

**HAYES TOWNSHIP BOARD
SPECIAL MEETING MINUTES
October 26, 2016**

The special meeting of the Hayes Township Board was called to order by Clerk, Marlene Golovich at 7:00 p.m. at the Hayes Township Hall, 09195 Old US 31 N., Charlevoix.

Board members present were Marlene Golovich, Robin Kraft, Paul Hoadley, and Jim Rudolph. Ethel Knepp was absent. Audience members signed in were Tom Darnton, Pat & Rich Phillips, Gary & Dee Janz, Jim & Diane McMahon, Jerry Simpson, Ron VanZee, Paul Zardus, Ron Nuttall, Pat Wickowski, Dennis Golovich, Sue Pyke, Matt Cunningham, Bob Jess, Clare Zitka, Herm Madison, John McDonald and Anne Kantola.

Marlene Golovich made a motion, supported by Robbin Kraft to appoint Paul Hoadley to chair this meeting in the supervisor's absence. Motion carried.

Trustee Hoadley asked to be joined in the Pledge of Allegiance.

Trustee Hoadley explained that Jim Malewitz from Performance Engineering would be making a presentation regarding the proposed boat launch and fishing pier at Camp Sea-Gull. He further explained that after the presentation the audience would have time to ask questions but in a orderly manner. Hoadley will ask for names of those wishing to speak and call on them one by one.

Clerk Golovich explained that because this was a special meeting and one board member was absent the topic of discussion will be limited to what was posted for the special meeting notice **“The purpose of this meeting is to discuss and share information regarding the design stages of the proposed boat launch and fishing pier at Hayes Township Park, Camp Sea-Gull.”**

Jim Malewitz explained that after meeting with Ron VanZee to discuss the planning stages Ron suggested that the public might be interested in a refresher course of the boat launch and fishing pier plans. Jim stated that he has displayed 15 concept plans that tell the story from park acquisition to current and would like the audience to take 15 minutes to walk around the room and review the plans.

The Michigan Natural Resources Trust Fund (TF) requested that the Township submit with their acquisition grant application a conceptual plan for a boat launch that would prove to them that the site would actually accommodate a boat launch. The provision of a boat launch was crucial to the consideration of the grant money to purchase the land.

The first boat launch plan which was submitted to the Michigan Natural Resources Trust Fund for the acquisition of the property did not have accurate topographic surveys. In addition after application was made the Road Commission determined the entrance to the park must be moved to the east boundary away from the curve where the current entrance is located. A second set of drawings with lots of retaining walls were submitted to the TF and reviewed by the DNR staff convincing them a boat launch was feasible.

New plans were drawn up to show the entrance moved to the east side of the park. Car/trailer parking was also moved to the east side and it was determined the parking was too far from the launch.

Plans submitted to the DNR Waterways for the boat launch grant showed car/trailer parking at the lowest level as well as overflow parking on the upper west side. The Board with residents

urging hired a park planner to help develop an overall masterplan for the park. Bob Ford of Landscape Architects and Planners, Inc. was hired. Both Bob Jess and Jim Malewitz worked as consultants on the planning. Part of this planning process included a riparian survey, topographic survey and soil borings. The property is naturally divided by hilly terrain and wetlands so the plan followed the property lines, grade and gradual downhill sloping. The heavier grade to the lake could be allowed because that portion of the road will not be used in the winter.

Originally the fishing pier was located on the west side of the boat launch but is now located on the east side of the launch to address concerns from the DNR about littoral drift effecting the neighbors on the west. Sheet pile from the ramp will be used in conjunction with the fishing pier. A rain garden will be utilized to filter water before it goes to the lake with road grades designed to direct the runoff to the rain garden. Wherever possible the plans will reduce the use of retaining walls to help reduce the costs.

Crystal Lake in Benzie County has a launch similar to the one proposed at Camp Sea-Gull. They too have a very steep terrain.

After the Cafeteria Building is removed the area would allow for a three season pavilion as well as the needed parking for events and day use.

A lot of changes have been made since the plan submitted with the acquisition grant. Changes are part of the design process. The current plan now shows five foot retaining walls instead of the fourteen foot walls at the boat launch.

Hopefully bids for this project will hopefully go out in January or February. The earlier the bids go out the lower the bids you receive.

New plans are being looked at to move the road up closer to the old tennis court to save more trees.

The boat launch plan submitted to the DEQ for review received a positive response from the Tip of the Mitt.

Public Comments

What are the heights of the retaining walls to support the road and what types of materials are being used for the walls? The walls vary from 5-8' but will be reduced wherever possible as the plan develops. The walls will be constructed of Redi-Rock which are gravity walls and less expensive. They have a large variety of designs.

Why is moving the fishing pier helping the littoral drift? It was a recommendation from the Army Corp of Engineers. The issue is the L foot at the end of the pier and it could not be just turned the other direction because it would then be into the boat launch.

Why not keep the cafeteria building? The removal of the large cafeteria building would allow the construction of a smaller building for events and provided needed parking for those events. This plan is the best of both worlds, a smaller building with parking.

What about parking for ball fields and tennis courts? There will be grass parking on the upper west side. We are trying to stay in budget by phasing.

You are using so much space for boater and not providing space for other events. This is only phase one. We would not have received the funding to purchase the park without the boat launch being part of the plan.

Thank you for all the boards hard work and commitment to this project.

Did the last drawing have the cafeteria? Yes

Do you need to remove the cafeteria to build the boat launch? No

The arts and craft shop building is still on the plan. Is it staying? The township has had the building looked at by licensed builders and engineers. The overall consensus is the building would be too expensive to save. An official plan on how to remove it has not been established, whether to sell it, auction it, or just demolish it and put it in the land fill.

Does the Waterways contract have a boat launch size and road size requirement? A plan was submitted with the grant application indicating road and boat launch size.

Where did the width of the ramp come from? We looked at a lot of other launches. The ramp has gotten smaller.

Will the park be closed in the winter? Just to traffic to the lower level. If the grade was reduced to allow vehicle traffic all winter the retaining walls would be higher. The park will be open to the public in the winter with a parking area at the upper level plowed when needed.

Will there be a deicing system on the fishing pier. Yes

What is the budget for the boat launch? 1.2 million dollars for Phase 1.

Who set the boat size for the Waterways and acquisition grants? The boat launch size was set for a 4' depth at the all-time low water levels to be a functioning ramp.

What about the environmental impact? The wetlands have been identified. Adjustments can be made to avoid trees and we are already working on it.

The size of the boat launch is dictating the environment. The road is twenty feet wide with one foot shoulders.

What is the disturbed area for the road? The disturbed area is up to 30-35 feet in some areas. We are using retaining walls to preserve slopes and trees and working to remove some of the retaining walls.

The rain garden is a great idea.

Robbin Kraft thanks Pat Phillips for her support of the board.

Paul Hoadley stated that everyone is so well behaved and civil tonight. This is how it is supposed to be.

In the winter I relive riding around Lake Charlevoix in the summer on the boat. I have a hard time picturing the monstrosity of the dock you are proposing. It is not appropriate. It does not preserve the beauty of the area. It will be an eyesore.

Were one lane roads with bump outs considered? Bump out areas require a lot of disturbed area and retaining walls. The grade is too challenging for one lane and pullouts. Phase one is the main spline to service the entire park. Day use will be using the road as well as car/boat trailers.

Was the original grant for outdoor recreation? Yes

The steepness of the road dictates two lanes. If you are driving up the steep grade it is hard to stop and use pullouts and get started again. You need a two lane road.

Marlene Golovich made a motion, supported by Jim Rudolph to adjourn this meeting at 8:45 p.m.

Respectively submitted

Marlene Golovich
Hayes Township Clerk

Minutes approved as written November 14, 2016