

HAYES TOWNSHIP 2019 SURVEY SUMMARY

APRIL 17, 2019

INTRODUCTION

The following report summarizes the 2019 Hayes Township Community Survey results. The Planning Commission developed the 2019 Community Survey to better understand the needs and desires of the residents and commercial property owners in Hayes Township. The results from the survey will be used to update the Hayes Township Community Master Plan, which was last updated in 2013/14, and will also provide guidance to the Township Board.

METHODOLOGY

In February of 2019, a total of 1,809 surveys were mailed by KCI (Kent Communications, Inc.) to Township residents and/or property owners. Addresses were compiled using the Charlevoix County property tax list. Due to the seasonal nature of many Hayes Township residences, it was common for property owners to receive a copy of the survey at their permanent address outside of the Township. Each survey respondent was provided with a unique number to ensure there was not duplication of respondents.

A total of 328 individuals completed the survey. Because one survey was mailed to each household (including seasonal property owners living outside the Township), we can estimate the response rate to be approximately 31.8%. This is based on an assumption of 1,033 occupied homes (either seasonal or full time) in the Township. There are 1,128 housing units in the Township (2017 American Communities Survey 5-year estimates). While 391 of the housing units are classified as vacant, the Census estimates that 76% of all vacant housing units are actually occupied seasonally.

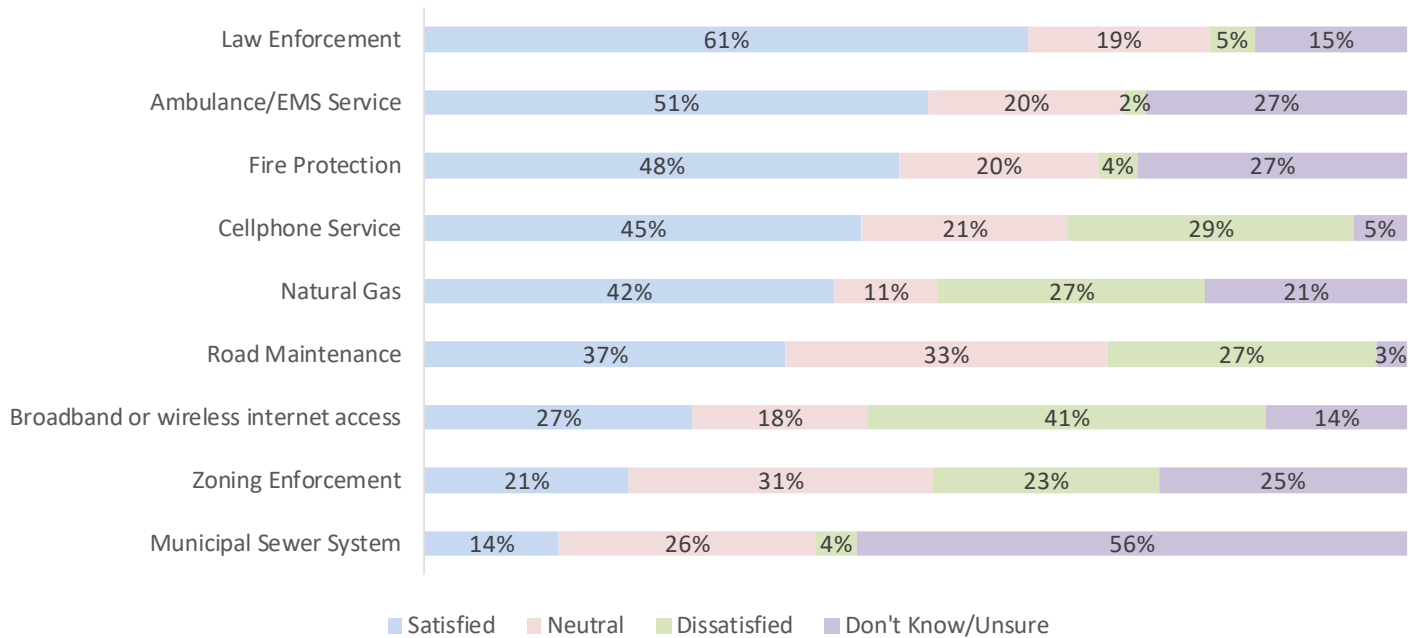
CONTEXT

The Hayes Township Planning Commission is continually examining its planning and zoning goals and policies. As in any survey, current events and politics undoubtedly impact responses and priorities. The results of this survey will be used in tandem with community demographic data and regional studies on economics, housing, and environmental conditions to inform goals and policies in the 2019 Master Plan.

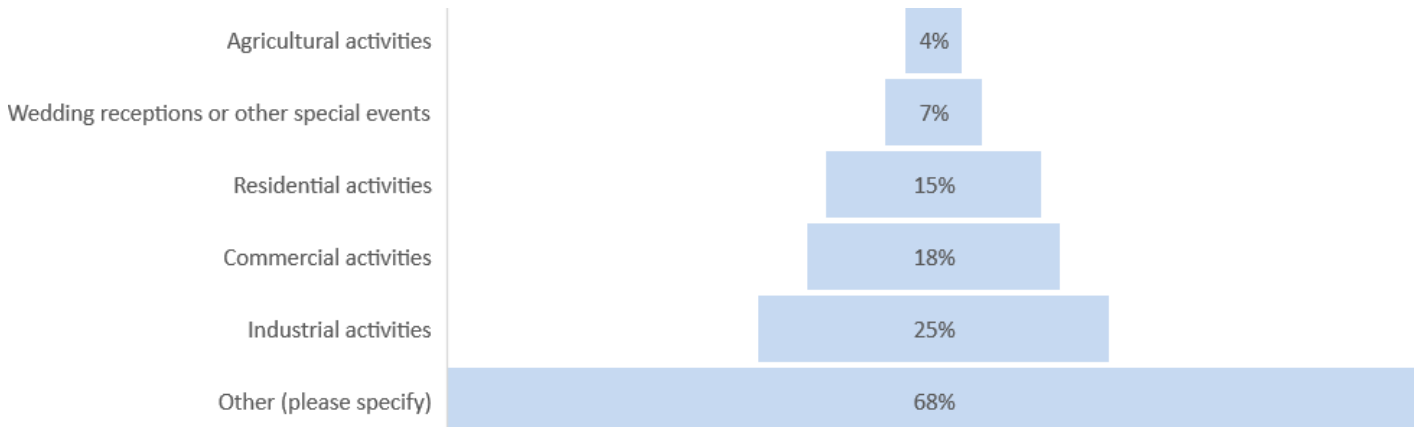


Photo courtesy: U.S. Army Corps of Engineers

Question 1: Please rate your level of satisfaction with the following public and/or private services.



Question 2: Does noise from any of the following sources present a nuisance for you? (Please check all that apply)



A total of 69 people provided additional feedback. The word cloud below illustrates the most prevalent answers to those respondents who chose "other" noises present a nuisance. The following were key concerns articulated:

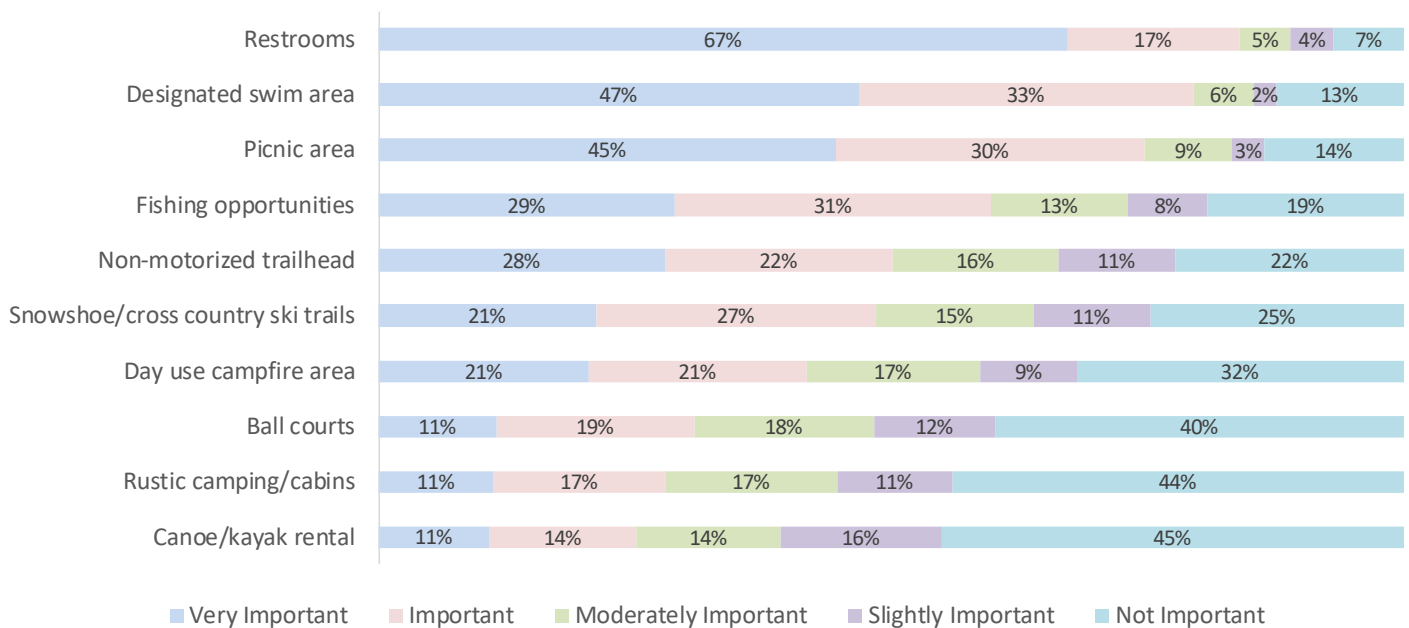
- 12 respondents noted noise from the Gun Club and/or shooting being a noise nuisance.
- 11 individuals had concerns over fireworks. The root of the concern is that they are set off outside of the legal holiday window and near residential areas.
- 11 mentioned motorized recreational vehicles - mostly summer boats and jet skis, but snowmobiles and ATVs were also mentioned.
- 8 individuals noted concern over noise nuisance and/or pollution from the proposed concrete batch plant.
- 6 noted noise from construction - both Hayes Township Park and other commercial/industrial developments.
- Other concerns listed at lower frequencies included road noise, barking dogs, and wind turbines.

trucks boats Lake Charlevoix Gun large Road boats noise shooting
 none Rod gun club fireworks Dogs barking Loud Charlevoix
 cement plant

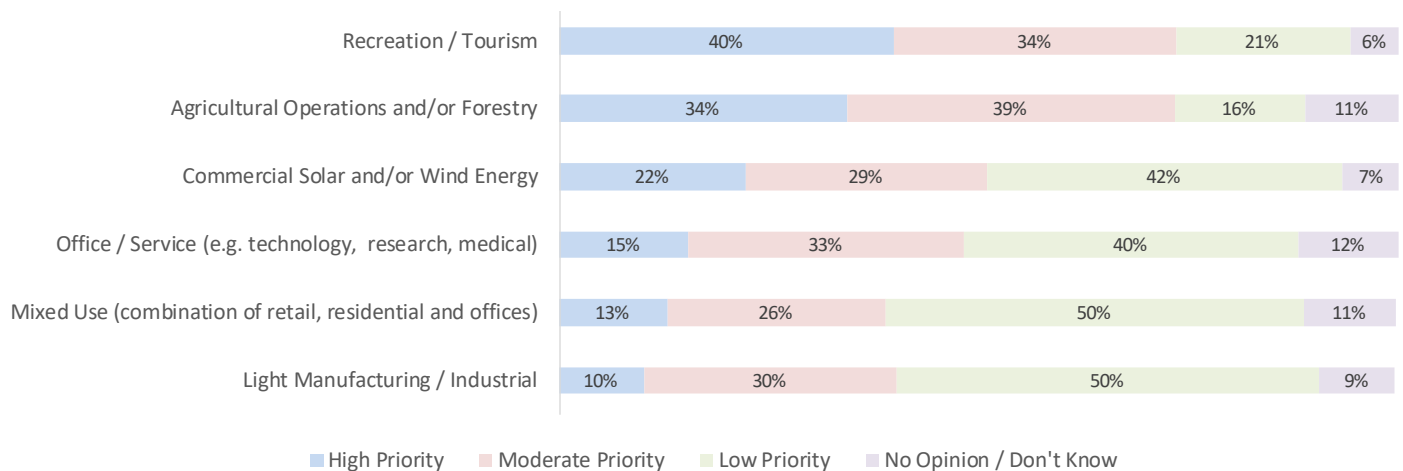
Question 3: Which of the following township public access sites have you utilized? (Please check all that apply)



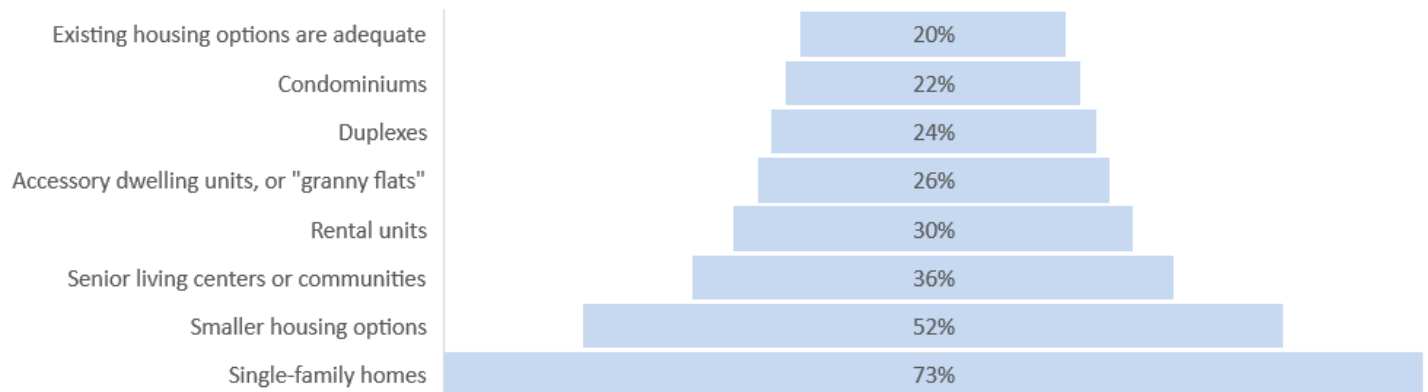
Question 4: Hayes Township is working to develop the newly acquired Hayes Township Park. Please indicate the importance of the following recreational amenities at Hayes Township Park.



Question 5: Rate each of the following economic growth opportunities as a priority for development in Hayes Township.



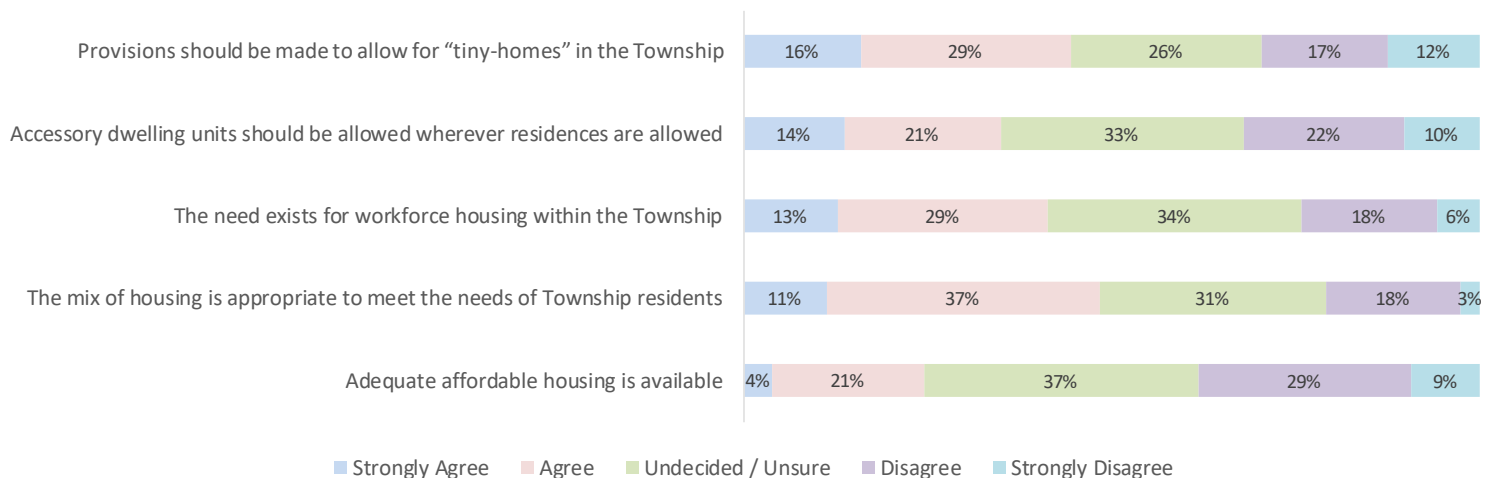
Question 6: The need for workforce housing has been documented throughout Charlevoix County. What type of new housing (if any) would you support in Hayes Township? Please check all that apply



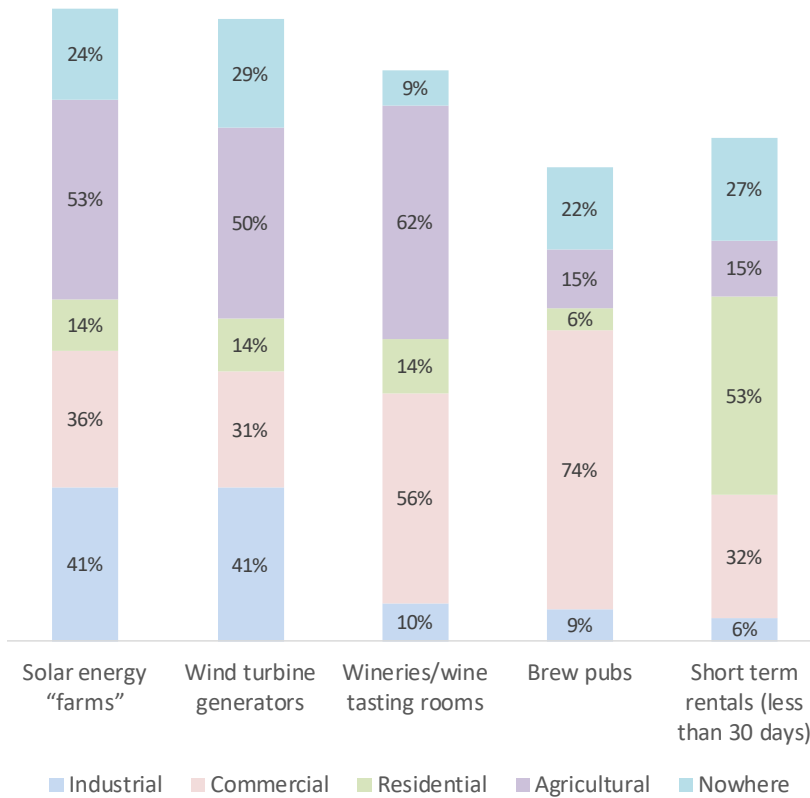
It is interesting to note that the majority of survey respondents acknowledged the need for additional housing units in the Township. However, the majority of respondents supported single-family homes. There was less, but still notable, support for smaller housing options (52%), senior housing (36%), and rental units (30%). Given the fact that there were only two renters who completed the survey, the desire for rental housing options may be underrepresented.

Similarly, in Question #7, there was a mix of opinions regarding housing needs. Notably, only one quarter of respondents feel there is adequate affordable housing in the Township. However, only 43% of respondents see a need for workforce within the Township.

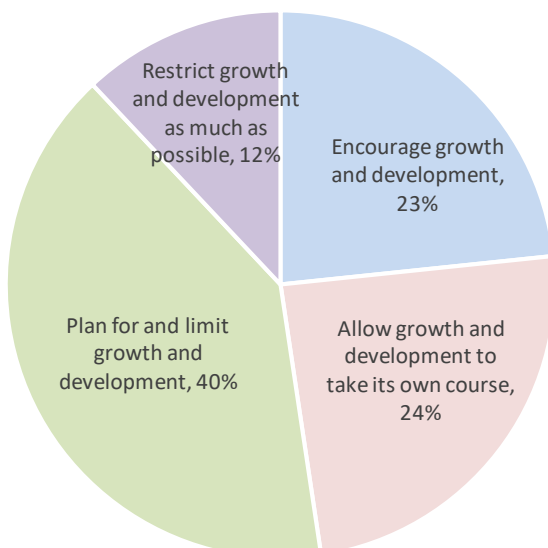
Question 7: Please rate your level of agreement with the following statements.



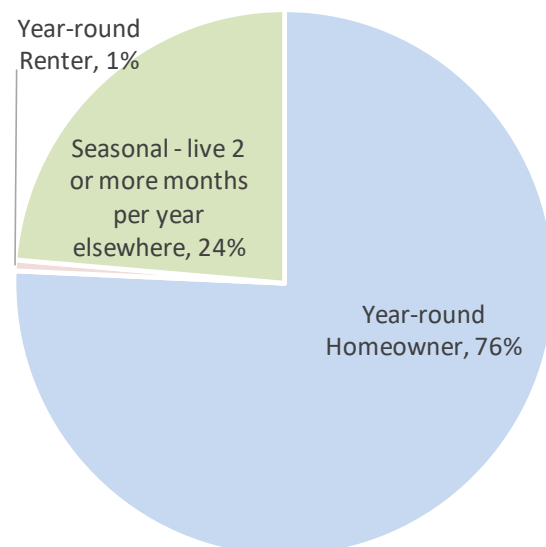
Question 8: In which zoning districts should the following uses be allowed to be located, if at all? (Please check all that apply)



Question 9: Please select the one statement below that most closely matches your views on growth and development in the Township. "I would prefer the Township to . . ." (Please choose only one)



Question 10: Please classify your residency in Hayes Township



A total of 134 survey respondents provided additional comments. There were a number of themes that rose to the top.

Development concerns were often centered on two current issues - Camp Seagull and the proposed Elmer's concrete batch plant. There were 17 references to Camp Seagull (Hayes Township Park). Nine (9) people expressed a sentiment that the park is overdeveloped and too costly. However, five (5) respondents expressed positive accolades for the park development. Eleven (11) people expressed concern about the proposed concrete batch plant.

Seven (7) individuals expressed a sentiment for protecting private property rights and spending tax dollars wisely/more conservatively.

Other topics that received multiple mentions included a desire to better address trash and blight, a desire for improved zoning enforcement, and comments on the survey administration process. The image below represents the most common words from the long answer responses. A full transcription of all comments is included in this survey report.



Appendix A: Open-Ended Responses

Question #2: Does noise from any of the following sources present a nuisance for you? If you listed other, please expand on your response.

1. Shooting guns
2. A cement plant on Boyne City Charlevoix road would be a
3. Construction activity - trucks hauling / lakeshore home building and dismantling shoreline
4. Snowmobiles
5. Road noise off
6. Excess 4th of July noises
7. Wealthy people letting off fireworks and driving massive watercraft at excessive speeds.
8. wealthy - hard to read- with fireworks and large boats on the lake should be illegal! NRA
9. enthusiasts!
10. Air pollution from St. Mary's cement - possibly going into Lake Charlevoix. Large home on lake
11. nearby often has large construction & maintenance sounds.
12. guns being fired every weekend all summer. Please ban shooting except at the public range and
13. keep - hard to read - from shooting so close to private property.
14. Loud boats on Lake Charlevoix
15. Loud & speeding cars & trucks
16. Barking dogs
17. 4th July Fireworks
18. Dogs barking
19. Gun club on US 31
20. trucks
21. Rod & gun club
22. Park construction. Dirt roads from trucks. Lots of sand left on roads.
23. dogs
24. American waste in spring, summer, fall when windows are open. Rod & gun club
25. park construction
26. Neighbor shooting excessively
27. jet skis on the lake at times
28. Very peaceful
29. Noise is ok now, but have concerns about potential commercial activities at Boyne City Rd. +
30. Maple Grove Road
31. Dumptrucks unloading dirt from Camp Seagull + banging their tailgate numerous times
32. Parties & guns shooting in air - roosters crowing
33. Road - BC Road
34. Timber harvesting easements
35. Dogs barking
36. Gun noise / shooting / fireworks - other than on July 4
37. Please maintain a quiet and rural township!! It is very important to the quality of life here. Thank you

38. Jet skis noisy boats
39. None - for the most part; unless the cement plant is allowed
40. Fireworks
41. occasional incessant dog barking
42. Too many loud ATVs, motorcycles, and snowmobiles speed down the road.
43. Noise is a give and take situation. I have a large cattle farm close, chickens rec. vehicles and
44. snowmobiles, and neighbors that shoot guns. I light fireworks occasionally, so we generally overlook noise.
45. Wind turbine from adjacent property
46. Fireworks
47. Loud boats on Lake Charlevoix
48. Concerned about the eventual noise from Camp Seagull Park if open after dusk. Safety is concerning as well.
49. CSG Construction Noise, Proposed Batch Plant
50. Super loud racing boats on Lake Charlevoix
51. Boats & jet skis
52. Fireworks other than July 4th and Venetian
53. Inappropriate partying @ times (loud music, gun shots presumably in the air), roosters crowing
54. ATV's & Loud snow machines
55. cement plant in Charlevoix
56. July 4th fireworks at Eastern Ave Beach & adjoining private property owners
57. the proposed Cement Plant
58. The Elmer plant sure will if it is allowed to be on my road!!!
59. Elmer cement plant spoils our beauty.
60. Traffic noise from Hwy 31
61. Loud music from boats anchored in Oyster Bay
62. Truck road noise
63. Unauthorized fireworks all summer
64. The music from the events at the barn in the country club are very enjoyable . Not a issue at
65. all.
66. Rod and Gun Club
67. Firearms from Charlevoix Rod and Gun Club, especially on Sunday
68. Boyne Thunder" type boats
69. Fireworks in residential areas

Question #11: Please feel free to comment in the text box below regarding any concerns you may have that were not addressed in this Survey.

1. In question 1 regarding cellphone service " "no signal at our house" " In question 1 regarding broadband " "don't get" " "
2. Great job with new board.. Marlene had to go.. -hard to read- block! Lighten up on 50' and 100' setbacks...Look for ways to lower taxes, not how to spend money...Keep Camp Sea Gull a " "Day Park:... Don't add more employees, only raises costs! Question 1 regarding zoning enforcement) " "needs help" "
3. Don't ruin the township by overbuilding commercial/multifamily developments. Leave rural character of the Township.

4. This mailing was postmarked "13 mar19" I received it 3/16
5. Very concerned about allowing a cement factory on beautiful Boyne/Charlevoix road. Don't allow it. Doing so would make it difficult for me to support future millage requests. Question 1 on zoning enforcement) Way too rigid on the residential and too lax on industrial.
6. Care must be taken to retain the natural beauty and peace of the township and lake frontage. Unrestrained shoreline digging. In question 1) Fire protection - " "have not needed to use" " Road maintenance -slow at snowplowing. Zoning enforcement - " "new concern about Quarterline B.C. Road corner" " "
7. Not enough land zoned commercial. You can live in Hayes Township but you can't make a living in Hayes Township.
8. Do not want cement factory on BC road. It's an eyesore. I am concerned with silica (cancer causing agent). We are a pretty township, it's not an industrial area, or commercial.
9. Thank you new board - esp. Julie :) Ron too!
10. Appreciate everyone at the Township and the hard work that you all do.
11. We moved to Hayes because it met all of our need. It still does. Don't change it.
12. Concerned about excessive restrictions on lakefront residential improvement. There are win-win solutions rather than onerous restrictions.
13. I do not want a cement plant right next to my property. I was born and raised here 67 years. I want piece and quite, not dirt and noise in my back yard! So someone else can make money.
14. The end of Maple Grove Road has been a public access site for 75 years yet the property owner has been kicking people off the site, harassing them, threatening to call the police, using foul language telling local people that it is private property. Has even erected a sign listing rules. This needs to be removed.
15. Believe township should not over regulate personal property use and over govern everything. Focus too much on what a few want.
16. Let residence owners manage their own land / property without so much oversight and make it fair - don't cater to the few with boats.
17. The end of Maple Grove Road is listed as a public access site yet a property owner has been allowed to harass, threaten, and kick people off the property. They have planted trees, bushes, flowers, restricted access, narrowed roadway, and erected sign of rules. Sign must be removed! State of Michigan sovereign property law regarding lake front property "waterease" Belongs to people of Michigan! See DNR
18. "Regarding question 7 " "workforce housing" " is a loaded term. What is needed is for area business to pay a living wage so the " "workforce" " can afford to live here! Thank you for your " "tiny house" " option. Geothermal energy must be pursued and encouraged. In question 8 regarding solar) " "only in co-ops by area residents" " "
19. Speed limits
20. Roads are lined with dead trees that cause issues for drivers. Roads are not plowed during peak morning travel hours making travel difficult and dangerous especially when plows are not out during bus route times and work traffic.
21. Dead trees along the roadways which affect travel. Snow removal is not done before 7:00 and/or being done during the 7:00 hour making travel difficult and unsafe.
22. The roads are not plowed before 8:00 am making it difficult to drive as well as unsafe when plow trucks are out during peak morning traffic. Trees are not removed by side of road that are dead.

23. I like Hayes Township as a place for the residents to enjoy life & play. I see no reason to bring industry into our neighborhoods. We shouldn't be zoned for commercial or industrial at all. - rest of survey cut off in scanning.
24. Don't fool with a good thing. Don't ruin Lake Charlevoix.
25. Way too much money was wasted on the Camp Sea Gull Park. Massive boat launch was not needed. A day park with tennis courts, ball diamonds, and swim area are all that is needed. Restrooms of course. 6 am to 8 or 9 pm hours. Small boat launch ok.
26. Curb side recycling
27. Greatly dislike what you did to Camp Seagull. Let nature be.
28. The township should spend more on roads & less on Camp Seagull
29. Balance your efforts to finish Camp Seagull w/the on going needs in the rest of the Township. Develop a 5 or 10 year plan to finish the park as the budget allows. We are both retired can volunteer for many things - if you need help its ok to ask. 11045 Townline
30. In question 6) until good jobs are created
31. (I am Gertrude Marquardt) Could the address read as follows - since I actually live at this address. Johnson.Cherry/Eggers, Kirt Y6EA Marquardt, on G Trust Etal Y3 EA Petoskey, MI 49770-9742 (Hard to read)
32. Stick to master plan. Do not give any special permits to industrial growth.
33. I feel the people in office now. Will do much better job than the last batch.
34. snowmobile trails marked, nature trails marked
35. I visit my property once a year. I haven't developed my property because I couldn't stand Ethel Knepp. Can't locate a viable builder.
36. "The growth at Camp Seagull is going nicely and I am anxious for the completion. In question 1) " "N/A" " for natural gas and sewer system"
37. Broken down vehicles on properties. Lack of property care. Fallen trees. Some help for those that truly can't afford to address these issues.
38. Is it possible to sell Camp Sea Gull?
39. Want natural gas
40. In question 9) also filled out "allow growth and development to take its own course. In question 9) also circled "plan for and limit growth and development". Should ban outdoor wood furnace and indoor wood hydronic or air wood furnace. In question 10) "we need the tax money. In question 9 - "with a sound ordinance in place. rezone 1/4 to 1 acre to built or 1. In question 1 on road maintenance) " "fair. In question 1 on zoning enforcement) " "rezone little houses. In question 1 on natural gas) I want it
41. Sell bricks - w/names for Camp Sea Gull Walkways - (See Boyne City Memorial Park) Keep up the good work!
42. Oyster Bay should be a no wake zone in the shallow half of the bay.
43. Address problems with destruction of shoreline protection strips by private home owners and filling of swamps and wetlands.
44. Wind turbines & solar panels are eyesores. No place for them in Hayes Township.
45. N/A
46. Allow growth and development to occur as long as it conforms to zoning and positive environmental impacts noise, dust, water contamination issues.
47. "Individual small wind turbines should be allowed in the rural residential areas if they don't exceed a set noise generation level. Solar panels should be allow in residential areas if on vertical walls of the structure or on the roofs.

48. There shouldn't be allowed spot zoning of brick and mortar businesses in residential areas as is currently being discussed with the Concrete Batch Plant. Question if this specific plant can be stopped because of the current zoning, but in the future proactive zoning control and adjustments to bring properties back into the master plan for the area should be done."
49. Comment in question 9) "This depends highly on what kind of growth."
50. Elmers proposed cement batch plant would present an air pollution problem. We expect cement dust will need to be washed frequently from cars, home siding and roofs. A/c and furnace filters will need to be changed often. Loud trucks will wake us daily. And the controversial and expensive Camp Sea Gull park is only 1/2 mile west. Plus, our home value will plummet.
51. Sorry I misspelled my survey number.
52. In question 9 also circled - "plan for and limit growth and development"
53. Are you talking about seasonal or year-round need for workforce housing?
54. "Why is this sent to Grand Rapids? Question 8 comment) Circle around all options. " "Here there everywhere makes sense. Common sense law. " " "
55. Maintain the beauty of the area. Maintain the quality of living
56. Dogs must be on leash at all times. This is a problem that should be addressed. In question 8 on wineries) agricultural and residential - they are the same here. In question 8 on wind turbine generators) The more the better. In question 6 on condominiums. NO. In question 5 on office/service) limited.
57. None. In question 1 on fire protection) no experience
58. Absolutely DO NOT allow a concrete process to exist in our township. Can't imagine the noise traffic, pollution, unsightly structure too high most of all. The wear & tear on our roads No! No! No! Charlevoix and Bay Harbor Fiascos! In question 1 on municipal sewer septic sys. In question 1 on natural gas) not available
59. Hayes Township is a great Township to live in. It would nice to keep it that way. Thank you Randall"
60. We don't live on our "40" - we Haven't (hard to read) every 8-10 years
61. We moved here from a suburb of Detroit because we wanted to live in the country setting beautiful & peaceful not to have a cement plant on the corner.
62. We don't need a cement plant on the Boyne City Rd. to close to park and too much added traffic and noise
63. Generating wind ok for personal use NOT wind farms. on a mix of housing in question 7 what do you mean?
64. On rental units in question 6) "Affordable for seasonal workers"
65. Re: Growth - I would not like to see the area / home changed. Limited PUD would be ok in defined areas. designated for this use.
66. I have property by Susan Lake taxes have gone up, but I have seen no improvements.
67. In question 9 - also filled out is "Plan for and limit growth and development"
68. "Keep the zoning strict! Do not need factories in residential areas!
69. In question 3) " "none" " " "
70. We say NO to wind and solar which creates noise and visual clutter. Nuclear does not produce and CO2. We are hoping you do not partner with GT Lakes for ANY wind or solar.. bad deal, thank you
71. In question 9) " "wind and solar will destroy our landscapes do NOT take their money!! It will change the future of our township."

72. Careful development, following township zoning is important, open space makes living here pleasant. Regarding question 3) " "I have used non at this time, but will do so in the future"
73. These surveys are a waste of tax dollars.
74. Roads - we've done pretty good however I'd like to see Maple Grove paved all the way AND make Maple Grove -> Church -> Maple Grove year round accessible & plowed.
75. Regarding broadband or wireless internet access in question 1) But expect GLE truststream to improve. Regarding natural gas in question 1) no access @ our residence. Regarding condominiums in question 6) appeal to 2nd homeowner seasonal residents not workers. Regarding brewpubs in question 8) " "more leeway if associated with ag tourism, farming" "
76. regarding senior living centers in question 6) "only if they were close to Charlevoix for services.
77. Don't overreach on residential building improvements. That is, allow private property rights wherever possible.
78. Please watch the tax dollars wisely and be cautious about spending money. I have to live within my means and I expect you all to be good stewards wit the tax dollars received.
79. This area is loved for what it is, undeveloped and beautiful.
80. "Charlevoix the beautiful"! No need for another Traverse City or Petoskey commercial area. Enough beig box stores for the region!
81. New industrial and expanded industrial proposals should be limited to areas that were not "spot zoned". New residential proposed developments should be low density and should be clustered. Protecting the environment should be a high priority.
82. The rural, peaceful environment is a blessing to enjoy and all growth decisions should keep this first and foremost. Land and property appearance should be maintained so not detracting from the natural beauty. I believe that commercial development should be concentrated on Highway 31 area or adjacent from short ingress. We could certainly use a drugstore & postal sub-station & grocery north of the bridge. We need to help downtown Charlevoix to continue to be a strong magnet for the area.
83. Developing Camp Seagull is a great idea!
84. I moved to hayes because of the open land and farms. I don't want to be in a residential area, and think we should protect large undeveloped areas. Question 7 regarding tiny home provision) Unless they're put on 10 acres. Question 6 regarding single family homes) In residential areas or on 10 acres that already exist.
85. Balance - Development vs. environment vs. commercial... Balance!
86. Surveys are a waste of time and money.
87. Hayes twp should be more flexible on existing home refurbishment as it relates to zoning restrictions. Private property rights extremely important.
88. Affordable housing is a huge issue for many families. I am a social worker at the health department. Young families struggle with housing. Other comments: Question 10) I work in Charlevoix County own home in township that we rent to someone. Question 5 regarding commercial solar and/or wind) Interested in this, not sure impact to community."
89. Growth in all areas will continue. We should work to direct that growth. It is foolish to ignore it or work to fight it. Not everybody will get what they want living in Hayes Township but living here can still be a great place to reside and grow.
90. Sorry for the delay in responding was out of country and just accessing my mail now.
91. I feel Hayes Township is doing well and should focus on keep things the way they are with some improvements like public parks and opportunities to support for year round residences. Please keep out developers as much as you can, they never do anything positive for a community (even

- though they promise to). Let's see completion of the Camp Seagull park soon. That'll be a big draw for sure. "
92. The most important goal for Hayes Township as a whole, is to maintain the rural and scenic character with view corridors and view scapes. This is what attracts people to our area and encourages them to settle here. Specifically we need to maintain the Boyne City Rd as a scenic view corridor as well as large portions of US 31.
 93. " 1. It was very difficult to respond to the item regarding the new Hayes Twp Park. That has become a blight on our township and surrounding areas of beauty. The corruption which developed this park is embarrassing and deplorable. That we are suffering at a country level, it is heartbreaking that we had the same kind of criminal actions in our own small, peaceful beautiful community. 2. Why we are even considering having Elmer's BC/Char Road is perplexing. It goes against the Township Master Plan - no noise, dust/debris, excessive traffic, heavy industrial vehicles/plant, etc - that it makes me wonder if my pleasure with the new folks installed after the 2018 election may not be who I thought they were with our interests at heart. Thank you for surveying and asking; my fervent hope is that you will genuinely listen. "
 94. Please address trashy yards - blight laws
 95. My survey came with my latest property assessment (one per property). How were renters notified of this survey? How were households with 2 or more voting residents accommodated?
 96. Did you test this survey before you ran it? You will have to "double count" where two homeowners and voters live in the same dwelling. I did not get my own survey. Did renters get this survey? Even though I am not happy with this document, thanks for doing this. I would hope to see many more survey opportunities in the township on a regular basis.
 97. Seasonal road maintenance or lack of ! I have called the road commission to grade Church road from the corner of Maple Grove to its dead end and nothing has been done. This seasonal portion of the road is in dire need of maintenance. It used to be done once a year but hasn't been graded in several years now.
 98. Not enough facts to know what some of these things would mean.
 99. Broadband where TrueStream has started is fantastic!! Without it, internet and broadband is greatly underserved.
 100. We are concerned about concrete batch plant special use application. If approved we will submit proposal for lower appraised property value and immediately put our property up for sale. We will provide fiscal support for legal opposition. We are against the master plan for Camp SeaGull, so far a disaster. We are against the non-motorized trail on the lakeside of the road. If the trustees of Hayes Township are dedicated to making decisions to take away the relaxation and environmental attributes to living on Lake Charlevoix, we will move on. We came for a reason and will move with reason. You must realize that Hayes Township is a special area here on the lake and every decision you make to undermine it is a fiscal detriment. Oh well.
 101. Have owned township property since 1965. I think zoning is important but didn't our voters vote to be against zoning. Not sure about our fire department services? Thanks for conducting HT survey to get our opinion. 🗣️ "
 102. With the issue of Camp-Seagull, I believe it has upset the apple cart. Our roads are a joke, I still pay taxes on the township and county roads and they are terrible to drive on. I believe the people we vote into office (local, state, or federal) their priorities are out of whack. I said all along, its easier to spend the money of the people they represent than their own. We must establish a budget that's fair for all.
 103. Thank you for allowing me to give my input.

104. I would like the township ordinance to allow for events venues in agricultural and rural residential zoned areas in keeping with the township's vision of natural areas and green spaces.
105. "Funding for Camp Seagull. Several questions were too general and to be useful should be more specific. One example would be roads. While overall I am generally satisfied with the roads, I am not satisfied with the use of tar and gravel overlays on roads. Choices for some questions may be ambiguous. An example would be Zoning Enforcement. If one were to answer " "dissatisfied" " would that mean they believe enforcement is too lax or too strict? Concerns about zoning: 1. Limited flexibility on zoning setback variances on small lots. 2. Costs associated with zoning board appeals. Workforce housing: Accessory dwelling units, or granny flats. An important consideration is the size of the lot on which it would be built. I may not be against accessory dwelling units if the property is large enough. Or, could the question be referring to a flat above a garage? Those considerations would affect my answer. I don't think this survey will shed much light on what residents really want for Hayes Township."
106. Special Use Permits should be denied in Hayes township as development of the rural area into commercial and industrial use should not be a priority. The beauty of the land and it's forested acres and lakes are what make Hayes Township a special place to live. This should not be a developed area, period!
107. Limit the size of homes and buildings on small lots and within subdivisions and condominiums to a percentage of parcel/lot/unit size outside required setbacks (zoning and Health Dept.) to allow for proper installation of water supply and wastewater systems. Michigan Shores is a prime example which has had uncontrolled over-development of individual lots and where significant issues are arising.
108. "I didn't see too much about the camp renovations - camp Seagull. I think we should make it a nice park with a nice picnic area and boat launch.
109. I didn't like the way the new Hayes Township committee handled the changeover from the old staff to the new staff. I didn't like having people coming to the house and asking to sign a petition to have a revote. "
110. "Light pollution is an issue in residential areas in the township. LED lights and unnecessary outdoor lighting should be reviewed and restricted. Continued attention and response to neighborhood blight. The township response to blight has been pretty good. Thank you 33-year residents
111. Hayes Township has a reasonably strong Master Plan on the books. But it needs to adhere to that plan rather than allow variances that depart from the overall goals. It needs to develop the courage to fight for the goals it has and not approve every development that comes along just because it may generate some new tax revenues. The Camp Seagull park is testing the limits of the township's current management skills, so the town needs to proceed carefully.
112. well at least you asked
113. I am very concerned about the possibility of a cement plant in any form—"temporary" or permanent being considered by Hayes Township on Boyne City Rd. it would destroy the natural beauty, recreational activities and a healthy environment for the inhabitants and visitors to the area—and undo the reputation of Hayes Township as a desirable place to live and breathe, let alone work, grow food or livestock, swim or fish, hike, bicycle, or even just to pass through. Hayes Township can
114. No spot zoning. Keep industrial away from rural residential and away from lakes and recreational areas. Enforce zoning to protect lakes and streams. Enforce green belt rules

115. We just moved here July 28th. We strongly object to a cement batching plant being allowed on our road. If anything but a farm is allowed there, it should be a solar energy farm or another type of renewable energy. I read the town master plan on the website before purchasing our home and I was happy to see I'm in a rural residential area on a scenic byway. Please don't take this away from us!!!"
116. Do not approve the Elmer cement facility.
117. "I am concerned that because some of the current board members make their living off wealthy lake front property owners, they will be voting/promoting based on what is best for their own paycheck instead of what is good for ALL the people of Hayes Township. There is definitely a conflict of interest. I feel the current board members should send a strong message about respect, ethics, and decency by NOT promoting or appearing in any further issues of the propaganda rag " "Sentinel" ". This man and woman are encouraging nasty disrespectful behavior toward others. Township leaders should be above this kind of rhetoric.
118. We have a non conforming lot and with a small home. We wish to add additional space for retirement. Can you tell us if the township has given consideration to these lots and the needs we have? Thank you.
119. "We have not been enforcing rules that protect our lakes. Sand is added yearly to wetlands without permits. Even when reported unless someone shows up while they are doing it, nothing happens. The landscape companies break the rules. The wealthy people ignore the rules and can afford to outspend the township in court. When I ask if the township has copies of permits, they usually don't. The permit for short term rentals is ridiculous. It allows non-residential owners to rent the property in perpetuity for a one time fee. Other townships require that the permit fee be paid every year. Also neighbors receive contact information for persons responsible. I live in a residential area. The house next door to me is run as a business. It is advertised on the internet. The owners do not live there and never have. It is rented on a weekly basis. I never know who should be there. How does this qualify as residential?
120. If I wanted a lot of growth , crowding of residents , I would move to the city.
121. The TwP did a very poor job preserving Camp Seagull as it was intended stated in the the original land grant purchase. Once again our green belt and economic well being are in jeopardy with plans for cement factory. What is it that drew all of to this area. Was it a cement factory. Be honest, fair and good stewards of this prestige land and water.
122. "I am opposed to any industrial and manufacturing development in Hayes Township. Industrial and manufacturing business contributes to noise pollution, air quality pollution and the disruption of the rural, agricultural atmosphere that makes Hayes Township so special. We moved into Hayes Township from southeastern Michigan to get away from the industrial/manufacturing lifestyle. Our goal as a township should be to develop more opportunities for residents and visitors to enjoy the peaceful, pristine environment we have by expanding parks, trails, beaches and picnic areas."
123. We need a plan for infrastructure including natural gas, internet/cable TV, electricity and road maintenance. We have areas for commercial and agricultural which should be preserved. We should not intermix residential with commercial. Keep the BC/Charlevoix Road corridor as close to rural as possible. A rural feel is what we are known for.
124. I have enjoyed living in the township. Commercial and industrial development will occur, but it must be planned and placed in appropriate areas (commercial or industrial established areas). Like wise with housing, in areas that are already with housing developments. Development in agricultural and forest areas must not a last resort.

125. Regarding question 6 and 9. I would like to see more opportunities for growth and development that specifically allows for and encourages year round residents. Housing and property is unobtainable for local year round residents, due to downstate and out-of-state money that comes in and buys up all available options.
126. We really need to make our roads a priority, many of them are falling apart.
127. Keep up the excellent work.
128. "Hayes Township has rare, natural resources and beauty and everything possible should be done to keep those qualities as the rest of our world " "grows and develops" ". The rural, relaxed nature of Hayes is a rare gem that should be preserved because once an area like this becomes highly developed, it can never be reversed. Thanks for developing this survey and for your Township service."
129. The township should make a greater effort to obtain compliance with the shoreline protection zone specified by the zoning ordinance. A policy involving education, warning citations and violation citations should be developed and then actively applied to waterfront properties. Our economy depends on maintaining the high quality of our lakes and proper shoreline management is essential to that maintenance as more and more of our shoreline is developed.
130. Please fix the roads bay shore west drive
131. As a seasonal resident, I am concerned about access to the newly development park on Lake Charlevoix. If it is necessary to show a license as "proof" of residence and access-how do I gain access as a part time resident of Hayes County??? The taxes I pay (which went towards purchasing the land and continued development of the park site) are already more than full time residents!!!2404
132. "Should have given two unique survey numbers for each property. Couples have different opinions. Example: 1234a and 1234b"
133. 1. Enforcement of zoning ordinance regulations is severely lacking. 2. Prohibit the shooting off of fireworks in all residential areas. 3. There is a need for more law enforcement officers throughout the county. Sometimes there is only one officer available at night in the entire county. 4. Good cellphone service availability is lacking in many areas of Hayes Township. We understand that we may have to pay higher taxes to receive some of these better services. That is OK with us.
134. I think we should encourage growth and development because it can be better controlled as well as planned. Jobs will be created and improved amenities will result for residents. Planned Unit Developments and PURD conserve land, utilities and create greater affordability. Providing sanitary sewer systems is the most important priority the township needs to pursue! Agreements with other entities should be considered where applicable. Now is the time to pursue the difficult issue of protecting our residents safety and the great water ways in the township. The township currently falls short in developing special zoning districts. Location of lots, terrain as well as lot size should be considered instead of the one size fits all zoning that currently exists. I am very impressed with the abundance of public land and parks the township controls.