

AGENDA
HAYES TOWNSHIP BOARD OF TRUSTEES

September 14, 2026, 7:00 pm

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: August 10th 2026 BOT Regular Meeting and September 1st 2026 BOT Special Meeting Minutes
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. Online Meeting Packets Discussion
10. Update Fee Sheet
11. Resolution #091426 for Speed study on Major Douglas Sloan Road.
12. Audit Engagement Letters
13. Election Commission Meeting and Accuracy Test Schedule for October 5th 2026
14. Short-Term Rental Complaints
15. Public Comment
16. Board of Trustees 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 REGULAR MEETING
August 10th 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

The August 10th, 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: Kathy Simon, David Zipp, Gerry Mills, Rick Daniel, Denise Daniel, Sean Davis, Steve Hassell, Roy Griffitts, Mark Snyder, and Bob Jess.

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

DECLARATION OF CONFLICT OF INTEREST: NONE.

REVIEWED & APPROVED AGENDA

Postpone Agenda Items #11: Rezone Request – 10963 Boyne City Road and #12: Rezone Request – 10575 Burnett Road until the next regularly scheduled board meeting on September 14th 2026.

Mr. Kuebler made a motion, supported by Mr. Cunningham, to approve the agenda as amended.

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:

- Appreciates the Board's hard work they do for the township, supports the millage for fire support.

Closed at 7:03 pm

APPROVAL OF JULY 13TH 2026 BOT REGULAR MEETING MINUTES:

Mr. Cunningham made a motion, supported by Ms. Baranski, to approve the July 13th, 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

HAYES TOWNSHIP
BOARD OF TRUSTEES REGULAR MEETING
August 10th 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

APPROVAL OF JULY 27 2026, BOT BUDGET HEARING MINUTES:

Ms. Baranski made a motion, supported by Mr. Kuebler, to approve the July 27, 2026, Board of Trustees Budget Hearing minutes as presented.

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

Nays: None **Motion Carried**

TREASURERS REPORT

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

CLERK'S REPORT: APPROVAL OF WARRANTS

Clerk Kristin Baranski presented the warrants for \$49,253.93

Ms. Baranski made a motion, supported by Ms. Collard, to approve Township warrants out of the General Fund for \$49,253.93. A roll call was taken.

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

Nays: None **Motion Carried**

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

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

Nays: None **Motion Carried**

COUNTY COMMISSIONER REPORT

Bob Jess presented the County Commissioner's report.

PARKS AND REC. REPORT

Ms. Collard presented a Parks and Rec. Report. September 5th 2026, will be the Township Picnic at the Hayes Township Park.

PLANNING COMMISSION.

Mr. Cunningham presented the Planning Commission Report. The next regular Planning Commission meeting is on August 18, 2026, at 7:00 pm.

HAYES TOWNSHIP
BOARD OF TRUSTEES REGULAR MEETING
August 10th 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

67 **ZONING BOARD OF APPEALS**

68 The ZBA did not meet.

69

70 **TRUSTEE'S:**

71 Mr. Kuebler stated Shrigley Road has been completed, and they have started preparation
72 work for Pincherry Road.

73

74 **ZONING ADMINISTRATOR REPORT:** April Hilton presented a Zoning Administrator report.

75

76 **SUPERVISOR REPORT:**

77 William Conklin presented a supervisor report.

78

79 **NEW BUSINESS**

80

81 **FIRE CONTRACT 2026/2027:**

82 Ms. Baranski made a motion, supported by Mr. Kuebler to approve signing and submitting to
83 Charlevoix Township a 3-year fire contract for \$109,320.00 to include quarterly payments
84 with a 90-day contract cancellation policy with the additional conditions that Charlevoix
85 Township and the Fire Department hold quarterly meetings with Hayes Township officials
86 (minimum of two Board Members) to share fire expense and revenue activity reports,
87 budget reports and be available to discuss any concerns and/or questions the officials may
88 have. Charlevoix Township must keep a fully equipped truck in the Hayes Township Fire
89 Barn.

90 A roll call was taken.

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

92 **Nays: None** **Motion Carried**

93

94 **FIRE EQUIPMENT GRANT SUBMISSION:**

95 Ms. Collard made a motion, supported by Mr. Conklin, to approve the fire equipment grant
96 submission.

97 A roll call was taken.

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

99 **Nays: None** **Motion Carried**

HAYES TOWNSHIP
BOARD OF TRUSTEES REGULAR MEETING
August 10th 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

100 **PUBLIC COMMENTS:** Public comments opened at 7:40 pm.

101 No Comments

102 Public comments closed at 7:40 pm.

103

104 **BOARD OF TRUSTEES COMMENT:**

105

106 **ADJOURNMENT:** Mr. Kuebler made a motion, supported by Ms. Baranski, to adjourn at
107 7:40 p.m.

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

109 Nays: None **Motion Carried**

110

111 Respectfully Submitted,

112 April Hilton Hayes Township Deputy Clerk/Recording Secretary

HAYES TOWNSHIP
BOARD OF TRUSTEES SPECIAL MEETING
September 1 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

The September 1, 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), and Doug Kuebler (Trustee).

Excused: Kristin Baranski (Clerk) and Julie Collard (Treasurer)

Audience Members signed in:

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

DECLARATION OF CONFLICT OF INTEREST: NONE.

REVIEWED & APPROVED AGENDA

Remove item #9 Hayes Township Auditor from the agenda

Mr. Conklin made a motion, supported by Mr. Kuebler, to approve the agenda as amended.

Yays: Matt Cunningham, Doug Kuebler, and William Conklin.

Nays: None Motion Carried

PUBLIC COMMENTS: Public comment opened at 7:02 pm. No Comments. Closed at 7:02 pm

PA-BE-SHAN RESOLUTION:

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

HAYES TOWNSHIP
BOARD OF TRUSTEES SPECIAL MEETING
September 1 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

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 homeowner's association have 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's 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.

Mr. Cunningham made a motion, supported by Mr. Kuebler, to approve Resolution 09012026 to amend the resolution dated February 8th, 1999, as presented. A roll call was taken.

Yeas: Matt Cunningham, Doug Kuebler, and William Conklini.

Nays: None **Motion Carried**

HAYES TOWNSHIP PROPOSED REZONE 15-007-120-006-20 (10963 Boyne City rd) A TO RR

Mr. Cunningham made a motion, supported by Mr. Kuebler, to approve the rezone for parcel # 15-007-120-006-20 from AG to RR, located at 10963 Boyne City rd Supported by the fact that the rezone is consistent with the Hayes Township Master Plan, is compatible with existing land

HAYES TOWNSHIP
BOARD OF TRUSTEES SPECIAL MEETING
September 1 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

uses in the neighborhood, and was passed unanimously by both the Hayes Township and Charlevoix County Planning Commissions.

A roll call was taken.

Yeas: Matt Cunningham, William Conklin, and Doug Kuebler.

Nays: None Motion Carried

HAYES TOWNSHIP PROPOSED REZONE 15-007-111-009-10 (10575 Burnett Rd) A TO RR:

Mr. Cunningham made a motion, supported by Mr. Kuebler, to approve the rezone for parcel # 15-007-111-009-10 from AG to RR, located at 10575 Burnett rd Supported by the fact that the rezone is consistent with the Hayes Township Master Plan, is compatible with existing land uses in the neighborhood, and was passed unanimously by both the Hayes Township and Charlevoix County Planning Commissions.

A roll call was taken.

Yeas: Matt Cunningham, William Conklin, and Doug Kuebler.

Nays: None Motion Carried

HAYES TOWNSHIP FIRE TRUCK PROPOSED AUCTION:

Mr. Conklin made a motion, supported by Mr. Cunningham, to approve sending the Hayes Township Fire Truck to the Sheridan auction in Mason, Michigan, with no reserve, and approve up to \$500.00 for Dan Thorp and Derek Burnett to drive the fire truck to Mason in time for the auction.

A roll call was taken.

Yeas: Matt Cunningham, William Conklin, and Doug Kuebler.

Nays: None Motion Carried

ADJOURNMENT: Mr. Cunningham made a motion, supported by Mr. Kuebler, to adjourn at 7:14 p.m.

Yeas: Matt Cunningham, William Conklin, and Doug Kuebler.

Nays: None **Motion Carried**

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

1. The Hayes Township picnic was a resounding success with sunshine, laughter, music, dancing (little ones), fellowship, food and fun. Greg prepared the food, Becky entertained the auction bidders, Julie mixed and answered questions, folks brought chairs to listen to the band and everyone enjoyed themselves.



2. On August 26, 2026, 4 Planning Commission members and 2 Board members attended the “Hot Topics in Planning & Zoning” Conference in Gaylord. Issues and recent decisions relating to Renewable Energy, Data Centers and Short-Term Rentals were presented by MTA lawyers over a four-hour period. Please know that your township representatives are diligently pursuing education to better represent you regarding the current “hot-topic issues”.
3. The Hayes Township Fire Truck was driven to Sheridan Auctions in Mason, Michigan to be a part of the Municipal Equipment auction on September 29, 2026. Although not in service, the fire truck served the Township well, as our residents saved significant amounts in lowered ISO insurance rates.
4. The storage of motor vehicles on one’s property may not be legal. The Board will be asked to come to a consensus whether they should direct the Zoning Administrator to actively review properties which are “storing” illegal numbers of “unlicensed” vehicles on their property. This is a friendly reminder that illegal storage of vehicles will not be ignored. Please make every effort to remove these abandoned vehicles, as soon as possible.

5. Residents on Major Douglas Sloan Road have requested that the Board send a Resolution to the Road Commission to undertake a speed study in order to justify reducing the speed limit to 45 mph from its current 55 mph zone. The residential character of the road, the deteriorating shoulders and increased driveways may justify a speed limit reduction. Many residents and bikers are concerned about summer visitors using MDS as a “cut-through or alternative route” rather than using US-31.
6. The Planning Commission has scheduled a workshop to review the proposed draft of amendments to our Zoning Ordinance on Saturday, September 10, 2026 at 9:00am. The first public review of these proposed amendments will be scheduled later in September and into October. Please check our website for dates of the public reviews, as we want to hear your thoughts, ideas and suggestions.

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

September 2026 Treasurer Report

(As of September 7, 2026)

Charlevoix State Bank

1. General Fund-\$736,348.34

(\$526,348.34 available, \$210,000 Recommended Reserve)

2. Tax Account-\$1,047,537.57 *(restricted Treasury Funds)*

3. Township Warrant Checking-\$21,133.61

Forefront Credit Union

4. Hayes Township Road Fund-\$286,142.39 *(restricted funds)*



Zoning Administrator Report

September 2026

Zoning Administrator work-in-progress report for August includes the following:

- Variance for setback from Lake Charlevoix granted on July 1st 2026, for 6995 Birdland Drive. Waiting for the 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. Planning Commission approved the Shoreline Landscaping plan at their August 18th 2026, Planning Commission Meeting.
- Working with EGLE regarding a Jet Ski business testing their Jet Skis on Susan Lake. EGLE has sent an EGLE violation letter; still waiting for resolution.
- 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. EGLE has sent an EGLE violation letter; still waiting for resolution.
- Sent the second notice of a violation letter to the property owner on Hemlock Ave for junk accumulation on the property.
- Mr. Zipp continues to assist by contacting different resource agencies to help the property owner on Villa Road to resolve a violation of the Nuisance Ordinance and a non-compliance complaint.
- 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 letter to the property owner on East Susan Shore Drive concerning complaints from neighbors regarding noise and overcrowding. Health Department and Building Department have also been notified of potential violations.
- Sent a first violation notice letter to the property owner on Upper Bay Shore Road for junk accumulation and more than one mobile home located on a single parcel.
- Received an application for a new Site Condo Development / PUD for 007-118-003-15 located on Fairway View.

6-08-01	08/03/26 007-110-024-10 8864 Major Douglas Sloan Rd	Jacob & Elizabeth Coats	New 24'X30' Accessory Structure
6-08-02	08/12/26 007-116-005-15 9775 Burgess rd	Mike and Autumn Barwis	New 450 Square Foot ground Level Deck
6-08-03	08/17/26 007-111-015-00 10404 Maple Grove Rd	Theresa Duncan	New 12X26 Accessory Building
6-08-04	08/19/26 007-121-008-00 8144 Shrigley Rd	Dennis & Mona O'Neil	New 20' X 26' Accessory Building
6-08-05	08/19/26 007-530-009-00 5767 Undine rd Unit 9	Luke Noss and Margo Noss	New 90'X75' Single Family Home with attached garage and elevated deck.
6-08-06	08/26/26 007-111-011-15 10842 Maple Grove Rd	Timothy DeYoung	New 40'X50' Accessory Building
6-08-07	08/27/26 007-110-030-50 10283 Maple Grove Rd	Sarah & Marshall Jones	8'X40' Accessory Building
6-09-01	09/02/26 007-129-014-35 10850 Quarterline Road	Bob Kelly	40'x64' Accessory Building
6-09-02	09/09/26 007-115-008-00 8790 Upper Bay Shore rd	Cody and Julie Wheat	New 24X30 Attached Garage and Covered Porch

HAYES TOWNSHIP FEE SCHEDULE

TYPE OF APPLICATION/PERMIT	Fee
ZONING PERMITS Applications shall be filed in writing with the Zoning Administrator, and shall be signed by the applicant, or by his or her authorized agent. Enclosed a check payable to Hayes Township in the appropriate amount. Zoning Permit Fee is as follows:	50.00 Minimum
Projects costing between \$20,000 and \$70,000	70.00
Projects costing between \$70,001 and \$100,000	90.00
Projects costing between \$100,001 and \$200,000	140.00
Projects costing between \$200,001 and \$300,000	190.00
Projects costing between \$300,001 and \$400,000	240.00
Projects costing between \$400,001 and \$500,000	290.00
Projects costing between \$500,001 and \$600,000	340.00
Projects costing between \$600,001 and \$700,000	390.00
Projects costing between \$700,001 and \$800,000	440.00
Projects costing between \$800,001 and \$900,000	490.00
Projects costing between \$900,001 and \$1 million	540.00
Projects costing over 1 million	600.00 MAX
Zoning Permits renewed prior one year expiration, provided continual work is being performed	No Charge
Renewal of expired permit:	
Replanting Shoreland Protection	50.00
Additional inspections of replanting Shoreland Protection/Landscaping (each time) *	50.00
	50.00
BOARD OF APPEALS Initial Application (Additional hours billed at \$26.00/hour)	960.00
Subsequent meeting when tabled at the request of the applicant for more than 10 days	590.00
REZONING REQUEST Contiguous Parcels	350.00
SPECIAL LAND USE/SPECIAL APPROVAL REQUESTS	
Residential	100.00
Commercial	200.00
SITE PLAN/DEVELOPMENT PLAN REVIEW, SPECIAL USE PERMIT PUD's, Commercial, Industrial Developments or Site Condominiums	300.00
Single Family Subdivision Plat Application Review - Each Phase of Review	300.00
RE-PUBLISHING FEE	Actual Cost
LAND DIVISION APPLICATION or RECONFIGURATION	150.00
SIGN PERMIT	50.00
SPECIAL MEETING REQUEST Example: Each Planning Commission Member @90.00, Chairman @140.00, Secretary @225.00 and Zoning Administrator @\$110.00.	Actual Cost of members and staff present
COPIES Zoning Ordinance - Resident/Non Resident	22.00
Comprehensive Plan - Resident/Non Resident	22.00
Freedom of Information Act (FOIA), mailing list, minutes etc	
Per Page	.10
Per Hour	26.00
NON-SUFFICIENT FUNDS (NSF) Effective 07/13/09	Cost of Bank Charges

HALL RENTAL Resident Funeral Dinner All Hall Rentals are subject to Hayes Township residency & deposit (100.00)	100.00 No Charge
CEMETERY FEES Single Burial Plot in Old Section (Cremation Only) Single Burial Plot in New Section Grave Open/Close Cremains Burial Open/Close Grave Marker Foundation Installation Grave Marker Foundation All fees subject to Hayes Township Cemetery Ordinance #091018 Weekend/Holiday Winter Burial	100.00 300.00 750.00 200.00 125.00 Township Cost + Shipping 1.5 X Actual cost not to exceed \$5500.00
SEE REVERSE SIDE FOR MORE FEES The above list includes the initial fees only. If the Planning Commission or Zoning Board of Appeals determines that review of an application and/or participation in the review process by qualified professional planners, engineers, attorneys, or other professionals is necessary they may require the applicant to deposit funds in an escrow account as regulated by Section 9.05.2 of the Zoning Ordinance. *Charged to the developer or landowner if initial inspection is not passed due to failure to install plants and landscaping according to the requirements of the Hayes Township Ordinance and the approved site plan.	

No. 09142026

Hayes Township Board of Trustees, Charlevoix County

RESOLUTION

FOR

Speed Study in Support of a Speed Limit to 45 mph on Major Douglas Sloan Rd.

WHEREAS, the Hayes Township Board of Trustees voted on July 14, 2025 to Petition the Charlevoix County Board of Commissioners to undertake a speed study to support a possible change in the speed limits on three roads in Hayes Township, to wit: (1) Townline Road south of US-31 to Pincherry Road (25-mph zone) and (2) Shrigley Road, the entire length, to be a 25-mph zone and Major Douglas Sloan Road for its entire length (45-mph zone), and

WHEREAS, the Hayes Township Board withdrew its request to change the speed limit on Major Douglas Sloan Road, pending further investigation and study, and

WHEREAS, an attached letter from Mr. and Mrs Marsh has been received outlining a concern about the speed limit on Major Douglas Sloan Road, requesting a posted speed limit of 45-mph or less for its entire length, which is consistent with prior concerns from residents, and

WHEREAS, the Charlevoix County Road Commission has requested a Resolution from the Hayes Township Board of Trustees before it can schedule a speed study,

NOW, THEREFORE, IT IS RESOLVED that the Hayes Township Board of Trustees formally petitions the Charlevoix County Road Commission to undertake a speed study re: creation of a reduced speed limit (45 mph zone) on Major Douglas Sloan Road, for its entire length.

Motion by: _____ Second by: _____

Yes: _____

No: _____

On September 14, 2026, Bill Conklin, Supervisor declared the Resolution adopted

Kristin Baranski, the duly elected Clerk of Hayes Township, hereby certifies that the foregoing Resolution Number 09142026 was adopted by the Township Board by roll call vote at a regular meeting of the Board held on September 14, 2026, at which meeting a quorum was present; and that this Resolution was ordered to take immediate effect.

Dated: September , 2026

Kristin Baranski, Hayes Township Clerk

HAYES TOWNSHIP
BOARD OF TRUSTEES REGULAR MEETING
July 14TH, 2025 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720
ZOOM 849 2451 3210

Ms. Collard made a motion, supported by Ms. Baranski to approve a letter to the Road Commission requesting a speed test on Townline road to reduce speed to 25 mph from US-31 to Pincherry Rd.

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

Nays: None Motion Carried

Ms. Baranski made a motion, supported by Mr. Conklin to approve a letter to the Road Commission requesting a speed test on Major Douglas Sloan road to reduce speed to 45 mph from US-31 to Maple Grove Rd.

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

Nays: None Motion Carried

Ms. Collard made a motion, supported by Ms. Baranski to approve a letter to the Road Commission requesting a speed test for Shrigley road to reduce speed to 25 mph.

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

Nays: None Motion Carried

CEMETERY FEE SCHEDULE AND ORDINANCE:

Tabled until August 2025 BOT

VOICE NEWSLETTER DISCUSSION:

Tabled until August 2025 BOT

DESIGNATED SWIM AREA/BUOYS FOR HAYES TOWNSHIP PARK/CAMP SEAGULL:

Tabled until August 2025 BOT.

SHELLEY DORGAN LETTER DATED 6.19.2025:

Tabled until August 2025 BOT

PUBLIC COMMENTS: Public comments opened at 8:51 pm.

Comments included:

- Stated they are concerned with the amount of money spent by Supervisor Bill Conklin to prepare the Budget. Requested Bill Conklins' intention with continuing the lawsuit. Resident feels the lawsuit is dividing the community.
- Stated there are leash laws, and feel a request to reduce speed due to a pet being hit is unnecessary. Stated their neighbor has placed their fence on their property. Would like the Ordinance to have setbacks for side yard fence lines. Stated they feel the light ordinance needs to be enforced fairly.



Bill Conklin <supervisorhayestownshipmi@gmail.com>

Request for Traffic Safety Review and Speed Limit Reduction on Major Douglas Sloan Road

Michelle and Andy Marsh <mandamarsh91@gmail.com>

Thu, Aug 27, 2026 at 2:19 PM

To: supervisor@hayestownshipmi.gov

Hi Bill, we are hoping you and your family are well!

We are writing to formally request that the Hayes Township Board of Trustees petition the Charlevoix County Road Commission—in coordination with the Michigan State Police—to conduct a joint traffic safety study aimed at reducing the speed limit on Major Douglas Sloan Road (formerly Old US-31 North).

As you know firsthand, this corridor has evolved significantly over the years and no longer functions as a high-speed state trunkline. However, a lingering, undersized 55 mph speed limit sign—positioned awkwardly near a stop sign—remains posted from its days as US-31. A 55 mph limit is fundamentally inappropriate and hazardous for this stretch of road for several reasons:

- **Residential Density and Local Access:** Major Douglas Sloan Road is primarily a residential area with numerous driveways and local traffic. A blanket 55 mph highway limit creates a severe safety mismatch for residents exiting their properties.
- **Emergency Services Integration:** The recent establishment of the new EMS and fire station infrastructure immediately adjacent to the township hall means heavy emergency vehicles are frequently entering and exiting this corridor. Forcing emergency responders to pull out into potential 55 mph traffic poses an unacceptable safety risk to personnel and the public.
- **Navigation App "Cut-Through" Traffic:** Because digital mapping services (such as Google Maps and Android Auto) index Major Douglas Sloan Road at 55 mph, routing algorithms frequently treat it as a high-speed shortcut to bypass US-31. Reducing the speed limit to a realistic local pace will remove the algorithmic incentive for cut-through traffic, helping to restore safety and quiet to our neighborhood.

Given the substantial growth in local municipal and residential activity along this route, we respectfully ask that the Board sponsor a resolution to initiate a formal speed study request with the Charlevoix County Road Commission.

Thank you for your continued leadership and service to Hayes Township. We look forward to discussing this matter with you and the board.

Sincerely,

Andrew and Michelle Marsh
1949 Major Douglas Sloan Road, Charlevoix
231-675-0193
MandAMarsh91@gmail.com

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

CHECK REGISTER REPORT FOR HAYES TOWNSHIP

Check Date	Bank	Check	Module	Vendor	Vendor Name	Amount
Bank 00002 WARRANTS						
09/14/2026	00002	15050	AP	000000020	ANDREW BALDERSON	296.22
09/14/2026	00002	15051	AP	0014	B & G ENTERPRISES L.L.C.	600.00
09/14/2026	00002	15052	AP	0031	CHARLEVOIX COUNTY ROAD COMM	54,753.20
09/14/2026	00002	15053	AP	0035	CHARLEVOIX SEWER & DRAIN	500.00
09/14/2026	00002	15054	AP	000000018	CHARLEVOIX TOWNSHIP	27,325.00
09/14/2026	00002	15055	AP	0050	DTE	270.01
09/14/2026	00002	15056	AP	0059	GFL ENVIRONMENTAL	52.95
09/14/2026	00002	15057	AP	000000017	GREAT LAKES ENERGY	669.23
09/14/2026	00002	15058	AP	000000018	KRIST OIL COMPANY	204.50
09/14/2026	00002	15059	AP	0115	PARKER HARVEY LAW	5,950.00
09/14/2026	00002	15060	AP	0125	QUADIANT	255.81
09/14/2026	00002	15061	AP	0126	QUILL CORPORATION	213.36
09/14/2026	00002	15062	AP	0128	RAINEY'S LANDSCAPE LLC	525.00
09/14/2026	00002	15063	AP	000000020	ROLLING HILLS PLANNING LLC	1,200.00
09/14/2026	00002	15064	AP	0137	SPECTRUM BUSINESS (CHARTER)	95.08
09/14/2026	00002	15065	AP	000000017	US BANK	384.40
09/14/2026	00002	15066	AP	0151	VISA - CHARLEVOIX STATE BAN	1,187.14
09/14/2026	00002	15067	HRMS	0001	Alisa G Abiney	2,584.18
09/14/2026	00002	15068	HRMS	0003	Kristin L Baranski	3,523.72
09/14/2026	00002	15069	HRMS	0009	Julie M Collard	2,976.87
09/14/2026	00002	15070	HRMS	00000100	WILLIAM CONKLIN	2,410.64
09/14/2026	00002	15071	HRMS	0012	Matthew B. Cunningham	440.06
09/14/2026	00002	15072	HRMS	00000101	ALEXANDER CURLEY	55.41
09/14/2026	00002	15073	HRMS	0016	Rex Greenslade	79.29
09/14/2026	00002	15074	HRMS	0017	Roy W Griffiths	184.70
09/14/2026	00002	15075	HRMS	0018	April Hilton	4,428.04
09/14/2026	00002	15076	HRMS	0026	Douglas Kuebler	378.17
09/14/2026	00002	15077	HRMS	0028	Claire T Martin	132.14
09/14/2026	00002	15078	HRMS	0046	Kyle Perry	44.04
09/14/2026	00002	15079	HRMS	0037	Mark Snyder	79.29
09/14/2026	00002	15080	HRMS	0038	Ronald J Van Zee	2,032.00
09/14/2026	00002	15081	HRMS	0042	Paul Zardus	44.04
09/14/2026	00002	15082	AP	EFTPS_HR	INTERNAL REVENUE SERVICE	4,942.48
09/14/2026	00002	15083	AP	STATE_HR	STATE OF MICHIGAN	850.80

Total of 34 Checks:

119,667.77

Less 0 Void Checks:

0.00

Total of 34 Disbursements:

119,667.77

DATE: 7/20/26

TO: Hayes Township Supervisor Conklin, the Short Term Rental (STR) Advisory Committee, and Trustees and Commissioners
SUBJ: Short Term Rentals (STR), revised comments as of 7/20/26
FROM: Michael and Linda Ambroso, 8080 Susan Shores Dr., 412-915-5105; mtambroso@gmail.com

BACKGROUND: We are enjoying our peaceful home on Susan Lake, and are delighted to be in Hayes Township. We understand there are at least 4 STRs on Susan Shores Drive, which only has about 13 homes. We are particularly concerned about 8120 Susan Shores Dr., purchased by a downstate couple one year ago. On the Airbnb web site, this house is advertised as "Lazy Loon Lodge," and the ad says it accommodates "16+" people. The ad also says there are 3.5 bathrooms and 5 bedrooms. (The fifth bedroom, which appears from the ad to be nonconforming, recently was added in the basement.)

The ad for the property says it has hosted guests since January 2026. The ad prohibits "parties" and "events," but describes a large garage "clubhouse" across the street with a "saloon" in addition to a Trackman Golf Simulator, weight room, large-screen TVs, and pickleball court. The house has a large outdoor hot tub and sauna/sun bed; an indoor movie theater; shuffleboard, and other games. See:

https://www.airbnb.com/rooms/1522137496356250852?source_impression_id=p3_1782469218_P3-8156PwEBH0naC

Since the beginning of June, we have observed the property has been rented every weekend (often Thursday through Sunday, with some mid-week rentals). Almost all the renters in June and one STR so far this month were large groups of adult men, and it was volunteered to us by the guests themselves that at least two gatherings were large bachelor parties. From our count the bachelor parties involved 13 and 12 men, respectively. Some evenings have been loud, with music and/or drunken banter which contrasts with the peaceful sunsets on Susan Lake enjoyed by residents, other STR renters, and fishermen. At least twice garbage has overflowed from the trash can, posing the risk of animals and waste in the street. Though recently a second trash can was acquired, on July 18 two trash bags were in the garage driveway and not in a trash can. Also, one June morning we saw empty beer cans strewn along the lakefront yard (later picked up by bachelor party attendees). Also, while we were away in late June/early July, a neighbor told us a fire in the fire pit was smoking unattended for days, which could be a concern at any time, but especially during drought conditions.

ACTION ITEMS: In this context, we respectfully ask the STR committee to consider STR rules on the following topics:

1. **Requirements:** That licensed STRs be inspected to verify "conforming" bedroom numbers and other requirements to ensure vigilant enforcement of the final Hayes STR ordinance, with perhaps consideration of a fine structure commensurate to the nightly rate to encourage compliance. (The Lazy Loon Lodge appears to rent for \$1600 to \$2000 per night.)
2. **Numbers:** That the number of people allowed in each STR be appropriate to the number of "conforming" bedrooms, bathrooms, septic field capacity, and any other concerns of the STR committee, as well as best practices for STRs. We think it is reasonable to limit renter occupancy to two persons per conforming bedroom. (The Charlevoix Township ordinance says a "bedroom" must have a window, door, closet, and be intended for sleeping.)
3. **Parties:** That if parties are allowed, no loud music or noise after 9:30 or 10 p.m. (Again, the ad for the subject property says no parties, but the all-male parties we observed in June and July 18 were loud, with drunken profanities shouted. The noise was such that we could not sit on our back deck and enjoy a peaceful sunset over the lake.)

OVER; SEE NEXT PAGE

4. **Trash:** That all trash be placed in trash cans, to avoid attracting animals and creating an eyesore.
5. **Vehicles:** That the number of vehicles allowed, and where vehicles must be parked, be specified so that public safety, garbage, and snow removal vehicles can pass through the street unimpeded. (On June 26, 2026 there were 8 vehicles at the Lazy Loon Lodge, one of which was on the street; on July 18, there were seven parked cars, with one on the street.)
6. **Copy of ordinance prominently displayed at STRs:** That a copy of the final adopted Hayes Township STR ordinance be provided by the host to renters, so that renters are aware of their obligations.
7. **Wildlife encounters:** As appropriate, that there be references in the STR ordinance to make renters aware of any environmental or wildlife requirements by the State of Michigan, Charlevoix County, or Hayes Township. This would aim at ensuring, for example, that fishermen have any required licenses, and that renters know no animal life should be taken or harassed, especially during nesting season.
8. **Fire control:** That renters and owners are responsible for the safe monitoring, control, and extinguishing of any fires in fireplaces, fire pits, and barbecues.
9. **Other:** Any other reasonable "best practices" for STRs that have been adopted by other Northern Michigan municipalities that the STR Advisory Committee determines are in the best interests of the community, in order to keep it quiet and safe for all. An example might be disallowing open alcohol containers in public areas near the STR, such as the street.

We want to maintain the existing friendly, peaceful neighborhood here, which supports year-round residents in addition to summer owners and visitors. We appreciate your work on a responsible STR ordinance that respects all stakeholders and wildlife, and that maintains the quality of life in Hayes Township and on beautiful, quiet Susan Lake.

For delivery to Bill Conklin

16+ people

DATE: 6/26/26

TO: Commissioner Conklin, the Short Term Rental (STR) Committee, and Hayes Twp. Commissioners

SUBJ: Short Term Rentals (STR)

FROM: We wish to remain anonymous to avoid public disputes and because we think any issues can be resolved through reasonable STR rules and enforcement.

BACKGROUND: We are enjoying our peaceful home on Susan Lake and are delighted to be in Hayes Township. We understand there are at least 4 STRs on Susan Shores Drive, which has about 13 homes. None pose any issues for us, except for one: The house is question is at 8120 Susan Shores Dr. It was purchased by a downstate couple one year ago after the untimely death of the previous owner, a friendly 84 year-old gentleman. On the Air B&B web site, this house is advertised as "Lazy Loon Lodge," and the host maintains it accommodates "16 plus" people. The ad says there are 3.5 bathrooms and 5 bedrooms. Neighbors say the fifth bedroom recently was added in the basement.

The ad for the above property says it has hosted guests since January 2026. The ad also says the garage across the street has a Trackman Golf Simulator, a bar, a weight room, and pickleball. The house has an outdoor hot tub and sauna/sun bed; a home movie theater; and other games. See:

https://www.airbnb.com/rooms/1522137496356250852?source_impression_id=p3_1782469218_P3-8I56PwEBH0naC

Since June 4, 2026, we have observed the property was rented at least four times for long weekends. All of the renters have been large groups of adult men, and it was volunteered to us by the guests themselves that at least two gatherings were large bachelor parties. From our count the bachelor parties involved 13 and 12 men, respectively. Some evenings have been loud, with music and drunken banter which contrasts with the peaceful sunsets on Susan Lake enjoyed by residents, other renters, and fishermen. At least twice garbage has overflowed from the trash can, posing the risk of animals and trash in the street, though recently a second trash can was acquired.*

ACTION ITEMS: In this context, we respectfully ask the STR committee to consider regulation of STRs on the following topics:

1. STR permit required from Hayes Township.
2. Number of people allowed in each STR, in relation to conforming bedrooms, bathrooms, septic field capacity, and any other concerns of the STR committee as well as best practices for STR policies.
3. Whether parties are allowed, and if so, appropriate and reasonable hours to allow for quiet time (if there is not already a noise ordinance in Hayes.) (We understand many STR owners explicitly say in their ads that they do not allow parties.)
4. Number of vehicles allowed, and/or where vehicles must be parked, or other provisions to ensure that public safety, garbage, and snow removal vehicles can pass through the street unimpeded. (Today there are 8 vehicles on the property, one of which is on the street.)
5. Whether a copy of the final adopted Hayes Township STR regulations be required in every STR's "manual" provided by the host to renters, so that the renters may be aware of their obligations.
6. Whether STR regulations should reference or make renters aware of any environmental or wildlife requirements by the State of Michigan, Charlevoix County, or Hayes Township. This would aim at ensuring, for example, that fishermen have any required licenses and that renters know no animal life should be taken or harassed, especially during nesting season.
7. Any other reasonable "best practices" for STRs that have been adopted by other Northern Michigan municipalities in the best interests of the community.

We want to keep the friendly, peaceful, spectacularly beautiful natural setting on Susan Lake and in Hayes Township enjoyable for all. We appreciate your work on a responsible STR ordinance that respects all stakeholders, and maintains the quality of life in Hayes Township and on the incomparable "gem" known as Susan Lake.

*On June 24, 2026, a pile of sand was left on the driveway of 8120 Susan Shores Dr., site of the Lazy Loon Lodge. There is also a cut-down area of wetland vegetation on the shoreline for that house that may have been cleared previously. We are wondering if Hayes Township can verify if these observations constitute a plan for a beach, and if so, if there is any permit required to clear shoreline vegetation and put sand on the shoreline. This work may indeed be in compliance, but if it is not, then water clarity and therefore fishing by people and waterfowl could be threatened.

*✓ PASS on to
ZA*

HAYES TOWNSHIP BOT REGULAR MEETING

Meeting Date: September 14, 2026

Location:

Hayes Township Hall

[illegible]