reviewed the proposed rezoning of an approximately 17-acre parcel owned by Amanda Earl, having property tax identification number 15-007-111-009-10, located at 10575 Burnett Road in Hayes Township, from Agricultural (A) to Rural Residential (RR). K. Stark began reviewing the Planning Department Staff Report on the proposed rezoning, which included a comparison of land uses allowed and dimensional requirements in the current and proposed zoning districts, existing uses on the subject parcel and surrounding properties, zoning of surrounding properties, relationship to the recommendations of the Hayes Township Master Plan, the soil types on the subject parcel, the Township Planning Commission's recommendation on the proposed rezoning, and Staff comments, which were points to consider.

M. Bakker noted this proposed rezoning is very similar to the one we just reviewed. The primary change is in the dimensional requirements. K. Stark said yes.

MOTION by M. Bakker to support the recommendation of the Hayes Township Planning Commission to approve the proposed rezoning. M. Cunningham seconded the motion. Discussion: N. Ferguson thanked the Township for providing all the information the County Planning Commission needed for our review. S. Chamberlain complimented the Township on a job well done. Voice vote on the motion: all in favor. Motion carried to approval.



CHARLEVOIX COUNTY PLANNING DEPARTMENT

13513 Division Street
Charlevoix, Michigan 49720
(231) 547-7234
planning@charlevoixcounty.org

Staff Report Hayes Township Proposed Rezone

Background Information

Property Owner/Applicant: Robert and Zeze Jess
Property Tax ID #: 15-007-120-006-20
Property Address: 10963 Boyne City Road
Parcel Size: 10.056 acres
Please see *Location Map*.

Current and Proposed Zoning

Current Zoning District: Agricultural (A)
Proposed Zoning District: Rural Residential (RR)

Comparison of Land Uses Allowed

Legend: P = Permitted Use
SP = Special Use
--- = Not Allowed

Land Uses	Agricultural (A)	Rural Residential (RR)
1. Single family dwellings	P	P
2. Agriculture, including both general and specialized farming, tree farms and forestry	P	P
3. Roadside stands for the sale of farm products, provided that not less than fifty (50) percent of the goods offered for sale shall have been produced on the premises; and provided further, that the facilities for entry to and exit from the premises and adequate off-street parking are available	P	---

Land Uses	Agricultural (A)	Rural Residential (RR)
4. Agricultural warehouses and non-animal agricultural processing plants	P	---
5. Plant nurseries and greenhouses	P	---
6. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure	P	P
7. Home occupations conducted completed inside the residence	P	P
8. Accessory buildings and uses customarily incidental to permitted uses 1-7 above.	P	P (permitted uses 1, 2, 6 & 7 only)
9. Bed and breakfast facilities	SP	SP
10. Clustered residential development	SP	SP
11. Public buildings and facilities	SP	SP
12. Places of worship and related religious buildings	SP	SP
13. Cemeteries	SP	SP
14. Golf courses and country clubs	SP	---
15. Public and private playgrounds	SP	---
16. Private airports and landing strips	SP	---
17. Fire control structures	SP	---
18. Kennels, veterinary clinics and animal hospitals	SP	SP
19. Non-domestic furbearing animals when confined in cages not less than two hundred (200) feet from any property line	SP	---
20. Planned Units Developments	SP	SP
21. Additional farm employee dwellings, provided the property is at least 20 acres in size.	SP	---
22. Migratory labor dwellings, provided the property is at least 20 acres in size.	SP	---
23. Forest product processing and sales	SP	---
24. Sand and gravel excavation	SP	SP
25. Commercial wind turbine generator and anemometer towers	SP	---
26. Cottage industries conducted outside the residence in the yard, garage or accessory structure	SP	SP

Land Uses	Agricultural (A)	Rural Residential (RR)
27. Accessory buildings and uses customarily incidental to special uses 9-26 above	SP	SP (special uses 9-13, 18, 20, 24 & 26 only)
28. Principal-Use Solar Energy Systems	SP	SP

Source: Hayes Township Zoning Ordinance

Comparison of Dimensional Requirements

Dimensional Requirement	Agricultural (A)	Rural Residential (RR)
Minimum Lot Area	10 acres	5 acres
Minimum Lot Width	330 feet	330 feet
Minimum Front Yard Setback	25 feet	25 feet
Minimum Side Yard Setback	50 feet (25 feet for a single-family dwelling)	25 feet
Minimum Rear Yard Setback	50 feet	25 feet
Minimum Square Footage	600 square feet	600 square feet
Maximum Impervious Surface	30%	15%

Source: Hayes Township Zoning Ordinance

Existing Uses on the Subject Parcel and Surrounding Properties

The subject parcel features a single-family home with outbuildings. It is wooded (mostly softwoods, but also some hardwoods) and has open, grassy areas. A utility easement for an electric power line crosses the northeastern corner of this property. In addition, the Boyne City to Charlevoix Non-motorized Trail runs adjacent and parallel to the southern boundary of this parcel. The surrounding properties have similar features, including single-family homes, forested areas, open grassy fields, and hilly terrain. Overall, the character of the area is rural residential. Please see the attached *Land Use/Cover & Soil Map*.

Zoning of Surrounding Properties

Parcels to the west, north, and east of the subject property are zoned Agricultural (A). Parcels to the south are zoned Low Density Residential (R-1). Parcels to the southeast and southwest are zoned Low Density Residential (R-1) and Conservation Reserve (CR). Please see the attached *Zoning Map*.

Relationship to Master Plan

The future land use map in the Hayes Township Master Plan encourages Rural Residential for this parcel. Following is a description of Rural Residential from the Master Plan:

A Rural Residential land use category has been designated consistent with the Township's goal to "retain the township's rural and scenic character, while providing for suitable housing opportunities..." While the designation of the Rural Residential land use category will not prevent the conversion of farmland to other uses, it will help to control the scale and rate of conversion and direct attention to areas where farmland conversion may be an issue. The Rural Residential category is intended to have a maximum density of one unit per five acres.

Please see the attached *Future Land Use Map* and the zoning plan (Table 1) from the Hayes Township Master Plan.

Soils

Please see the attached *Land Use/Cover & Soil Map* showing soil types on the property.

Soil Symbol	Soil Name	Slope	Features affecting foundations for low buildings	Suitability for septic tank disposal fields
ArA	Au Gres sand	0 to 4%	Somewhat poorly drained; seasonal high-water table; slight compressibility; good shear strength	Severe limitations: somewhat poorly drained; seasonal high-water table; rapid permeability
CmB	Charlevoix-Mackinac loams	0 to 6%	Somewhat poorly drained; seasonal high-water table; slight to high compressibility; poor to fair shear strength; cobbly in some areas	Severe limitations: somewhat poorly drained; seasonal high-water table; moderate permeability; cobbly in some areas
EmB	Emmet sandy loam	2 to 6%	Well drained; slight compressibility; fair shear strength	Slight limitations due to slope and moderate permeability

Source: USDA Soil Survey of Charlevoix County, MI

Township Planning Commission Recommendation

The Hayes Township Planning Commission recommended approval of the request to rezone this property from Agricultural (A) to Rural Residential (RR). Please see the draft minutes of the Hayes Township Planning Commission meeting/public hearing.

Staff Comments

Points to consider:

- The Hayes Township Master Plan supports the rezoning of this parcel to Rural Residential.
- The current use of the property and surrounding parcels is rural residential.

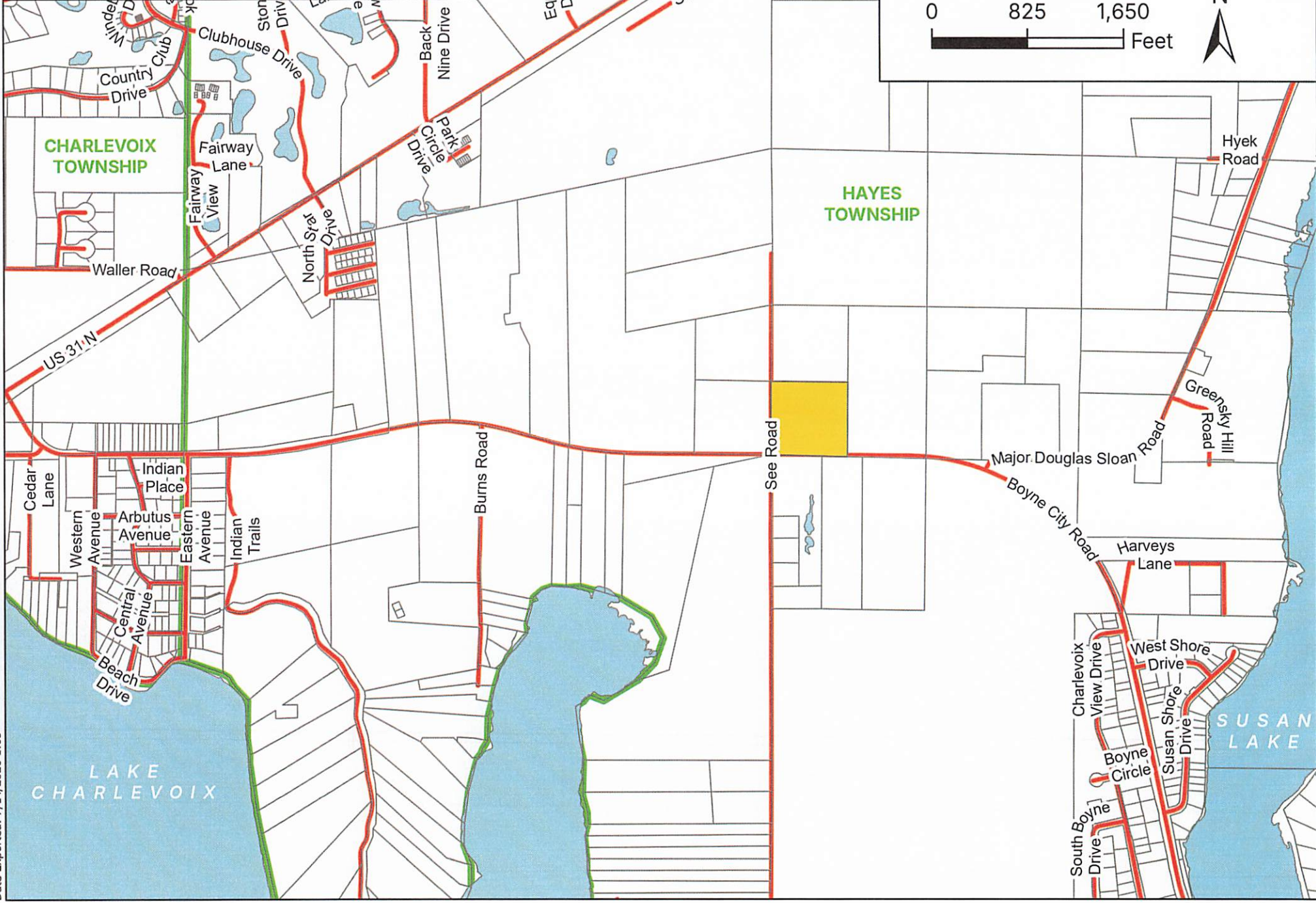
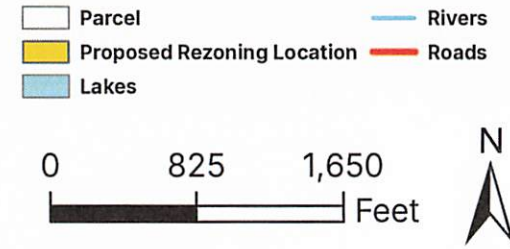
Report Prepared by:

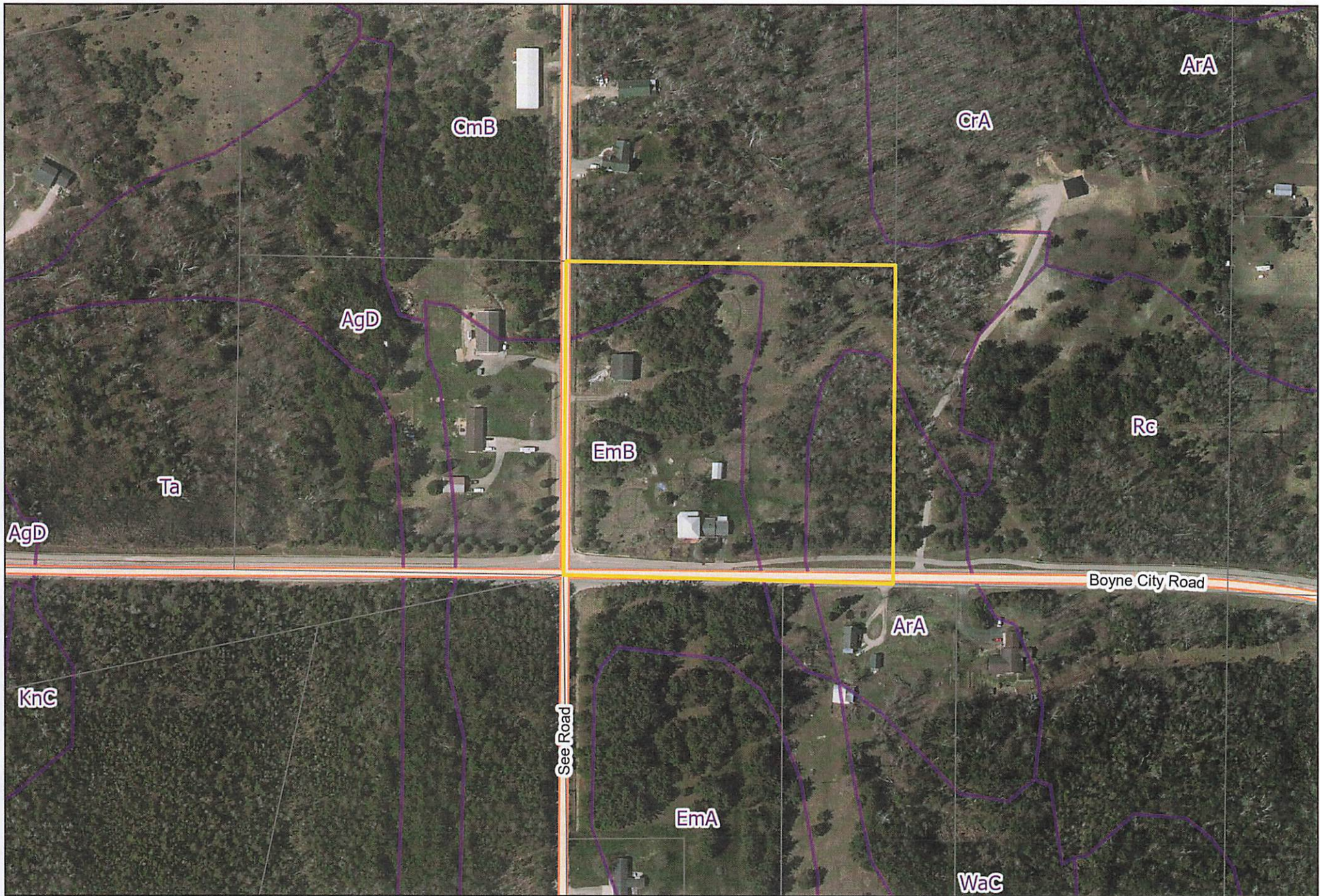
Kiersten Stark
Planning Director

With mapping assistance from:

Nick Petramale
Charlevoix County Equalization Department

Hayes Township Proposed Rezoning Jess LOCATION MAP





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Feet



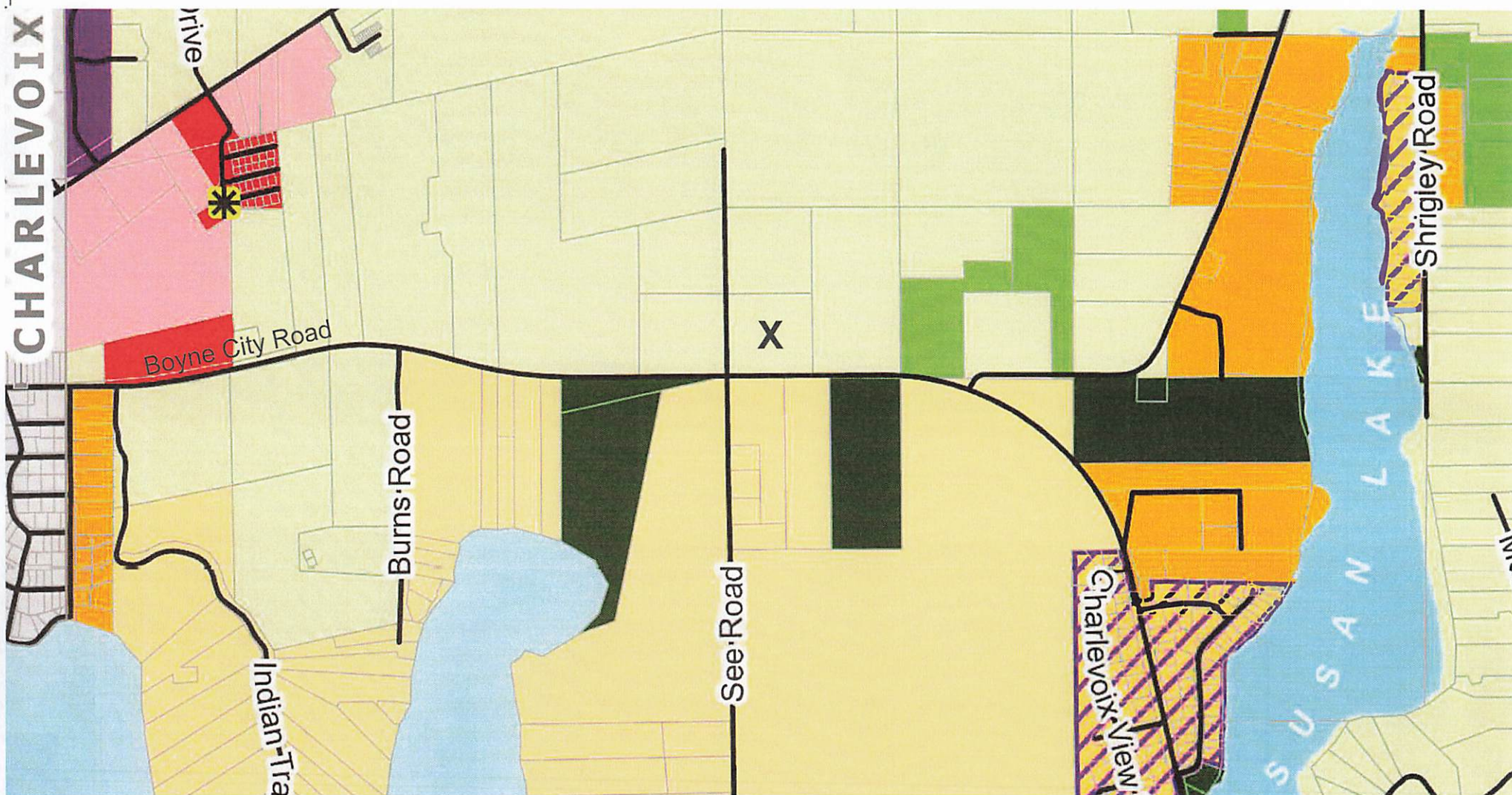
- Parcel
- Proposed Rezoning Location

**Hayes Township Proposed Rezoning
Jess
LAND USE/COVER & SOIL MAP**

Hayes Township Zoning Map

Jess Proposed Rezone

Agricultural (A) to Rural Residential (RR)



X = Subject property

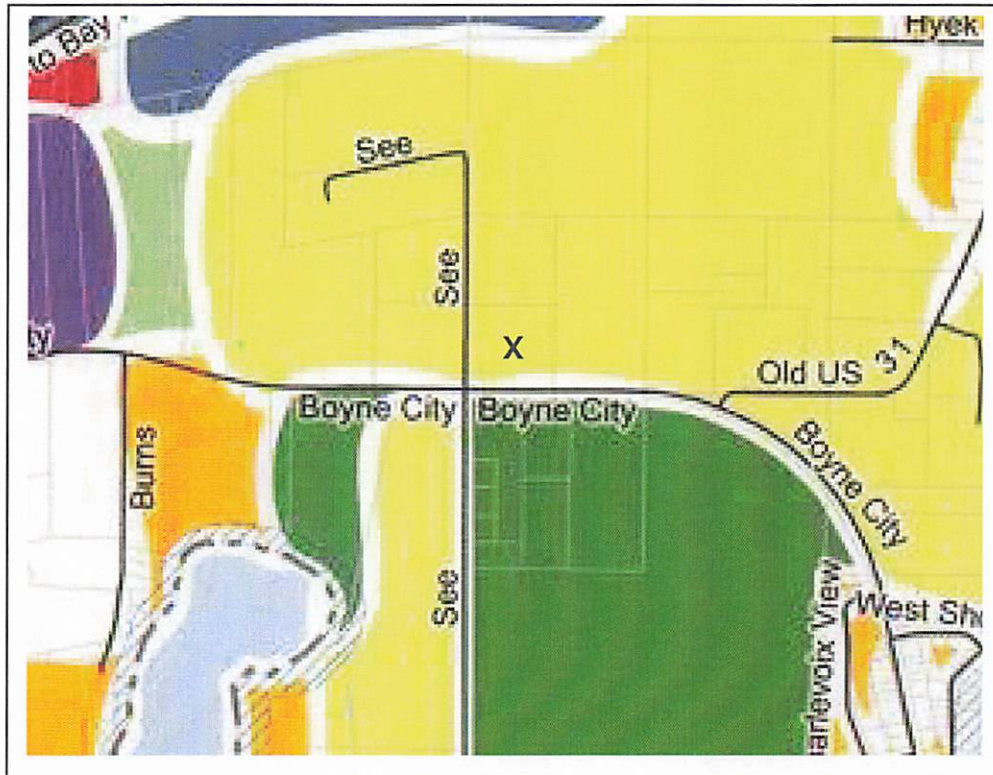
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Hayes Township Zoning Map Legend

 A: Agricultural	 R-3: One and Two Family Residential
 CR: Conservation Reserve	 R-4: Multiple Family Residential
 RR: Rural Residential	 R-5: Mobile Home Park District
 R-1: Low Density Residential	 C-1: Neighborhood Commercial
 R-2: Small Lot Residential	 C-2: General Commercial
 R-2MS: Michigan Shores	 I-1: General Industrial
 R-2SL: Susan Lake	 Conditional Rezoning

Hayes Township Future Land Use Map

Jess Proposed Rezone



X = Subject property



From the Hayes Township Master Plan:

TABLE 1: ZONING DISTRICTS AND ASSOCIATED FUTURE LAND USE

Zoning District	Uses (general)	Setbacks	Lot Size (minimum)	Future Land Use Category
CR: Conservation Reserve	Parks and recreation, conservation	Front: n/a Side: n/a Rear: n/a	n/a	Conservation and Parkland
A: Agricultural	Various agricultural and related uses, agritourism, institutional uses, low-intensity recreation uses, single-family dwellings	Front: 25' Side: 50' Rear: 50'	10 ac	Farm/Forest, Resort Residential, Rural Residential
RR: Rural Residential	Low density single-family dwellings on large lots, agricultural uses, institutional uses	Front: 25' Side: 25' Rear: 25'	5 ac	Rural Residential
R-1: Low Density Residential	Primarily single-family dwellings with limited institutional uses	Front: 25' Side: 15' Rear: 25'	2 ac	General Residential
R-2: Small Lot Residential	Low to medium density single-family dwellings, recreational and institutional uses	Front: 25' Side: 15' Rear: 25'	$\frac{3}{4}$ ac	General Residential
R-3: One- and Two-Family Residential	Single- and two-family dwelling with recreational and institutional uses	Front: 25' Side: 15' Rear: 25'	20,000 sf / unit	Mixed Residential
R-4: Multiple-Family Residential	Single-, two- and multiple-family dwellings, recreational and institutional uses	Front: 40' Side: 30' Rear: 40'	No min. – max. density of 4 du / ac	Mixed Residential
R-5: Mobile Home Park	Single-, two- multiple-family, and mobile home dwellings, recreational and institutional uses	Front: 20' Side: 10' Rear: 20'	5,000 sf / unit	Mobile Home Park
C-1: Neighborhood Commercial	Single-, two-, and multiple family dwellings, small-scale retail, service and other commercial uses, tourism-related uses, public and social uses	Front: 35' Side: 15' Rear: 35'	1 ac	Commercial, Mixed Residential
C-2: General Commercial	Regional scale commercial, retail and service uses, tourism industry uses, recreational and institutional uses,	Front: 35' Side: 15' Rear: 35'	2 ac	Commercial
I-1: General Industrial	Warehousing, contractor establishments, light manufacturing	Front: 50' Side: 25' Rear: 50'	2 ac	Light Industrial



CHARLEVOIX COUNTY PLANNING DEPARTMENT

13513 Division Street
Charlevoix, Michigan 49720
(231) 547-7234
planning@charlevoixcounty.org

Staff Report Hayes Township Proposed Rezone

Background Information

Property Owner/Applicant: Amanda Earl
Property Tax ID #: 15-007-111-009-10
Property Address: 10575 Burnett Rd.
Parcel Size: Approx. 17 acres
Please see *Location Map*.

Current and Proposed Zoning

Current Zoning District: Agricultural (A)
Proposed Zoning District: Rural Residential (RR)

According to the rezoning application, the applicant would like to sell some of her property.

Comparison of Land Uses Allowed

Legend: P = Permitted Use
SP = Special Use
--- = Not Allowed

Land Uses	Agricultural (A)	Rural Residential (RR)
1. Single family dwellings	P	P
2. Agriculture, including both general and specialized farming, tree farms and forestry	P	P

Land Uses	Agricultural (A)	Rural Residential (RR)
3. Roadside stands for the sale of farm products, provided that not less than fifty (50) percent of the goods offered for sale shall have been produced on the premises; and provided further, that the facilities for entry to and exit from the premises and adequate off-street parking are available	P	---
4. Agricultural warehouses and non-animal agricultural processing plants	P	---
5. Plant nurseries and greenhouses	P	---
6. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure	P	P
7. Home occupations conducted completed inside the residence	P	P
8. Accessory buildings and uses customarily incidental to permitted uses 1-7 above.	P	P (permitted uses 1, 2, 6 & 7 only)
9. Bed and breakfast facilities	SP	SP
10. Clustered residential development	SP	SP
11. Public buildings and facilities	SP	SP
12. Places of worship and related religious buildings	SP	SP
13. Cemeteries	SP	SP
14. Golf courses and country clubs	SP	---
15. Public and private playgrounds	SP	---
16. Private airports and landing strips	SP	---
17. Fire control structures	SP	---
18. Kennels, veterinary clinics and animal hospitals	SP	SP
19. Non-domestic furbearing animals when confined in cages not less than two hundred (200) feet from any property line	SP	---
20. Planned Units Developments	SP	SP
21. Additional farm employee dwellings, provided the property is at least 20 acres in size.	SP	---
22. Migratory labor dwellings, provided the property is at least 20 acres in size.	SP	---
23. Forest product processing and sales	SP	---

Land Uses	Agricultural (A)	Rural Residential (RR)
24. Sand and gravel excavation	SP	SP
25. Commercial wind turbine generator and anemometer towers	SP	---
26. Cottage industries conducted outside the residence in the yard, garage or accessory structure	SP	SP
27. Accessory buildings and uses customarily incidental to special uses 9-26 above	SP	SP (special uses 9-13, 18, 20, 24 & 26 only)
28. Principal-Use Solar Energy Systems	SP	SP

Source: Hayes Township Zoning Ordinance

Comparison of Dimensional Requirements

Dimensional Requirement	Agricultural (A)	Rural Residential (RR)
Minimum Lot Area	10 acres	5 acres
Minimum Lot Width	330 feet	330 feet
Minimum Front Yard Setback	25 feet	25 feet
Minimum Side Yard Setback	50 feet (25 feet for a single-family dwelling)	25 feet
Minimum Rear Yard Setback	50 feet	25 feet
Minimum Square Footage	600 square feet	600 square feet
Maximum Impervious Surface	30%	15%

Source: Hayes Township Zoning Ordinance

Existing Uses on the Subject Parcel and Surrounding Properties

The subject parcel features a single-family home with outbuildings, open grassy fields, and forested areas (hardwoods). A utility easement for a power line runs across the southern portion of the property. Surrounding properties have similar features, including single-family homes, open grassy fields and forested areas. This area is rural residential. Please see the attached *Land Use/Cover & Soil Map*.

Zoning of Surrounding Properties

All of the adjacent properties are zoned Agricultural except one parcel to the west, which is zoned Rural Residential. Another parcel in the vicinity to the southeast (opposite side of Burnett Road) is also zoned Rural Residential. Please see the attached *Zoning Map*.

Relationship to Master Plan

The future land use map in the Hayes Township Master Plan encourages Rural Residential for this parcel. Following is a description of Rural Residential from the Master Plan:

A Rural Residential land use category has been designated consistent with the Township's goal to "retain the township's rural and scenic character, while providing for suitable housing opportunities..." While the designation of the Rural Residential land use category will not prevent the conversion of farmland to other uses, it will help to control the scale and rate of conversion and direct attention to areas where farmland conversion may be an issue. The Rural Residential category is intended to have a maximum density of one unit per five acres.

Please see the attached *Future Land Use Map* and the zoning plan (Table 1) from the Hayes Township Master Plan.

Soils

Please see the attached *Land Use/Cover & Soil Map* showing soil types on the property.

Soil Symbol	Soil Name	Slope	Features affecting foundations for low buildings	Suitability for septic tank disposal fields
CmB	Charlevoix-Mackinac loams	0 to 6%	Somewhat poorly drained; seasonal high-water table; slight to high compressibility; poor to fair shear strength; cobbly in some areas	Severe limitations: somewhat poorly drained; seasonal high-water table; moderate permeability; cobbly in some areas
EmB	Emmet sandy loam	2 to 6%	Well drained; slight compressibility; fair shear strength	Slight limitations due to slope and moderate permeability
EmC	Emmet sandy loam	6 to 12%	Well drained; slight compressibility; fair shear strength	Slight limitations due to slope and moderate permeability
EoB	Emmet-Onaway sandy loams	2 to 6%	Well drained; slight to high compressibility; poor to fair shear strength	Slight limitations due to slope and moderate permeability
Rc	Roscommon sand	0 to 4%	Poorly drained; high water table; slight compressibility; good shear strength	Severe limitations: poorly drained; high water table; rapid permeability

Source: USDA Soil Survey of Charlevoix County, MI

Township Planning Commission Recommendation

The Hayes Township Planning Commission recommended approval of the request to rezone this property from Agricultural (A) to Rural Residential (RR). Please see the draft minutes of the Hayes Township Planning Commission meeting/public hearing.

Staff Comments

Points to consider:

- The Hayes Township Master Plan supports the rezoning of this parcel to Rural Residential.
- The current use of the subject property is rural residential. The surrounding area is also predominantly rural residential.

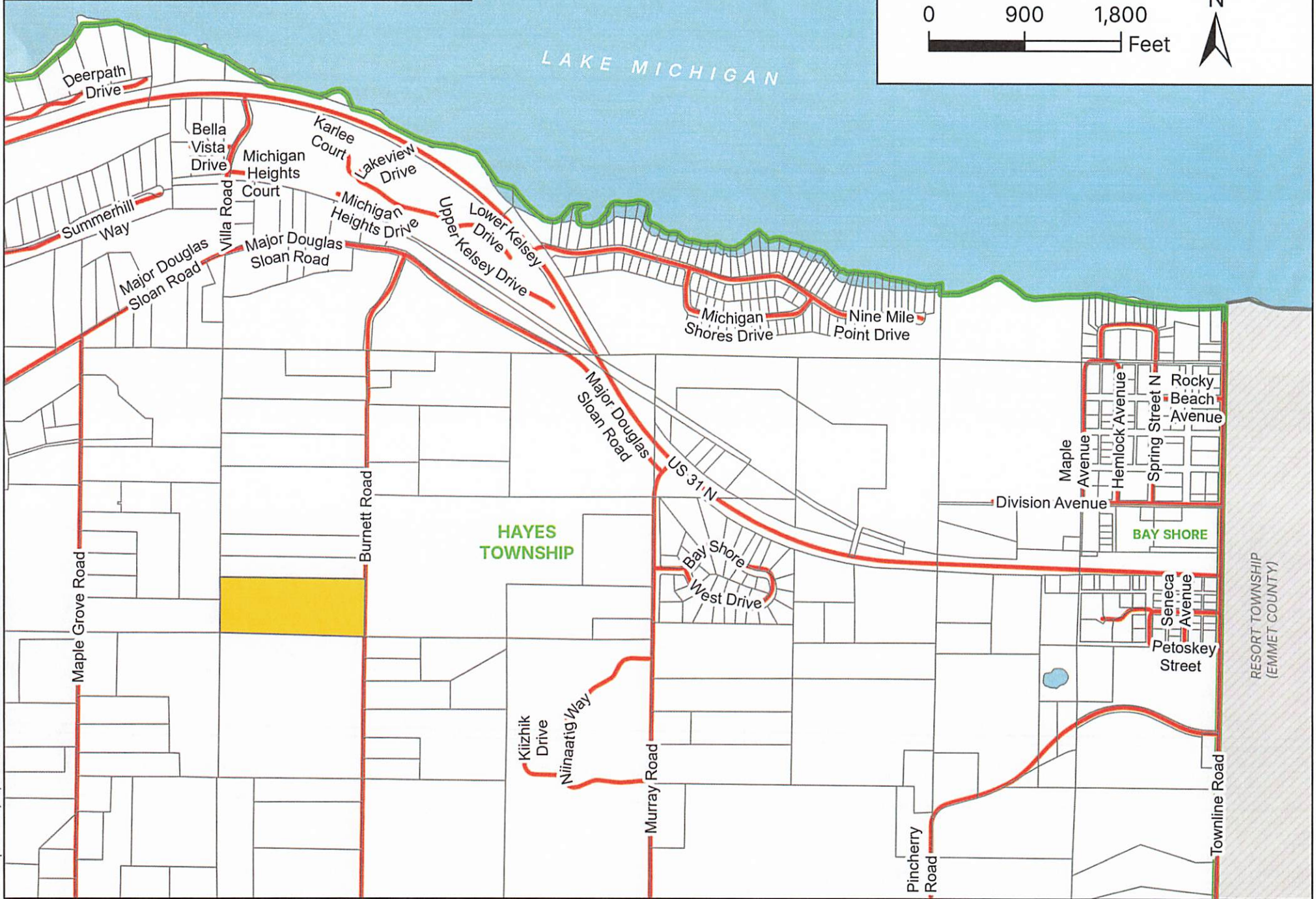
Report Prepared by:

Kiersten Stark
Planning Director

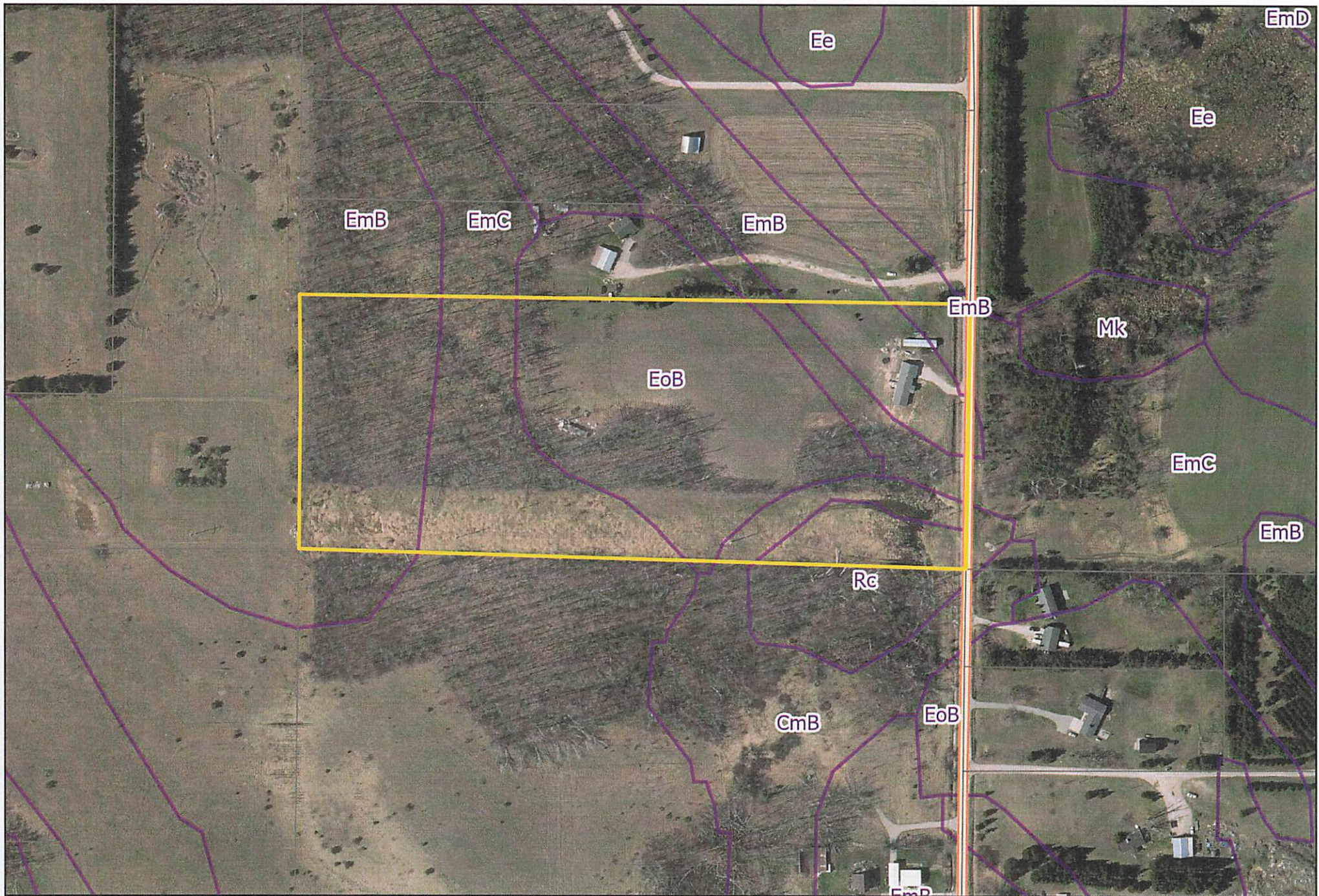
With mapping assistance from:

Nick Petramale
Charlevoix County Equalization Department

Hayes Township Proposed Rezoning Earl LOCATION MAP



DATE CAPTURED: 11/17/2020 4:00



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Feet

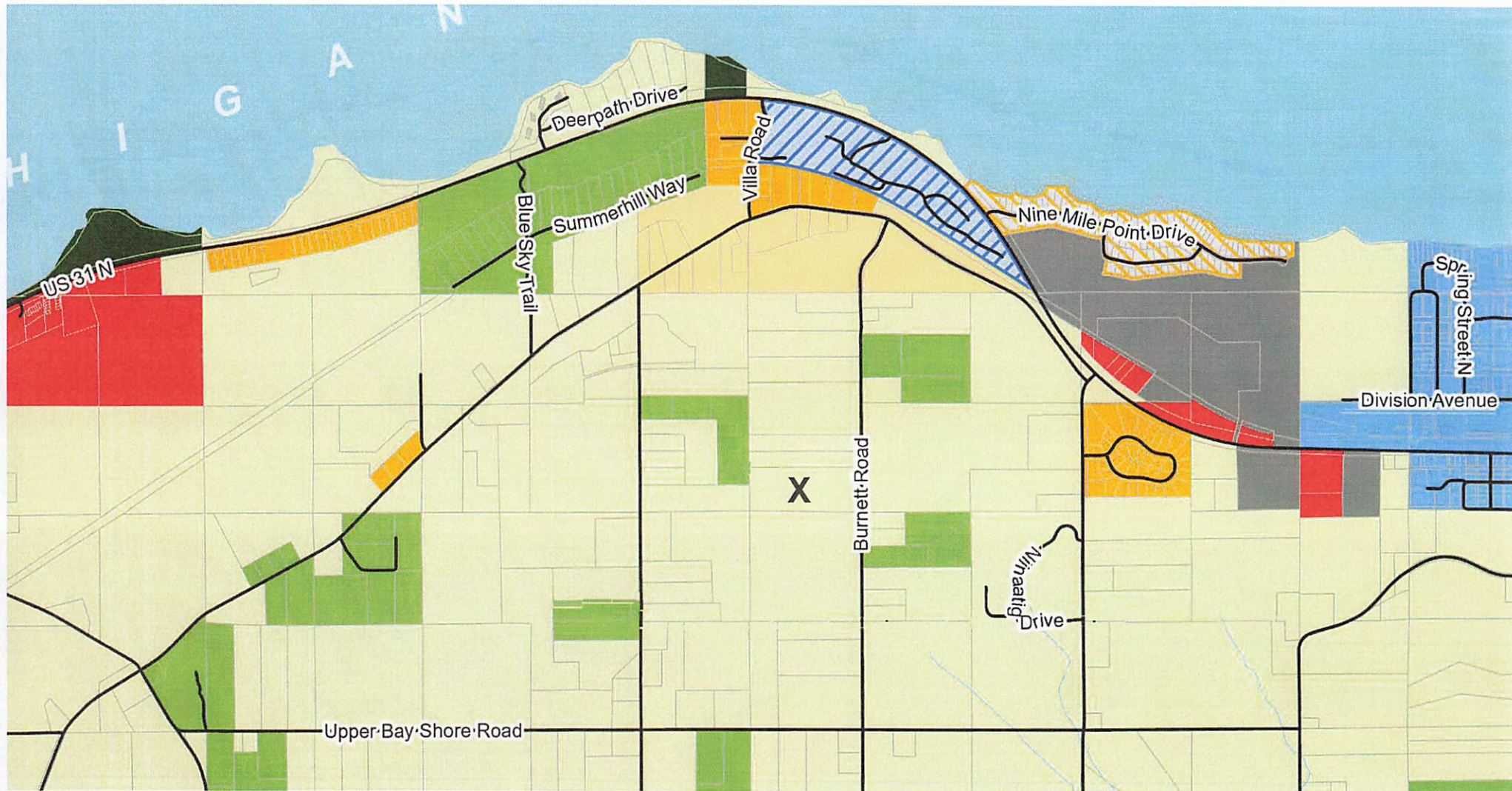


□ Parcel
■ Proposed Rezoning Location

**Hayes Township Proposed Rezoning
Earl
LAND USE/COVER & SOIL MAP**

Hayes Township Zoning Map

Earl Proposed Rezone
Agricultural (A) to Rural Residential (RR)



X = Subject property

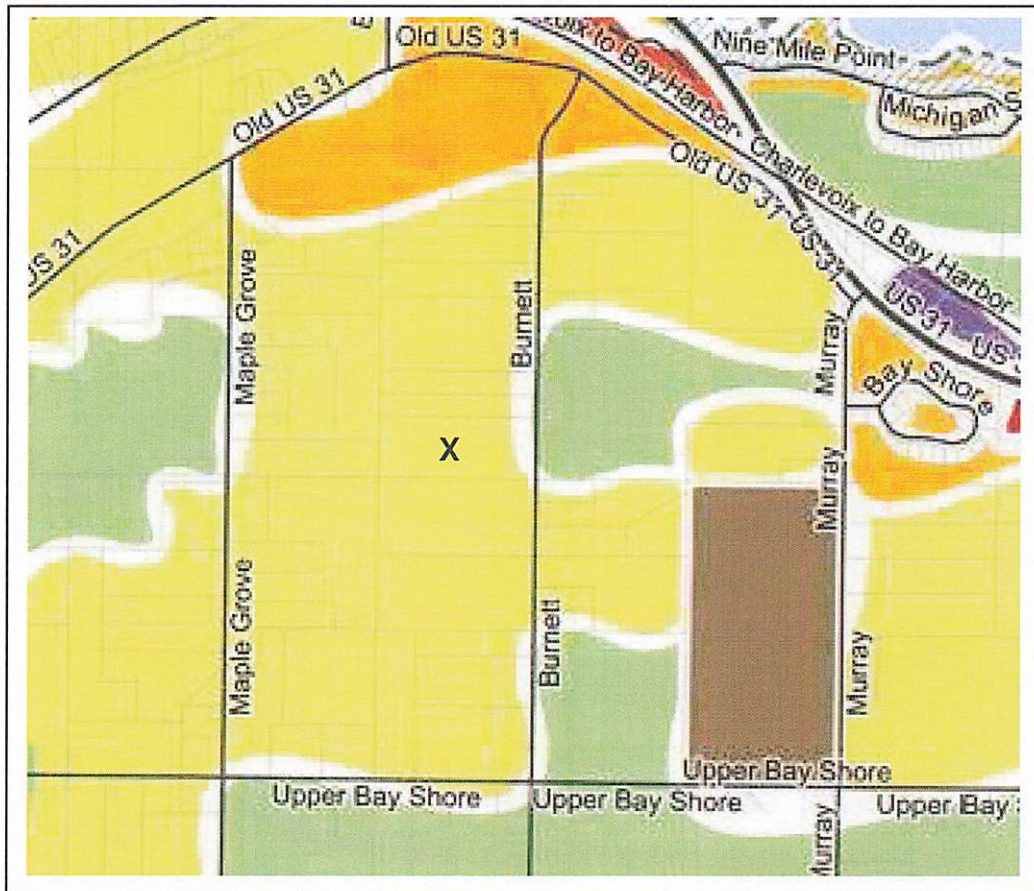
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Hayes Township Zoning Map Legend

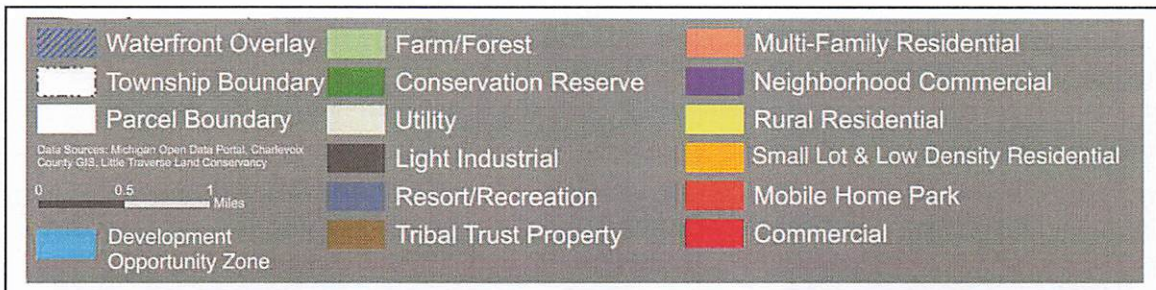
 A: Agricultural	 R-3: One and Two Family Residential
 CR: Conservation Reserve	 R-4: Multiple Family Residential
 RR: Rural Residential	 R-5: Mobile Home Park District
 R-1: Low Density Residential	 C-1: Neighborhood Commercial
 R-2: Small Lot Residential	 C-2: General Commercial
 R-2MS: Michigan Shores	 I-1: General Industrial
 R-2SL: Susan Lake	 Conditional Rezoning

Hayes Township Future Land Use Map

Earl Proposed Rezone



X = Subject property



From the Hayes Township Master Plan:

TABLE 1: ZONING DISTRICTS AND ASSOCIATED FUTURE LAND USE

Zoning District	Uses (general)	Setbacks	Lot Size (minimum)	Future Land Use Category
CR: Conservation Reserve	Parks and recreation, conservation	Front: n/a Side: n/a Rear: n/a	n/a	Conservation and Parkland
A: Agricultural	Various agricultural and related uses, agritourism, institutional uses, low-intensity recreation uses, single-family dwellings	Front: 25' Side: 50' Rear: 50'	10 ac	Farm/Forest, Resort Residential, Rural Residential
RR: Rural Residential	Low density single-family dwellings on large lots, agricultural uses, institutional uses	Front: 25' Side: 25' Rear: 25'	5 ac	Rural Residential
R-1: Low Density Residential	Primarily single-family dwellings with limited institutional uses	Front: 25' Side: 15' Rear: 25'	2 ac	General Residential
R-2: Small Lot Residential	Low to medium density single-family dwellings, recreational and institutional uses	Front: 25' Side: 15' Rear: 25'	$\frac{3}{4}$ ac	General Residential
R-3: One- and Two-Family Residential	Single- and two-family dwelling with recreational and institutional uses	Front: 25' Side: 15' Rear: 25'	20,000 sf / unit	Mixed Residential
R-4: Multiple-Family Residential	Single-, two- and multiple-family dwellings, recreational and institutional uses	Front: 40' Side: 30' Rear: 40'	No min. – max. density of 4 du / ac	Mixed Residential
R-5: Mobile Home Park	Single-, two- multiple-family, and mobile home dwellings, recreational and institutional uses	Front: 20' Side: 10' Rear: 20'	5,000 sf / unit	Mobile Home Park
C-1: Neighborhood Commercial	Single-, two-, and multiple family dwellings, small-scale retail, service and other commercial uses, tourism-related uses, public and social uses	Front: 35' Side: 15' Rear: 35'	1 ac	Commercial, Mixed Residential
C-2: General Commercial	Regional scale commercial, retail and service uses, tourism industry uses, recreational and institutional uses,	Front: 35' Side: 15' Rear: 35'	2 ac	Commercial
I-1: General Industrial	Warehousing, contractor establishments, light manufacturing	Front: 50' Side: 25' Rear: 50'	2 ac	Light Industrial