AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION
November 17, 2026 7:00 pm
Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720
ZOOM
https://us02web.zoom.us/j/83601481092?pwd=bTRvd01yc2NtSHY5MXkrZDUxVDMrZz09

Meeting ID: 836 0148 1092
Passcode: 068828

+1 312 626 6799 US (Chicago)

1. Call To Order
2. Pledge of Allegiance
3. Review and Approval of Agenda
4. Declaration of Conflict of Interest, if any
5. Review and Approval of Draft Minutes- October 20, 2026 Regular Meeting
6. Public Comment Related to Agenda Items
7. Report of Township Board Representative to the Planning Commission
8. Report of Zoning Board of Appeals Representative to the Planning Commission
9. Zoning Administrator Report
10. New Business
11. Public Hearing: Special Use Permit for Parcel # 007-126-005-15 - Short-Term Rental Ordinance Review
12. Old Business
13. Continue Consideration and Discussion of Master Plan minor edits
14. Set/Confirm Public Hearing Dates
15. Set/Confirm Date of Next Regular PC Meeting- December 15, 2026
16. Public Comment
17. Planning Commission and Staff Comment
18. Adjournment

Public Comment at Meetings of the Hayes Township Planning Commission

The Hayes Township Planning Commission values public input and offers an opportunity for the public to comment at its meetings. This affords the Planning Commission the opportunity to hear your views and remarks. If you speak, you should not expect to engage the Planning Commission members or any staff in discussion or debate.

Planning Commission Members will not respond to comments made during the Public Comment unless it becomes necessary to ask a clarifying question, 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 Planning Commission:

1. A person who wishes to speak during Public Comment will sign in and signify that they would like to speak on the form.
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 Planning Commission. Public comment is NOT to be addressed to individual Planning Commission members, to any township staff present, or to other members of the audience.
4. For the first Public Comment period, there is a three (3) minute time allotment for each speaker. The time limit may be extended by the Chairperson or majority of the Planning Commission members present. If a speaker uses less than three (3) minutes, they may not use the remaining time at that Public Comment. A speaker may speak only once at Public Comment. There is no provision for another audience member to 'donate' their three (3) minutes to another speaker. For the second Public Comment session speakers are limited to two (2) minute each.
5. A speaker will be out of order if the speaker disrupts the meeting, fails to be germane, speaks longer than the allotted time, uses vulgarities or makes a personal attack on a Planning Commission 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 Planning Commission. If the speaker continues to disrupt the meeting or is disorderly, law enforcement will be called to remove the speaker.
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 Planning Commission
October 20, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

CALL TO ORDER: Chairperson Roy Griffitts called the meeting to order at 7:00 p.m.
Members present: Roy Griffitts (Chair), Matt Cunningham, Alexander Curley, Rex Greenslade, Brandon Vigliarolo, and Mark Snyder.
Excused: CT Martin.
Also present: April Hilton (Recording Secretary) and Ron VanZee (Zoning Administrator).
Audience: William Savory, Jeremy McKay, and Mandy McKay.

REVIEW AGENDA:
Mr. Snyder made a motion, supported by Mr. Curley, to approve the presented agenda.
Yeas: Roy Griffitts, Alexander Curley, Mark Snyder, Rex Greenslade, Brandon Vigliarolo, and Matt Cunningham.
Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTEREST: None

APPROVAL OF MINUTES SEPTEMBER 15, 2026 REGULAR MEETING
Mr. Snyder made a motion, supported by Mr. Vigliarolo, to approve the September 15, 2026 Regular Meeting minutes as presented.
Yeas: Roy Griffitts, Alexander Curley, Mark Snyder, Rex Greenslade, Brandon Vigliarolo, and Matt Cunningham.
Nays: none. **Motion carries**

APPROVAL OF MINUTES SEPTEMBER 21, 2026 SPECIAL MEETING
Mr. Snyder made a motion, supported by Mr. Vigliarolo, to approve the September 21, 2026 Special Meeting minutes as presented.
Yeas: Roy Griffitts, Alexander Curley, Mark Snyder, Rex Greenslade, Brandon Vigliarolo, and Matt Cunningham.
Nays: none. **Motion carries**

APPROVAL OF MINUTES OCTOBER 6, 2026 REGULAR MEETING
Mr. Curley made a motion, supported by Mr. Vigliarolo, to approve the October 6, 2026 Special Meeting minutes as amended.
Yeas: Roy Griffitts, Alexander Curley, Mark Snyder, Rex Greenslade, Brandon Vigliarolo, and Matt Cunningham.
Nays: none. **Motion carries**

Hayes Township Planning Commission
October 20, 2026
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

PUBLIC COMMENTS- RELATED TO AGENDA ITEMS:

Public comments opened at 7:03 pm.

Comments included: Data center and crypto mining.

Public Comment closed at 7:04 pm.

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Mr. Cunningham reported on Board of Trustees activities. The next regularly scheduled Board meeting is on November 9th, 2026, at 7 pm.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE TO THE PLANNING COMMISSION:

ZBA did not meet.

ZONING ADMINISTRATOR REPORT: Ron VanZee presented a written report. The report is available on the Hayes Township website and for review at the Township Hall.

NEW BUSINESS

OLD BUSINESS:

CONTINUE CONSIDERATION AND DISCUSSION OF MASTER PLAN:

Mr. Griffitts stated the Planning and Enabling Act allows us to make minor changes to the Master Plan without having to go through the full plan review process. One of the minor changes for consideration is on the issue of data centers, and he proposed to pull some language from the moratorium the board enacted and insert it into the Master Plan. Developing a Short-term rental ordinance should also be clarified. The recreation section of the Master Plan should state that the Township embraces the right of property owners and citizens to enjoy recreation, and that the Planning Commission adopts the Parks and Rec Master Plan as the Hayes Township Master Plan rec plan.

Mr. Greenslade agrees to add more as suggested to the recreation section and add to language regarding Data Centers to match up with the work group suggestions.

SET/CONFIRM PUBLIC HEARING DATES:

Mr. Greenslade moved, with support from Mr. Vigliarolo, to set a public hearing for November 17th, 2026, at 7:00 pm to review a Special Use Permit.

Yeas: Roy Griffitts, Alexander Curley, Mark Snyder, Rex Greenslade, Brandon Vigliarolo, and Matt Cunningham.

Nays: none . **Motion Carries**

SET/CONFIRM DATE OF NEXT PC MEETINGS – NOVEMBER 17, 2026.

The next Planning Commission regular meeting will take place on November 17, 2026, at 7:00 pm.

PUBLIC COMMENT: Public Comment opened at 7:12 pm.

No comments.

Public Comment closed at 7:12 pm.

PLANNING COMMISSION and STAFF COMMENT:

Welcomed Brandon Vigliarolo to the Planning Commission.

ADJOURNMENT: Mr. Snyder made a motion, supported by Mr. Curley, to adjourn the meeting at 7:13 pm.

Yeas: Roy Griffitts, Alexander Curley, Mark Snyder, Rex Greenslade, Brandon Vigliarolo, and Matt Cunningham.

Nays: none . **Motion Carries**

Respectfully Submitted by: April Hilton, Deputy Clerk/Recording Secretary

Zoning Administrator Report

November 2026

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

- Finalized documents for recording of Fairways Planned Unit Development.
- Issued Violation letter for lighting violation on Eagles Nest Circle.
- Approved restoration plan for property on US 31, tree replacement.
- 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. Health Department has not responded as of 11/2/2026.
- 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 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.
- Received and reviewing a Variance application from Front yard setback and Shoreline Protection Strip Application for 7645 Mulberry Ln.
- Received and reviewing Variance Application for Accessory Structure on Birdland Dr.
- Received a SUP application to allow for a second dwelling for farm labor located at 7810 Maple Grove Road. Planning Commission will hold a Public Hearing at its November 17th, 2026 Meeting.
- Received a Rezone Application for 8205 Major Douglas Sloan rd. Planning Commission will schedule a public hearing at its November 17th 2026 Meeting.

Reconfiguration	10/7/2026	007-111-017-10 & 007-111-017-10	10367 & 10215 Burnett RD	Gary Ruehle & Bradley Williams	AG	

26-10-01	10/14/26 007-540-039-00	11098 N Stonebridge Dr.	Chris & Tammy Ferazzi	New 70'X50' single family dwelling with terrace/ porch
26-10-02	10/14/26 007-301-021-25	6995 Birdland Dr.	William and Pamela Yates	27' X 27' Addition to an Accessory Building
26-10-03	10/14/26 007-114-013-10	7625 Stolt Rd	Shelly Sides	27'X56' New Single Family Dwelling
26-10-04	10/21/26 007-129-009-15	7645 Mulberry Ln	Maureen Parker & Karen Francis	26' X 24' Attached Garage with Breeze Way
26-10-05	10/21/26 007-118-003-15	Fairway View , Fairway Lane	AT/CCF LLC	Approved Planned Unit Development with conditions as approved by Planning Commission on October 6th 2026, Minutes Attached
26-10-06	10/21/26 007-116-005-15	9775 Burgess	Michael & Autumn Barwis	30'x 50' Accessory Structure with walkway and stairs
26-10-07	10/28/26 007-118-011-35	11450 Stonebridge Dr.	Richard & Austin Lobenherz	60'8" X 67'6" New Single Family Dwelling with attached garage.

In addition to the goals identified the Planning Commission will need to attend to the routine business of its charter. This may include updating or creating new Zoning Ordinances, considering whether the Conservation efforts are best served through the creation of an overlay district rather than a zoning district, amending the Master Plan responding to new zoning challenges that may face the Township such as commercial scale renewable energy projects or data centers. It is the position of Hayes Township that large freestanding data centers are not an appropriate land use in our township and that regulations on the land use for them are to be developed. Continued efforts to explore housing options and infrastructure will be a guiding concept for the foreseeable future.



Charlevoix Venetian Fireworks viewed from Oyster Point, Hayes Township (Carol Greenslade)

CHAPTER 5: COMMUNITY SERVICES & FACILITIES

Locations of recreation facilities and protected lands are shown in Figure 6. Additional recreation details can be found in the Hayes Township Recreation Plan. The right to use one's property for recreational purposes is a given and ~~an~~ is widely practiced in the T~~t~~ownship as an important factor in the quality of life and enjoyment of that property~~.~~

Figure 6 HAYES TOWNSHIP PARKS AND RECREATIONAL AREAS



STATE-OWNED PARKS AND PROPERTIES

Kennedy Park is located on the Lake Michigan Shoreline on US-31 North. The park is owned and operated by the State of Michigan and includes a parking area, vault toilets, a pump for drinking water, a picnic area and parking for a scenic view of the lake. A DNR public boat launch with a gravel parking area is located east of Kennedy Park near the intersection of U.S. 31 and Burgess Road. A public access site with a boat launch to Susan Lake is located on Shrigley Road near Old US-31.

TOWNSHIP PARKS/ RECREATION FACILITIES

Additional public access to Lake Michigan is available at three locations: near Nine Mile Point; at Townline Road; and at Hayes Township Bayside Park on Spring Street in Bay Shore (an undeveloped parcel, suitable for foot traffic).

Public access to Lake Charlevoix is available at the end of Maple Grove Road, the end of Eastern Avenue (Eastern Avenue Beach), and at Hayes Township Park Camp Sea Gull. The Eastern Avenue access point was improved by the township in cooperation with the Pine Point Association and the Charlevoix County Road Commission and includes a swimming beach and picnic area.

Hayes Township Park Camp Sea Gull was purchased by the Township in 2014. It includes 1400 feet of Lake Charlevoix frontage. Current amenities include a boat launch with parking, pit toilets, picnic area, a covered pavilion, water station, and fishing pier.

The Little Traverse Wheelway, a 26-mile non-motorized trail extending from Charlevoix to Harbor Springs, passes through Hayes Township along US-31, see the Hayes Township Recreation Plan for more details.



Camp Sea-Gul Sign, Hayes Township (Carol Greenslade)



Playground next to Hayes Township Hall

The Charlevoix Swimming Pool, located on US 31 at the northwest end of Hayes Township, is open to the residents and public for recreational use. It is supported by a Township millage (in combination with support from Charlevoix Township and the City of Charlevoix).

WATER QUALITY

GOAL:

Protect and improve the quality of the Township's ground and surface water resources.

STRATEGIES:

- Establish effective vegetative buffers and setbacks, based on scientific rigor, which minimizes the impact of runoff and erosion from waterfront developments, while respecting the rights of property owners to enjoy the land.
- Monitor and cooperate with regulatory agencies as they develop programs and standards to ensure properly functioning septic systems. Consider developing a septic system testing requirement upon sale of properties that contain housing.

HOUSING & COMMUNITY

GOAL:

Create a community attractive and accessible to all people.

STRATEGIES:

- Establish residential zoning districts that allow a mix of flexible housing options by right in locations appropriately served by infrastructure and services.
- In recognition of the increasingly aged community, seek to identify areas where age related service providers can locate operations.
- Permit the construction of accessory dwelling units (ADU's) in locations that housing is allowed.
- Reduce or eliminate minimum square footage requirements for residential development.
- Encourage participation with Michigan State Housing Development Authority (MSHDA) programs along with other local efforts to rehabilitate substandard housing and to provide needed moderately priced housing in the Township.
- Provide amenities that contribute to the desirability of living in the Township by implementing the goals, objectives and actions of the 5-year Parks & Recreation Plan.
- Ensure that future improvements to public facilities are ADA compliant and universally accessible.
- Review regulations for nonconforming residential structures to allow expansion without increasing the footprint of nonconformity while ensuring all applicable zoning standards are met.
- Develop and enforceable short term rental ordinance that reflects the reality of short-term rentals as a part of the community while regulating them, which may include septic system testing, so that they mitigate the impacts on surrounding properties and the township as a whole.
- Adopt the Township's Parks and Recreation Plan as an integral part of thise Master Plan. ~~for the township~~

PARKER HARVEY
A NORTHERN MICHIGAN LAW FIRM

September 10, 2026

Bill Conklin
Supervisor, Hayes Township
Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, MI 49720

Via Email
supervisor@hayestownshipmi.gov

RE: Issues Related to Short Term Rentals

Dear Mr. Conklin:

You asked for my legal opinion and advice on what can be done by the Township relating to complaints about short-term rentals. Many municipalities are struggling to deal with short-term rentals and the problems that come with them. I have seen firsthand instances where certain short-term rental properties can command several thousand dollars per night from renters willing to pay for a dream vacation spot. Unfortunately, these high-dollar rentals sometimes encourage or permit renters to be disruptive to their neighbors and neighborhoods. Neighbors are now asking local municipalities to take action to protect their property and neighborhoods. As I see it, you have at least four options available to you. I will discuss them in order below.

1. **Take No Action**

While not always a favorable or tasteful approach, municipalities have the option to do nothing in these circumstances, particularly where their ordinances fail to specifically mention the circumstance. From a purely legal perspective, neighbors of short-term rentals who believe that their use and enjoyment of their own property is being impacted by the short-term rental likely have standing to file a nuisance lawsuit in circuit court in order to remedy the situation. Many elected officials, however, feel that this approach is neglecting their responsibility to protect the health, safety and welfare of their community and wish to take action to address the situation. While this is always an option, I do not recommend that Hayes Township take no action in this regard.

2. **License and Regulate**

A fair number of municipalities in Michigan have chosen to license and regulate short-term rentals. For example, East Bay Township in Grand Traverse County caps the number of short-term rental licenses available, requires certain distances between short-term rentals and away from other uses such as churches and schools. Long Lake Township is another good example of a community that

licenses and regulates short-term rentals. It requires a license be obtained every year and that information regarding the viability of the septic system be provided which then also caps the number of renters that can be present in any rental unit. While Long Lake Township issues these short-term rental permits on an annual basis, it hires a third party to then administer complaints and other issues that arise with the short-term rentals. I have personally been involved in revoking a license when the property owner failed to comply with the Township requirements which include quiet hours, no parking on streets, and other restrictions. This approach certainly adds to the administrative load of township staff but is an option that other communities have been able to make work. If you choose to pursue this route, we can borrow from their experiences and learn from their mistakes. If you choose to license and regulate short-term rentals, my recommendation is that you pass a police power ordinance governing the requirements to obtain a license and regulations of the property. I would then also recommend that you amend your zoning ordinance to provide for short-term rentals in those zoning districts in which that use is compatible. The reason for this will become apparent in the next section.

3. Issue Municipal Civil Infractions for Conducting a Commercial Operation in a Zoning District That Does Not Allow Commercial Uses

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.

This conclusion was also reached in the cases of *Reaume v Township of Spring Lake,* 328 Mich App 321 (2019) and *Melvin R. Berlin Revocable Trust v Rubin,* unpublished Court of Appeals opinion dated July 20, 2023.

In *Aldrich v Sugar Springs Property Owners Association*, 345 Mich App 181 (2023), the Court of Appeals again addressed whether short-term rentals were consistent with a deed restriction prohibiting commercial activity. The Court of Appeals doubled down on its prior logic, reiterating that short-term rentals are a commercial use of property because a true "residential purpose" requires permanence and continuity, which transient guests lack.

While these cases dealt with deed restriction, whether an activity is commercial or residential in nature seems to be the same for zoning regulations. Therefore, I would expect the same result when the courts finally get around to addressing this issue in the zoning context.

The Hayes Township Zoning Ordinance currently defines a single-family dwelling as "a building or portion thereof, containing one (1) dwelling unit that is occupied by only one (1) family." The ordinance defines family as:

> An individual, a collective number of individuals related by blood, marriage, adoption or legally established relationships such as guardianship or foster care, or a collective number of unrelated individuals whose relation is of a permanent and distinct domestic character who occupy a single dwelling and live as a single non-profit housekeeping unit with single culinary facilities. A family, however, shall not include any society, club, fraternity, sorority, association, lodge or group of individuals whether related or not, whose association or living arrangement is temporary or resort-seasonal in character or nature.

The Ordinance defines hotel or motel as "a building occupied or used as a predominantly temporary abiding place by individuals or groups of individuals, with or without meals, and in which building there are more than five (5) sleeping rooms." There is no definition in the Ordinance for "commercial" or "short-term rentals" at this time.

Depending upon the size of the home being rented, it may or may not constitute a hotel or motel. Furthermore, depending on the relationship of the renters, they may or may not constitute a family as defined by the zoning ordinance. With this in mind, it appears in reviewing the various zoning districts that, given the current language, short-term rentals could arguably be permitted in the rural residential district, allowing bed and breakfasts as a special use, neighborhood commercial district, permitting motels and resorts, and the general commercial district permitting motels and resorts. 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 districts. Thus, it would be appropriate to issue a municipal civil infraction or pursue a nuisance lawsuit.

When it comes to enforcing the Ordinance, the Township has two options. The first is by way of a municipal civil infraction. A Zoning Ordinance violation is a municipal civil infraction which subjects the violator to a $500.00 fine plus costs and fees. Every day that the zoning ordinance is violated is a new civil infraction subject to the fine, costs and fees. Administratively, this would require the enforcement officer, your Zoning Administrator, to write a ticket every day that the violation is occurring. Municipal civil infractions are handled by the District Court and tend to be handled in the matter of a few months.

An alternative to a municipal civil infraction is filing a nuisance lawsuit in Circuit Court. This is a full-fledged lawsuit which takes more time, many months, to work its way through the system.

According to the statutes, both a circuit court judge and a district court judge have the power to order that the violator cease violating the zoning ordinance. If such an order gets entered and the property owner violates that order, that now become a contempt of court matter which carries with it much more significant sanctions than a zoning ordinance violation.

4. Amend the Zoning Ordinance to Prohibit Short-Term Rentals

The final option available to the Township would be to amend the Zoning Ordinance to prohibit short-term rentals. If pursuing this course, I would recommend that the Township adopt a definition of a short-term rental, i.e. a lease or other rental agreement that is less than thirty (30) days in duration. You would then amend the Zoning Ordinance to specifically prohibit short-term rentals in those zoning districts that you wish to exclude them from.

5. My Recommendation

I believe that a Township Board has the responsibility to protect the health, safety and welfare of township residents within reason. To the extent that a land use is violating the zoning ordinance, then my recommendation is that you enforce the ordinance. Why have it if you are not going to enforce it? That does not mean that we need to file lawsuits against every property that we suspect is allowing short-term rentals right away. We can do this in phases. We can start with one or two to test our theory that these are commercial uses in a residential district. As I understand it, we have two properties that are getting complaints. Those would be good ones to start with. Hopefully, if we are successful, owners will get the idea that if they do not stop renting, they will be pursued as well.

If it is your intention to license and regulate short term rentals, I would encourage you to either license and regulate or prohibit them in zoning districts where the use is incompatible with other uses. While I do believe that the argument exists that short-term rentals are commercial in nature and, therefore, prohibited in most of the Hayes Township zoning districts, amending the Zoning Ordinance to provide a definition for short-term rentals and specifically excluding them in various zoning districts gives the Township a much stronger argument should it need to enforce the Ordinance in court.

I would be more than happy to discuss these options with you should you so desire. Let me know if you have any questions.

Very truly yours,

PARKER HARVEY PLC

Todd W. Millar

Todd W. Millar

TWM:cmc

Gmail clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Request to Consider an Alternative Short-Term Rental Ordinance

1 message

Michael Mulroy [redacted] Fri, Oct 30, 2026 at 3:13 PM
To: supervisor@hayestownshipmi.gov, treasurer@hayestownshipmi.gov, clerk@hayestownshipmi.gov, trustee2@hayestownshipmi.gov, hayestrustee5@gmail.com, zoning@hayestownshipmi.gov, assessor@hayestownshipmi.gov

Hayes Township Officials,

I am writing to respectfully request that the Township consider an alternative approach to the proposed short-term rental ordinance. Please see the attached proposal.

I am a short-term rental homeowner who has complied with the Township's existing STR requirements. During five years of renting, I have had **zero complaints.**

I agree that short-term rentals should be subject to reasonable rules and that property owners should be held accountable when their guests create problems for neighbors. The question is not whether STRs should be regulated. The question is whether the proposed ordinance is **affordable, enforceable, legally defensible, and proportional to the problem it is intended to solve.**

As currently proposed, I am concerned that the ordinance could create significant ongoing costs, expand the administrative responsibilities of the Township, increase the potential for disputes and litigation, and establish a complicated regulatory system without a clear and practical enforcement mechanism.

My understanding is that much of the concern surrounding STRs has resulted from problems associated with two rentals on Susan Lake. I have spoken with those owners and they are eager to do right by the TWP and their neighbors. They contend that their reckless rentals were the result of the lack of TWP guidance on proper procedure for STRs.

I am not asking the Township to choose between unregulated short-term rentals and an expensive new regulatory structure. I am proposing a third option: limited permits, owner-funded oversight, objective monitoring technology, 24/7 local accountability, meaningful consequences for violations, and direct protections for neighboring property owners.

I am suggesting that we give the attached option a year or two to see if it can produce the desired results. If it fails, the TWP could revert to the deployment of the expensive and complicated proposal.

Kind Regards and Thankyou for your consideration,

Mike Mulroy

[redacted]

HAYES TWP STR.pdf
67K

HAYES TWP STR ALTERNATE PROPOSAL

SHORT TERM RENTAL ADVISORY GROUP RECOMMENDATION ALTERNATIVE

STR OWNERS' PROPOSED ACCOUNTABILITY PLAN

STR owners agree to the following requirements:

Permit & Capacity Controls

- Apply for and maintain an **annual STR permit.**
- Pay an annual permit fee of **$750 per property.**
- Cap the township at **70 STR permits.**
- Limit overnight occupancy to the **number of people the property's septic system was engineered and approved to support.**

24/7 Local Accountability

- Contract with a **local property manager or responsible agent available 24/7** to respond to complaints and violations.
- Provide neighboring property owners with a **24/7 contact number** so concerns can be addressed immediately.
- **Prohibit parties and large gatherings.**

Objective Noise Monitoring

- Install a **Minut noise-monitoring device** to continuously monitor sound levels without recording conversations.
- During designated quiet hours, establish a **65 dB exterior noise threshold.**
- If the threshold is exceeded and the violation meets the ordinance's defined verification criteria, the STR owner will pay **$500 in compensation, divided among the affected neighboring properties.**
- Give affected neighbors access to the relevant **Minut-generated noise data** so complaints can be supported by objective information rather than conflicting accounts.

Parking Monitoring

- Install an exterior **Ring camera or equivalent device** positioned to monitor parking and vehicle activity associated with the STR, subject to applicable privacy requirements.
- Require STR owners or their local managers to respond promptly to parking violations.

Prevention Before Enforcement

The combination of **24/7 local management, Minut noise monitoring, and exterior parking monitoring** gives the STR owner or manager the opportunity to identify and resolve many problems **before a neighbor needs to call the township or law enforcement.**

Gmail clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Formal Property Owner Response for Board and Planning Commission Review – 8275 Shrigley Road

1 message

Robert Han [redacted] Sun, Oct 25, 2026 at 12:26 PM
To: clerk@hayestownshipmi.gov
Cc: treasurer@hayestownshipmi.gov, supervisor@hayestownshipmi.gov, trustee2@hayestownshipmi.gov, hayestrustee5@gmail.com, zoning@hayestownshipmi.gov

Dear Members of the Board of Trustees,

I am writing to follow up on our previous correspondence with the Township regarding our property at 8275 Shrigley Road. We would like to formally address the concerns raised.

Please distribute this correspondence to both the Board of Trustees and the Planning Commission for consideration at their upcoming meetings.

We take the concerns regarding our property seriously and have made a consistent effort to address issues brought to our attention while maintaining open communication with neighboring property owners.

As previously communicated, we have taken several proactive steps to ensure our property is operated responsibly and in accordance with Township expectations, including:

- **Listing updates:** We have revised our rental listing to reflect the appropriate bedroom count following guidance from the Township. We would also like to reiterate that the property's historical October 2023 real estate listing advertised the home as a four-bedroom residence, which predates our ownership and provides context for our previous listing.
- **Guest screening and communication:** We have strengthened our renter screening procedures and pre-arrival communications to clearly outline the single family requirement and expectations regarding noise, gatherings, property rules, and respect for neighboring residents.
- **Neighbor communication:** We have maintained communication with neighboring property owners, provided direct contact information, and promptly followed up on concerns brought to our attention.
- **Property oversight:** We continue to reinforce our house rules and take appropriate action when concerns arise.

While we recognize the importance of maintaining a peaceful residential environment, we also believe it is important that complaints be evaluated objectively and that property owners have an opportunity to provide relevant information and supporting documentation. We remain committed to being responsible property owners and respectful members of the Hayes Township community.

We would also appreciate clarification regarding our previous correspondence to the Township. Specifically, **could you confirm whether our emails and responses have been acknowledged, shared with, or presented to the Board of Trustees and Planning Commission during their respective meetings and whether it has been included in the official record?** We want to ensure our perspective and the corrective measures we have implemented are being considered alongside any complaints received.

Our intention has always been to operate responsibly, address legitimate concerns, and maintain a positive relationship with the surrounding community. We welcome constructive dialogue and would appreciate the opportunity to ensure that the Township has a complete and accurate understanding of the circumstances before making any determinations regarding our property.

Please confirm receipt of this correspondence and advise whether any additional steps are required to have our response formally included in the Township's records.

Thank you for your time and assistance.

Best regards,
Robert Han
[redacted]

Gmail [redacted] clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Formal Property Owner Response for Board and Planning Commission Review – 8275 Shrigley Road

6 messages

Robert Han [redacted] Sun, Oct 25, 2026 at 12:26 PM
To: clerk@hayestownshipmi.gov
Cc: treasurer@hayestownshipmi.gov, supervisor@hayestownshipmi.gov, trustee2@hayestownshipmi.gov, hayestrustee5@gmail.com, zoning@hayestownshipmi.gov

Dear Members of the Board of Trustees,

I am writing to follow up on our previous correspondence with the Township regarding our property at 8275 Shrigley Road. We would like to formally address the concerns raised.

Please distribute this correspondence to both the Board of Trustees and the Planning Commission for consideration at their upcoming meetings.

We take the concerns regarding our property seriously and have made a consistent effort to address issues brought to our attention while maintaining [redacted] with neighboring property owners.

As previously communicated, we have taken several proactive steps to ensure our property is operated responsibly and in accordance with Township expectations, including:

- **Listing updates:** We have revised our rental listing to reflect the appropriate bedroom count following guidance from the Township. We would also like to reiterate that the property's historical October 2023 real estate listing advertised the home as a four-bedroom residence, which predates our ownership and provides context for our previous listing.
- **Guest screening and communication:** We have strengthened our renter screening procedures and pre-arrival communications to clearly outline the single family requirement and expectations regarding noise, gatherings, property rules, and respect for neighboring residents.
- **Neighbor communication:** We have maintained communication with neighboring property owners, provided direct contact information, and promptly followed up on concerns brought to our attention.
- **Property oversight:** We continue to reinforce our house rules and take appropriate action when concerns arise.

While we recognize the importance of maintaining a peaceful residential environment, we also believe it is important that complaints be evaluated objectively and that property owners have an opportunity to provide relevant information and supporting documentation. We remain committed to being responsible property owners and respectful members of the Hayes Township community.

We would also appreciate clarification regarding our previous correspondence to the Township. Specifically, **could you confirm whether our emails and responses have been acknowledged, shared with, or presented to the Board of Trustees and Planning Commission during their respective meetings and whether it has been included in the official record?** We want to ensure our perspective and the corrective measures we have implemented are being considered alongside any complaints received.

Our intention has always been to operate responsibly, address legitimate concerns, and maintain a positive relationship with the surrounding community. We welcome constructive dialogue and would appreciate the opportunity to ensure that the Township has a complete and accurate understanding of the circumstances before making any determinations regarding our property.

Please confirm receipt of this correspondence and advise whether any additional steps are required to have our response formally included in the Township's records.

Thank you for your time and assistance.

Best regards,
Robert Han
[redacted]

---

clerk hayestownshipmi <clerkhayestownshipmi@gmail.com> Mon, Oct 26, 2026 at 10:33 AM
To: Robert Han [redacted]

Mr. Han,

I have received your letter(s). Rest assured that this will be an agenda item for the November 9 Board of Trustees meeting. If there is anything additional that is needed I will reach out to you. Please check the website the Friday prior to the meeting for the meeting agenda, meeting packet as well as the Zoom link.

If you have any additional questions or comments please feel free to contact me.

Thank you
[Quoted text hidden]
[redacted]
—
Kristin Baranski
Hayes Township Clerk
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720
231.547.6961

Bill Conklin <supervisorhayestownshipmi@gmail.com> Mon, Oct 26, 2026 at 12:38 PM
To: Kristin Baranski Clerk <clerk@hayestownshipmi.gov>

FYI.....I asked Matt if it is ok to pass along his complaints, which I could do as it is part of the public record, but wanted him to be aware and for his approval.

——— Forwarded message ———
From: **Bill Conklin** <supervisorhayestownshipmi@gmail.com>
Date: Mon, Oct 26, 2026 at 12:35 PM
Subject: Fwd: Formal Property Owner Response for Board and Planning Commission Review – 8275 Shrigley Road
To: Mat Gawenda [redacted]
[redacted]

Hello Matt,

We received this from Robert Han. I anticipate that I will send him the complaints that you have outlined to the Board since last September. He needs to know the extent of the problem and that your past attempts to resolve it directly with him did not alleviate or STOP the problems.

I would like your permission to send him your e-mails outlining the magnitude of your complaints, just to make sure that it is Ok with you.

Thanks,

Bill Conklin
231-373-0059
[Quoted text hidden]

Sent from my iPhone

Begin forwarded message:

From: Bill Conklin <supervisorhayestownshipmi@gmail.com>
Date: October 26, 2026 at 2:37:10 PM EDT
To: Mat Gawenda [redacted]
Cc: Kristin Baranski Clerk <clerk@hayestownshipmi.gov>, Todd Millar <tmillar@parkerharvey.com>
Subject: Re: Fwd: Formal Property Owner Response for Board and Planning Commission Review – 8275 Shrigley Road

[Quoted text hidden]

Gmail [redacted] clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Formal Property Owner Response for Board and Planning Commission Review – 8275 Shrigley Road

6 messages

Robert Han [redacted] Sun, Oct 25, 2026 at 12:26 PM
To: clerk@hayestownshipmi.gov
Cc: treasurer@hayestownshipmi.gov, supervisor@hayestownshipmi.gov, trustee2@hayestownshipmi.gov, hayestrustee5@gmail.com, zoning@hayestownshipmi.gov

Dear Members of the Board of Trustees,

I am writing to follow up on our previous correspondence with the Township regarding our property at 8275 Shrigley Road. We would like to formally address the concerns raised.

Please distribute this correspondence to both the Board of Trustees and the Planning Commission for consideration at their upcoming meetings.

We take the concerns regarding our property seriously and have made a consistent effort to address issues brought to our attention while maintaining open communication with neighboring property owners.

As previously communicated, we have taken several proactive steps to ensure our property is operated responsibly and in accordance with Township expectations, including:

- **Listing updates:** We have revised our rental listing to reflect the appropriate bedroom count following guidance from the Township. We would also like to reiterate that the property's historical October 2023 real estate listing advertised the home as a four-bedroom residence, which predates our ownership and provides context for our previous listing.
- **Guest screening and communication:** We have strengthened our renter screening procedures and pre-arrival communications to clearly outline the single family requirement and expectations regarding noise, gatherings, property rules, and respect for neighboring residents.
- **Neighbor communication:** We have maintained communication with neighboring property owners, provided direct contact information, and promptly followed up on concerns brought to our attention.
- **Property oversight:** We continue to reinforce our house rules and take appropriate action when concerns arise.

While we recognize the importance of maintaining a peaceful residential environment, we also believe it is important that complaints be evaluated objectively and that property owners have an opportunity to provide relevant information and supporting documentation. We remain committed to being responsible property owners and respectful members of the Hayes Township community.

We would also appreciate clarification regarding our previous correspondence to the Township. Specifically, **could you confirm whether our emails and responses have been acknowledged, shared with, or presented to the Board of Trustees and Planning Commission during their respective meetings and whether it has been included in the official record?** We want to ensure our perspective and the corrective measures we have implemented are being considered alongside any complaints received.

Our intention has always been to operate responsibly, address legitimate concerns, and maintain a positive relationship with the surrounding community. We welcome constructive dialogue and would appreciate the opportunity to ensure that the Township has a complete and accurate understanding of the circumstances before making any determinations regarding our property.

Please confirm receipt of this correspondence and advise whether any additional steps are required to have our response formally included in the Township's records.

Thank you for your time and assistance.

Best regards,
Robert Han
[redacted]

---

clerk hayestownshipmi <clerkhayestownshipmi@gmail.com> Mon, Oct 26, 2026 at 10:33 AM
To: Robert Han [redacted]

Mr. Han,

I have received your letter(s). Rest assured that this will be an agenda item for the November 9 Board of Trustees meeting. If there is anything additional that is needed I will reach out to you. Please check the website the Friday prior to the meeting for the meeting agenda, meeting packet as well as the Zoom link.

If you have any additional questions or comments please feel free to contact me.

Thank you
[Quoted text hidden]
[redacted]
—
Kristin Baranski
Hayes Township Clerk
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720
231.547.6961

Bill Conklin <supervisorhayestownshipmi@gmail.com> Mon, Oct 26, 2026 at 12:38 PM
To: Kristin Baranski Clerk <clerk@hayestownshipmi.gov>

FYI.....I asked Matt if it is ok to pass along his complaints, which I could do as it is part of the public record, but wanted him to be aware and for his approval.

——— Forwarded message ———
From: **Bill Conklin** <supervisorhayestownshipmi@gmail.com>
Date: Mon, Oct 26, 2026 at 12:35 PM
Subject: Fwd: Formal Property Owner Response for Board and Planning Commission Review – 8275 Shrigley Road
To: Mat Gawenda [redacted]
[redacted]

Hello Matt,

We received this from Robert Han. I anticipate that I will send him the complaints that you have outlined to the Board since last September. He needs to know the extent of the problem and that your past attempts to resolve it directly with him did not alleviate or STOP the problems.

I would like your permission to send him your e-mails outlining the magnitude of your complaints, just to make sure that it is Ok with you.

Thanks,

Bill Conklin
231-373-0059
[Quoted text hidden]

Sent from my iPhone

Begin forwarded message:

From: Bill Conklin <supervisorhayestownshipmi@gmail.com>
Date: October 26, 2026 at 2:37:10 PM EDT
To: Mat Gawenda [redacted]
Cc: Kristin Baranski Clerk <clerk@hayestownshipmi.gov>, Todd Millar <tmillar@parkerharvey.com>
Subject: Re: Fwd: Formal Property Owner Response for Board and Planning Commission Review – 8275 Shrigley Road

[Quoted text hidden]

Gmail clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Re: Follow-up on Hayes Township STR recommendations

1 message

Bill Conklin <supervisorhayestownshipmi@gmail.com> Wed, Nov 4, 2026 at 2:03 PM
To: Ramy Rezkalla [redacted]
Cc: Karen H <hunterkaren14@gmail.com>, bradley hunter <hunterbrad76@gmail.com>, Kristin Baranski Clerk <clerk@hayestownshipmi.gov>

Thank you Mr. Rezkalla for your e-mail which includes your experience, ideas and suggestions.

I am not certain what you mean by Country Club Bungalows and where they are located in relation to Shanahan's Barn. I walk the Stonebridge Rd weekly.
I am glad that your reviews are exemplary, as that is paramount. The problems/issues seem to be primarily in small lot, residential areas.

I would not be able to give advice about a proposed building idea as that would put me in a position to comment on a matter reserved for the Zoning Administrator, interpreting the present Zoning Ordinance.

I understand what you are saying, but the Hunters and any other owner or prospective owner can offer their ideas to the Planning Commission and Township Board at the public meetings which will be scheduled over the next three months or so. Density is a concern. If I understand what you asked, building a structure for rentals adjoining a present dwelling may not be allowed in our zoning ordinance, which has nothing to do with STRs.

If you, the Hunters or your other clients want to discuss specific ideas about how to protect neighbors from the intrusion/impact of weekly/transient renters, we could discuss how to implement such into a proposed draft of the STR Ordinance. Regarding future building plans, I am open to talk about it as an individual, but could not responsibly commit to any particular plan. If there is a specific plan in mind, then a discussion with the Zoning Administrator would be advisable.

Cordially,

Bill Conklin
231-373-0059

On Wed, Nov 4, 2026 at 1:11 PM Ramy Rezkalla [redacted] wrote:

> Mr Conklin, thank you for your thorough responses.
>
> It is clear you have the residents of Hayes Twp as a top priority. And it is clear you have done a great deal of research in coming to your conclusions.
>
> Respectfully, prior to the adoption of the ordinance we are wondering if you are considering certain areas or zones while drafting the language? Specifically, on behalf of my clients we would like to know what allowances Brad & Karen Hunter would enjoy within the ordinance due to their unique location. They are near Shanahan's Barn on the Charlevoix Country Club. I believe most of the residences in the area of the Bungalow are rentals.
>
> Obviously my clients and others became concerned the minute the ordinance was proposed with the thought of losing revenue or land value. For context I help manage properties in East Bay Twp where as I am sure you know a STR ordinance was passed a few years ago. In my experience in helping my clients navigate the new world of STR ordinances here are a few of my thoughts. I am suggesting while on the on one hand you hold accountable ALL the STR residences across the Township to the standards in the ordinance, that the ordinance language also carve out certain areas or districts with unique locations/attractions near to a rental with certain flexibilities. Especially if my clients on the Country Club Bungalows, zoned PUD, decide to build out adjoining lots to supply the Barn and golf course additional short term housing, what protections would they have in knowing their zone or specific area would have at the discretion of the Township, certain flexibilities with permitting, ongoing costs, etc?
>
> Furthermore, supported by the fact that I own a reputable small business in the property management space managing 25 STR properties, I could be used as a resource as I see an overview of activity within this and other local townships, including nuisance calls. My customer reviews support the fact that we came into Hayes Twp with precisely the same goals as the ones you are outlining in the ordinance language. We have maintained this track record for 8 years now.
>
> To conclude, my business will continue to manage properties according to the laws of each municipality, full stop. But with regards to the uniqueness of their property, instead of making any claims of their own, would the Township assist the Hunter's with potential ideas perhaps offering a more flexible approach while of course obeying the key principles of the ordinance? Given both the proximity to a commercial location, other rentals in the immediate vicinity & the desire to potentially build out a lot near their existing rental we seek clarification from the Twp Supervisors and Trustees. Any thoughts, input or suggestions are greatly appreciated.
>
> Best,
>
> Ramy Rezkalla
> Owner, Aervilla Properties
>
> > ---------- Forwarded message ---------
> > From: **Bill Conklin** <supervisorhayestownshipmi@gmail.com>
> > Date: Wed, Oct 28, 2026 at 12:46 PM
> > Subject: Re: Follow-up on Hayes Township STR recommendations
> > To: Karen H [redacted], bradley hunter [redacted]
> >
> > Hello Karen and Brad,
> >
> > Thank you for your email.
> >
> > To answer your questions: There are three formal complaints out of the 68 STRs which have been occurring: (1) since September, 2025 and (1) since May, 2026 and (1) since June 2026. These are in close or small lot settings. There has been no remedy for the adjacent homeowners undertaken by the Zoning Administrator or the Board until I asked for a formal opinion from the Township Atty which resulted in a letter written on 10/10/2026 to the STR homeowners demanding that they cease and desist within 10 days of receipt of the letter. All STRs in Hayes Township are not legal since our 2013 STR Ordinance was rescinded.
> >
> > See attached Attorney opinion, which may help you understand the complexity of the issue. I have also attached the Complaints for your review so you have the bigger picture. The Twp atty sent letters to two of the properties as of this date. Another letter may be sent next month - as of this date only to those who have been notified of a continuing problem and done nothing to correct it, prior to the Atty letter. See also the response of the STR owner AFTER the atty letter; yet nothing in writing or changes in rentals in response to their neighbors' telephone calls.
> >
> > A person purchases a home in a residential neighborhood, expecting that it will have single family neighbors. They did not purchase near a commercial district but in a small residential neighborhood which, from all of their research and study, is composed of single family residents. Then 5, 7, 15 or 25 years later a neighbor's home goes on the market and it is purchased by a person who intends to rent it weekly to unknown persons. The neighbor who expected to live next door to a single family resident is now subjected to a steady flow of people moving in and out of that neighbor's home weekly, cleaning people and repair people coming in with their loud music, albeit during the day, trash often being left in the yard, cars coming and going all hours of the night, outdoor parties being conducted weekly with the accompanying noise, laughter, conversations albeit friendly and part of the "fun times", often with drinking or smoking marijuana being used, bonfires and loud conversations with drinking going on weekly and the neighbor who just wanted to live in a single family neighborhood is subjected to a quasi-hotel or resort or campground environment on a weekly basis. This is not even to mention the midnight loud exchanges, loud or boisterous shouts and exchanges when they come home from the bar or later.
> >
> > If it happens once, it is beyond the scope of what was expected when they purchased their quaint little slice of peace and quiet for themselves and their children. A business belongs in a business setting, UNLESS an exception could be carved out for a business to operate properly with safeguards and strict guidelines to require absolute protection to the neighbors. The neighbors will already be subjected to the weekly comings and goings and increased traffic, trash issues, noise issues, outdoor gatherings and guests arriving and staying, etc, much less

the interference with their peace and quiet by loud exchanges, yelling at the kids to get out of the street, bicycles being driven by the visiting kids and their yelling at one another all in play but also all as a new distraction and interference to the neighborhood, all not anticipated and expected when the person bought their home 5, 7. 12 or 20 years earlier.

Economics aside, what should residents in a neighborhood expect? What concessions would a prospective STR owner be willing to give a neighbor or neighbors? All I have heard from STR owners is their bottom line and their economic loss, their profits or a tax -- but no protections offered for the neighbor. I am particularly concerned about that mindset and that lack of compassion and empathy for those neighbors (especially elderly who "do not want to cause a problem but are required to put up with the interference") affected by the commercial activity, extraordinary activities in a residential setting.

It is expected that all current STRs will be allowed to apply and will probably be licensed by paying an annual fee for enforcement of the Ordinance, as long as the property meets building, health, septic and safety codes and the owners are willing to comply with the occupancy standards and will ensure that the renters are willing to adhere to the code of conduct outlined. If the renter wants to conduct their personal affairs and vacation times like in a resort setting with day-long activities or as a motel with exuberant fun, all-day activities running and playing and jumping and making noise outside "having fun", then the STR owner may properly choose to advise that their property is not available for such activity that would disrupt the quiet characteristics of the neighborhood, as the STR owner would know that the neighbors will be required to bear an unfair burden. What business would be willing to do such? I have heard from only two possible STR owners who would take that stance OUT OF hundreds, as many retort, "I have a right to rent my property to whomever can pay the price". I am not too sure about that, given the many, many townships which are on their 2nd or 3rd draft of their original STR Ordinance, making it more enforcement friendly since STR owners and their renters are more and more brazen in their commercial and individual rights vs the rights of the neighbors. But I am just one cog in the township machine and I only have one vote on the Board.

The solution rests with the STR owners and how they conduct their business affairs. It is not the fault of the neighbors who expected/want peace, quiet and tranquility, except for those who choose to live next door to a motel, hotel or resort. The Charlevoix Country Club setting is listed as a type of residential-resort district, so it may be considered a bit more "resorty" in nature, except after 10pm or so. There will be noticed public input and public hearings about the STR Ordinance once it undergoes the Planning Commission review process. I am sure that the Township Attorney will weigh in with options and advice, as well.

I hope you understand the intent of my concerns and the complexity of the issue - to protect the neighbors above all and minimize the effect of a business in a residential environment.

Regards,

Bill Conklin
231-373-0059

On Tue, Oct 27, 2026 at 6:26 PM Karen H <hunterkaren14@gmail.com> wrote:

> Bill,
>
> Thank you again for your earlier response and for sharing the additional materials with us. We saw that the STR Advisory Committee has now completed its work and submitted its recommendations, and we have spent some time reviewing them.
>
> We continue to appreciate the concerns you shared regarding homeowners who have experienced recurring disruption from neighboring STRs. We agree that residents should have an effective avenue for addressing legitimate nuisance issues and that STR owners should be held accountable when those issues occur.
>
> As we reviewed the recommendations, though, we still have some questions about the **scope of the problem across Hayes Township and how that informed the proposed approach**. In particular:
>
> - Of the approximately 68 active STRs identified by the Committee, how many individual properties have received formal complaints, and how many have received repeated complaints?
> - How many of those complaints have resulted in verified violations or enforcement action?
> - Are complaints primarily concentrated among a small number of properties, or are they occurring more broadly across STRs in the Township?
> - What data or findings led the Committee to recommend an overall cap of 70 STR licenses?
>
> We also noticed that the recommendations contemplate a police-power ordinance intended to avoid grandfathering issues, as well as potential future neighborhood-level caps. As existing property owners who purchased our property with its STR use and economics as part of our decision, we'd like to better understand how the proposed approach is intended to affect existing **STR owners who are operating responsibly and in good standing**.
>
> Finally, now that the Advisory Committee has completed its work, could you help us understand the **next steps for Planning Commission and Board of Trustees consideration**, including when and how property owners will have an opportunity to provide input before any final decisions are made?
>
> We want to remain constructively engaged in the process. We believe there's common ground in protecting neighbors from legitimate recurring disturbances while also ensuring that whatever solution the Township ultimately adopts is proportionate to the scope of the problem and appropriately considers responsible existing STR owners.
>
> Thank you again for your time and for keeping the conversation open.
>
> Best regards,
> Brad & Karen Hunter
>
> On Thu, Sep 24, 2026 at 9:40 PM bradley hunter <hunterbrad76@gmail.com> wrote:
>
> > BRADLEY J HUNTER
> > 616-498-5019
> >
> > ------- Forwarded message ------
> > From: **Bill Conklin** <supervisorhayestownshipmi@gmail.com>
> > Date: Thu, Sep 24, 2026 at 8:44 PM
> > Subject: Re: Short Term Rental ordinance
> > To: bradley hunter <hunterbrad[redacted]>
> >
> > Hello Bradley,
> >
> > Thank you for your email and your thoughts.
> >
> > Please see attached complaints from owners who live next door to two short term rentals which have consistently disturbed the peace and quiet and character of a residential neighborhood. This has been an issue which has caused them much personal grief relating to the loss of their peace, quiet and tranquility and all the reasons they purchased a home here. Please also research short-term rental law in Michigan and how the Michigan Court of Appeals has interpreted short term rentals in a residential district, to wit: a commercial enterprise which is incompatible with a residential neighborhood.
> >
> > In light of your outlined analysis, what relief would you extend to the neighbors who have had to endure noise, disturbances, bachelor parties, late night campfires, etc, if the township took the position to do nothing?.
> > Who is required to protect the individual homeowners who expected to live in a residential community and not next door to "a type of" hotel or motel, which only recently has moved in and begun to operate? There are so many variables involved and it is an issue that must be researched thoroughly, not just from a business or investment perspective. Our

Committee has spent 12 days 2.5 hours each day on discussing what is best for a possible ordinance. What is best for the individuals living in a community vs what is the impact on the economics.

You are welcome to attend the Short Term Rental Committee meeting on Monday Sept 28 at 6:30pm at the Township Hall. I hope that I answered some of your questions and have assisted you in some small way.

Kind regards,

Bill Conklin
231-373-0059

On Thu, Sep 24, 2026 at 12:54 PM bradley hunter [redacted] wrote:

> Hello to all of you!
>
> I hope your summer was great and much the same as we head into Fall, what we consider Michigan's best season.
>
> I have cc'd my wife Karen on this email and please take these suggestions as our collective thoughts regarding your work on a STR ordinance at the township level. Before diving in, it is clear from having read notes and listened to a few discussions that your care and concern for the well being of the Township is your primary goal.
>
> We purchased two parcels on the Charlevoix Country Club in May 2025. We were able to purchase a buildable lot and existing condo near Shanahan's Barn when we transitioned our 2nd home from Glen Arbor to Hayes Township. We did so for a variety of reasons. From our home base here in Grand Rapids, we love northern Michigan and all the unlimited amount of experiences it brings. However, in our late 40s still miles away from a comfortable retirement, we also based our decision to purchase on financial reasons as well. We are probably a bit 'nerdy' admittedly in our approach to 2nd property ownership. We created a detailed spreadsheet of not just top and bottom line revenue and margin from the previous owners but created our own pro forma as well. So it is discouraging to learn about the attempt to limit short term rentals in Hayes Township. Whether the existing homeowners and taxpayers who rent their homes to vacationers would be affected or not, it produces as studies have shown a cooling effect on the local housing market. Many municipalities have undertaken a STR restriction for this very reason as vacation markets may price year round residents out of the housing market, a concern which we fully understand. However, the planning commission and township trustees, MUST counterbalance the cooling effect on a local housing market that could potentially go too far. With our spreadsheet and calculations, we know that this 2nd property represents a non-Homestead elevated property tax that if we were looking for ways to increase margin (as any business regularly does) this would be an easy and obvious line item. Or if we projected that demand for STR declines (all else being equal) due to vacationers not including Hayes and other restricted townships into their AirBnB search assuming there are restrictions, we may just as easily perform a simple 1031 exchange of the equity as we did last year when leaving Glen Arbor. Having performed 3 of these, it is fairly straightforward. We do not wish at this time to do this as the area has grown on us in one short year.
>
> I suppose my question is, as you continue to analyze this situation, as the elected body representing Hayes Township: do you think the housing values of Hayes Twp are that much higher as a result of the STR market placing upward pressure on prices? Or is that phenomenon the same % increase as we've seen in other markets? Or as your notes from previous meetings indicate, do the increase in noise and other violations by the STR market truly justify the amount of spending that will be required to design, implement and enforce these governmental regulations?
>
> Our advice, albeit from some downstate folks who have owned for only 1 year - but have truly come to love the way of life in Hayes - just leave it alone. I would be happy to help in any way to continue to collect information and evidence to this topic and keep it front of mind for the voters and taxpayers, but it seems with all due respect like the proverbial solution in search of a problem.
>
> Just thinking out of the box, a potentially less harsh implementation, to get homeowner's attention about the seriousness of your goals, is a small township tax on revenue for STR owners. Instead of capping the number of units or eliminating STR completely perhaps consider a small single digit tax of rental receipts that would get the attention of the type of rentals you are rightly trying to reign in. Just a thought, and one we'd be amenable to. At least it preserves some of the free market economics of owning northern Michigan real estate. Neither a tax or market restrictions are positive examples of free markets but if I had to choose, this would seem more agreeable.
>
> Thank you for your work on this topic and consideration of our input.
>
> Best Regards,
>
> --Brad
>
> BRADLEY J HUNTER
> [redacted]

November 3, 2026

Subject: Public Comment / Clarification Request regarding Draft STR Ordinance (Susan Shores Overlay)

Dear Members of the Hayes Township Planning Commission,

I am writing as a property owner at 8155 Susan Shores to provide feedback and request clarification regarding the draft short-term rental (STR) ordinance I found posted on your website, specifically the proposed 300-foot separation requirement within the Susan Shores overlay district and rental requirements.

First, I want to express my appreciation for the commission's work in attempting to balance neighborhood character with property owner rights. As a responsible member of this community, I support reasonable guidelines that ensure safety and neighborhood harmony.

My property is currently utilized as an infrequent short-term rental, and I have consistently and responsibly rented it via VRBO for the past 3 years. To comply with federal tax guidelines under IRS Section 280A(g), I strictly cap my rental activity at 14 or fewer days per calendar year and use this rental income to help fund my property tax assessment. Furthermore, because this is a modest 2-bedroom home, my rental is strictly limited to small groups of 4 or fewer people.

Because our neighborhood is relatively dense, with several neighboring homes located within 100 feet of my property, the proposed 300-foot buffer zone heavily impacts my property rights. As the draft travels through the review process, I respectfully request that the commission clarify and consider the following points:

1. **Definition of "Current" or "Existing" STR:** The current draft states that the 300-foot rule will be enforced "after current STRs are licensed." However, in reading your document I couldn't find what constitutes an "existing" or "current" STR. Because my rental window is intentionally limited to 14 days or fewer annually and not frequently advertised as a result, I want to ensure that ultra-limited, low-impact rentals with an established 3-year history are legally recognized as "existing" uses during the initial licensing wave, rather than being excluded in favor of high-

frequency commercial operations, such as the one located across the street from me.

2. **Onerous Inspection and Application Requirements:** For a property like mine that hosts just 4 or fewer people for less than two weeks a year, the full application and commercial-grade inspection requirements would be remarkably onerous. When I purchased this home four years ago, I proactively had the well water tested and the septic system fully inspected to ensure total safety, exceeding baseline state requirements. My property operates exactly like a standard single-family home, which it normally is. Requiring occasional hosts to undergo extensive, recurring commercial STR inspections is unnecessary when basic residential compliance for water and septic health has already been demonstrated.
3. **Consideration of a "Limited-Use" Tier Exemption:** I understand and personally appreciate that large capacity, high-frequency rentals such as the one located across the street from me naturally create a different neighborhood footprint than a small 2-bedroom home rented to 4 or fewer guests for just one or two weeks a year. I believe if you were to speak with any of my neighbors, they would fully attest to this fact from their own first-hand experience. I strongly encourage the commission to consider implementing a multi-tiered framework. Exempting low-impact properties that rent for 14 days or fewer per year from the 300-foot proximity cap and streamlining their regulatory burden would preserve the quiet nature of Susan Shores while protecting the traditional property rights of long-standing owners who occasionally rent their homes.

Thank you for your time, consideration, and continued service to our township. I look forward to your clarification on how existing status will be defined and verified as this ordinance moves forward.

Sincerely,



Michael Foltyn
8155 Susan Shores Dr
[redacted]