

AGENDA
HAYES TOWNSHIP BOARD OF TRUSTEES

October 12, 2026, 7:00 pm

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, Michigan 49720

<https://us02web.zoom.us/j/88001640434?pwd=QkdY3AzN1dmKzZpajZQNEkwMkZ5dz09>

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: September 14th 2026 BOT Regular Meeting and September 23, 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

10. Hunting on Township Property Discussion
11. Planning Commission Resignation & Nomination
12. Historic Road: Major Douglas Sloan Road
13. Nuisance Violation Discussion
14. Public Comment
15. 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 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 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 or 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

HAYES TOWNSHIP
BOARD OF TRUSTEES REGULAR MEETING
September 14th 2026 7:00 PM
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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 Staufer, 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 Staufer 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 made a motion, supported by Mr. Kuebler, to approve the September 1, 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 \$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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67 Ms. Baranski made a motion, supported by Ms. Collard, to approve the payment to the
68 Charlevoix County Road Commission of \$80,693.36 out of the Road Millage account for the
69 Shrigley Road Project. A roll call was taken.

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

71 Nays: None **Motion Carried**

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

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

76 Nays: None **Motion Carried**

77 Ms. Baranski made a motion, supported by Ms. Collard, to approve the payment in the
78 amount of \$19532.00 to Municipal Underwriters of Michigan for the one year Municipal
79 Package Policy Renewal. A roll call was taken.

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

81 Nays: None **Motion Carried**

82
83 **COUNTY COMMISSIONER REPORT:** Bob Jess presented the County Commissioner's report.
84

85 **PARKS AND REC. REPORT** Ms. Collard presented a Parks and Rec. Report.

86

87 **PLANNING COMMISSION.**

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

90

91 **ZONING BOARD OF APPEALS:** The ZBA did not meet.

92

93 **TRUSTEES:**

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

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

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

99

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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.

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.

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



Zoning Administrator Report

October 2026

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

- Communicating with the landowner and association 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.
- 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 order to restore.
- Sent the second notice of a violation letter to the property owner on Hemlock Ave for junk accumulation on the property. Reinspection scheduled for next week.
- 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. On Board Agenda.
- 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.
- Working with the property owner of Charlevoix Meadows to resolve an SUP violation for removing too many trees in the buffer zone to US 31. The property owner has submitted a site plan to replace removed trees with mature white spruce around 40'-50' tall and 15'-20' wide.
- 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. Health Department has determined the violation of Article VIII, Garbage and Rubbish, of the district Sanitary Code 8-2.
- Site Condo Development / PUD for 007-118-003-15 located on Fairway View was approved by the Planning Commission on October 6th 2026.
- East Susan Shore Drive: Short-term rental concerns from neighbors regarding noise and overcrowding. Health Department observed no obvious signs of septic failure.
- Received and reviewing a parcel division application for 10575 Burnett Rd.



- Received a SUP application to allow for a second dwelling located at 7810 Maple Grove Road. Planning Commission will set a Public Hearing date at its October 20th, 2026 Meeting.
- Received and reviewing a zoning permit application for a new single-family residence on Stonebridge Dr.

26-09-01	09/02/26	007-129-014-35	10850 Quarterline Road	Bob Kelly	40'x64' Accessory Building
26-09-02	09/09/26	007-115-008-00	8790 Upper Bay Shore rd	Cody and Julie Wheat	New 24X30 Attached Garage and Covered Porch
26-09-03	09/16/26	007-118-001-20	11935 Pa-Ba-Shan	Scott Suchowolec & Michele Duprey	Demo Existing Home and construct a new single family dwelling with attached garage within the same footprint on existing foundation. Shoreline protection strip plan as recommended by Shoreline Review Committee and approved by Planning Comm
26-09-04	09/28/26	007-320-004-00	11675 PaBaShan	William & Karen Schulling	Replace existing deck and add new 10' x 22' deck

Combination

9/28/2026

15-007-301-019-10/50 & 007-30-020-00

7095 Birdland dr.

Camp ASL I

Reconfiguration

10/7/2026

007-111-017-10 & 007-111-017-10

10367 & 10215 Burnett RD

Gary Ruehle & Bradley Williams

AG

October 2026 Treasurer Report

(As of October 7, 2026)

Charlevoix State Bank

1. General Fund-\$619,275.38

(\$409,275.38 available, \$210,000 Recommended Reserve)

2. Tax Account-\$53,022.86 *(restricted Treasury Funds)*

3. Township Warrant Checking-\$21,633.61

Forefront Credit Union

4. Hayes Township Road Fund-\$46,941.71 *(restricted funds)*

1. We hope that you vote during the election scheduled for November 3. Absentee/early voting ballots have been sent out. On the ballot is a request to approve a .4 millage for Fire Protection in Hayes Township. If you own a home valued at \$300,000.00, a .4 mil would cost you \$130.00 per year; if your home is valued at \$500,000.00, a .4 mil would cost you \$200.00 per year. This millage will be crucial in continuing fire protection for our residents.
2. The Hayes Township Fire Truck was driven to Sheridan Auctions to be a part of the Municipal Equipment auction on September 29, 2026. The auction resulted in a final bid of \$3200.00, which sum will be sent to the township next week. The fire truck served the Township while being located in the Hayes Township fire barn in lowered ISO insurance rates. Presently, there is a fully-equipped fire truck in the Hayes Township fire barn.
3. The short-term rental committee will be recommending a short-term rental ordinance to the Planning Commission before Thanksgiving. For your information, please consider what the township lawyer has stated about short-term rentals:

“Beginning in 2017, Michigan courts have addressed whether short-term rentals were a violation of deed restrictions which limited the use of the property to private dwellings and/or barring commercial uses. In Eager v Peasley, 322 Mich App 174 (2017), one neighbor sued another claiming that short-term rentals were a violation of the deed restriction barring commercial use. The court agreed that short-term rentals were a commercial use.

“Commercial use,” which is clearly prohibited in the restrictive covenant, includes short-term rentals even without resorting to technical refinement of what constitutes “private occupancy” or “private dwelling.” That defendant and her renters may use the property as a private dwelling is not dispositive. Short-term rentals still violate the restrictive covenant barring commercial use of the property. Because defendant’s commercial use of the home was in clear violation of the unambiguous restrictive covenant, the trial court should have granted plaintiffs’ request for injunctive relief”.

“...In my opinion, a good argument could be made that under the Hayes Township Zoning Ordinance short-term rentals, having been found a commercial activity by Michigan courts, are prohibited in all but the above-listed zoning districts and are a violation of the zoning ordinance in any other district. Thus, it would be appropriate to issue a municipal civil infraction or pursue a nuisance lawsuit.”

There have been disturbances and raucous behavior by several short-term renters in certain neighborhoods, requiring township involvement. Until there is a short-term rental ordinance in place, people choosing to rent their residence to a short-term renter do so at their own risk. Every property owner who brings a guest onto their land is personally responsible for their behavior. The good neighbor policy ensures that every guest conducts himself/herself with peaceful manners and quiet behavior, so as not to disrupt a neighbor.

4. The issue of blight will be addressed by the Township Board to insure the health, safety and welfare of one's neighbors and the community at large. A township may adopt an ordinance to reduce or eliminate blight, to wit: excessive building materials; inoperable/unlicensed motor vehicles and the accumulation of junk/trash/rubbish on the property, which invites pests, vermin and rodents. Unsightly accumulation of junk/rubbish and unlicensed vehicles or building materials will be the subject of the discussion.

Please contact me at any time, if you have questions, concerns or ideas.

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

CHECK REGISTER REPORT FOR HAYES TOWNSHIP

Check Date	Bank	Check	Module	Vendor	Vendor Name	Amount
Bank 00002	WARRANTS					
10/12/2026	00002	15084	HRMS	0001	Alisa G Abiney	2,584.18
10/12/2026	00002	15085	HRMS	0003	Kristin L Baranski	3,748.98
10/12/2026	00002	15086	HRMS	0009	Julie M Collard	2,976.86
10/12/2026	00002	15087	HRMS	00000100	WILLIAM CONKLIN	2,410.63
10/12/2026	00002	15088	HRMS	0012	Matthew B. Cunningham	519.35
10/12/2026	00002	15089	HRMS	00000101	ALEXANDER CURLEY	166.23
10/12/2026	00002	15090	HRMS	0017	Roy W Griffitts	258.58
10/12/2026	00002	15091	HRMS	0018	April Hilton	3,882.10
10/12/2026	00002	15092	HRMS	0044	Randy Johnson	570.85
10/12/2026	00002	15093	HRMS	0026	Douglas Kuebler	378.17
10/12/2026	00002	15094	HRMS	0028	Claire T Martin	158.58
10/12/2026	00002	15095	HRMS	0046	Kyle Perry	44.05
10/12/2026	00002	15096	HRMS	0037	Mark Snyder	158.58
10/12/2026	00002	15097	HRMS	0038	Ronald J Van Zee	2,032.01
10/12/2026	00002	15098	HRMS	0042	Paul Zardus	44.05
10/12/2026	00002	15099	AP	EFTPS_HR	INTERNAL REVENUE SERVICE	4,974.78
10/12/2026	00002	15100	AP	STATE_HR	STATE OF MICHIGAN	865.32
10/12/2026	00002	15101	AP	0014	B & G ENTERPRISES L.L.C.	600.00
10/12/2026	00002	15102	AP	0021	BS & A SOFTWARE	11,561.00
10/12/2026	00002	15103	AP	000000018	CHARLEVOIX TOWNSHIP	244.28
10/12/2026	00002	15104	AP	0050	DTE	100.11
10/12/2026	00002	15105	AP	0059	GFL ENVIRONMENTAL	52.95
10/12/2026	00002	15106	AP	000000017	GREAT LAKES ENERGY	857.92
10/12/2026	00002	15107	AP	000000018	KRIST OIL COMPANY	309.63
10/12/2026	00002	15108	AP	0088	MANER COSTERISAN	1,232.50
10/12/2026	00002	15109	AP	0105	MUNICIPAL UNDERWRITERS OF M	19,532.00
10/12/2026	00002	15110	AP	0115	PARKER HARVEY LAW	8,274.86
10/12/2026	00002	15111	AP	000000018	QUADRIANT FINANCE	503.00
10/12/2026	00002	15112	AP	0128	RAINEY'S LANDSCAPE LLC	350.00
10/12/2026	00002	15113	AP	0137	SPECTRUM BUSINESS (CHARTER)	95.08
10/12/2026	00002	15114	AP	000000017	US BANK	384.40
10/12/2026	00002	15115	AP	0151	VISA - CHARLEVOIX STATE BAN	434.15

Total of 32 Checks:

Less 0 Void Checks:

Total of 32 Disbursements:

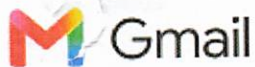
70,305.18

0.00

70,305.18

Annual Renewal for Assessor/Treasurer/Clerk

Annual Renewal of Township Insurance



zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

Re: The Lazy Loon - Responsible Operation and Request for Clarification/Notifications

patricio.j.trevino@gmail.com <patricio.j.trevino@gmail.com>

Thu, Oct 8, 2026 at 10:41 PM

To: Bill Conklin <supervisor@hayestownshipmi.gov>, Julie Collard <treasurer@hayestownshipmi.gov>, Kristin Baranski <clerk@hayestownshipmi.gov>, Doug Kuebler <hayestrustee5@gmail.com>, Matt Cunningham <trustee2@hayestownshipmi.gov>

Cc: Ron VanZee <zoning@hayestownshipmi.gov>

October 8, 2026

Hayes Township Board of Trustees
9195 Major Douglas Sloan Road
Charlevoix, MI 49720

Dear Members of the Board:

We are writing to document the measures we have taken to operate the Lazy Loon responsibly, respond to the concerns raised by Michael and Linda Ambroso in their October 4 correspondence, and request clarification regarding the Township's position on our continued operation.

We recognize that our neighbors value the peace and quiet of Susan Lake - we value it as well. Our responsibility as owners includes setting clear expectations for guests, responding promptly to concerns, and improving our practices when problems arise. We have invested substantial time and resources in that responsibility and remain committed to working cooperatively with our neighbors and Hayes Township.

Before purchasing the property, we reviewed the Township's ordinances and sought written clarification regarding short-term rentals. We received written confirmation indicating that there were no restrictions on short-term rentals and relied on that guidance when purchasing and investing in the home. Without waiting for formal Township standards, we have proactively implemented safeguards to promote responsible operation and respect for our neighbors. We remain committed to complying with applicable requirements, including any future standards or regulations adopted for existing and future short-term rentals that apply to our property.

Our management practices

We personally manage the Lazy Loon, with active oversight beginning before a reservation is accepted and continuing throughout each guest's stay. We have invested substantial time, effort, and resources into screening reservation requests, communicating expectations, monitoring the property, and maintaining both direct owner availability and local support. Our approach combines preventive measures with the ability to respond promptly when a concern arises.

Our management practices include:

- Personally reviewing every reservation request - We do not allow instant bookings. Each request is reviewed before acceptance, giving us an opportunity to evaluate the proposed stay and communicate with prospective guests.
- Considering guests' rental history - As part of our review, we consider available reviews from other short-term rental owners and hosts concerning guests requesting to stay at the Lazy Loon.

- **Prohibiting parties and events** - We expressly communicate this prohibition so guests understand that renting the property does not authorize them to host a party or event.
- Reinforcing quiet hours through repeated communication and investment in noise monitoring - We communicate our quiet hours of 10:00 p.m. to 7:00 a.m. through the listing and multiple guest messages, emphasizing that outdoor activity must respect neighboring homes. We support those expectations with a Minut exterior monitoring system that continuously measures sound levels without recording conversations. Our 65 dBA notification threshold helps identify sustained elevated noise and supports prompt intervention. This investment gives us an additional tool to address potential disturbances alongside direct guest communication and local support. Information about the system is available on www.minut.com.
- Establishing clear occupancy expectations - We communicate guest-count and occupancy requirements so guests understand the limits applicable to their reservation.
- Retaining monitoring records - Historical Minut logs are retained so reported concerns can be reviewed alongside the available monitoring information.
- Remaining directly available during guest stays - We remain personally involved and available to communicate with guests and address concerns throughout their reservations.
- Maintaining local support - We have a local point of contact who can respond in person when an issue requires attention at the property.
- Giving neighbors direct access to us - Neighboring owners have our personal cell phone numbers so they can bring concerns directly to our attention and give us an opportunity to respond promptly.
- **Putting expectations in writing** - Our written rental terms address occupancy, guest conduct, and responsibility for the property, reinforcing the expectations communicated during the reservation process.
- Making practical improvements when concerns arise - Following the kayak incident, for example, we relocated our guest-use equipment, posted signage, and added permanent identification labels to reduce the likelihood of another misunderstanding.

These are concrete measures we have proactively put in place to support responsible operation. We recognize that no screening process or monitoring system can guarantee every guest's behavior. Our responsibility is to take reasonable preventive steps, remain accessible, act promptly on information brought to our attention, and continue improving our practices. We have committed substantial effort to each of those responsibilities.

Clarifying the record and responding to concerns

We appreciate the opportunity to clarify our September 16 email. That email identified two concerns and omitted the July 24 parking communication. The record should reflect that additional communication.

Upon receiving the message about a vehicle whose rear extended beyond the driveway, we immediately called the guests. They explained that they had been unloading and had already moved the vehicle by the time we reached them. We have retained text messages documenting our response.

Following the June kayak incident, we relocated our guest-use kayaks closer to the home, posted signage, and added permanent marine identification labels to distinguish our equipment. The

Ambrosos have clarified that their kayaks were on their side of the property line and that their earlier request concerned occasional use of our dock. We acknowledge that clarification. Our purpose in describing the incident was to explain the steps we took to prevent guests from using neighboring equipment.

We take noise concerns seriously and have provided our neighbors with a direct way to reach us. The Ambrosos' October 4 correspondence acknowledges that they did not notify us of several incidents they now describe. Although their earlier messages expressed broader concerns about noise, incidents that were not reported to us as they occurred could not be addressed with the guests at that time. Prompt notification gives us the opportunity to intervene, investigate, and take corrective action. We respectfully ask that concerns be communicated when they arise so we can respond effectively.

Our Minut system is a management tool that supports prompt response to potential noise concerns. During our designated quiet hours of 10:00 p.m. to 7:00 a.m., each noise alert above our set threshold of 65 dBA notifies the guests, us, and our local contact. On the second notification, a call is made to the guest to address the noise directly. An absence of an alert does not establish that a neighbor heard no disturbance, and our selected notification threshold is not a substitute for respectful behavior. We do not ask the Board to disregard their experience because of a monitoring report. Our expectations apply whether or not a sensor generates an alert: guests must observe quiet hours and avoid disturbing neighboring homes.

We have demonstrated that when concerns are brought to our attention, we respond quickly, communicate with guests, and take practical steps to address the issue. We cannot intervene in an incident we have not been made aware of. Timely communication is essential to give us an opportunity to investigate and resolve concerns while guests are still at the property.

Regarding the bedroom count, the property was represented and sold as a four-bedroom residence in its two most recent sales, including our purchase. That history dates back more than ten years and predates our ownership. We relied in good faith on those representations when purchasing the home; we did not create or add the fourth bedroom. Nevertheless, following the Township's correspondence, we reduced the advertised bedroom count while that matter is evaluated. We recognize the need to resolve any applicable building, septic, or occupancy questions with the appropriate authorities. We ask that the Township consider this longstanding history and clearly identify those questions, distinguishing them from the broader question of whether short-term rental use is permitted.

Clarification and consistent treatment

We are concerned by indications that efforts to discontinue short-term rental operations may be focused on two properties on Susan Shores Drive. We request clarification of whether that is the Township's position and, if so, the grounds supporting it.

We, respectfully, ask that the Township evaluate our property based on documented facts, applicable ordinance provisions, and the management measures we have implemented, using standards applied consistently to similarly situated properties.

We understand that concerns have included the characterization of rental activity as a commercial business and the belief that guests are not members of a single family. Please identify the ordinance provisions, applicable definitions, and facts on which the Township relies for either conclusion. If the concern involves the relationships among occupants, please also explain how compliance is determined and what documentation owners are expected to provide.

Our understanding is that approximately 66 other short-term rentals operate within Hayes Township. If the Township's position is that receiving payment for short stays, or accommodating unrelated guests, requires cessation of rental operations, does that interpretation apply to those

properties as well? If it does not, what factual or regulatory distinction explains the different treatment?

We ask that the Township distinguish between concerns about specific guest behavior and the broader question of whether short-term rental use is permitted. We have demonstrated our willingness to address concerns brought to our attention. That willingness should not be interpreted as agreement that the complaints establish an ordinance violation or provide grounds to discontinue our rental operation. Any Township position concerning permitted rental use should identify the applicable ordinance provisions and be applied consistently to similarly situated properties throughout Hayes Township.

Our commitment going forward

We intend to continue operating the Lazy Loon responsibly and in good faith. We remain committed to complying with applicable requirements, including any future standards or regulations the Township adopts for existing and future short-term rentals that apply to our property. We welcome the opportunity to participate constructively in that process.

We, respectfully, request advance notice of any Township meeting at which our property or its operation will be discussed, giving us the opportunity to attend in person or virtually, hear the concerns being considered, and provide relevant information.

We believe our actions demonstrate a high level of responsibility in addressing concerns brought to our attention. We have responded promptly, communicated directly with guests, and implemented additional safeguards to help prevent problems from recurring. Effective response depends on timely information: when we are made aware of a concern, we can investigate and take action. We remain available to our neighbors and the Township and ask that concerns be communicated promptly so we have a meaningful opportunity to address them.

We purchased this home for our family to enjoy now and into the future. As property owners and members of the Hayes Township community, we have a personal stake in preserving the peaceful character of Susan Lake and maintaining good relationships with our neighbors. We want the Lazy Loon to reflect those values in both our family's use and its operation as a rental. We appreciate the Board's consideration of our efforts and remain committed to working cooperatively toward clear expectations and practical solutions.

Respectfully,

Patricio and Stephanie Trevino
Owners, The Lazy Loon
8120 Susan Shores Drive

HAYES TOWNSHIP BOT MEETING

Meeting Date:	October 12, 2026
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Location:

Hayes Township Hall

[illegible]