

**Hayes Township Planning Commission  
Regular Meeting  
December 15, 2015**

The regular meeting of the Hayes Township Planning Commission was called to order immediately following the FLOH (Subaru by the Bay) Special Use Permit hearing, at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission members present were Jim Rudolph, Bob Jess, Ed Bajos, Steve Wilson, Cliff Biddick and Marilyn Morehead. Pat Phillips was absent. Also present were Marlene Golovich, secretary, and Ron VanZee, ZA. Audience members were Ryan Bremmeyr, Toby Bremmeyr, Jim McMahan, Diane McMahan, and Doug Kuebler.

No public comments.

The Planning Commission members reviewed the minutes from the November 10, 2015, special meeting. Ed Bajos made a motion, supported by Jim Rudolph to accept the minutes as written. Motion carried unanimously

The Planning Commission members reviewed the minutes from the November 17, 2015 regular meeting. Ed Bajos made a motion, supported by Jim Rudolph to accept the minutes as corrected. Motion carried unanimously.

The Planning Commission members reviewed the minutes from the November 17, 2015, special meeting for the Wolfer cottage industry hearing. Jim Rudolph made a motion, supported by Cliff Biddick to accept the minutes as written. Motion carried unanimously

The Planning Commission members reviewed the minutes from the November 17, 2015, special meeting for the Crandall special use permit hearing. Jim Rudolph made a motion, supported by Cliff Biddick to accept the minutes as written. Motion carried unanimously

Jim Rudolph reported on Township Board activities. The Board and the P&R Committee will be holding a joint meeting on January 6, 2016. Tom Darnton was appointed to the P & R Committee. Steve Wilson, Ed Bajos and Pat Phillips were reappointed to the Planning Commission. The Board accepted the resignation of the zoning administrator Ron VanZee. The Board is holding a special meeting on December 16, 2015 to discuss the tribal law suit with the Township attorney. The Township Board approved the zoning ordinance amendments except for the sections pertaining to the waterfront. The Board is making arrangements for joint training of the planning commission and the zoning board of appeals.

Zoning Administrator, Ron VanZee prepared a written report with an oral overview. Ron suggested that the PC take a look at the blight ordinance and update it.

The Planning Commission recommends that the future ZA take photos for documentation of compliance on the Wolfer property and the cottage industry permit that was just issued.

The Planning Commission recommends that a spread sheet be developed for the future ZA that shows what type of follow up has been conducted on use and zoning permits to assure that they are in compliance.

The next meeting of the Planning Commission is January 19, 2016.

Ed Bajos made a motion, supported by Cliff Biddick to adjourn at 9:07 p.m.  
Motion carried unanimously.

Respectfully submitted

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Marlene Golovich, recording secretary

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Steve Wilson Planning Commission Secretary

Minutes approved as written January 19, 2016