

HAYES TOWNSHIP
BOARD OF TRUSTEES SPECIAL MEETING
September 23 2026 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720

Supervisor William Conklin called the September 23, 2026, meeting of the Hayes Township Board to order at 7:00 pm.

Board members present were Matt Cunningham (Trustee), William Conklin (Supervisor), Doug Kuebler (Trustee), and Julie Collard (Treasurer)

Excused: Kristin Baranski (Clerk).

Audience Members signed in: David Kemme, Diane Conklin, Jim McMahon, Matt Gawenda, Mel Czechowski, Mandy McKay, Nate Zanadee, and Todd Millar.

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

REVIEWED & APPROVED AGENDA

Ms. Collard moved, and Mr. Cunningham seconded, to approve the agenda as presented.

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

Nays: None Motion Carried

DECLARATION OF CONFLICT OF INTEREST: NONE.

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

Comments included:

- The victims of Short-Term Rentals are the people living near short-term rentals and would like the board to stay firm with their decision for the Township attorney to send a letter to short-term rentals; would like to see the information for the board's discussion tonight regarding short-term rentals, what the state is responsible for regarding short-term rentals versus the township.

Closed at 7:08 pm

SHORT TERM RENTAL COMPLAINTS DISCUSSION:

Discussion included:

- The decision made on September 14th 2026 was 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

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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.

- The special meeting was called due to Ms. Collard researching the two short-term rentals in discussion more after the September 14th 2026 board meeting to get a better understanding, and she felt the information she found should be relayed to the other board members and public through a special meeting before the letters from Todd are sent.
- Transparency is important.
- The board represents all residents and property owners.
- What will this letter lead to for the rest of the short-term rentals in Hayes Township?
- Mr. Millar stated this will be taking a position that Short-Term Rentals are not allowed in Hayes Township due to them not being allowed anywhere in the Hayes Township Ordinance, and there are Michigan court cases that say Short-term rentals are a commercial use. These two properties will be the test, and after these first two letters, there will need to be letters that are sent out to the rest of the 60-some short-term rentals in Hayes Township.
- Is this letter a waste of money due to the township being close to creating a short-term rental ordinance, and if that is adopted, then the actions from the letters would be reversed?
- How much money would it cost the Township to send letters to all the short-term rentals in the Township?
- Mr. Millar stated it would only take a couple of hours of his assistant's time to research the contact information for the short-term rentals and send the letters.
- Would these letters lead to litigation?
- Mr. Millar stated at the September Board Meeting there was no communication from the landowners of the short-term rentals; however, following the meeting it seems the township has gotten the property owner's attention due to them reaching out to the township after the September Board meeting. The board is trying to get people to be good neighbors, not necessarily shut down all short-term rentals within the township. However, to get the problem of short-term rentals under control, the township needs to take some kind of action.
- Are these two letters considered selective enforcement?

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- Mr. Millar stated that these two short-term rentals are causing problems for neighboring property owners; they are a good starting point. If the board never sends letters to the remaining 66 short-term rental property owners in Hayes Township nor adopts an ordinance for them, then yes, it could be considered selective enforcement. But at this moment, selective enforcement is not an issue.
- Does targeting short-term rentals as a commercial business open the door to questioning other possible commercial uses within a residential district?
- Mr. Millar stated short-term rentals have been determined by the Michigan Court of Appeals to be a commercial use. This should not lead to picking out other possible commercial uses within the residential districts.
- The board received correspondence from Matt Gawenda.
- Difficult for the short-term rental committee to create an ordinance because every case's issues are very different. Should they enforce more on non-resident owners? Possibly ban or have stronger enforcement for small lot districts. Traffic increases due to the short-term rentals. If issues are resolved right away, and good neighboring is taking place, the owner should be able to continue operations. With all this in mind, the Short-term rental committee is working to create an enforceable ordinance.
- The board received correspondence from Linda Ambrosso and Michael Ambrosso.

ADJOURNMENT: Mr. Cunningham made a motion, supported by Mr. Kuebler, to adjourn at 7:53 p.m.

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

Nays: None **Motion Carried**

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