

HAYES TOWNSHIP
BOARD OF TRUSTEES REGULAR MEETING
September 14th 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

The September 14th, 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: Gregg Stauffer, David Zipp, Roy Griffiths, Diane Conklin, Luanne Kozma, Ellis Boal, Rick Daniel, David Kemme, Bob Jess, Mandy McKay, Carol Umlor, Matt Gawenda, Linda Ambrosso, Michael Ambrosso, Melvin Czechowski, Julie VanZee, Dawn Whiteside, Kathy Simon, Jim McMahon, Todd Millar, and Denise Daniel.

CALL TO ORDER:

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

DECLARATION OF CONFLICT OF INTEREST:

_NONE.

REVIEWED & APPROVED AGENDA

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

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

Nays: None Motion Carried

PUBLIC COMMENTS:

Public comment opened at 7:01 pm.

Comments included:

- Park Host Gregg Stauffer appreciates the new sliding door on the host house. Summer at the park went smoothly; one complaint from a park visitor was that the boat launch is dangerous. The picnic on September 5th went well. This was their 7th summer serving Hayes Township as park host.

Ms. Baranski made a motion, supported by Ms. Collard, to invite Gregg and Becky Stauffer back as park host for the 2027 season.

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

Nays: None Motion Carried

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- Planning Commission/Planning Consultant workshop meeting held on September 12th 2026; Planning Commission member Carey Cuddeback, noise issue with short-term rental next door to their parcel on Shrigley Road. Would like the Township to consider a noise ordinance. Need a Zoom account to log into Zoom anymore.

Closed at 7:18 pm

APPROVAL OF AUGUST 10TH 2026 BOT REGULAR MEETING MINUTES:

Ms. Baranski made a motion, supported by Mr. Kuebler, to approve the August 10th, 2026, Board of Trustees regular meeting minutes as presented.

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

Nays: None **Motion Carried**

APPROVAL OF SEPTEMBER 1ST 2026, BOT SPECIAL MEETING MINUTES:

Ms. Baranski moved, with support from Mr. Kuebler, to approve the September 1, 2026, Board of Trustees Special Meeting 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 \$119,667.77.

Mr. Kuebler made a motion, supported by Ms. Collard, to approve Township warrants out of the General Fund for \$119,667.77. 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 \$10,248.13 installment payment for the EMS building loan. 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**

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Ms. Baranski made a motion, supported by Ms. Collard, to approve the payment to the Charlevoix County Road Commission of \$80,693.36 out of the Road Millage account for the Shrigley Road Project. A roll call was taken.

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

Nays: None **Motion Carried**

Ms. Baranski made a motion, supported by Ms. Collard, to approve the payment to the Charlevoix County Road Commission of \$158,559.44 out of the Road Millage account for the Pincherry Road Project. A roll call was taken.

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

Nays: None **Motion Carried**

Ms. Baranski made a motion, supported by Ms. Collard, to approve the payment in the amount of \$19532.00 to Municipal Underwriters of Michigan for the one year Municipal Package Policy Renewal. 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.

PLANNING COMMISSION.

Mr. Cunningham presented the Planning Commission Report. The next regular Planning Commission meeting is on September 15, 2026, at 7:00 pm.

ZONING BOARD OF APPEALS: The ZBA did not meet.

TRUSTEES:

Ms. Collard took a moment to honor the 13 soldiers killed in Afghanistan by reading aloud their names.

Mr. Cunningham asked if the board was ready for Ray Cunningham to remove the swim buoys from Eastern Avenue Beach and Hayes Township Park Camp Seagull.

The Board came to a consensus that the Swim Buoys may be removed at any time.

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

SUPERVISOR REPORT: William Conklin presented a supervisor report.

NEW BUSINESS

ONLINE MEETING PACKETS DISCUSSION:

The board came to a consensus to limit the online meeting packets to not include any material that includes resident or applicant personal contact information.

UPDATE FEE SHEET:

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

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

Nays: None

Motion Carried

RESOLUTION #091426 FOR SPEED STUDY ON MAJOR DOUGLAS SLOAN ROAD:

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,

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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.

Ms. Baranski made a motion, supported by Mr. Kuebler, to approve resolution #09142026 as presented. A roll call was taken.

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

Nays: None **Motion Carried**

AUDIT ENGAGEMENT LETTERS:

Ms. Baranski made a motion, supported by Ms. Collard, to approve the audit engagement letter from Tobin & CO., P.C. for the 2025/2026 fiscal year audit, with a gross fee not exceed in the amount of \$5,250.00 out of pocket cost will not exceed \$200, and the F65 to be prepared for a fee of \$400.00. A roll call was taken.

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

Nays: None **Motion Carried**

ELECTION COMMISSION MEETING AND ACCURACY TEST SCHEDULE FOR OCTOBER 5TH

2026:

Ms. Baranski made a motion, supported by Mr. Cunningham, to set the Election Commission Meeting for October 5th, 2026, at 12:00 pm followed by the Public Accuracy Test at 12:30 pm.

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

Nays: None **Motion Carried**

SHORT-TERM RENTAL COMPLAINTS:

Mr. Conklin stated he has received a couple of short-term rental complaints from neighbors on Shrigley Road and Susan Shores at their Short-Term Rental Committee Meetings. He has received an opinion from Todd Millar (Township Attorney) on what the township can do in regard to short-term rentals by outlining some of the court cases determining if a short-term rental is a commercial use or not. The Township can issue a civil infraction to the property owner for a violation of the zoning ordinance definition of "Family". The Township can also file a Nuisance lawsuit through the circuit court. Lastly, the Township can enact a Short-Term Rental Police Power Ordinance. Lawsuits would cost an estimated amount of \$25,000 to \$30,000 each and take about 12 months to complete. The Township has reported

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both Short-Term Rentals that have received complaints to both the Charlevoix Health Department and Charlevoix Building Department. The recent MTA Training recommended the Civil Infraction route. Board expressed concern about the legal costs and the precedent set by the lawsuits.

Mr. Conklin made a motion, supported by Mr. Kuebler, to approve the Township Attorney, Todd Millar, to send a letter to the two property owners who own the short-term rentals that have received multiple complaints (located on Shrigley Rd & Susan Shores), requiring them to cease operations within 10 days of receiving the letter and, if they do not cease operations, then they will be issued a civil infraction by the Zoning Department.

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

Nays: Kristin Baranski

Motion Carried

PUBLIC COMMENTS: Public comments opened at 9:40 pm.

Comments included:

- Previous Short-Term rental police power ordinance; appreciates the board taking action on the two short-term rentals with multiple complaints from neighbors; short-term rental complaints discussion; attorney letters need to be followed through; Susan Shores short-term rental letter sent to property owner; short-term rental draft in process; shut down all Short-Term rentals in residential districts.

Public comments closed at 9:55 pm.

BOARD OF TRUSTEES COMMENT:

ADJOURNMENT: Mr. Kuebler made a motion, supported by Ms. Baranski, to adjourn at 9:55 p.m.

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

Nays: None

Motion Carried

Respectfully Submitted,

April Hilton

Hayes, Township Deputy Clerk/Recording Secretary