

**HAYES TOWNSHIP BOARD
PUBLIC HEARING MINUTES
March 7, 2012**

The Public Hearing of the Hayes Township Board was called to order by Supervisor Ethel Knepp at 7:33 p.m. at the Hayes Township Hall, 09195 Old US 31 N. The purpose of this hearing was to take public comments regarding the submission of a grant application to the Michigan Natural Resources Trust Fund to assist in the purchase of Camp Seagull, a 20 acre parcel of land located on Lake Charlevoix.

Board members present were Marlene Golovich, Ethel Knepp, Jim Rudolph, Douglas Kuebler and Robbin Kraft. Audience members were (see attached list exhibit A).

Supervisor Knepp presented an overview (see attached exhibit B).

Robbin Kraft read an information sheet (see attached exhibit C).

Tom Bailey from the Little Traverse Conservancy gave a brief overview of the formation of the MNRTF and its purpose. He also explained the grant application process stating April 1, 2012 as being the due date for this round of grant applications. He stated that the LTC acts as a free consultant to eligible entities to help with the grant application process. He also stated that the public hearing is part of the grant application process.

Mike Pond from AECOM gave an overview of the conceptual plan for future development of a recreation area in Camp Seagull. The presented plans represented changes requested at the first public hearing in February (see attached exhibit D).

Mark Dorn, a representative from the Committee to Protect Hayes Township, (see attached exhibit E) made a power point presentation regarding their opposition to the purchase of Camp Seagull, the expenditures of Township money and their views on lack of transparency by the Township Board.

Public Comments

For public comments received via postal mail or email (see attached exhibit F).

Michelle Rick-Biddick supports the purchase of Camp Seagull.

Dan Powers supports the purchase.

Cliff Biddick supports the purchase.

Chelsea Biddick supports the purchase. She stated she does not want to see the property developed.

Tony Cannarsa opposes the purchase and asked if the Township has a legal fund established to fund the ensuing legal challenge.

Tom Alterman opposes the purchase and stated the Township is not keeping up the roads.

Paul Zardus opposes the purchase and stated that only 300 people responded to the 2008 survey and the Township is not set up to run this park.

Warren Nugent opposes the purchase. He stated everyone likes the idea of a park. He asked why there had to be camping. He also stated the boat launch parking lot as shown in the conceptual plan is in the 100' setback and landowners would never be allowed to do this.

Robert Ferguson supports the purchase.

Ben Cunningham supports the purchase stating it is a unique opportunity.

Leslie Cunningham supports the purchase stating that the question at hand is whether to buy the land or not stating we should not get side tracked with where the boat launch should go. She also stated she does not believe property values will go down and that the County Sheriff will handle any enforcement issues.

Pat Phillips supports the purchase and stated that first you need to purchase the property and then work on the development.

Richard Phillips supports the purchase.

Rachel Wright, from WATCH, supports the purchase. She passed out a summary of research done that supports the fact that parks raise the value of property.

Lynn Groves supports the purchase stating she is on a limited income and would still support the park if her taxes had to go up.

Marilyn Morehead supports the purchase. She is a Hayes Township Planning Commissioner and was glad to hear the concern for the lakefront greenbelt. She also stated she lives on the lake and believes everyone should have access.

Joe Rivard supports the purchase and commended the Board for having the kind of vision that's needed. He also stated he believed the Board is financially responsible.

Lloyd Kuebler opposes the park because his taxes are already too high. He stated the valuations keep going up.

Mary Bascom supports the purchase and it is ok with her if the taxes go up for the park.

Bob Powers stated he thought the Board should wait until next year. He thinks there needs to be more information.

Jennifer Zardus opposes the park as presented. She stated she would rather see a smaller, private park for residents only and maybe in a different location.

Betsy Stewart supports the purchase stating this may be our last chance as there are no other parcels of this size. She thanked the Board and stated her regrets about the negative things being said about the Board.

Bill Stewart supports the purchase stating he too was concerned about the neighbors so he contacted the Sheriff Dept and was assured they will maintain the peace and he also talked to neighbors of a park in East Jordan and was told they did not have problems.

Kristin Baranski is opposed to the purchase stating that just because you can doesn't mean you should, the costs are more than the Township can handle.

Laura White is opposed to the purchase and wants to see the north shore of Lake Charlevoix protected.

Bill Eaton is opposed to the purchase stating that the Board has not been forthcoming with all the facts and he wants to know where all the money is coming from.

Dave Zipp is opposed to the purchase and asked why the Clerk was taking down everyone's name. He stated he wants to know how we are going to pay for this.

Gloria Keinath supports the purchase but is worried about the cost.

Scott Keinath in a way he likes it but Eastern Ave road end is just fine.

Edward Newcomb supports the purchase and stated if someone does not like how the Board handles things they should run for office.

Mark Snyder asked if the Township can afford what the Board is proposing to do and questioned the Board's lack of transparency.

Supervisor Knepp stated that it is hard to hear people believe the Board lacks transparency. She stated that the Township has always been transparent and that we are only applying for acquisition grant money and not development money at this time.

Diane McMahon supports the purchase stating the Board members are good people and she trusts them.

Jim McMahon supports the purchase stating we are all short timers and we need to think about the future generations. Hayes Township is land locked except for two road ends.

Greg Stauffer would love a park but is concerned about his taxes going up. He has a daughter to put through college.

Betty Henne supports the purchase stating it is a beautiful place for a park and a win win for everyone. She also stated that the public will still have time for additional input when the time comes to develop the park. This is a marvelous opportunity and should not be wasted.

Bill Henne supports the purchase stating he is a volunteer preserve monitor and he is confident that the Township Board would never hurt the lake.

Jerry Simpson supports the purchase stating we should all have an area to share the lake.

Ellis Boal supports the park and asked the gentleman who threatened litigation to state his theory on a lawsuit if the Township moved forward with the grant application. He stated that he is an attorney and he has seen the threat of litigation used before by people hoping to get people to do what they want them to do.

Ross Maxwell, Charlevoix County Parks, stated that the County is applying for the next phase of the Boyne City Road non-motorized trail and hopes to have a trail head at Camp Seagull. He also stated that he lives at a County park and it is only busy for 3-4 months and that the Townships maintenance costs are in line.

Joellen Rudolph supports the purchase stating that the Township has tried to purchase property various times so this is not the only location they have looked at. She stated the Board takes care of the roads but the money spent on them is good for only 25-30 years but the money spent on the park land purchase is a one-time expense that last forever.

Robert Jess supports the purchase.

Micki McHugh supports the purchase stating she would love to see a park in Hayes Township. She and her family could take their bikes and enjoy the park.

Andrea Harmeling supports the purchase stating that the lake belongs to everyone and it should not be private or gated.

Nancy Regent supports the purchase stating she is very excited and wants to sign up to help with building demolition.

George Kraft supports the purchase stating there are more pros than cons.

Jonathan Scheel, Zoning Administrator for Hayes Township, stated he has heard a lot of misconceptions about the Township zoning ordinance and suggested folks review the ordinance or give him a call.

Mike Dow supports the park but is concerned about the cost asking where is the money coming

from. He also stated that he thought it would work better if the Township Board was not the Parks Commission.

Bryan Graham, Hayes Township Attorney, stated that it would not be legal to put a question on the ballot asking people if they want a park or not. **He also explained the legal formation of the Hayes Township Parks Commission.**

John Danly supports the park but also worries about the cost.

Tim Boyko supports the park stating the roads in Hayes Township are great shape. He believes this is an ambitious and great project. He stated common sense will prevail. He also stated that he lived next to a road end on Lake Charlevoix and never had many problems. Full speed ahead for the Township.

Steve Lawson supports the purchase and hopes the Board will move forward.

Terry Smith supports the purchase stating we are so lucky to be able to speak our minds. The park purchase is a great opportunity for our children and our children's children.

Paul Hoadley supports the purchase stating that we should take a leap of faith because we cannot miss this opportunity.

Public comments are closed at 9:35 p.m.

Jim Rudolph stated the Michigan's population will skyrocket in the future because we are the Saudi Arabia of water. People need water and people will come back to the water. Our current road ends are insufficient. We have tried to purchase land for lake access in the past and we have always been unsuccessful. He stated he will not be surprised if someone purchases this parcel to keep it from becoming a park but still believes we should go for it.

Robbin Kraft stated that an opportunity like this does not happen often. This is not our first try but she believes we should move ahead on it. She stated that when you buy land for a home you move forward on faith that eventually you will build a home there and we should move forward on faith for this park. We need a place for everyone. We have to at least try.

Doug Kuebler stated that he has no problem with a park but is concerned with the costs down the road. The park is not going to run for free.

The following resolution was made by Marlene Golovich and seconded by Robbin Kraft, to-wit:

Recitals

- A. The Hayes Township Board of Trustees desires to purchase land to provide and maintain a park, boat launch and recreation area on Lake Charlevoix;

- B. The Camp Seagull property (as depicted on attached Exhibit G) contains 20 acres including 1400 feet of lake frontage on Lake Charlevoix;
- C. The Camp Seagull property conforms to the 2009 Hayes Township Recreation Plans stated need for lake access, boat launch and recreation area; and
- D. Two public hearings were held in the Hayes Township Hall, 09195 Old US 31 N, Charlevoix on February 8, 2012 and March 7, 2012 at 7:30 p.m.

Resolution

NOW, THEREFORE, BE IT RESOLVED that:

1. The Hayes Township Board of Trustees hereby authorizes the submittal of the MNRTF grant application for the acquisition of the Camp Seagull property located on Lake Charlevoix, Hayes Township.
2. The Hayes Township Board of Trustee authorizes a commitment of Township funds toward the acquisition of the Camp seagull property. The local contributions are expected to be \$1,125,000.00 (25%) of the total purchase price, which is a combination of:

Hayes Township General Fund	\$500,000.00
Cash Donations	\$625,000.00

3. This Resolution be included in the MNRTF grant application packet.
4. This Resolution shall be effective immediately following its adoption.

YES: Jim Rudolph, Ethel Knepp, Robbin Kraft, Marlene Golovich

NO: Doug Kuebler

RESOLUTION DECLARED ADOPTED.

Marlene Golovich made a motion, supported by Jim Rudolph to adjourn this meeting at 9:55 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich
Hayes Township Clerk

Minutes approved as corrected March 12, 2012.