

**Hayes Township Planning Commission
Regular Meeting
November 15, 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 Bob Jess, Ed Bajos, Jim Rudolph, Steve Wilson, Cliff Biddick, Marilyn Morehead and Pat Phillips. Also present were Marlene Golovich, secretary, and Larry Sullivan, ZA. Audience members were John Iacoangeli.

Chair Marilyn Morehead asked to be joined in the Pledge of Allegiance.

Agenda – Added zoning permit

No public comments.

John Iacoangeli from Beckett and Raeder, the township planner, presented a draft copy of a proposed survey (see attached). The survey is intended for waterfront property owners to determine the level of awareness that property owners have of zoning regulations and to explore options for consideration for future zoning changes.

Planning Commission Comments

Should we provide the justification for why the Township has established waterfront setback and greenbelt areas

Are we really going to analyze the degree of “agree & disagree”

Add “waterfront” to #3 in front of property owners

It is important that property owners know we value their ideas. Does this survey convey that?

Maybe we should ask if the property owners are familiar with the Lake Charlevoix Association or Tip of the Mitt Watershed

Correct typo in #5

#10 should read “.....how the township should protect water quality and how it should regulate the development along.....”

Why isn't the whole township being included in the survey? The lakes are theirs too and they care about water quality

How will this be used when everyone is not being asked? Waterfront property owners should not be given weight in developing ordinances.

Waterfront property owners are only a subset of Township residents
It boils down to how we use the survey
We will be using the survey as an education tool
We could put the survey link in the Township newsletter in February
We should make sure the waterfront residents understand the survey results are confidential

Beckett and Raeder will make the suggested changes before the December 14 Board of Trustees meeting so it can be presented to them.
A test survey will be distributed to the PC and BOT. Bob Jess will take the survey to Steve Wilson because he does not have an email account.

Bob Jess made a motion, supported by Ed Bajos to recommend to the Board of Trustees that the proposed survey be sent to waterfront property owners. Motion carried.

John Iacoangeli passed out suggested landscaping changes (see attached) for the PC to consider. This will be added to the December agenda.

Zoning Permit – ZA Larry Sullivan suggested that Section 3.05 Accessory Buildings needs to be clarified regarding footnote F. Who handles the permitting? This should be added to future ordinance amendments.

The Planning Commission members reviewed the minutes from the September 20, 2016 regular meeting and PUD amendment. 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. A tax refund was given in error and the property owner asked for assistance in repaying it. The Board was unable to assist him. Jim Malewitz gave an overview of where the Township is planning for the boat launch. The Township accepted the lowest bid to demolish the cafeteria building at Camp Sea-Gull. The Township is gathering facts regarding use and landscaping at Maple Grove Road end. Jim Rudolph, Omar Feliciano and Ron Buckner were appointed to the BOR for the next two years.

Bob Jess requested the legal documents for Maple Grove Road end regarding road right-of-way.

Zoning Administrator, Larry Sullivan presented a written report with an oral overview.

The next meeting of the Planning Commission is December 20, 2016.

Ed Bajos made a motion, supported by Pat Phillips to adjourn at 8:15 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Pat Phillips Planning Commission Secretary

Minutes approved as written December 20, 2016