

CHAPTER 9
PLAN ADOPTION AND IMPLEMENTATION

Draft Plan Circulated for Comments

The draft Hayes Township Master Plan was transmitted to the Township Board for review and comment in February 2008. The Township Board approved the draft plan for distribution on February 11, 2008. Following the Board's approval for distribution the proposed plan was distributed to the adjacent Townships (Bay, Charlevoix, Evangeline, Eveline, Marion, Resort), the City of Charlevoix, as well as to the Charlevoix and Emmet County Planning Commissions on February 26, 2008 for review and comment. The only comments were received from Charlevoix County Planning Commission, and are provided below.

Charlevoix County Planning Commission Minutes

**Excerpt from
DRAFT Meeting Minutes
April 10, 2008
Hayes Township Hall**

Hayes Township Master Plan Update

Sullivan reviewed the Planning Department Staff Report on the proposed Hayes Township Master Plan Update – 2007/2008. He complimented Hayes Township on their efforts to update their Master Plan, noting that the proposed, new plan has the potential of greatly altering the manner in which Hayes Township is developed in the future.

Sullivan said some minor grammatical and spelling corrections are needed, but these were not included in the Staff Report. Staff will provide these separately to Hayes Township officials and/or directly to their consultant for consideration.

Sullivan said, in a number of instances, the terms Township Planning Enabling Act and/or Township Zoning Enabling Act are mentioned. He said it might be worthwhile to acknowledge that both of these acts have been superseded by the Michigan Planning Enabling Act (2008) and the Michigan Zoning Enabling Act (2006). While Staff recognizes that efforts to develop this plan may have begun prior to one or both of these acts being signed into law, Sullivan said it would be helpful for those reading the plan to recognize that the new acts are currently in place and are already in effect (MZEA) or will take effect later this year (MPEA).

Referring to Chapter 4 Existing Land Use, page 4-1, second paragraph under "Pattern of Land Divisions", Sullivan noted that the Consumers Energy property is reduced in size as a result of the sale of approximately 100 acres to Entergy Corporation. This 100-plus-acre piece of land holds the spent fuel rod storage casks and a surrounding buffer area. Sullivan said it would be worthwhile to acknowledge this land sale and the fact that the fuel may be stored on this property for a lengthy period of time into the future.

Referring to page 4-2, second paragraph, Sullivan said it would be helpful to spell out the acronym MIRIS. He said it is spelled out in Table 4-1, but the initials are not included at that point so a reader would not necessarily relate the use of the initials in the text with the spelled out terminology in the table.

In reference to the Existing Land Use/Cover Map on page 4-4, Sullivan said some of the colors are difficult to differentiate, so it may be worthwhile considering different colors, especially for the commercial and the extractive categories, which are both shades of red.

Referring to Chapter 5 Transportation on page 5-1, Sullivan said, given all of the discussion regarding the condition of the Boyne City-Charlevoix Road, it may merit some mention or discussion in the plan, especially given that the plan will be updated in 5 years and, with some degree of luck, the road will be completed by then, at which time the language in the plan could be changed back to the way it currently reads.

Commissioner Drebenstedt said, according to Commissioner Shirley Roloff, the County Road Commission is planning to wait until the November general election to present a ballot proposal to the public for fixing roads. Commission members and Staff speculated as to why the Road Commission might be waiting until the general election to put this proposal on the ballot, as opposed to putting it on the primary ballot. Sullivan said it was his understanding that the ballot proposal might not be a millage for fixing roads; rather, it may be a millage to be used to retire bonds, with those bonds being used for road repair.

Referring to Chapter 6 Parks, Recreation & Community Facilities, page 6-1, Sullivan said it might be helpful for the residents of the Township to include a map showing the location of parks, publicly owned lands and conservancy lands in the Township.

Referring to Chapter 7 Strategic Goals, Policies & Action Plans, page 7-2, Sullivan said the Township may want to consider rewriting the first statement under "Actions" to read as follows: "Township officials will take the necessary steps to retain existing state-owned lands along the US-31 corridor in public ownership in perpetuity." Sullivan said the State is considering selling some of their land holdings in the County, including some in Hayes Township.

Referring to page 7-3, Sullivan suggested rewriting the first statement under "Action" to read as follows: "Designate and zone those areas of the Township that are suitable for agricultural, residential, public, commercial and industrial development for those respective uses."

On page 7-5, third statement under "Policies", Sullivan suggested inserting the word "them" between the words "protecting from".

On page 7-6, Sullivan said the "Actions" listed at the top of the page do not seem to relate to the "Policies" listed at the bottom of page 7-5.

Sullivan suggested that the first Action at the top of page 7-6 might be better under the Transportation Goals.

Given the current efforts to develop a non-motorized trail between Boyne City and US-31, Sullivan said perhaps additional policies and action statements related to the trail should be included in the plan.

Referring to Chapter 8 Future Land Use Plan & Strategy, page 8-1, under “Farm/Forest”, Sullivan said the second sentence currently reads as follows: “The Township will encourage methods of preserving farmlands, farming, open space, natural resources, and rural character of the Township, and a the same time assist landowners who want to reduce or discontinue farming.” Sullivan suggested rewriting the sentence as follows: After the second use of the word Township, the comma should be replaced with a period; the remainder of the sentence should be replaced with a new sentence that reads as follows or that would have a similar effect: “The Township will work with agricultural land owners to insure that economically viable uses of the land are allowed, while minimizing the amount of land that is removed from agricultural production.”

Referring to the Future Land Use Map on page 8-4, Sullivan said he had a number of concerns. First, the colors are difficult to distinguish from one another, especially the red shades. Second, it looks like the Tribal Trust property is located in the Bay Shore area as opposed to being at the corner of Murray and Upper Bay Shore Roads. In addition, the property lines are shown in gray, which adds to the confusion. Third, it is difficult to distinguish between the colors used for the Mobile Home Park and the Commercial categories.

Sullivan recommended that all of the areas on the Future Land Use Map be depicted by curving boundaries or amorphous shapes (blobs) as opposed to following hard and fast along property lines. He said the map should show general areas as opposed to specific properties.

Sullivan questioned the rationale for having a separate category for Neighborhood Business and limiting that use to the properties located adjacent to the area designated for future Commercial Use. He suggested merging the Neighborhood Business and the Commercial categories, noting that the differences between the two classifications in the written text are minor.

Ethel Knepp explained they are trying to provide for “cottage” industries and home-based businesses in the Township, and these land uses would fall into the Neighborhood Business category as opposed to the Commercial category.

Sullivan expressed concern with including the Dunmaglas Golf Course in the Farm/Forest category on the Future Land Use Map. Ethel Knepp explained that the Dunmaglas property was designated as Farm/Forest because it is currently zoned Agricultural. Sullivan emphasized that since this land probably will not be used for agricultural purposes long term, it may be better to classify this area as Conservation & Parkland or potentially Mixed Use Residential. Sullivan noted that designating this area as Farm/Forest may give property owners and/or developers in other areas of the Township the idea that they could rezone their property to Rural Residential (RR-1) and split it into 5 acre parcels. This would not be desirable from the Township’s perspective

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because some of the property proposed for rezoning to RR-1 might be good quality agricultural land.

Sullivan suggested considering a Farm category as opposed to Farm/Forest on the Future Land Use Map because most of the land in the Township is well suited for growing trees. There is not a lot of land that is well suited for agriculture, and much of the land is not in parcel sizes that would make it conducive for agricultural purposes. Sullivan said the Farm category could be designed to evolve over time, such as through transfer of development rights or farmland development rights.

Sullivan expressed concern that the Big Rock area is designated as Farm/Forest with a Waterfront Overlay on the Future Land Use Map. He emphasized that a considerable amount of time and effort has been expended by the Township, the County and other groups to have the Big Rock property acquired for public recreational use. Therefore, it might be better to designate this area as Conservation & Parkland. Sullivan explained that when the State considers whether or not to purchase a piece of property, such as Big Rock, they typically look at the township plan to see how that particular area is designated on the Future Land Use Map.

Ethel Knepp recommended that the Township Planning Commission consider the County's comments at their upcoming work sessions.

It was noted that the Township Planning Commission will hold a public hearing on this plan in May or June.

Referring to page 1-3, second line from the top of the page, Ferguson said it seems like the statement about maintaining historic features should include preserving natural features and the rural character of the Township because these points are made throughout the plan.

Referring to page 3-1, third bulleted item on the page, Ferguson asked about the meaning of the word "littoral". Solomon said this term refers to an area along a stream. Ferguson suggested selecting a different word that is more commonly understood.

Also on page 3-1, second to last bulleted item, Ferguson said the word "runoff" should be inserted after the word "stormwater". Draves said he thought the statement was correct as it was written in the plan because they would be treating stormwater, not stormwater runoff.

Referring to page 8-1, under "Farm/Forest", Ferguson said the last sentence seems too general. She asked if any property owners in the Township have expressed interest in wind turbine generators. Ferguson emphasized that some people like wind turbines, while others object to them as detracting from scenic views. She noted efforts by Heritage Sustainable Energy to "sign up" property owners in townships south of Charlevoix as being interested in having commercial wind turbines installed on their property. Wieland confirmed that Hayes Township will be included in the future plans of Heritage Sustainable Energy.

Referring to page 8-2, first sentence under "Waterfront Residential Overlay", Ferguson asked who is recommending this designation. Sullivan suggested a change in wording to clarify the statement as follows: "The Waterfront Residential Overlay category is designed to preserve the scenic beauty, property value and environmental integrity of lakefront areas."

Ferguson said, overall, she thought the proposed plan was readable and a good effort by the Township.

Solomon said he reviewed the proposed Hayes Township plan in the context of the new County plan as though the County plan had already been adopted. He said the goals of the two plans are consistent, but there are major differences between the future land use maps. Referring to the Draft County Future Land Use Map hanging on the wall, Solomon pointed out the areas in Hayes Township where he had identified inconsistencies between the two maps. He said the biggest differences are found in the southwest and west areas. On the Township map, most of the southwest and west areas are designated Farm/Forest. On the County map, these same areas fall within the "Urban" boundary. He said the County Planning Commission is projecting that in 20 years there will be outgrowth in this area from the City of Charlevoix. Solomon said inconsistencies can also be found in the southeast portion of the Township. The Township map designates this area as Farm/Forest, while the County map shows it as Rural Residential. Solomon acknowledged that the County plan is more generalized than the Township plan. However, it would be disappointing if the two plans were adopted with these inconsistencies. He said there has to be some way to resolve these differences on the Township end and the County end.

Draves suggested the County Planning Commission look at how our County map compares to the future land use maps for the other local units of government in the County. Sullivan noted we already have a large composite map of all the local future land use maps in the County. Marlene Golovich said the Township does not even have a future land use map in their plan that is currently in effect. Ferguson suggested providing a copy of the Draft County Future Land Use Map to Hayes Township for reference. Sullivan confirmed that Staff could provide copies of the map. The local officials present at the meeting said this would be helpful.

MOTION by Draves, seconded by Ferguson, to recommend approval of the proposed Hayes Township Master Plan Update – 2007/2008 with consideration being given to the comments in the Planning Department Staff Report as well as the comments in the minutes of this meeting. Voice vote: all in favor. Motion carried.

Marlene Golovich asked Sullivan to give the suggested grammatical and spelling corrections directly to the Township's planning consultant.

Public Hearing

A public hearing on the proposed Master Plan, for Hayes Township as required by the Township Planning Act, Act 168 of 1959 as amended, was held on July 23, 2008. The Act requires that two notices of public hearing be given, the first to be published 20-30 days prior to the public hearing, and the second to be published not more than eight days prior to the public hearing. Notice of the public hearing was published in the Charlevoix Courier on July 2, 2008 and July 16, 2008. A copy of the public hearing notice is reproduced at the end of this chapter. During the review period, the draft plan was available for review on the Township's website, at the Charlevoix Library, or by contacting the Hayes Township Clerk.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. In addition to the Planning Commission members, two Township Board members, and three residents and/or business owners of the township attended the public hearing. Minutes from the Public Hearing are provided at the end of this chapter.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission and steering committee workshop meetings, and public input sessions. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented.

Plan Adoption

At a Planning Commission meeting following the public hearing on July 23, 2008, the Planning Commission discussed the comments received and took action to formally adopt the Hayes Township Master Plan - Update, including all the associated maps.

Per the Township Planning Act (PA 168 of 1959, as amended), on August 11, 2008, the Township Board asserted the right to approve or reject the plan. The Township Board formally adopted the plan on August 11, 2008.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters appear at the end of this chapter.

Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning Enabling Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets, to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements,

and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. Hayes Township is covered by the Hayes Township Zoning Ordinance regulating land use activities. The first Zoning Ordinance was adopted in 1974. The current ordinance was last amended in 1999. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use as presented in this Master Plan. Hayes Township intends to update the Zoning Ordinance consistent with the Township's vision for the future and provide development options to better meet the goals of this plan.

Grants and Capital Improvement Plan

The Master Plan and Recreation Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

Hayes Township Notice of Public Hearing

Hayes Township

Master Plan Update - Public Hearing

The Hayes Township Planning Commission will hold a public hearing on proposed the Hayes Township Master Plan Update at **7:30 pm** on **Wednesday, July 23, 2008** in the Hayes Township Hall at 09195 Old US-31, Charlevoix.

All interested parties are invited to attend the hearing and comment on the proposed Master Plan Update. The proposed Master Plan Update is available on-line at www.charlevoixcounty.org/hayes.asp. Additionally, hard copies can be viewed at the Charlevoix Public Library or Hayes Township office by appointment for additional information, contact Marlene Golovich, Hayes Township Clerk at (231) 547-6961 or Jonathan Scheel, Zoning Administrator at (231) 342-9025. Written comments may be submitted in advance of the public hearing to: Clerk, Marlene Golovich, Hayes Township Hall, 09195 Old US-31 N, Charlevoix, MI 49720.

**Hayes Township Planning Commission
Master Plan Public Hearing
July 23, 2008**

Chair Marilyn Morehead called this Master Plan Public Hearing to order at 7:30 p.m. at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission members present were Marilyn Morehead, Rich Burnett, Steve Wilson, Ed Bajos and Cliff Biddick. Terry Ayers and Doug Kuebler were absent. Also present were Secretary Marlene Golovich, ZA Jonathan Scheel and Planner Mary Campbell. Audience members were Jim McMahon, Diane McMahon, Ethel Knepp and Melvyn Thayer.

Chair Morehead turned the meeting over to Mary Campbell of MC Planning & Design. Mary stated that this meeting is a Master Plan Public Meeting to gather public comment regarding the proposed Master Plan update.

Jim McMahon asked if Mary could give a brief overview. Mary stated that the Master Plan should be reviewed and updated every five years. It is a policy document used as a guide to future growth and development for the Township. Mary briefly outlined each section of the plan and opened the floor to public comment.

Jim McMahon stated that he had concerns regarding the mixed use residential area on the future land use map and how development along this area might impact the area where he lives. Much of the land is uphill from him and he is concerned about water runoff. Mary stated that any future development in this area will be addressed by the Planning Commission at a public hearing. As any development occurs it is the Planning Commissions responsibility to take into consideration any impact on the surrounding areas.

Marlene Golovich asked why the proposed Boyne City to Charlevoix non-motorized trail was not included in the Plan. Mary stated it is on page 7-6 under actions for Community Services as well as under Transportation Goals.

Marlene Golovich asked if it should be added to the Parks and Recreation section. Mary stated that if the Planning Commission wished to have it added it could be done. Chair Morehead stated it should be added to the Parks and Recreation section as well as the existing non motorized trail on US 31.

Marilyn Morehead asked if the potential park purchase was in the Plan. Mary stated it was also on page 7-6 under Goals.

Jonathan Scheel stated he would like to see Bayshore Steel added to page 1-5 top paragraph.

Mary asked if the PC wanted to add a general comment regarding future land use and the impact of the surrounding area as development occurs. Cliff Biddick stated that it is the job of the Planning Commission to consider the impact and no comment is necessary in the Master Plan.

Jim McMahon again referred to the future land use map on page 8-4 and his concern for the H&D property that is only 100 feet wide and runs from their gravel pit to Lake Michigan. His concern is the potential for funneling. Ethel Knepp stated that the Township is also concerned with any funneling and the Planning Commission will address it if any development in this area occurs. It was also explained that the mixed use residential area does not extend all the way to Lake Michigan.

At 7:55 p.m. the public comments portion of this hearing was closed.

Mary Campbell stated that at this time the Planning Commission has the option to adopt the Master Plan with the changes suggested or wait until the changes have been added. Marilyn Morehead stated that the PC should consider the adoption now and allow Mary to make the changes.

Mary presented a potential resolution for adoption. She also explained that the PC adopted the Master Plan but the Board could also adopt it with a resolution of support.

Cliff Biddick made a motion, supported by Steve Wilson to adopt with suggested changes:

WHEREAS, the Hayes Township Planning Commission desires to adopt a master plan, entitled *Hayes Township Master Plan Update – 2007/2008 Update* and has made the necessary inquiries, investigations and surveys of the appropriate resources of the township; and

WHEREAS, this master plan will promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and consider the character of the township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Hayes Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Township Planning Act (Public Act 168 of 1959, as amended), said hearing was held on July 23, 2008 following distribution of the draft plan to the planning commissions of the adjacent townships, Charlevoix County Planning Commission and Emmet County Planning Commission on February 26, 2008.

NOW, THEREFORE, BE IT RESOLVED, that the Hayes Township Planning Commission hereby adopts the *Hayes Township Master Plan Update – 2007/2008 Update*, including all maps, descriptions, goals, other text, the future land use plan and other matter intended by the Planning Commission to form the Master Plan.

YEAS: Steve Wilson, Cliff Biddick, Ed Bajos, Marilyn Morehead and Rich Burnett

NAYS:

ABSENT: Doug Kuebler and Terry Ayers

RESOLUTION DECLARED ADOPTED.

The Master Plan will now be sent out to the County and adjacent Townships.

Without objection the hearing was adjourned at 8:07 p.m.

Respectfully submitted

Marlene Golovich, secretary

Minutes approved as written August 19, 2008

**HAYES TOWNSHIP BOARD
MINUTES
August 11, 2008**

The regular meeting of the Hayes Township Board was called to order by Supervisor Ethel Knepp at 7.33 p.m.

Board members present were Marlene Golovich, Robbin Kraft, Douglas Kuebler, Jim Rudolph and Ethel Knepp. Audience members were Paul Hoadley and Mark Dhaseleer.

REVIEWED AGENDA

CLERK PRESENTS

MINUTES – Doug Kuebler made a motion, supported by Jim Rudolph to approve the July 14, 2008 Board meeting minutes as written. Motion carried unanimously.

INVOICES – Doug Kuebler made a motion supported by Jim Rudolph to approve invoices totaling \$105,917.14 with Robbin transferring \$89,099.48 from the road accounts and \$16,817.66 from the general fund accounts. Motion carried unanimously.

CORRESPONDENCE - Any correspondence received by the Clerk was provided to the Board members for their review.

REPORT FROM PLANNING COMMISSION – Marlene Golovich reported that the Planning Commissions regular meeting was canceled due to lack of quorum. The PC held a public hearing on July 23, 2008 to hear public comments on and adopt the updated Master Plan.

TREASURERS REPORT – Robbin Kraft presented a written report.

SUPERVISORS REPORT - Supervisor Knepp stated she contacted the Road Commission regarding the Maple Grove Road projects indicating the Board's consensus to approve the bid from H&D.

TRUSTEE REPORT – Jim Rudolph stated he attended a seminar on wind energy at the Charlevoix High School. He stated it was very informative. Paul Hoadley also attended and suggested that the PC use the new LED technology in their lighting section of the ordinance.

ZONING ADMINISTRATOR REPORT – No ZA report due to illness.

BLIGHT ADMINISTRATOR REPORT – No report received.

EXTERIOR STAIN OF HALL – Ethel Knepp will contact a few people regarding price etc. to

stain the exposed wood on the exterior of the Township Hall.

PARKS AND RECREATION PLAN – Jim Rudolph made a motion, supported by Doug Kuebler to accept the contract from MC Planning and Design to prepare a Parks and Recreation Plan for a price not to exceed \$2500.00 + expenses and to authorize the Clerk to sign said contract. Motion carried unanimously.

Clerk Golovich informed the Board that the Olds-Anderson property that was being looked at for a potential park was sold to the adjoining neighbors.

MASTER PLAN RESOLUTION – Ethel Knepp made a motion, supported by Marlene Golovich to adopt the following resolution:

WHEREAS, the Hayes Township Board desires to adopt a master plan, entitled *Hayes Township Master Plan Update – 2007/2008 Update* and the Hayes Township Planning Commission has made the necessary inquiries, investigations and surveys of the appropriate resources of the township; and

WHEREAS, this master plan will promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and consider the character of the township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Hayes Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Township Planning Act (Public Act 168 of 1959, as amended), said hearing was held on July 23, 2008 following distribution of the draft plan to the planning commissions of the adjacent townships, Charlevoix County Planning Commission and Emmet County Planning Commission on February 26, 2008.

NOW, THEREFORE, BE IT RESOLVED, that the Hayes Township Board hereby adopts the *Hayes Township Master Plan Update – 2007/2008 Update*, including all maps, descriptions, goals, other text, the future land use plan and other matter intended by the Planning Commission to form the Master Plan.

YEAS: Marlene Golovich, Doug Kuebler, Robbin Kraft, Ethel Knepp and Jim Rudolph

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

MAPLE GROVE ROAD BIDS – Doug Kuebler made a motion, supported by Jim Rudolph to accept a bid from the lowest bidder, H & D, Inc., for 1.10 miles of grading, bituminous wedge, overlay and aggregate shoulders on Maple Grove Road (Dalton Rd. North 5,825 – ft), for \$182,461.43 with an October 18, 2008 completion date.

Roll Call:

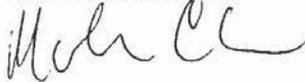
Marlene Golovich	Yes
Robbin Kraft	Yes
Ethel Knepp	Yes
Jim Rudolph	Yes
Doug Kuebler	Yes

Motion carried unanimously.

Paul Hoadley asked if this is a County primary road why we weren't paving it all the way to the Boyne City Road. Doug Kuebler stated it would be too expensive. Doug also stated that next year the Township will need to seal coat Burgess Road.

Doug Kuebler made a motion, supported by Jim Rudolph to adjourn the meeting at 8:10 p.m.
Motion carried unanimously.

Respectively submitted



Marlene Golovich, Clerk

Minutes approved as written September 8, 2008.

M. C. Planning & Design

Community Planning Site Planning Landscape Architecture

Letter of Transmittal

If transmitted items are not as noted, notify writer immediately.

To: Adjacent Townships and Counties

Date: December 12, 2008

Transmitted By: Regular Mail Overnight Delivery

Attn: Clerks and Planning Commission Chairs

Hand Delivered

Picked Up By:

RE: Hayes Township Master Plan Update - Adopted

Other.

We are transmitting 1 copy(s) of the following:

<input type="checkbox"/> Certification for Payment No.	<input type="checkbox"/> Discs	<input type="checkbox"/> Prints	<input type="checkbox"/> Specs.
<input type="checkbox"/> Change Order No.	<input type="checkbox"/> Drawings	<input type="checkbox"/> Product Literature	<input type="checkbox"/> Tracings
<input type="checkbox"/> Construction Change Req. No.	<input type="checkbox"/> Field Measure Plans	<input type="checkbox"/> Samples	<input type="checkbox"/> Work Orders No.
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Plans	<input type="checkbox"/> Shop Drawings	_____

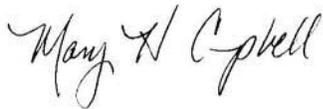
Other: Adopted Master Plan Update for Hayes Township

For your: Action As Requested Information Review/Comment Use
 Approval Distribution Records /Files Signature

Remarks: As per the state planning statutes, I am transmitting the adopted Master Plan Update to you on behalf of Hayes Township Planning Commission. If you have any questions please call me at (231) 487-0745.

Thank you for your attention to this matter.

Job No. HAY



By: Mary H. Campbell, ASLA, AICP

cc: Marilyn Morehead, Hayes Township PC Chair
Marlene Golovich, Hayes Township Clerk & PC recording secretary

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