



# Hayes Township

CHARLEVOIX MICHIGAN

# MASTER PLAN





# Hayes Township

CHARLEVOIX MICHIGAN

# MASTER PLAN

**PREPARED BY:**

Hayes Township Planning Commission

Roy Griffitts, Chair

MEMBERS

Ed Bajos

Cliff Biddick

Doug Kuebler

Marilyn Morehead

Omar Feliciano

Matt Cunningham

With Participation & Assistance from  
Ron VanZee, Warren Nugent, Kristin Baranski and Larry Sullivan

**ADOPTED**

Planning Commission: TBD

Township Board: TBD

With Planning Assistance Provided By:



# List of Figures & Tables

## FIGURES

Figure 1: Hayes Township Location Map	9
Figure 2: Future Land Use Map	17
Figure 3: Zoning Map	20
Figure 4: Value of Specified Owner-Occupied Housing Units	31
Figure 5: Hayes Township Septic Limitations Map	38
Figure 6: Existing Land Use Map	43
Figure 7: Nature Preserves & Facilities Map	51

## TABLES

Table 1: Zoning Districts and Associated Future Land Use	19
Table 2: Hayes Township Action Plan	26
Table 3: Population Changes 1980-2017 in Area Townships & Counties	29
Table 4: Age Distribution in Hayes Township, Charlevoix County, & State of Michigan: 2010 & 2017	30
Table 5: Income Statistics in Area Townships, Counties & State of Michigan (in 2017 inflation-adjusted numbers)	31
Table 6: Value of Specified Owner-Occupied housing units, Hayes Township, 2017	31
Table 7: State Equalized Valuation by Property Class, Hayes Township	33
Table 8: Distribution of the State Equalized Valued, Hayes Township & Charlevoix County, 2019	33
Table 9: Nature Preserves and Facilities in the Township	50

# Table of Contents

## TABLE OF CONTENTS

Introduction	7
Future Land Use & Zoning Plan	15
Goals, Strategies & Action Plan	23
Socioeconomic Characteristics	29
Natural Resources	35
Existing Land Use	41
Transportation	47
Parks, Recreation & Community Facilities	49



photo credit: Omar Feliciano, Hayes Township, Charlevoix Michigan

# Introduction

# 1

## **PURPOSE AND PLANNING PROCESS**

The purpose of the Hayes Township Master Plan is to provide guidelines for future development, while protecting the natural resources and scenic character of the Township. This plan presents extensive background information including socio-economic data on the Township; description and mapping of natural resources and existing land uses; and inventory of existing community facilities. The background information was analyzed to identify important characteristics, changes and trends occurring in the Hayes Township. Community concerns were identified based on a 2013 citizen survey, a public input session conducted in August 2013, previous planning efforts, and input from a Master Plan working group. The survey process was initiated again in February 2019 to aid in the update of the Master Plan. 1,809 surveys were mailed out to all Hayes Township residents and property owners. 328 responses were received (survey responses in appendix).

Goals and policies were developed to guide future development based on the background studies, key land use trends and community issues. These goals, along with a detailed map of existing land use, provided the basis for the Future Land Use Map which specifies where the various types of future development ideally may be located in the Township. This plan also provides suggestions for implementation of the identified goals and policies. The guidance provided by this Master Plan will be utilized in updating the Zoning Ordinance for Hayes Township.

## **LOCATION**

Hayes Township is positioned between the Cities of Charlevoix, Boyne City and Petoskey. It is bordered on the north by Lake Michigan, on the south by Lake Charlevoix, on the west by Charlevoix Township, and on the east by Bay and Resort Townships. Susan Lake, several streams, and many wetlands add to Hayes Township's unique character. In the Township's interior, large parcels of agricultural and forest land are mixed with smaller residential parcels. At the Township's northeastern border, the community of Bay Shore continues to exist around some commercial establishments. See Figure 1.

Hayes Township is in a state of transition. In the past two decades it has become less of an agricultural community and more of a bedroom community, serving neighboring municipalities, where Hayes Township residents are employed. In addition, Hayes Township has become home to a growing number of retirees and senior citizens, and is a second home community for vacationers from other parts of Michigan and the United States. Hayes Township's extensive lake front and open spaces are significant factors in its attractiveness and growth.

## **HISTORICAL BACKGROUND**

Present day Hayes Township still retains evidence of its first inhabitants, the native Americans, and later the farmers and lumbermen who were its first European settlers. Log-constructed Greensky Hill Church (United Methodist) stands just off Old US 31 North, near the "Circle of Council Trees." On March 16, 1972, it



Trade industry in the early 1900s.

was added to the National Register of Historic Places. The historic site reads: "Greensky Hill Mission: Here in the 1840's the Chippewa Indian Missionary, Per Greensky, established a Protestant mission in an area where legend says Indian Chiefs once held their councils. New trees have been planted in an arrangement similar to that of the trees that made up the original council circle. Mission services first were held in a crude building of boughs and bark. In the 1850's the Indians built the present church. It is a fine example of the old log style construction with hand-hewn timbers and notched corners. Windows, doors and much of the lumber were brought by canoe from Traverse City to Pine Lake (now Lake Charlevoix) and then carried two miles to this site. Methodist services for the Indian congregation have been held here regularly to the present."

Several one-room school buildings, including the Undine and Hopyard, both of which closed in the 1940's, remain and have been converted to private uses. The Maple Grove School was moved to Petoskey in the mid-40's and now houses a church. The Murray School, a red brick building on the corner of Upper Bay Shore and Murray Roads, was closed in 1965 and is now a residence.

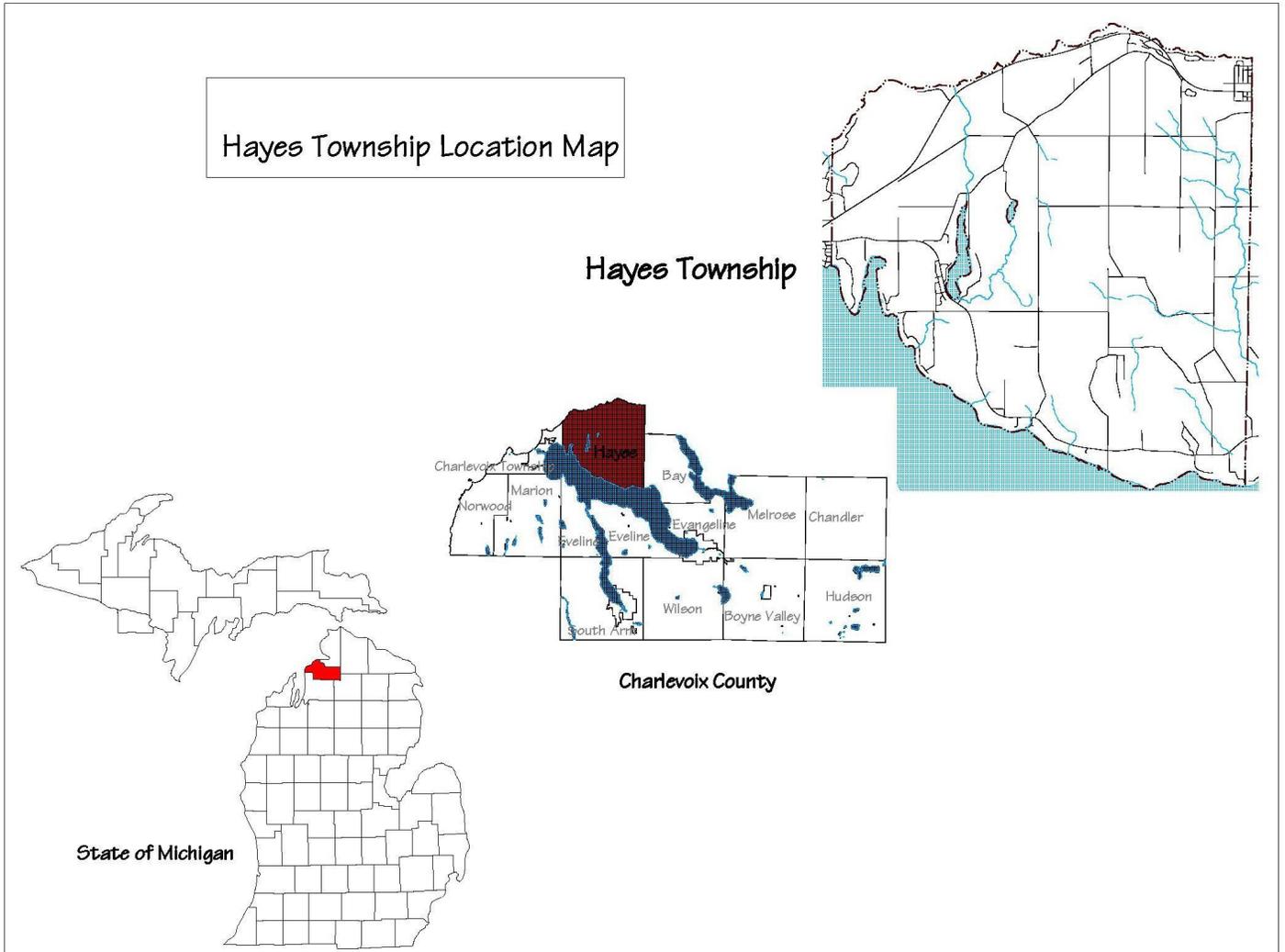
The Maple Grove Grange Hall on the corner of Maple Grove and Church

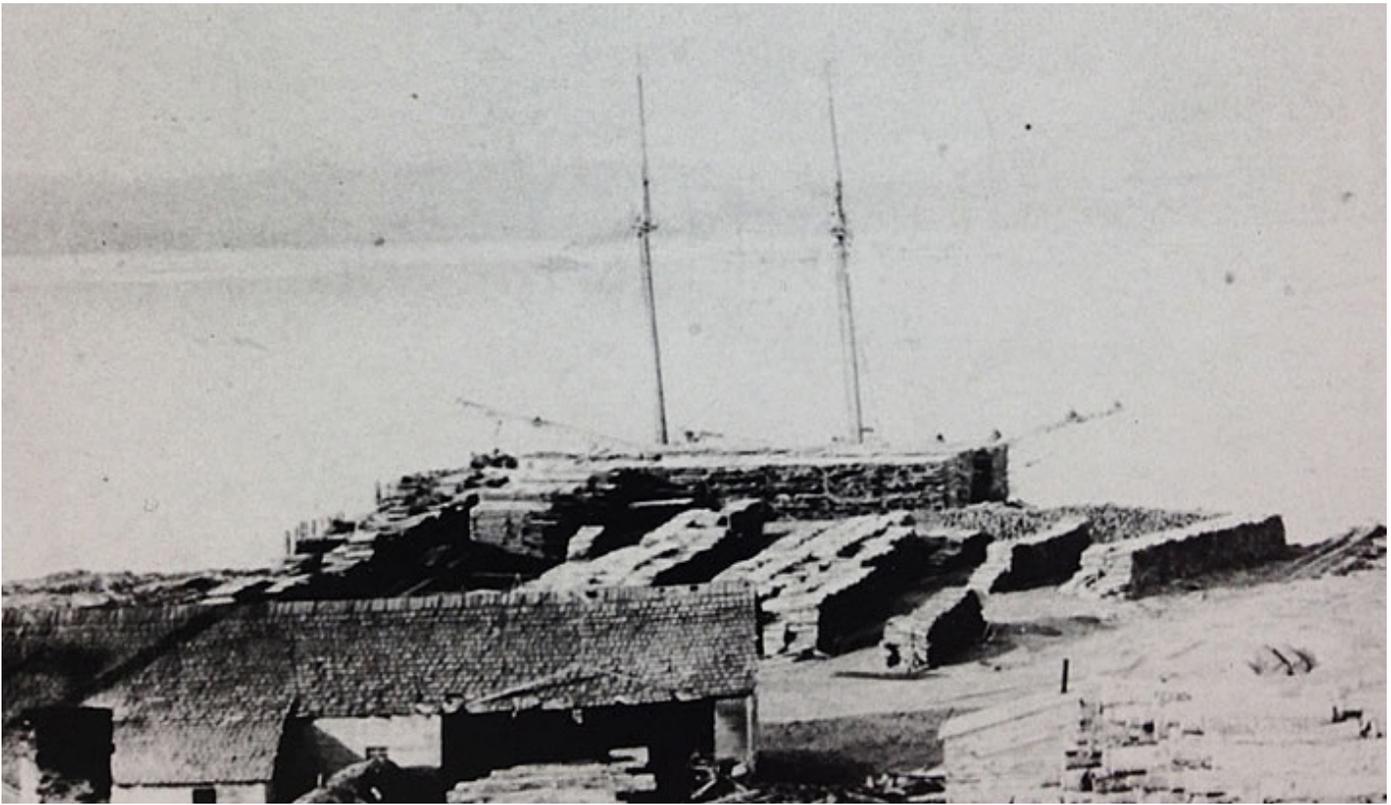
Roads served the agricultural community for over 70 years until the Grange was disbanded in 1986.

Two areas of the Township tended to become population and business centers during the latter 19th and early 20th centuries, the heyday of the lumbering industry. At Burgess Corners, a sawmill owned and operated by Burgess and Linnie Cooper stood by the railroad tracks until the early 1900's. Bernie Newsom ran a large general store at the corner of Burgess Road and Old US 31 North, which burned in the early 1940's. Burgess Corners lost its final commercial establishment in the early 1950's when a store and gas station closed.

Bay Shore also became a busy industrial and commercial community during the 1900's. The kilns of the Bay Shore Lime Company, which have not operated since 1930, baked limestone quarried off US 31. The sawmills of the Bay Shore Lumber Company prepared high quality timbers for shipments to Detroit and Chicago. The lumber mill also produced broom handles as a by-product, making Bay Shore a multi-product manufacturing community. Loggers for miles around furnished the four-foot pieces of wood used for fuel by the kilns. Three fire houses stood guard near the town houses because the kilns, which operated twenty-four hours a day, created a constant fire hazard.

FIGURE 1: HAYES TOWNSHIP LOCATION MAP





Logging industry in the early 1900s.

photo credit: Hayes Township

A modern three-story hotel served travelers to Bay Shore until it burned in 1914. The large general store in the center of the town provided dry goods and hardware on one side and agricultural supplies on the other. The hall above the store offered a meeting place for the Macabees and the Oddfellows, a dance floor for the lively, and a cozy place for friendly conversing. Bay Shore boasted an additional grocery store, a blacksmith shop, meat market, barber shop, ice cream parlor, and saloon.

The early Bay Shore had a band, a ball team, and at one time, free movies were shown on the outside wall of a store. Games on the bluff, school dances in the hall over the store, ice cream socials, and maple syrup making were other forms of entertainment. Daily trains left Bay Shore for Petoskey, at 10:00 a.m. and returned at 2:30 p.m. Catholic and Presbyterian Churches served the community.

Today Bay Shore is an unincorporated village, largely residential in nature,

but commercial establishments in the area include a general store and gas station, automobile dealership, a trucking terminal, a landscape maintenance company, an antique store, a log furniture builder and a road building company with its gravel mining operation.

The Oyster Bay area was the location of summer camps on the shores of Lake Charlevoix, on acreage also known as Struthers' Estate. This was a popular summer camp for boys until its closing in the early 1970's. Since the closing of the camps, the site has been developed for residential use.

During the 1960's, Consumers Power Big Rock Nuclear Power Plant and LexaLite Manufacturing were built on the shore of Lake Michigan, providing more technical jobs and higher incomes. The power plant, at one time, provided the Township with approximately 20% of its tax base. The decommissioning of the power plant began in 1997, a process that took nine

years to complete. A portion of the site is still in use for the temporary storage of spent fuel rods.

With the development of several summer resort colonies in nearby Charlevoix, the shores of Lake Charlevoix in Hayes Township began to attract summer residents, who bought large parcels and built seasonal homes. In recent years, new home construction has increased in Hayes Township as more people have moved north to become part of the growing year-round economy of the region or to become seasonal homeowners. With passing generations, many of the large parcels along Lake Charlevoix have been divided, resulting in the growth of year-round lakefront homes on smaller parcels. Resort-oriented subdivisions, developed in the 1970's at Susan Shore, Birdland Estates, Michigan Shores and Pine Point, have evolved into year-round residential areas.

The interior of Hayes Township was largely agricultural, primarily beef and dairy cattle and crops such as potatoes and beans. In the past twenty years many agricultural lands have been divided with areas once agricultural becoming residential. Whereas agriculture was the mainstay of the Township forty years ago, it is now estimated there are fewer than a half dozen full-time farmers in the Township. Thus, while retaining its characteristic open spaces and forestlands, Hayes township is less of an agricultural community than it has been in the past. Similarly, while there has always been a commercial and industrial factor in the Bay Shore area, the major growth in the past twenty years has been more residential in nature.

## **BACKGROUND**

Hayes Township in Charlevoix County stands at a critical point in its history. Residential and commercial development is happening, changing familiar landscapes as rapidly and dramatically as they were altered 100 years ago when the white pine loggers harvested the virgin forests.

Residents have said they do not want to stop this development, which they recognize as both inevitable and, in some respects, highly desirable. They strongly insist that it be funneled in the most desirable directions, in ways that preserve the tranquil, open and natural features that make this such an attractive area in which to live or to vacation. They want government to provide a balanced and fair approach to planning and zoning that respects the rights of those who already live here to continue to enjoy the uncrowded beauties of the land and the lakes. They acknowledge that property owners have economic rights but believe those rights should be balanced in responsible ways that are consistent with the overall goal of maintaining the historic features of the township.

Crucially, they believe that local government has substantial responsibility for adopting policies that protect the historic scenic attributes of the township, that includes land, roads and waterways and to remedy problems in blighted areas. They say, in effect, that a visionary government working imaginatively with potential developers can create better outcomes for present and future residents than a developer could achieve on his own.

The Hayes Township Planning Commission originally prepared and subsequently updated the Township Master Plan to guide future land use decisions. In moving toward that goal, the commission has tried to find consensus first on an overriding philosophy of land use, then to formulate a set of policies or principles that public officials and private developers can apply to specific situations and locations. And finally, the commission has attempted to suggest specific actions that the board and other agencies should take to carry out those policies and principles.

Later pages of this plan provide substantial detail about each of these three elements of the plan. The key philosophical base is that the highest priority must be given to managing, preserving, protecting and enhancing the

township's exceptional land and water resources. The overriding principle for government officials in decisions that could affect these resources is to strive, usually in cooperation with landowners and developers, to maximize those actions that preserve the scenic and rural character of the township and to minimize the impact of land development that necessarily impinges on open space. Chief among the specific actions urged by the plan are:

- » Maintain a zoning ordinance to encourage clustered development and to require open space in large-scale projects;
- » The designation of specific areas for agricultural, residential, public, commercial or industrial activity and restrict commercial and industrial development along the U.S. 31 Corridor and the Boyne City Road;
- » Enactment of regulations to maintain prime agricultural acreage and to protect groundwater;
- » Adoption of a future land use strategy that coordinates planning and regulatory processes.
- » Development of Access Management guidelines for US-31.
- » Refinement of waterfront protection measures.

The commission believes that local government must approach land use issues with a clear vision of its long-range goals in assuring that future generations enjoy the exceptional scenic and recreational amenities that currently make the township so attractive, while also enabling those of all income levels to live here. The commission believes that local officials should not kill the goose that lays the golden egg by yielding our future to immediate considerations of increasing the tax base, while also managing the development of future projects.

In reaching these conclusions and updating this plan, the commission has been strongly influenced by its review of

the township's history and the movement from a farm-based community toward the present mixed pattern of limited farming and year-round and seasonal housing that emphasizes recreational activities. It has also sought to respect the clear preferences of residents as expressed in a 2019 survey that revealed overwhelming support for planning and managing development that maintain the existing scenic and water assets. The commission has been mindful of the advice it has gotten from a broad range of local officials and residents as well as planning experts and officials in other communities facing similar challenges.

The Planning Commission recognizes that an effective and fair plan for Hayes Township must be flexible enough to accommodate future shifts in the desires of residents as well as changing state and national economic conditions. The commission believes that a Master Plan should not only tell us what we should not do but also should encourage land use toward a precisely understood pattern of activities.

## **PLAN DEVELOPMENT PROCESS**

The 2019 Update of the Hayes Township Master Plan was developed by the Hayes Township Planning Commission in conjunction with the Hayes Township Board. The Planning Commission considered input from the property owners survey, reviewed the previous Master Plan and updated as appropriate, especially in relation to population and existing land use, Township goals and future land use, in order to develop a general picture of the township and produce a base-line study on which to plan for future growth. Individual members of the planning commission, committees and concerned citizens participated in the planning process. The Township wishes to thank everyone who gave so much time to the development of this plan.

The plan is intended to serve as a guide that will be used by the township to help determine land uses and development

policies that will affect the community's physical development. It defines general planning goals, policies and action plans that provide a philosophical base for use by the Planning Commission as it guides future growth and land use in the township.

Changing conditions in the community and the region may affect the goals and philosophy established when the plan was originally developed. Such changes do not automatically mean that the plan must be subject to wholesale revisions, but rather that the goals and philosophy espoused should be evaluated to determine if the plan remains valid. If the plan's validity is retained, then its policies and action plans should be followed.

Michigan law specifically designates Township Planning Commissions as having the responsibility to develop a Master Plan, per the Michigan Planning Enabling Act, PA 33 of 2008, as amended (MCL 125.3801 et seq.). The purpose of a Master Plan is:

To promote 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 and 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 to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

In addition, this plan will serve the following purposes:

1. Provide a basic plan consistent with the intent, purpose, and requirements of the Michigan Planning Enabling Act.
2. Provide a legal and rational foundation for Hayes Township's Zoning Ordinance and other ordinances adopted for the purpose of implementing this Plan.

3. Provide goals and policies for future land use and development
4. Encourage the preservation and protection of natural and scenic resources.
5. Promote the preservation of features that contribute to the Township's character and to the area's economic base characterized by low density development, shorelines, woodlands, farmland, open space, and abundance of recreational amenities.
6. Delineate areas suited to various types and densities of land use and development.
7. Provide guidelines and policies describing how future land uses should be established and how land and natural resources may be altered or developed over time.
8. Provide a tool for use by township officials during the process of reviewing future land development project proposals.
9. Outline methods by which this plan may be implemented.

## **THE STATUS OF PLANNING AND ZONING IN HAYES TOWNSHIP**

Hayes Township initially adopted the current zoning ordinance in 1974, and most recently amended in April 2018. The most recent prior Master Plan that served as the basis for this update was adopted in 2013.

Updated zoning ordinances supported by up-to-date Master Plans are considered the main tool Michigan communities have at their command to control land use patterns and development pressures. Since Hayes Township administers a Township Zoning Ordinance, it is required that the Township maintain an up-to-date Township-specific Master Plan to guide future development and provide an enhanced legal foundation for the Township Zoning Ordinance.



photo credit: Hayes Township, Charlevoix Michigan

## FUTURE LAND USE

At present, Hayes Township is a scenic lakefront township which is primarily forested, agricultural and rural residential in the interior portions of the Township. Lakeshore living is available along the shores of Lake Michigan, Lake Charlevoix and Susan Lake. While active agricultural uses have declined from historic levels, the remaining active farms and the associated “open space” are highly valued by the local residents.

Through land use planning and land use controls, Hayes Township intends to work to ensure that the shorelines are protected, the existing agricultural, rural residential and recreational uses can continue, and reasonable growth can be accommodated with minimal land use conflicts or negative impacts. Based on the social, economic and environmental characteristics of the Township, ten general categories of land use, and one overlay, have been identified to serve existing and future development needs. These categories and their descriptions will guide the Township as it considers opportunities to review and reclassify zoning designations consistent with the goals and objectives of this plan. These categories are listed below:

1. Conservation and Parkland
2. Farm/Forest
3. Resort/Recreation
4. Rural Residential
5. General Residential
  - » Waterfront Residential – an overlay to General Residential
6. Mixed Residential
7. Mobile Home Park
8. Commercial
9. Light Industrial

## Conservation and Parkland

The Conservation and Parkland category includes existing parkland, as well as land owned and /or protected by a land conservancy under conservation easements. Uses proposed in the Conservation and Parkland area include public forestry, wildlife habitat, public recreation, and similar open space uses.

## Farm/Forest

The Farm/Forest land use category has been designated consistent with the Township’s goal to encourage farmland preservation and to recognize the importance of economic viability of farming and forestry operations. The Township will encourage innovative methods of preserving farmlands, farming, open space, natural resources, and the rural character of the Township, and at the same time assist landowners who want to reduce or discontinue farming. The methods could include innovative zoning provisions that allow for the preservation or conservation of essential natural resources, farmland, or open space, such as innovative agricultural tourism related businesses. Some methods which other communities have employed to help protect and preserve agricultural land while protecting a landowner’s economic investment, include the Purchase of Development Rights (PDR), Transfer of Development

Rights (TDR), clustering requirements for non-agricultural uses, tax breaks or incentives for continuing agricultural use, and low density residential uses on large lots. It is recommended that these alternatives be investigated for possible application in Hayes Township, as a way to balance economic rights with agricultural preservation goals. Allowance of commercial wind energy conversion systems and utility-grade solar farms will be considered in these areas as a potential additional means of preserving farmland.

### **Resort/Recreation**

The Resort Recreation land use category is primarily designed to accommodate private recreation development such as the Charlevoix Rod and Gun Club, as well as golf-related resort and surrounding residential uses, such as that found at the Charlevoix Country Club and Dunmaglas. It is recognized that this golf development provides for recreational open space as part of the development. The residential uses in this area are intended to have a density of no greater than of one unit per 5 acres.

### **Rural Residential**

A Rural Residential land use category has been designated consistent with the Township's goal to "retain the township's rural and scenic character, while providing for suitable housing opportunities..." While the designation of the Rural Residential land use category will not prevent the conversion of farmland to other uses, it will help to control the scale and rate of conversion and direct attention to areas where farmland conversion may be an issue. The Rural Residential category is intended to have a maximum density of one unit per five acres.

### **General Residential**

The General Residential category is designed to accommodate single family dwellings on lots ranging from one-half to two acres. This development is located on roads with light vehicular traffic. No municipal water or sewer service is anticipated to be available in the near

future. Buffers or physical separation from potentially incompatible uses (industrial and agriculture) may be necessary when located adjacent to this type of development. Additional provisions are recommended to be incorporated into the Zoning Ordinance to allow for a cluster development pattern to avoid or minimize development impacts on environmentally sensitive areas, forests or farmland. This Residential land use category strives to maintain an ecologically sound balance between human development activities and the environment in order to retain the Township's scenic and rural character.

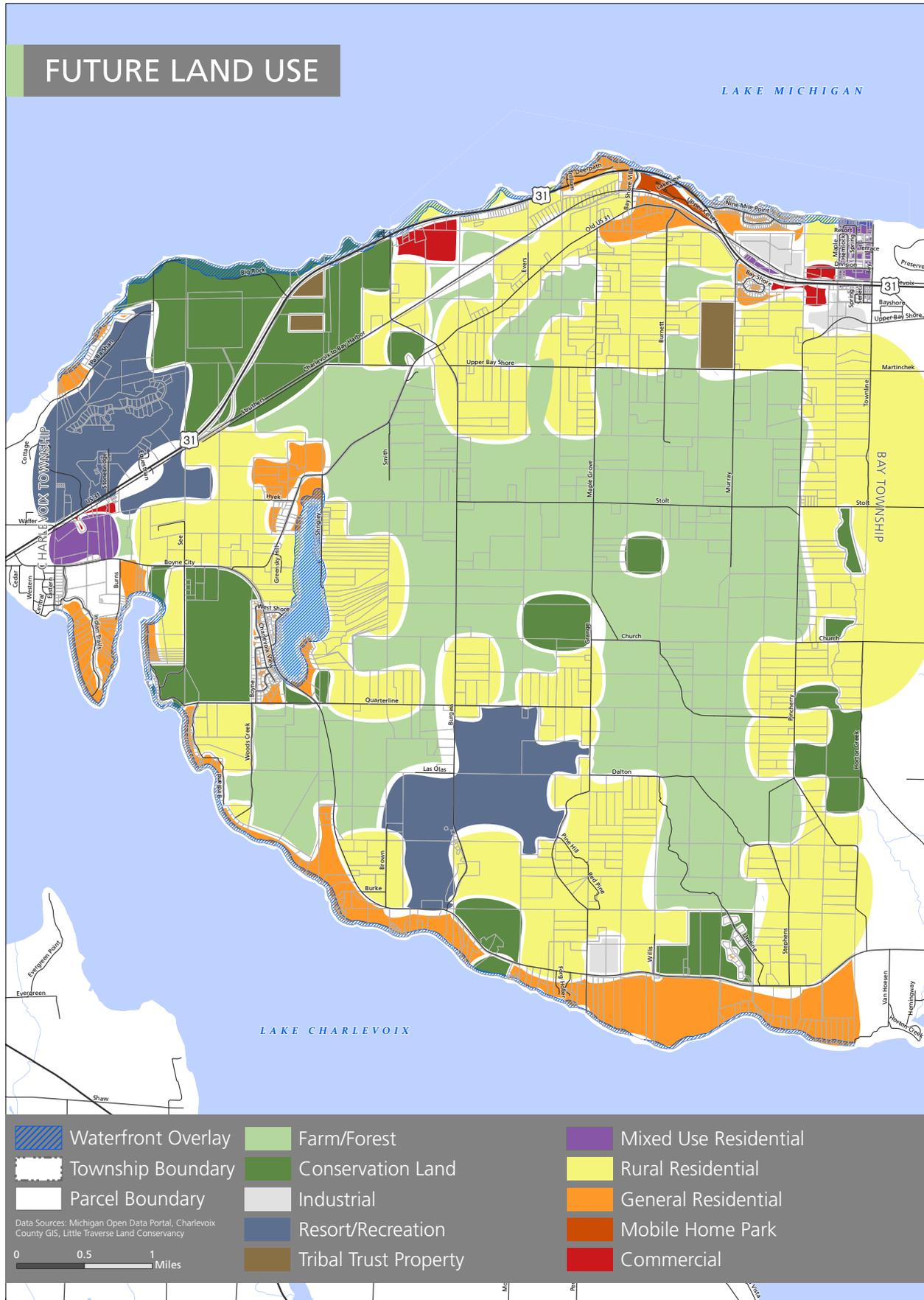
### **Mixed Residential**

The Mixed Residential category is primarily designed to accommodate single-family, two-family, and multiple-family dwellings on lots varying in size. Higher density residential uses, such as apartments, townhouses, condominiums, convalescent or nursing homes, and manufactured home developments would be allowed provided the water and wastewater issues can be adequately addressed. Community uses such as parks, churches, schools, or cemeteries, in addition to golf courses, resorts, limited home-based businesses (utilizing space outside dwelling unit), and bed and breakfast facilities may also be allowed in this area if designed to be compatible with the residential setting. Small commercial businesses providing neighborhood services to the surrounding area would be allowed, provided they are compatible with the surrounding residential character.

### **Waterfront Residential Overlay**

The Waterfront Residential Overlay category is designed to preserve the scenic beauty, property value and environmental integrity of lakefront areas. With such a specialized designation it will be possible to develop residential standards specific to the unique environment found in waterfront areas. The Waterfront Residential designation is utilized in shoreline areas of existing lakefront residential development. Development regulations within the waterfront residential area should be

FIGURE 2: FUTURE LAND USE MAP



designed to address Township residents' concerns regarding water quality and shoreline protection.

### **Mobile Home Park**

The Mobile Home Park category is designated to specifically acknowledge the existing park and encourage the continuation of this land use in this location.

### **Commercial**

Commercial category is designated to accommodate small to moderate scale commercial needs of the Township. This area exists in two locations: on US-31 just west of Bay Shore, and on the southside of US-31 near the Charlevoix Township line.

### **Light Industrial**

Light Industrial category is designated to accommodate light industrial uses compatible with the limited services available and the environmental sensitivity of much of the Township. Light industrial uses are typically less intensive than general or heavy industrial uses, and may include manufacturing and assembly, storage and distribution, research and development, and contractor establishments. Due to the availability of industrial property in the cities, where appropriate services are provided, Hayes Township believes the local industrial needs can be adequately met during the planning process without designating additional land for such in this Township.

## **FUTURE LAND USE MAP**

The Future Land Use Map on the previous page illustrates the geographic extent of the future land use categories. The Future Land Use Map is a policy tool for zoning decisions necessary to implement the community's desired future.

## **ZONING PLAN**

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."

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.

In accordance with the Michigan Planning Enabling Act, the Master Plan includes a zoning plan to guide future actions and amendments. Table 1 relates the future land use categories to the established zoning districts. Following the table are proposed zoning changes that have emerged through the master planning process.

**TABLE 1: ZONING DISTRICTS AND ASSOCIATED FUTURE LAND USE**

<b>Zoning District</b>	<b>Uses (general)</b>	<b>Setbacks</b>	<b>Lot Size (minimum)</b>	<b>Future Land Use Category</b>
CR: Conservation Reserve	Parks and recreation, conservation	Front: n/a Side: n/a Rear: n/a	n/a	Conservation and Parkland
A: Agricultural	Various agricultural and related uses, agritourism, institutional uses, low-intensity recreation uses, single-family dwellings	Front: 25' Side: 50' Rear: 50'	10 ac	Farm/Forest, Resort Residential, Rural Residential
RR: Rural Residential	Low density single-family dwellings on large lots, agricultural uses, institutional uses	Front: 25' Side: 25' Rear: 25'	5 ac	Rural Residential
R-1: Low Density Residential	Primarily single-family dwellings with limited institutional uses	Front: 25' Side: 15' Rear: 25'	2 ac	General Residential
R-2: Small Lot Residential	Low to medium density single-family dwellings, recreational and institutional uses	Front: 25' Side: 15' Rear: 25'	¾ ac	General Residential
R-3: One- and Two-Family Residential	Single- and two-family dwelling with recreational and institutional uses	Front: 25' Side: 15' Rear: 25'	20,000 sf / unit	Mixed Residential
R-4: Multiple-Family Residential	Single-, two- and multiple-family dwellings, recreational and institutional uses	Front: 40' Side: 30' Rear: 40'	No min. – max. density of 4 du / ac	Mixed Residential
R-5: Mobile Home Park	Single-, two- multiple-family, and mobile home dwellings, recreational and institutional uses	Front: 20' Side: 10' Rear: 20'	5,000 sf / unit	Mobile Home Park
C-1: Neighborhood Commercial	Single-, two-, and multiple family dwellings, small-scale retail, service and other commercial uses, tourism-related uses, public and social uses	Front: 35' Side: 15' Rear: 35'	1 ac	Commercial, Mixed Residential
C-2: General Commercial	Regional scale commercial, retail and service uses, tourism industry uses, recreational and institutional uses,	Front: 35' Side: 15' Rear: 35'	2 ac	Commercial
I-1: General Industrial	Warehousing, contractor establishments, light manufacturing	Front: 50' Side: 25' Rear: 50'	2 ac	Light Industrial



## **PROPOSED ZONING MODIFICATIONS**

The master planning process has revealed a number of zoning priorities that require review and updating to reflect current trends and established goals. The items presented below represent the issues the Township will explore to meet the evolving needs of the community.

### **Housing Options**

As attainable housing becomes ever scarcer in northern Michigan, the Township will review its zoning ordinance to identify ways to provide greater housing diversity in the community by reducing present barriers. This may include reducing minimum square footage and lot area requirements, providing more flexibility in housing types, allowing multiple-family dwellings at greater densities in appropriate locations, and accommodating accessory dwelling units.

### **Water Quality**

The quality of water resources, both surface and ground, is a foundation to the community's identity. However, protecting water quality while maintaining private property rights is a delicate balance. The Township will review its existing waterfront regulations and gather input from the community and Tip of the Mitt Watershed Council to identify improvements to the zoning ordinance that effectively achieve this balance while respecting individual land owners.

### **Preserve Farmland and Open Space**

In order to prevent the fragmentation of open space and large tracts of land, the Township will explore the transfer of development rights through planned unit developments to reduce the development pressure land owners may face. Furthermore, the Township will look to maintain the viability of agricultural operations by reviewing its value-added agricultural uses. It will explore increased

setbacks to reduce the potential for conflicts by increasing the setbacks between agricultural and residential uses.

### **Medical and Recreational Marijuana**

With the emergent industries of recreational and medical marijuana growing throughout the state, the Township will need to facilitate a meaningful dialogue to determine its level of participation in the industries. Once established, the zoning ordinance will need to be revised as necessary to facilitate or limit the expansion of the uses in the Township.

### **Renewable Energy**

As technologies have evolved, the cost to implement renewable forms of energy generation have become more attainable than ever. The Township will research the trends, technology and demand for renewable energy generation, such as solar, wind and geothermal to determine to the benefits and impact they may bring to the community. Understanding this information will guide any necessary revisions to the zoning ordinance to accommodate their use, either on a personal or utility grade scale.

### **Commercial Activity**

The Township will review the existing commercial uses allowed by right and through special use approval in the community. New, emergent technologies and consumer behaviors have changed the market landscape significantly over the last 10 to 20 years. Plus, certain uses that were once considered incompatible in many districts are now able to coexist due to industry changes. Updating the commercial uses allowed by the zoning ordinance to match demands of today and the future will help ensure the Township remains economically competitive.



photo credit: Omar Feliciano, Hayes Township, Charlevoix Michigan

In developing community goals, strategies, and actions, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and strategies is to identify community assets, problems and other issues to be addressed.

In preparation for writing the previous Master Plan in 2013, Hayes Township Planning Commission actively sought input from the Township residents through a community input questionnaire, community workshops and master plan work sessions. As part of this 2019 update, another survey was distributed to Township residents and property owners.

Goals and strategies serve as the foundation for an action plan that can be used in an ongoing process of influencing growth and development over the short and long-term. This direction-setting approach consists of three elements:

## 1. Goals

A goal is a statement that describes a desired vision of the township's future. In this case, goals identify the desired results of an on-going land use planning program in general terms.

## 2. Strategies

Strategies are a more specific subset of details and methods related to achieving a goal.

## 3. Actions

Actions are the specific steps that must be taken to implement the strategies and accomplish the goals.

### LAND USE & PRESERVATION

**Goal:** Foster responsible development that meets the evolving needs of the community while preserving the scenic rural character that is the Township's identity.

#### Strategies:

- » Create an inventory of culturally significant historic and scenic features desired for preservation.
- » Adopt zoning regulations to allow residential development using rural clustering standards within permitted densities that minimizes the fragmentation of open space while preserving sensitive natural features such as wetlands, surface and ground water, woodland habitats, agricultural lands, and steep slopes.
- » Maintain scenic viewsheds along Township corridors, including US-31 and Boyne City Rd.
- » Provide practical and functional locations and regulations for commercial and industrial development that minimize their impact on adjacent land uses, maintain high levels of aesthetic character, and blend with the existing development pattern and landscape.

## WATER QUALITY

**Goal:** Protect and improve the quality of the Township’s ground and surface water resources.

### Strategies:

- » Establish effective vegetative buffers and setbacks to minimize the impact of runoff from waterfront developments.
- » Monitor and cooperate with regulatory agencies as they develop programs and standards to ensure properly functioning septic systems.

## 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.
- » Permit the construction of accessory dwelling units (ADU’s) in single-family neighborhoods
- » 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 are ADA compliant and universally accessible.
- » Review regulations for nonconforming residential structures to allow expansion while ensuring all applicable zoning standards are met.

## AGRICULTURE

**Goal:** Protect agricultural lands by supporting the continued operation of existing farms.

### Strategies:

- » Work with farmers and agricultural organizations to identify prime land for agricultural and forest management practices.
- » Encourage farmland protection by adopting ordinances that allow the transfer of development rights, purchase of development rights, conservation easements, and the clustering of non-agricultural development.
- » Support the economic viability of existing farms by allowing agritourism commercial uses related to existing agricultural activity.
- » Protect existing farms from nuisance issues by requiring adequate buffers be established for non-agricultural developments on adjacent properties, and encouraging the voluntarily implementation of the state’s Generally Accepted Agricultural and Management Practices (GAAMPS).

## TRANSPORTATION

**Goal:** Manage a circulation network that is well maintained, efficient, and provides alternative modes of transportation.

### Strategies:

- » Develop an access management plan that allows sufficient access to properties without diminishing the efficiency of the road network.
- » Support the expansion of non-motorized trails within the Township that connect to destinations within the Township and to neighboring communities
- » Work cooperatively with the Charlevoix County Road Commission to help maintain all roads in safe condition.

- » Partner with Charlevoix County Transit to improve access to public transportation in the Township.
- » Ensure safe and expedient emergency response is available throughout the Township.
- » Develop, adopt and begin implementation of a Complete Streets policy to improve transportation equity while encouraging health through physical activity and active transportation.

## **FIVE-YEAR ACTION PLAN**

Although the Master Plan provides a policy framework for the development of the community for the next ten to twenty years, the Township is limited in its capacity and resources to implement the goals and objectives all at once. Table 9 below presents realistic actions the Township intends to perform over the next five years. The Five-Year Action Plan is not intended to be a limiting proposal. As opportunities are presented outside the actions listed below, the Township

will be able to pursue those in their effort to implement the overall goals and strategies of the Master Plan.

## **GRANTS AND CAPITAL IMPROVEMENT PLAN**

As stated earlier, 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.

**TABLE 2: HAYES TOWNSHIP ACTION PLAN**

<b>Goal</b>	<b>Action</b>	<b>Agency</b>
<b>Land Use &amp; Preservation</b>	Amend the zoning ordinance to provide for the establishment of residential developments using rural clustering standards within permitted densities.	Planning Commission
	The zoning ordinance will be amended to assure that new development occurs in a manner that protects the natural and aesthetic character of environmentally sensitive areas through the use of site planning techniques that preserve or enhance natural and aesthetic features.	Planning Commission
	Existing commercial and industrial areas will be accommodated by zoning regulations and practices that support the retention and/or redevelopment of existing business uses and the establishment of new business uses as designated by this plan.	Planning Commission
	Require a buffer between Residential uses and other more intensive uses.	Planning Commission
<b>Water Quality</b>	Collaborate with the Tip of the Mitt Watershed Council to develop best practices regarding vegetative buffer strips, groundwater protection, and septic tank maintenance.	Planning Commission, Township Board
	Review the community sewer policy periodically, updating it to be sure it meets the continuing needs of the Township.	Planning Commission
<b>Housing &amp; Community</b>	Remove barriers that prevent more housing diversity by amending the zoning ordinance where appropriate to reduce the minimum square footage and lot size requirements and to allow more housing types by right in specific districts.	Planning Commission
	Adopt a Payment In Lieu Of Taxes (PILOT) ordinance to facilitate more affordable housing opportunities.	Township Board
	Collaborate with Housing North on a Target Market Analysis to determine the Township's housing needs.	Planning Commission
	Provide for the development of public, non-motorized recreational trails for hiking, bicycling, cross-country skiing and horseback riding.	Planning Commission, Township Board

Goal	Action	Agency
Agriculture	Adopt zoning regulations that require land uses adjoining existing farming operations to establish adequate buffers to protect the viability of farming operations. Non-prime farm and forest lands within areas of prime farm and forest soils should be considered as appropriate for new development provided that natural resources are protected to the greatest extent feasible. Adopt flexible open space zoning regulations to accommodate development in such non-prime areas.	Planning Commission
	Work with township farmers and farm groups to identify those farm areas (parcels at least 40 acres in size exhibiting prime farmland or forestland soils) most likely to remain economically viable for renewable resources management and those areas most likely to convert to other use.	Planning Commission
	Allow for and encourage farmland protection, such as through the transfer of development rights (when available), purchase of development rights, conservation easements and the clustering of non-farm development.	Planning Commission, Township Board
Transportation	Incorporate driveway standards into the Zoning Ordinance to facilitate improved access management.	Planning Commission
	Collaborate with the Top of Michigan Trails Council to explore opportunities to expand non-motorized trails in the Township.	Planning Commission, Township Board



photo credit: Hayes Township, Charlevoix Michigan

# Socioeconomic Characteristics

# 4

## POPULATION

According to the U.S. Census Bureau, American Community Survey (ACS), the population for Hayes Township in 2017 was 1794 +/- 10% persons (933 male -861 female), averaging approximately 59.6 persons per square mile for the Township's 30.1 square miles of land area. This population density can be compared to approximately 63.0 persons per square mile for Charlevoix County and 174.0 persons per square mile for the State of Michigan.

In discussing the population for Hayes Township, however, it is important to note that the figure presented by the 2017 ACS does not reflect the actual number of persons residing in the Township during the summer months. This situation can be seen throughout much of northern Michigan. The ACS

figure does not count residents who winter elsewhere.

In reviewing the social and economic information derived from ACS data, the figures presented for housing characteristics show 1128 housing units with 737 households, leaving approximately 391 seasonal units. It can be assumed that the Township's resident population increases significantly during the summer months. Based on the average household size in Hayes Township of 2.4, if the seasonal units are occupied at a similar rate, the expected seasonal increase would be 938 persons. In addition, many summer visitors stay at private lodging places or at the homes of family or friends.

Table 3 illustrates population statistics for permanent residents for Hayes and nearby Townships, as well as Charlevoix

**TABLE 3: POPULATION CHANGES 1980-2017 IN AREA TOWNSHIPS & COUNTIES**

	1980	% Change 1980-1990	1990	% Change 1990-2000	2000	% Change 1990-2000	2010	% Change 2010-2017	2017	% Change 1980-2017
Hayes Township	1,274	3.4	1,317	43.7	1,893	1.4	1,919	-6.5	1,794	40.8
Bay Township	599	37.7	825	29.5	1,068	5.1	1,122	15.3	1,294	116.0
Resort Township	1,687	22.6	2,068	19.8	2,479	8.8	2,697	1.1	2,727	61.6
Charlevoix County	19,907	7.8	21,468	21.5	26,090	-0.5	25,949	0.8	26,160	31.4
Emmet County	22,992	8.9	25,040	25.6	31,437	4.0	32,694	0.9	32,978	43.4

Source: Bureau of Census

and Emmet Counties from 1970 through 2010. As can be seen, the Township has experienced significant population growth during the decades between 1970 and 1980 and then again between 1990 and 2000, followed by a significant decline between 2010 and 2017.

## AGE DISTRIBUTION AND RACIAL MAKE-UP

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Age distribution for Hayes Township in 2010 reflects a population which is slightly older than that of Charlevoix County, and the State of Michigan as a whole, as illustrated in Table 4. While, the young adults (18-24) are slightly underrepresented in the Township in comparison to the County and State, the proportion of adults in the wage earning years (25-65) is closer to the County and State norms, and nearly all age

groups over age 45 are higher than the County and State levels. Table 4 provides the statistical comparison of the age distribution for the Township, the County and the State, based on the 2017 ACS.

At the time of the 2017 ACS, the median age for Hayes Township was 46.7 years, for Charlevoix County, 47.7 years, and for the State, 38.9 years. It is important to remember these statistics do not include the seasonal resident population, which is likely to have a larger proportion of older persons.

The racial make-up of the Township is primarily white (94%). Native Americans are the primary minority population (62 persons).

## INCOME

Income levels for Northern Michigan often fall behind those found in the State as a whole, however this is not true for Hayes or the surrounding Townships. Table 5 compares income statistics for Hayes, Bay and Resort Townships, Charlevoix and Emmet Counties and the State.

**TABLE 4: AGE DISTRIBUTION IN HAYES TOWNSHIP, CHARLEVOIX COUNTY, & STATE OF MICHIGAN: 2010 & 2017**

Age	Hayes Township		Township %		County %		State %	
	2010	2017	2010	2017	2010	2017	2010	2017
Under 5	90	89	4.7	5.0	5.3	4.6	6.0	5.8
5-17	273	87	14.2	4.8	16.8	5.3	17.7	6.1
18-24	115	232	6.0	18	6.3	17.1	9.9	20.5
25-44	391	335	20.4	18.6	21.0	19.4	24.7	24.9
45-54	344	285	17.9	15.9	16.6	14.2	15.3	13.8
55-59	163	144	8.5	8.0	8.0	8.4	6.9	7.3
60-64	177	166	9.2	9.3	7.5	8.8	5.8	6.6
65+	366	365	19.1	20.3	18.6	22.2	13.8	13.7
<b>Total</b>	<b>1919</b>	<b>1703</b>	<b>99.8</b>	<b>100.0</b>	<b>100.1</b>	<b>100.1</b>	<b>100.1</b>	<b>100.1</b>
<b>Median Age</b>	<b>47.5</b>	<b>46.7</b>				<b>47.7</b>		<b>39.6</b>

Note: Due to rounding, percents may not equal 100  
Source: Bureau of Census

**TABLE 5: INCOME STATISTICS IN AREA TOWNSHIPS, COUNTIES & STATE OF MICHIGAN** (IN 2017 INFLATION-ADJUSTED NUMBERS)

	Median Household Income	Per Capita Income
Hayes Township	\$ 60,054	\$ 36,544
Bay Township	\$ 62,500	\$ 38,417
Resort Township	\$ 74,415	\$ 35,577
Charlevoix County	\$ 51,567	\$ 31,730
Emmet County	\$ 51,475	\$ 31,356
State of Michigan	\$ 54,909	\$ 30,488

Source: Bureau of Census; 2017 American Community Survey

### HOUSEHOLD SIZE

Census data from 2017 ACS shows Hayes Township has a household size of 2.4 persons per household, decreased from 2.47 in 2000. The current household size for Hayes Township is quite similar to that of Charlevoix County (2.36) and the State of Michigan (2.49). These figures are a significant change from prior decades. Over the past few decades, many communities across the state have experienced a shrinking average household size. This trend to smaller households is important, because it creates a demand for additional housing units, even in the absence of numerical increase in population.

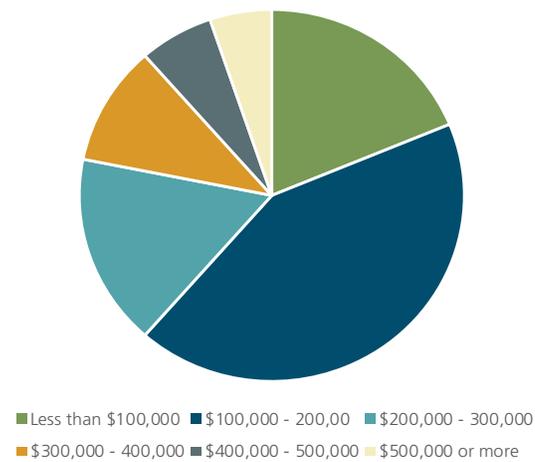
### OWNERSHIP

In Hayes Township there are 1,128 total housing units with 89 percent of the housing units permanently occupied, compared with 79.4 percent for Charlevoix County and 72.1 percent for the State of Michigan. The renter-occupied housing in Hayes Township accounts for 9.4 percent of the total housing units.

### HOUSING VALUE

Another comparative measure for housing is value, as shown in Table 6. The median value of owner-occupied year-round housing units is \$175,600 for Hayes Township, compared to 2013

**FIGURE 4: VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS**



**TABLE 6: VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS, HAYES TOWNSHIP, 2017**

Housing Values	Percent of Units
Less than \$100,000	18
\$100,000 - 200,00	41
\$200,000 - 300,000	16
\$300,000 - 500,000	16
\$500,001 or more	5
Median value	\$175,600

Source: Bureau of Census; 2017 American Community Survey  
 Note: percentages do not equal 100 due to rounding

value of \$169,100. Charlevoix County's 2017 median value is \$158,800 as compared to the value of \$112,700 in 2000, while Michigan's 2017 median value owner-occupied housing unit is \$136,400 (\$115,600 in 2000). This information, while collected by the Census Bureau, is subjectively provided by the general population regarding what he or she thinks is the value of his or her house, therefore, this information should be used with caution. Additionally, some people intentionally underestimated the value of their homes due to concerns that accurate reporting might raise their taxes.

## **PROPERTY VALUE**

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. The total SEV for Hayes Township has significantly decreased (over 31%) during the last five years; see Tables 7 and 8. As of 2013, the largest value non-residential class of properties making up the Township's SEV is Commercial, which accounts for 3.4 percent of the Township's total SEV.

The 2019 distribution and percentages of SEV values for Hayes Township and Charlevoix County are presented in Table 8.



photo credit: Omar Feliciano, Hayes Township, Charlevoix Michigan

**TABLE 7: STATE EQUALIZED VALUATION BY PROPERTY CLASS,  
HAYES TOWNSHIP**

<b>Class</b>	<b>2008 SEV</b>	<b>2010 SEV</b>	<b>2012 SEV</b>	<b>2019 SEV</b>
Agriculture	5,200,000	4,399,300	3,705,100	3,839,000
Commercial	11,955,300	10,559,800	7,814,300	7,562,795
Industrial	4,514,100	4,079,800	3,224,800	2,688,500
Residential	306,101,255	233,956,000	227,679,000	253,006,700
Timber Cutover	0	0	0	0
Developmental	0	0	0	0
Total Real Property	327,770,655	252,994,900	242,423,200	267,096,995
Personal Property	5,487,400	5,426,500	5,770,000	4,829,100
Total SEV	333,258,055	258,421,400	248,193,200	271,926,095

Source: Charlevoix County Equalization Department

**TABLE 8: DISTRIBUTION OF THE STATE EQUALIZED VALUE,  
HAYES TOWNSHIP & CHARLEVOIX COUNTY, 2019**

<b>Real Property</b>	<b>Hayes Township</b>		<b>Charlevoix County</b>	
	<b>Amount</b>	<b>Percent</b>	<b>Amount</b>	<b>Percent</b>
Agriculture	3,839,000	1.5	53,709,688	2.2
Commercial	7,562,795	3.4	181,429,395	6.4
Industrial	2,688,500	1.1	45,831,300	1.7
Residential	253,006,700	91.5	2,499,889,102	84.9
Timber Cutover	0	0.0	0	0.0
Developmental	0	0.0	0	0.0
Total Real Property	267,096,955	97.5	2,730,859,485	95.3
Personal Property	4,829,100	2.5	76,608,333	4.7
Total SEV	271,826,095	100.0	2,807,926,095	100.0

Source: Charlevoix County Equalization Department



photo credit: Hayes Township, Charlevoix Michigan

# Natural Resources

# 5

Natural resources are interrelated biological systems that are vital to the region's sense of place, and the health and well-being of its residents and visitors. Although these resources provide tangible benefits and influence the suitability of land for various types of development, they also make the region and township unusually attractive for development.

Lakes, streams, woodlands, meadows, wetlands, hydric soils, floodplains, topographic features, and irreplaceable scenic viewscapes, as well as environmental, economic, and recreational resources that are essential to the region's economic base.

- » Wetlands provide important wildlife habitat and play an important role in the hydrologic cycle. Wetlands store and filter storm and flood waters.
- » Woodlands provide renewable timber resources, important wildlife habitat, passive and active recreational opportunities, and help purify the air we breathe and the water we drink.
- » Lakes and streams support aquatic and littoral habitat, serve as a source of water for many lakefront community's water supply systems, and provide a wide variety of recreational opportunities.
- » Scenic viewscapes and roadway corridors establish regional and local identity.
- » Prime and unique farmlands provide food and fiber, and are an integral element of the township's historic and visual character.

- » Groundwater serves as the sole source of drinking water for the majority of residents of the township and region.
- » Soil influences the suitability of land for a variety of land uses and types of development.
- » Mineral deposits are essential to the construction and maintenance of area and regional infrastructure.

Historically, natural resources have been utilized for short-term economic gain with little consideration for long-term impacts on regional and local quality of life. Poorly managed utilization or exploitation of renewable resources will degrade their tangible value, and result in irreparable impacts on future quality of life.

If managed over the long-term, natural resources will continue to benefit regional and local economies, and local and regional quality of life. Examples of effective management include:

- » Retaining adequate contiguous tracts of prime and important farmland for the production of crops.
- » Developing clustered home sites while retaining crop or forestlands.
- » Retaining woodlands for timber production, hunting, wildlife habitat and recreation; retaining stream bank and shoreline vegetation to provide a low-cost means of treating stormwater and maintaining the quality of surface water.

- » Protecting wetlands to retain their function in the hydrologic cycle over the long-term, as well as wildlife habitat, and retaining wooded slopes as a means of reducing the potential for slope failure and soil erosion.

A narrative overview of natural resources is provided below.

## **WETLANDS**

Wetlands are found along streams, creeks, at the bottom of natural drainageways, and along the shorelines of Lake Michigan, Susan Lake and Lake Charlevoix. Wetlands play a significant role in the hydrologic cycle, and make an essential contribution to the quality of the area’s surface waters. Wetlands are natural retention and filtration systems that hold and filter sediment, nutrients, and other pollutants from stormwater runoff that would impact surface water quality if untreated. Wetlands provide habitat for a variety of plant and animal life, and are a visually pleasing element of the Township’s character.

The Tip of the Mitt Watershed Council identified three high-value wetlands encompassing a total land area of 523 acres. These high-value wetlands are located along and adjacent to Susan Creek north of Susan Lake, east of Oyster Bay, and along, adjacent to and north of Mud Creek and Mud Lake.

Wetlands also occur throughout the township in areas of hydric soils.

## **WOODLANDS**

Woodlands provide wildlife habitat for a wide variety of plant and animal life, contribute to hydrologic and groundwater recharge cycles, serve as holding and filtration areas for stormwater runoff, prevent soil erosion, afford a variety of recreational opportunities, and provide renewable timber resources.

The Township’s forested areas contribute to the community’s character. Most are found on steep slopes and hillsides, creek valleys, and in or adjoining wetland areas.

For the most part, forested areas occur as large, contiguous tracts of land consisting of mixed hardwood trees, including maple, beech, ash, oak and birch, and conifers such as white pine, cedar, balsam fir, and tamarack.

## **LAKES & STREAMS**

Lakes and streams support aquatic, shoreline, and streambank wildlife habitats. Land development practices can, when properly used, minimize the impact on the quality of surface waters, avoid damage to sensitive shoreline and streambank ecosystems. Using strategies that are deployed during and after construction helps control run-off and erosion.

There are two small lakes and three creeks found in the township. Horton Creek flows from the higher elevations in Bay and Hayes Township. The creek traverses the township to a point where it runs through Bay Township and empties into Horton Bay on Lake Charlevoix. Mud Creek flows from Mud Lake to Susan Lake. Susan Creek flows from Susan Lake into Lake Michigan at Kennedy Park north of Big Rock Point.

Each creek is bordered by wetlands that encompass significant acreage. Horton Creek provides habitat for salmon and trout. Susan Lake is a shallow, extremely sensitive body of water well along in the aging or eutrophication process. This aging process has likely been aided by nutrient-laden runoff from upland agricultural areas. Mud Lake has no public access because land surrounding it is privately owned.

## **OPEN SPACE**

Undeveloped open space contributes to the Township’s rural character and visual appeal. Open space includes woodlands, farm fields, shrub and herbaceous fields, wetlands and rolling hillsides. Portions of the U.S. 31 corridor afford unobstructed views of Lake Michigan and Little Traverse

Bay. Rolling farm fields and shrub and herbaceous fields establish the Township’s rich visual character and sense of place.

## TOPOGRAPHY

The township's topography is characterized by rolling hills, beach ridges, dunes, and rocky beaches along the Lake Michigan shoreline. Steep hills and high elevations in the central portion of the township afford views of Lake Michigan, Lake Charlevoix and the surrounding countryside. The highest elevation in the township occurs in Section 23 at a point approximately 404 feet above Lake Michigan, or 984 feet above sea level.

Glacial movement during the Ice Age produced the township's geological features. Horton Valley along Pincherry Road is the result of glacial movement. Gravel along Old US 31 was deposited during that period.

## SOILS

Soil characteristics present opportunities for the development of certain land uses, and limitations for others. The ability of land to accommodate septic systems, building foundations and roadways, are influenced by various soil characteristics

including permeability, filtration capability, load bearing capacity, shrink-swell potential, and slope. Other features influence productivity of agricultural and forestry operations, wildlife habitat, recreational uses, as well as surface and groundwater quality.

Small portions of Hayes Township may have access to municipal sewer systems (West in Charlevoix Township at the Charlevoix Country Club, and East in the Bay Harbor development) at some point in the future. However, such systems are not likely to become available to larger areas of the Township within the next ten years. Accordingly, future development will remain dependent on the capability of soils to accommodate a variety of land uses.

Descriptions of soil characteristics that influence the suitability of land for intensive development appear below.

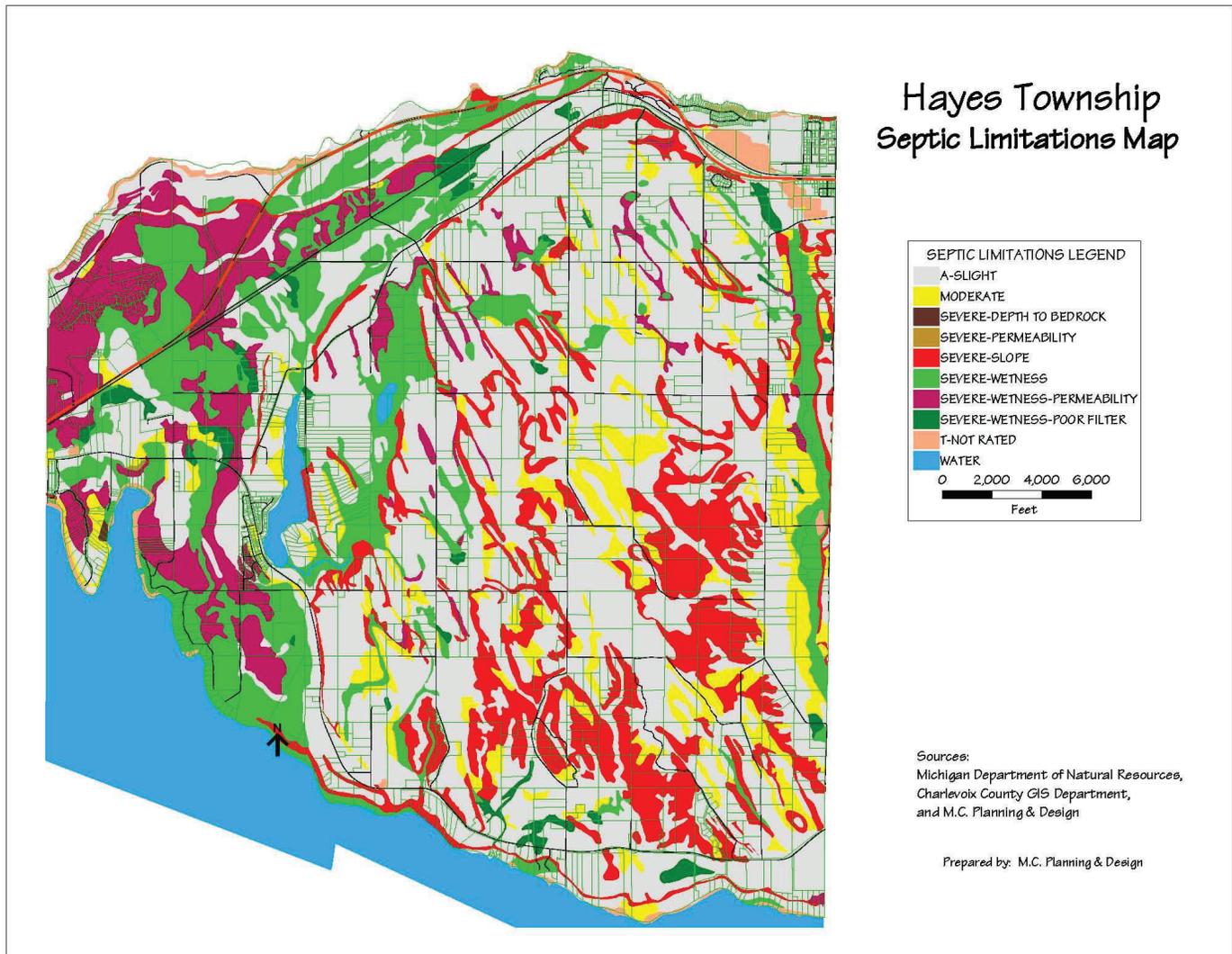
### Hydric/Wetland Soils

Hydric/wetland soils are generally unsuited for septic system installations, road construction, and building site



photo credit: Omar Feliciano, Hayes Township, Charlevoix Michigan

FIGURE 5: HAYES TOWNSHIP SEPTIC LIMITATIONS MAP



development. These soils tend to be of insufficient strength to support building foundations and present engineering challenges for road construction and maintenance. Shrinking and swelling of soils during freeze/thaw cycles can damage building foundations and roads unless soils are modified with appropriate fill material.

### Septic Limitations

The Septic Limitations Map, Figure 5, delineates the suitability of soils for conventional residential on-site septic

systems within the township. This map is based on soil interpretation reports published by the USDA Natural Resources Conservation Service (formerly the Soil Conservation Service) and is valid as a general planning tool.

Soils with slight limitations are well suited for conventional septic systems. When systems are sited and maintained properly there are few long-term problems. Soils in this category are usually suitable for moderate intensity residential development.

Slow percolation rates and/or moderate slopes (6% - 12%) often characterize soils having Moderate limitations. Usually greater care in locating systems in these areas and good maintenance of installed systems can overcome most of these limitations. Soils in this category are usually well suited for low density residential development.

Soils rated as **Severe** usually possess a combination of limitations including wet areas, slow percolation rates, shallow soils over bedrock, or steep slopes (12% - 25%). In addition, some soils in these areas also have poor filtering capabilities. Siting of septic systems in these areas is usually somewhat difficult. These areas are usually only suited for extremely low density residential development, unless served by alternative septic waste disposal systems.

Additionally, the soils rated as **Severe-Poor Filter** are unable to properly filter out contaminants. This greatly increases the potential for pollution of groundwater. Accordingly, only extremely low density residential development is recommended in these areas. Moderate to steep slopes (6% - 25%) may cause difficulties in siting systems in some areas, even though percolation rates are usually good in these areas.

### **Farmland Soils**

Prime farmland soils possess fertility, nutrient-holding capacity, texture, drainage, and slope characteristics that make them well suited to crop and forage production. These soils are considered important on a national basis. Soils characterized as "prime if drained" possess all of the above characteristics when artificially drained. Important farmland soils possess all of the above characteristics, though slope is between 6 and 12 percent. These soils are highly productive when conservation tillage practices are used.

### **Forestland Soils**

Forestland soils are rated on the basis of their timber production potential and are classified as either national or regional.

Soils classified as national are capable of producing greater than one cord, or 1,000 board feet of timber per year per acre, and are considered important on a national basis. Soils classified as regional are considered important on a regional and state basis, and are capable of producing from one-half to one cord, or from 500 to 1,000 board feet of timber per acre.

### **Slope**

Degree of slope influences the capability of land to accommodate septic systems, roadways, building foundations, and other improvements. Slopes of 12 percent or less are typically viewed as presenting slight limitations to development.

Sites with slopes between 12 and 18 percent present development limitations that must be overcome by careful site planning, building design, and construction methods. Michigan Department of Public Health standards for septic system absorption fields indicate that areas with slopes in excess of 12 percent are to be avoided. Slopes in excess of 18 percent are generally considered unsuited to development. Such slopes can be suitable for timber management, passive recreation, wildlife habitat, and other low-intensity uses.

### **GROUNDWATER**

The majority of residents in the region and township rely on groundwater as their sole source of drinking water. Therefore, it is extremely important to protect groundwater from potential contamination. Once groundwater is polluted, it is difficult to remediate pollution in an efficient and cost effective manner. An aquifer vulnerability map previously prepared for the Township by the Charlevoix County Cooperative Extension Service indicates the potential for groundwater contamination throughout the Township is high based on the limited ability of soils to filter or protect the groundwater resource.



photo credit: Hayes Township, Charlevoix Michigan

# Existing Land Use

# 6

For the 2019 Update of this Master Plan, the Hayes Township Planning Commission reviewed the Existing Land Use Map from the prior 2013/2014 update (mapping was done 2009), and determined very little had changed (due in part to the economic downturn of the intervening time period), and thus decided not to incur the cost of fully updating the map and associated text for the 2013/2014 update.

## **PATTERNS OF LAND DIVISIONS**

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Hayes Township are discussed below.

The largest land owners in the Township are Dunmaglas Development Company with over 700 acres and Consumers Energy with over 400 acres. This Consumers Energy property served as the former Big Rock Point nuclear plant, which closed in 1997. Following the Big Rock Restoration Project, the property is available for re-use. Approximately 130 acres of the former Big Rock facility is currently owned by Entergy Corporation which holds the spent fuel rod casks and a buffer area. The Little Traverse Conservancy also own large parcels in the Township as well, which total approximately 670 acres. Privately held tracts ranging in size up to approximately 200 acres are scattered throughout the interior of the Township.

Small tracts and subdivisions are primarily located in the vicinity of Bay Shore and along the Southwest portion of Susan

Lake. Other small tract land divisions are occurring as small parcels are created along the roads. In terms of land division patterns, it is worth noting that some of the newer residential developments in Hayes Township are being created as site condominiums rather than traditional subdivisions. A site condominium does not actually create lots by land division. Therefore, a site condominium project may continue to appear as a large, undivided tract when it has already been converted to relatively dense residential use.

## **EXISTING LAND USE STATISTICS AND CHARACTERISTICS**

Hayes Township's land area is 28.3 square miles. The map of existing land use, shown as Figure 6, illustrates the distribution of land uses within the Township. The existing land use map is a compilation of data from Charlevoix County, the State of Michigan, Township Planning Commission input, and additional field checking. See Figure 7 for map of recreation sites and protected lands in Hayes Township.

## **LITTLE TRAVERSE BAY BANDS OF ODAWA INDIANS PROPERTY**

The Little Traverse Bay Bands of Odawa Indians currently has approximately 140 acres in Hayes Township which is held in trust with the United States. Because federally recognized tribes have sovereign nation status, exclusive jurisdiction for Native American affairs rests with the Tribe. However, lands held in trust with

the United States of America are under Tribal and Federal jurisdiction. Local units of government have no control over where the Tribe purchases land and what land is taken into trust for the benefit of the bands. The Township should continue to pursue intergovernmental relations with the Tribe to stay informed of development plans and build positive relations with Tribal leaders. Communications with the Tribe indicate additional housing is planned for the 80-acre trust property located on Murray and Upper Bay Shore Roads.

## **FORESTS AND WETLANDS**

Forests, which include upland hardwoods and conifers, account for a significant percentage of Township land area in 2019. Heavily wooded areas are found throughout the Township, as can be seen on Figure 6 Existing Land Use Map. Of the forested land, approximately 400 acres are protected in conservancy preserves. Additional private lands are protected through conservation easements, see Chapter 8 for more details.

Wetlands include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes, or bogs. Wetland areas may also include land which supports lowland hardwoods and conifers. Wetland information was not verified by field inspection when these maps were compiled. Thus, the areas shown as wetlands by Michigan Resource Information System (MIRIS) may not actually meet State and Federal criteria for legally regulated wetlands.

Wetland areas comprise more than 20 percent of the Township in 2019. As illustrated in Figure 5, a significant portion of the wetlands in the Township are located in the northwest portion of the Township. Wetlands also occur in scattered locations throughout the Township which have not been developed.

## **AGRICULTURAL**

Agricultural lands occupy more than 16 percent of Township land area in 2019, dispersed throughout the Township as indicated in Figure 6.

The agricultural classification also includes agricultural lands which have been placed in the Conservation Reserve Program. This program pays farmers to remove certain erodible lands from agricultural production.

## **NONFORESTED**

The nonforested land category consists of herbaceous open and shrub land. The percent of nonforested land in the Township is nearly 13 percent in 2019. Nonforested lands are scattered throughout the Township, as shown in Figure 6.

## **RESIDENTIAL**

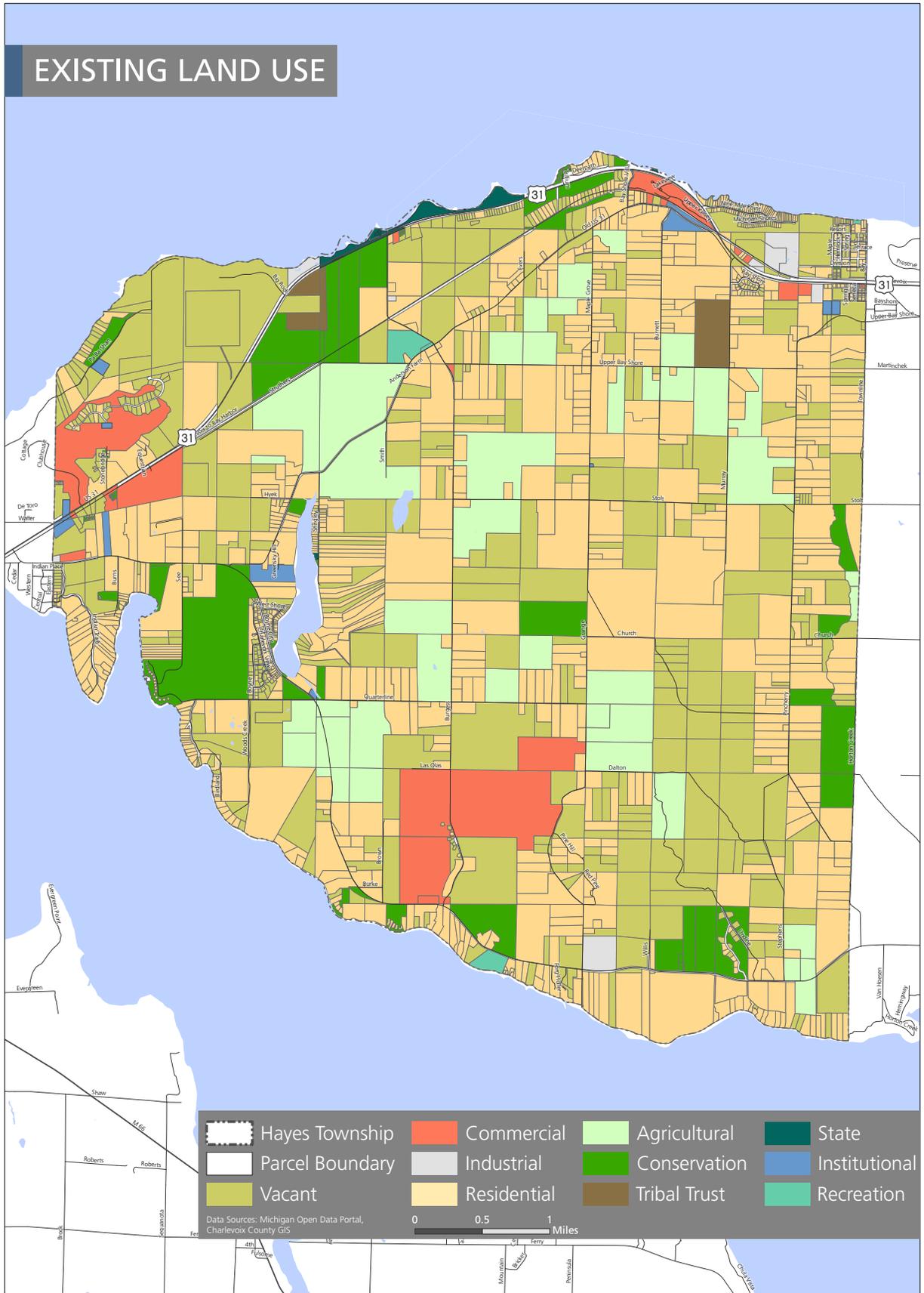
As can be seen from Figure 6, the amount of land being used for residential purposes was approximately 10 percent of the township in 2019.

The pattern of residential development within the Township is shown in Figure 6. Residential use has been the land use along the lakeshores of Lake Charlevoix and Susan Lake. Additionally, small tract land divisions continue to occur along many of the Township roads.

## **RECREATION AND INSTITUTIONAL**

Recreation currently comprises about three percent of Hayes Township. The public recreation lands in Hayes Township primarily consist of Camp Sea-Gull, Dunmaglas golf course and the Charlevoix Country Club. Churches, cemeteries and municipal facilities are included in the institutional portion of this category.

FIGURE 6: EXISTING LAND USE MAP



## **INDUSTRIAL/ TRANSPORTATION/ EXTRACTIVE**

Figure 6 shows combined industrial and extractive uses. As of 2019 this land category makes up less than two percent of the Township. Also included in this category are transportation and utilities, such as utility line corridors.

## **COMMERCIAL**

Figure 6 shows that the amount of land developed as commercial in Hayes Township is one percent and is comprised of a few businesses along US-31 at both the eastern and western edges of the township.



photo credit: Kristin Baranski, Hayes Township, Charlevoix Michigan



photo credit: Hayes Township, Charlevoix Michigan

# Transportation

# 7

Approximately 43 miles of county and local roads serve the township. Two major traffic routes or primary roads, three secondary, and many lesser traveled roads connect Hayes Township to the cities of Charlevoix, Boyne City and Petoskey. US-31 N from Bay Shore to Charlevoix, running approximately east-west, follows the shoreline of Lake Michigan. US-31 N is a major daily commuting route for people employed in the township and other communities. The highway is also a major carrier for long distance automobile and truck traffic serving cities further north and south. In summer, it becomes a major tourist route. Available traffic count data provided by the Michigan Department of Transportation (MDOT) indicates a 24-hour average daily traffic count (ADT) of 8213 personal and 321 commercial vehicles on the section of US-31 through Hayes Township (2017).

Boyne City Road, C-56, parallels the Lake Charlevoix shore between Charlevoix and Boyne City. Year-round the Boyne City Road is a major commuter route between Boyne City and Charlevoix. It has a high truck usage and serves as a linking road connecting Charlevoix with highways leading to Interstate 75 at Gaylord. In summer, this road also becomes a major tourist route. Pincherry Road from Church Road north to Upper Bay Shore and through to US-31 N serves as a secondary road. Upper Bay Shore Road links Pincherry Road and Old US-31 N which is also a well-traveled secondary road. Old US-31 N from the Boyne City Road north to US-31 N links the Boyne City Road with the highway to and from Petoskey.

Public transportation through Hayes Township is limited to the Charlevoix County Transit Authority Bus System,

which operates by reservation only. School buses provide transportation for children to Charlevoix, Petoskey, and Boyne City schools. All public roads in the township are under the jurisdiction of the Charlevoix County Road Commission, except for US 31 which is under the jurisdiction of MDOT. The Hayes Township Board decides which road projects need improving and is responsible for partial funding these improvements from the township level.

Given the character of the township, major improvements to existing roadways are not likely to be needed other than routine maintenance of existing road surfaces (resurfacing, shoulder work, drainage improvements, etc.). If the development patterns follow the existing and planned low density and intensity mix of land uses along most major roadways (US-31 and Boyne City Road), major arterial roadways will not likely need to be widened to four or five lanes. Major intersections may require upgrading as traffic increases, though needed improvements will likely be relatively minor. Traffic patterns and volume should be planned for future developments.

Approximately 7.6 miles of the total 26 mile non-motorized Little Traverse Wheelway route passes through Hayes Township, located between US-31 and the Little Traverse Bay of Lake Michigan (for more information on the Hayes Township portion of the Little Traverse Wheelway, see the Hayes Township Recreation Plan). Additional non-motorized trails through Hayes Township are being installed in phases along the Boyne City Road from Boyne City to Charlevoix, with Phase 2 opened in 2018, with phases 3, 4 and 5 to be constructed in the future.



photo credit: Hayes Township, Charlevoix Michigan

The following is an overview of park, recreation and community facilities found in the Township. See Figure 5 for locations of recreation facilities and protected lands, and Hayes Township Recreation Plan for additional recreation details.

## 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. Improvements include a parking area, vault toilets, a pump for drinking water, a picnic area and parking for a scenic view of the lake. A 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 with a boat launch to Susan Lake is located on Shrigley Road near Old US-31.

## TOWNSHIP PARKS/ RECREATION FACILITIES

Public access to Lake Michigan is available at three locations: 1) near Nine Mile Point; 2) at Townline Road, and; 3) at 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 and the end of Eastern Avenue near Pine Point on the Township border. The Eastern Avenue access point was improved by the township in cooperation with the Pine Point Association and the Charlevoix County Road Commission.

This access includes a swimming beach and picnic area.

In early 2014 Hayes Township acquired the 20 acre former Camp Sea-Gull property on Lake Charlevoix for use as a Township Park (see Township Recreation Plan for more details).

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.

The Charlevoix Swimming Pool, located on US 31 at the northwest end of Hayes Township, is owned and operated by the non-profit group Friends of the Pool with support, in part, from a Township millage (in combination with support from Charlevoix Township and the City of Charlevoix), and is open to the public.

## CONSERVANCY LAND

Thirteen Preserves comprised of lakefront, woodland and/or wetland areas, totaling approximately 721.5 acres, have been established by the Little Traverse Conservancy through donations and purchases from private owners. The Dixon Conservancy is located on Oyster Bay. The Loeb Conservancy is located on Lake Michigan. The Ransom Nature Conservancy on Maple Grove Road overlooks both Lake Michigan and Lake Charlevoix, and includes a hardwood forest with hiking trails available for public use. The Nathan Barry Driggers Memorial Preserve located along the Boyne City Road, was established as a preserve in 2007. The recently protected

**TABLE 9: NATURE PRESERVES AND FACILITIES IN THE TOWNSHIP**

Name	Features / Facilities
Undine Preserve	28.5 acres, 2004 Gift from Mike and Rhea Dow. Located along Boyne City-Charlevoix Road.
Nathan Barry Driggers Memorial Preserve on Boyne City-Charlevoix Road	75 acres preserve with scenic views of Lake Charlevoix and winter trails for cross country skiing and snowshoeing
Ransom Nature Conservancy on Maple Grove Road	1.5 miles of trail on 80 acres preserve: Scenic lake view, hiking trails, biking, and horseback riding.
Haggerty Preserve	10 acres acquired 1990 Donated by Daniel and Margaret Haggerty in memory of their ancestor, Jeremiah (1870-1888)
Mulberry Farm Preserve	13 acres, 1990 Donated by Rik Lobenherz. Consists of two parcels with 240 feet of Susan Lake.
Susan Lake (Siebert) Preserve	0.5 acres, 1991 with 250' of frontage on Susan Lake. Designated wetland, DNR access site to the north.
Jack &Helen Verlinden Preserve	8 acres, 2008 with 555 feet on Susan Lake. A significant bargain sale from Susan Verlinden and named after her parents.
Kieren & and Slosar Family Addition	2 acres, 1993 Partial donations by Mrs. Katie Kieren and Slosar family, this preserve includes Mallard Creek and Boyne City Road frontage.
Oyster Bay Preserve	23 acres, 1982 Donated by C.T. and Francis Martin. Located on Lake Charlevoix's Oyster Bay.
Susan Creek Nature Preserve	1.5 mile of trail on 223 acres including frontage on Susan Creek: Biking, hiking, cross country skiing, snowshoeing and hunting.
Taimi Hoag Natural Area	Approximately 50 acres preserve with scenic views of Lake Michigan
Loeb Preserve	1.5 acres, 1980 Donated by Thomas and Kaye Loeb, this preserve lies along US-31 and includes 500 feet of Lake Michigan shore.
Taylor/Horton creek/Schultz/Nick Adams	207 acres, three miles of trail through mature hardwood forest

FIGURE 7: NATURE PRESERVES & FACILITIES MAP

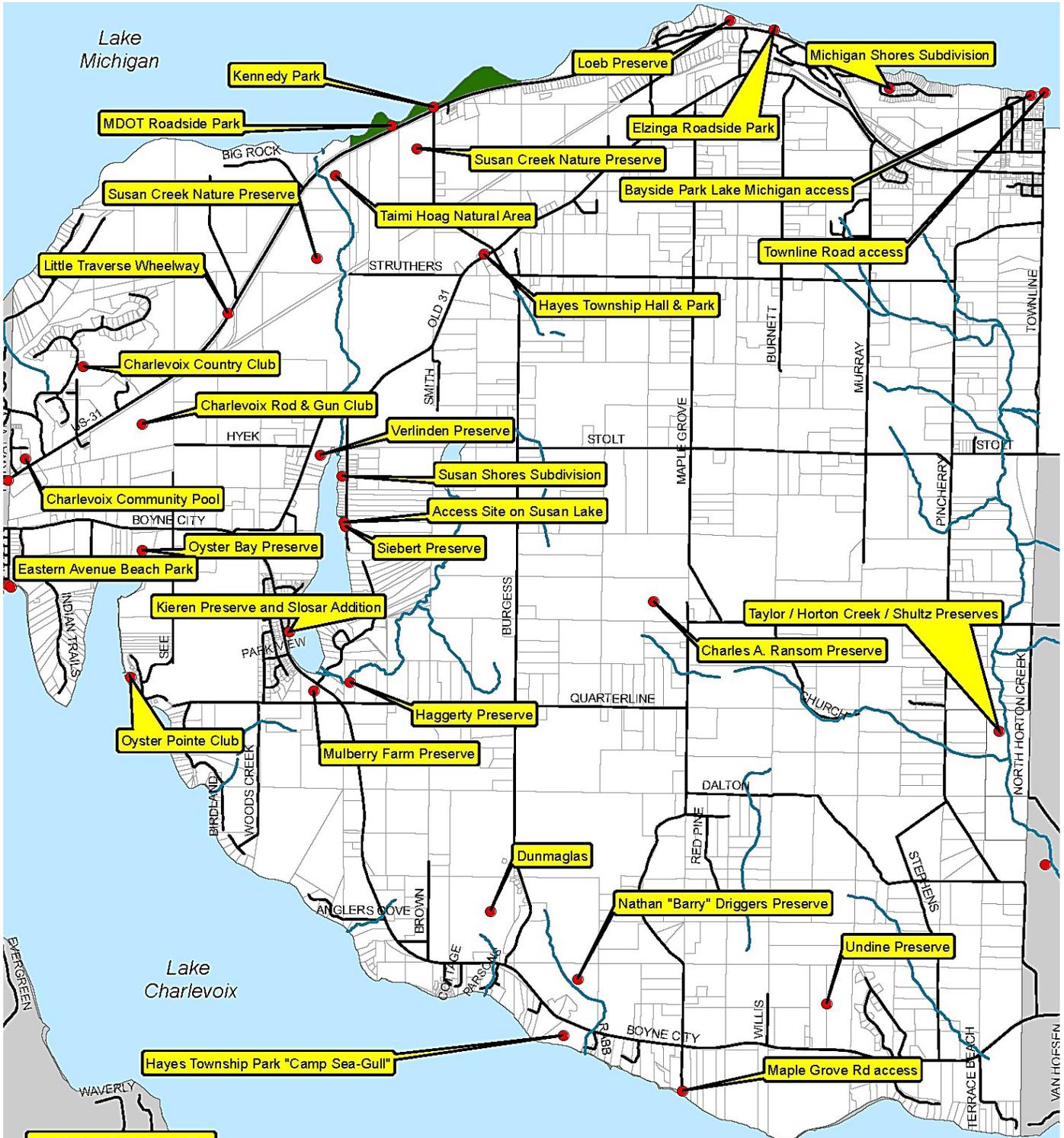




photo credit: Omar Feliciano, Hayes Township, Charlevoix Michigan

preserve in the Township is the Taylor/ Horton Creek/ Schultz/ Nick Adams Preserve which combined several parcels for protection. The conservancy preserve properties are open to the public. Additionally, the 50-acre Taimi Hoag Preserve is protected by the Little Traverse Bay Bands of Odawa Indians.

Additionally, approximately 885 acres of private property are protected under conservation easements. The easement properties are not open to the public.

**CEMETERIES**

Two cemeteries are in Hayes Township. Undine Cemetery on the Boyne City Road is maintained by the township. Greensky Cemetery is located on property known as Greensky Hill. Now under the jurisdiction of the United Methodist Church of Horton Bay, this is a landmark burial ground of the Chippewa people. Additionally, an unmarked ancient Native

American burial site exists to the north of Division Road across the former railroad tracks off Townline Road, north of Bay Shore.

**PRIVATE RECREATIONAL FACILITIES**

The Charlevoix Rod and Gun Club, which is approximately 106 acres, is a firearms range open to members and their guests.

The Susan Shores Subdivision Park at Susan Lake is private, open to members and guests. This private park provides picnic and playground facilities. Michigan Shores Subdivision, a private association park (members only), provides picnic and playground facilities at a site on the Lake Michigan shoreline.

Dunmaglas, a privately owned golf course, over 700 acres in size, is open to the public.

## **POLICE, FIRE & EMERGENCY MEDICAL SERVICES**

Police protection is provided by the Charlevoix County Sheriff's Office and Michigan State Police. Fire Protection is provided by the Charlevoix Township Fire Department. A building housing a pumper and tanker owned by Charlevoix Township is located on property adjacent to the Hayes Township Hall.

Dry hydrants, tapping on-site water sources, are located at Horton Creek on the Boyne City Road; at Horton Creek and Church Road; at Stolt Road and Horton Creek; on Shrigley Road near Susan Lake; at the Boyne City Road Park on Susan Lake; and at Burnett Road and Upper Bay Shore. In addition, an existing pond at LexaLite on US 31 North serves as a water source. Additional dry hydrants will be installed throughout the township, based on future fire committee recommendations.

The City of Charlevoix Fire Department and Allied EMS, provide ambulance service to the township. Patients are transported to either Charlevoix Area Hospital in Charlevoix, or the McLaren Northern Michigan Hospital in Petoskey.

## **SCHOOLS**

The Township is served by three School Districts. Most of township children attend Charlevoix Public Schools. The eastern portion of the township is within the Boyne City Public School District. The Bay Shore area is within the Petoskey Public School District. Additionally, some students from the township attend area private or charter schools in Charlevoix, Boyne City and Petoskey.

## **PUBLIC UTILITIES**

Electrical service is provided by Great Lakes Energy, which maintains one transformer in the township. Telephone service is provided by several companies. Natural gas is available in portions of the Township including the southeastern corner, with service provided by DTE.

A cable television company offers service to some areas of the township, but many households depend on satellite dish antennas or, in a few cases, rooftop antennas. Internet service is available from a number of providers, including Great Lakes Energy (Truestream) who is currently installing fiber optic service to parts of the township.

## **SEWAGE DISPOSAL & WATER SUPPLY**

Most township residents and businesses rely on private septic systems for sewage disposal. The Charlevoix Country Club is serviced by the Charlevoix Township water supply system and the City of Charlevoix's municipal sewage system. The Pine Point subdivision is also served by the City's sewage system. The City of Petoskey's system extends to the Bay Harbor PUD in Resort Township, approaching but not serving Hayes Township from the east.

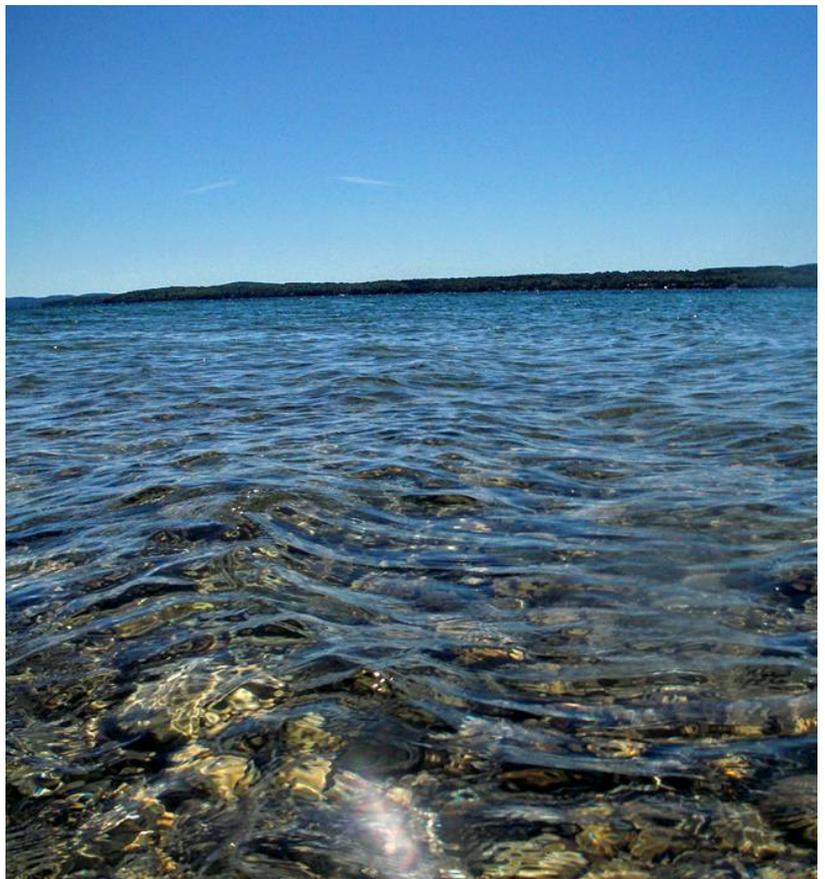


photo credit: Omar Feliciano, Hayes Township, Charlevoix Michigan

# Appendix

# 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.

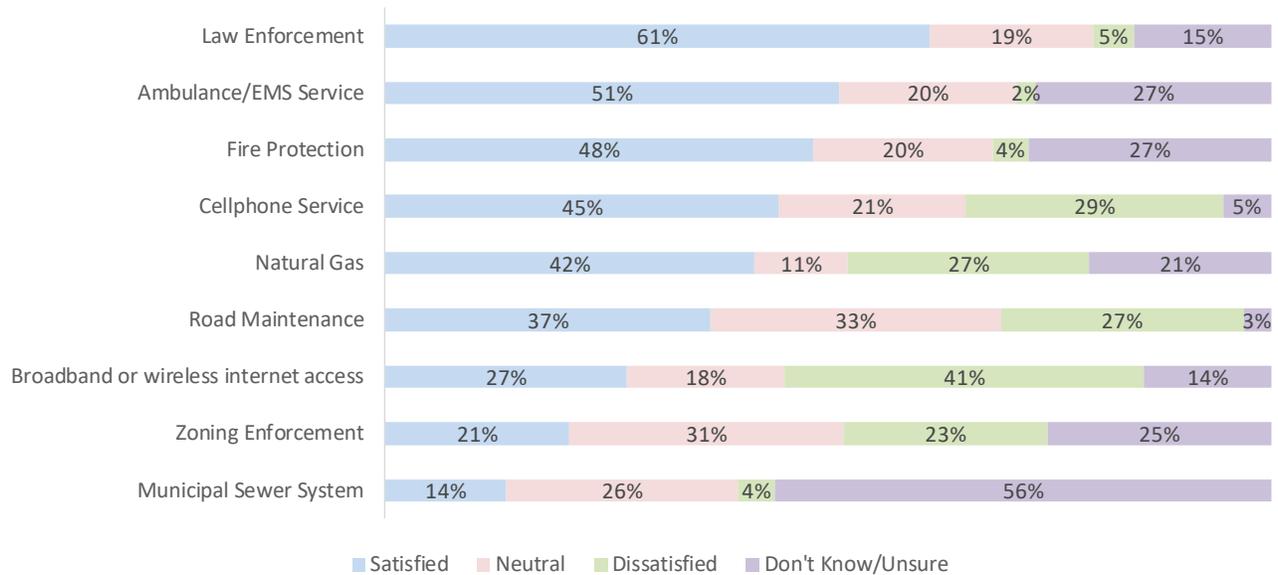
## CONTEXT

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.

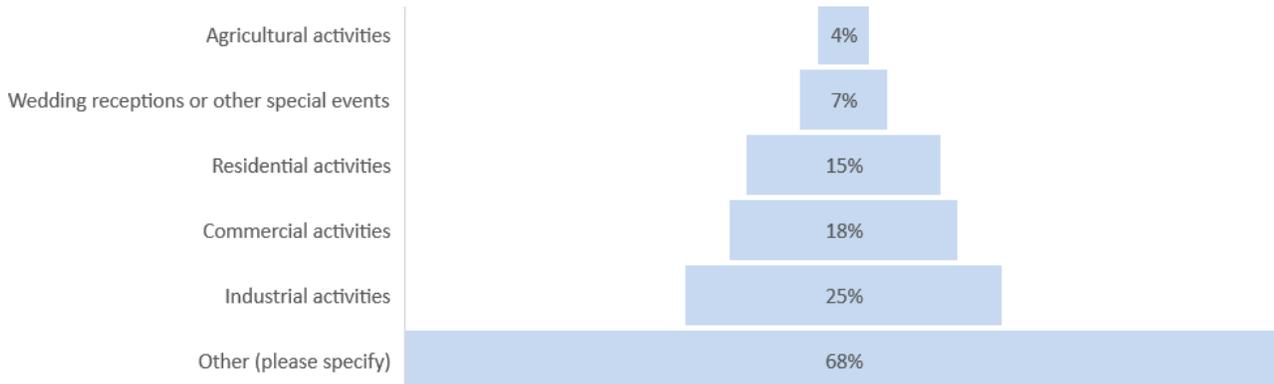


Photo courtesy: U.S. Army Corps of Engineers

**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:

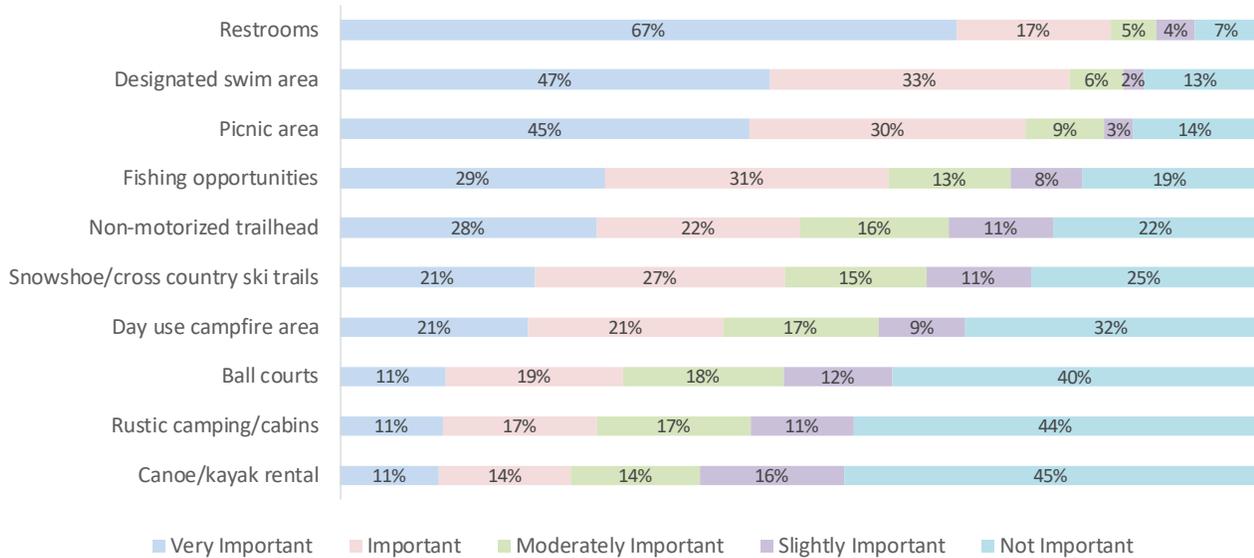
- 12 respondents noted noise from the Gun Club and/or shooting being a noise nuisance.
- 11 individuals had concerns over fireworks. The root of the concern is that they are set off outside of the legal holiday window and near residential areas.
- 11 mentioned motorized recreational vehicles - mostly 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.



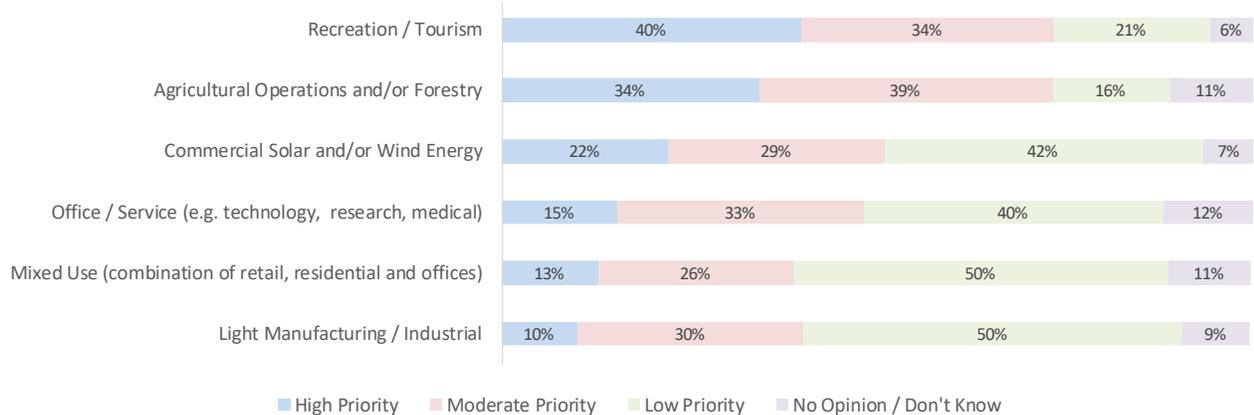
**Question 3:** Which of the following township public access sites have you utilized? (Please check all that apply)



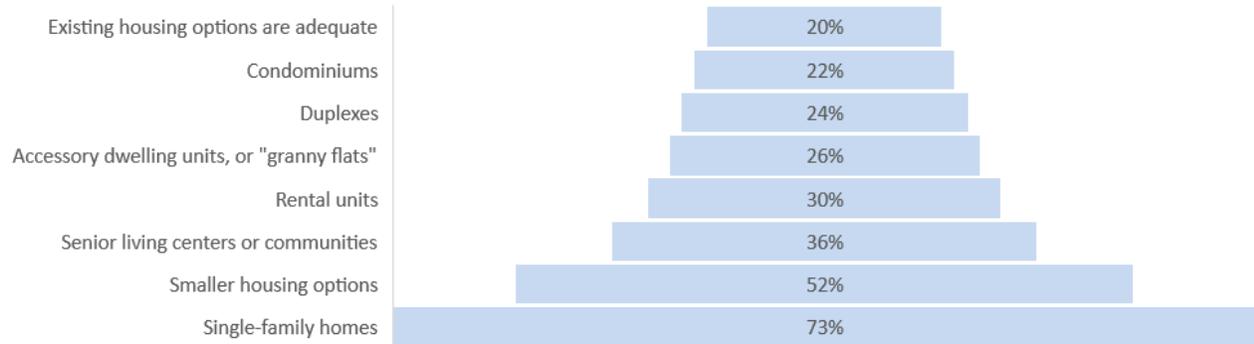
**Question 4:** Hayes Township is working to develop the newly acquired Hayes Township Park. Please indicate the importance of the following recreational amenities at Hayes Township Park.



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



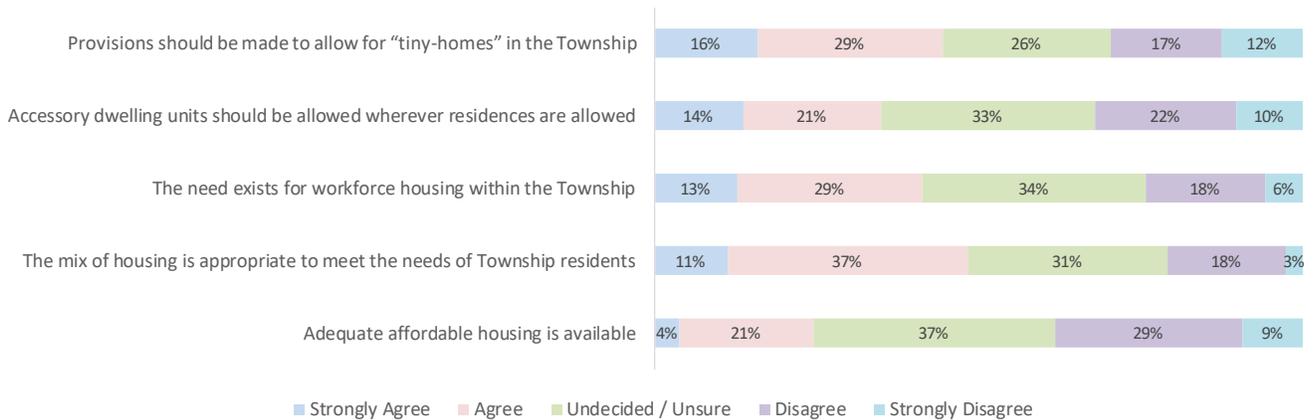
**Question 6:** The need for workforce housing has been documented throughout Charlevoix County. What type of new housing (if any) would you support in Hayes Township? Please check all that apply



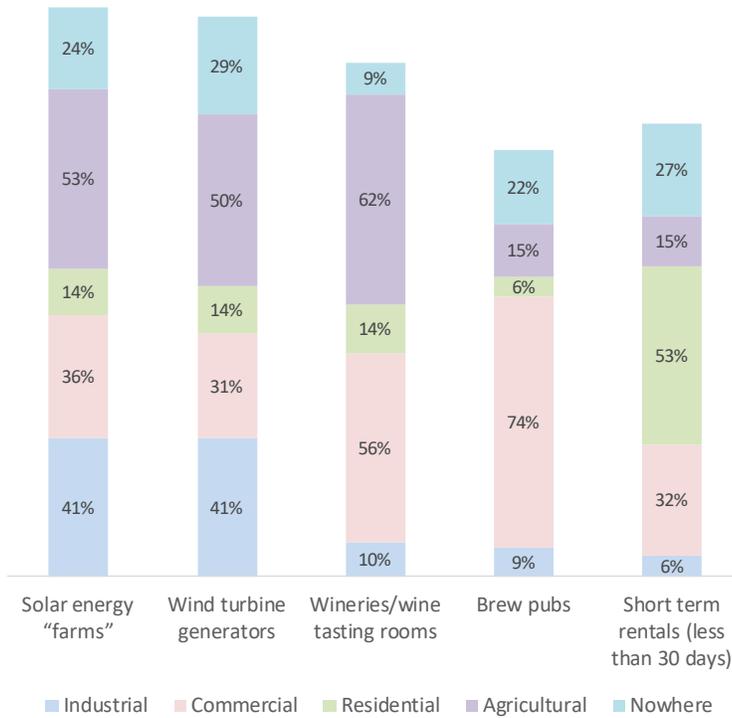
It is interesting to note that the majority of survey respondents acknowledged the need for additional housing units in the Township. However, the majority of respondents supported single-family homes. There was less, but still notable, support for smaller housing options (52%), senior housing (36%), 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.

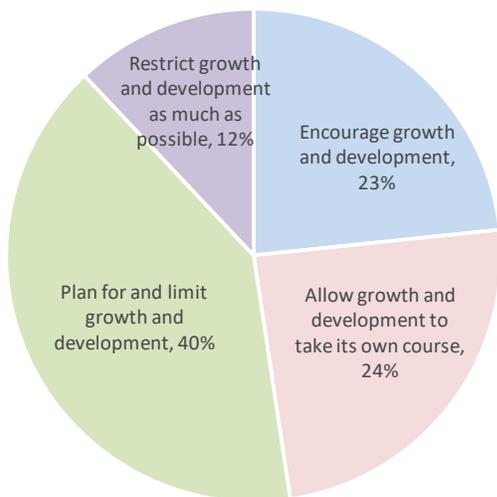
**Question 7:** Please rate your level of agreement with the following statements.



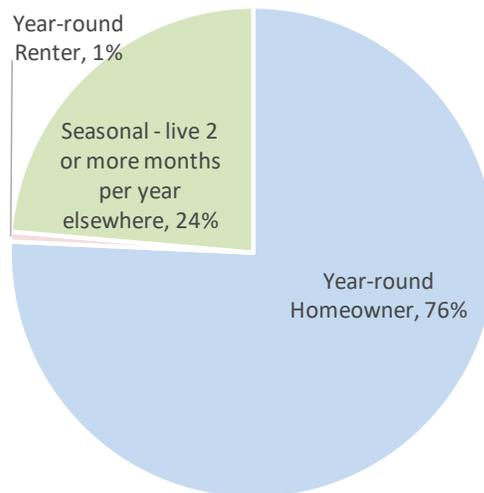
**Question 8:** In which zoning districts should the following uses be allowed to be located, if at all? (Please check all that apply)



**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





## 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 "waterase" 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 peek 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 peek 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 trustream 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) there priorities are out of whack. I said all along, its easier to spend the money of the people they represent then there own. We must establish a budget that's fare 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 Seagul 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.

