

Hayes Township Planning Commission
Regular Meeting
February 16, 2016

The regular meeting of the Hayes Township Planning Commission was called to order at 7:00 p.m., at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission members present were Jim Rudolph, Ed Bajos, Pat Phillips, Marilyn Morehead, and Steve Wilson. Bob Jess and Cliff Biddick were absent. Also present were Marlene Golovich, secretary, and Larry Sullivan, ZA. Audience members were Toby Bremmeyr, Ryan Bremmeyr and Steven Richardson.

Chair Morehead asked to be joined in the pledge of allegiance.

No public comments.

The Planning Commission members reviewed the minutes from the January 19, 2016, regular meeting. Ed Bajos made a motion, supported by Pat Phillips to accept the minutes as written. Motion carried unanimously

Jim Rudolph reported on Township Board activities. He stated that the Michigan Supreme Court declined to hear the Fowler suit regarding Eastern Ave. Beach. The Board voted to put a road millage renewal on the August 2 ballot. Jim, Marlene, Larry and Tom Darnton will be attending grant training. NLEA held a crowd funding training at the Township Hall. The Little Traverse Conservancy will be holding 2 meetings at Camp Sea-Gull this summer.

ZA, Larry Sullivan presented a written report stating that he is busy getting up to speed.

Subaru by the Bay (FLOH) submitted site plans for an expansion to their existing car sales. Larry Sullivan stated he reviewed the presented site plans and various items are missing.

1. A certified survey must be provided
2. Lighting must be shown on site plan
3. Dimensions of the parking stalls must be shown
4. Number of parking spaces or designated future area for parking
5. A landscaping plan must be provided
6. Size and slope of storm water retention
7. Soil and Sediment Permit
8. Health Dept. Permit
9. Updated site plans must be presented to the zoning administrator

Pat Phillips made a motion, supported by Ed Bajos to schedule a public hearing for a site plan review for Subaru by the Bay on March 22, 2016. Motion carried unanimously.

The PC discussed the proposed Request for Proposals for the Planners position. The PC wants to build a long term relationship with the planning firm, work with the same planner from the firm. They would like the planner to review the current ordinance and work with the Township on all ordinance updates. The immediate need ~~if is~~ for help with the waterfront portion of the existing zoning ordinance.

The PC discussed the proposed letter to area landscapers. Pat Phillips will develop a mailing list. Larry stated he would contact Marc Seeley to see if he has a list of landscapers. The current letter will be ~~fined~~ **fine-tuned** and reviewed at the March regular meeting.

The next meeting of the Planning Commission is March 22, 2016, 7:00 p.m.

Ed Bajos made a motion, supported by Pat Phillips to adjourn at 8:07 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Pat Phillips Planning Commission Secretary

Minutes approved as corrected March 22, 2016