



Hayes Township SENTINEL

Keeping Watch and Shining Light on the Politicians and Political News of Hayes Township

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HAYES HISTORY: Planning Commission Minutes Reveal All *Past Decisions Haunt Former Members*

The Sentinel decided to take a step back in time and see how previous Planning Commissioners worked on behalf of the community during their service. How did they revise the Master Plan and Zoning Ordinance? What decisions did they make to bring the township where they are now? What was the 'hot topic' of the mid 1980's? The records of their processes and procedures were enlightening, and helpful with their history as commissioners. Here are a few highlights from the minutes of previous Planning Commission meetings. Feel free to view them at the township hall for yourself. These decisions were just the beginning in the attempt to destroy Bayshore.

In the Hayes Township 1984 Annual Planning Commission Report, Commissioners Bill Henne and Jerry Simpson presented their goals for 1985. These goals included making numerous changes to the zoning ordinance, complete the master plan, and inform public on planning matters.

Planning Commission Meeting, February 5, 1985

Henne presented his land use plan that included: Resort Commercial to allow for motels, rental cabins, restaurants, tourist shops, small grocery stores, marine storage and repair. He indicated that the most likely areas for C-1 are Bayshore and US-31. All future General Commercial should be located in Bayshore, with all future Industrial being between Murray Road to Bayshore. In his planning for boat launch areas, it was advised that the

PC should discourage more than one SMALL launch on Lake Charlevoix due to the impact motor boats have on lake water quality.

CALLOUT - Wait a minute...it sounds like Henne supported and encouraged a lot of growth in Hayes Township. Future industry between Murray Road and Bayshore-this is exactly what the current PC is being accused of doing. One small launch? More like very vocal support for a large launch on Lake Charlevoix.

PC Meeting, April 2, 1985

Jerry Simpson moved to allow Home Occupation for a dance and exercise studio. All PC members voted in favor including Henne and Simpson.

CALLOUT - A dance and exercise studio would surely attract both high traffic and rotation of cars and visitors. That sounds like a home-based business scenario. Not like a private pole barn with private pickleball court for the owners to practice an activity they enjoy in a private place they can practice an activity they enjoy over the winter months. Not host dance competitions or disturb the neighbors in any way. Henne and Simpson supported this request, but yet we find them supporting the current litigation over a private resident having a pickleball court in a private pole barn. Hypocrisy!

PC Meeting, May 5, 1985

Jerry Simpson makes a motion to approve Special Land Use permits to extract sand and gravel on the Carl Price property. Everyone voted in

favor of the permits, including Henne, Simpson, and Carl Price. This area is now known as 'the green pit'.

CALLOUT - In favor of sand and gravel extraction and Carl Price voted? Come on 1985 PC—Wake Up!

PC Meeting May 7, 1985

Simpson reported a population study on the section of land use plan that included "the area between Charlevoix and Bayshore on US-31 phases from residential and agricultural to Commercial and Industrial. Future development in this area can be managed appropriately."

CALLOUT - This was the start of 'the green pit'.

PC Meeting May 21, 1985

A motion was made to survey the PC members opinions as to whether or not 'the higher the density, the lower the water quality'. Both Henne and Simpson with this voted no on this motion.

CALLOUT - More of Jerry Simpson supporting residential and agricultural parcels in Bayshore phase into commercial and industrial. This would have been an ideal time for Bayshore residents to speak up. Instead, they are fed extreme scenarios and flat out lies and come after the current PC members who work to protect them.

PC Meeting September 7, 1985

Henne seconded a motion to allow a 35' strip bordering the body of water on a particular parcel when 50' green belt was required.

CALLOUT - Henne and Simpson voted that they did not agree with 'higher

density, lower water quality'? How does that make sense? But yet they both argue and make bold statements regarding all concerns about the protection of our lakes. When they were in real decision-making positions, they didn't appear to be that concerned.

Making decisions based on common sense evaluation of each waterfront homeowners' situation? What a novel idea! Our ZA and PC has been doing this very thing for years and getting publicly criticized every step of the way.

PC Meetings

September-December 1985

Paul Hoadley asks planning Commission to act as Zoning Board and make recommendations to the township board. "Members of the Planning Commission were designated assignments for proposed ordinance amendments." Assignments are given to PC member for sections of the long-range plan. PC Member reports start for two sections of Zoning Ordinance. Two PC members ask to re-write their versions of the Zoning Ordinance. Simpson gave a report on proposed changes to the Zoning Ordinance. The PC had a lengthy discussion on shoreline protection strip. A PC member is going to re-write it again.

CALLOUT - Oh boy, these next few meetings were all over the place... a lot of behind the scenes drafting and redrafting of different sections of everything.

Oversight made, Pickleball Pole Barn ZBA Cases Will Be Heard

The most recent drama in the township triggered by the continuing intrusion of the Kozma/Boal clique into the peaceful ownership and use of private property has taken a step forward. The case involves the use a private storage barn which been built in an old gravel pit. After months of gridlock and waiting on the legal system to grind to a hearing, the application for an appeal of the decision to grant a zoning permit was ordered to be heard. This decision by Judge Hayes confirms the offer made by the township months ago to send the appeal to the ZBA for a hear-

ing. A mistake in the processing of the appeal filed at the last possible second was triggered by the electronic submission of an incomplete application with a signed copy left in the drop box in an envelope. The township took the electronic submission as a true copy of the application and had not opened any of the submitted envelopes. This oversight was compounded by an error committed by the legal staff, which filed the township response electronically, a practice common in most courts, but a practice that is not accepted in the Charlevoix court in their private pole barn space

system. The result of this is that the Zoning Board of Appeals will schedule a hearing on the appeals to consider the merits of the appeals. It appears that the basis of the appeal is that the owners of the property with the storage barn on it plan to use some of the space inside to play pickleball during inclement weather. The claim that the private owner is not an allowed to have a pickleball

is another example of how people in our township love to tell others how they must live their lives and conform to the wishes of others. The ZBA hearing will be a chance for the hardworking ZBA board members to examine the issue and rule on the claims. We urge as many township residents and property owners to attend and let the township know their concerns about this shadow property police force that could easily put you into their sights next.

Much Ado About Nothing...

Local group fails to garner desired drama with their falsehoods

In a sparsely attended gathering, the most vocal residents against the current Planning Commission revision of the Master Plan had a presentation to share with the small group. The information shared relied heavily on aspects that have already been debunked by Planning Commission members. Accusations of public review time being limited and assumptions of what ‘might be in the works’ were easily disputed.

Sentinel Callout:

From the poorly designed mailer to the constant barrage of allegations toward the Planning Commission, this small group of malcontents choose to angry regardless of the situation. Our residents trust the PC to make the best choices and decisions they can for everyone in our community. The Planning Commission has been forthcoming every step of the Master Plan revision process, including holding a Special Meeting with both board and PC members to listen to concerns, answer questions, and share large scale maps of proposed changes, also available for viewing at the township hall for over a month before the Master Plan Public Hearing.

Hayes History *(Continued from front)*

These actions were all taken in 1985. A glance ahead identifies multiple rezoning of parcels without informing the parcel owners. Henne claimed “That’s just good planning.” Hundreds of changes to the Zoning Ordinance and changing the master plan after that to justify the changes. The former commissioners voted to pay the Zoning Administrator under a contract to write sections of the ordinance. The list continues.

Sentinel Callout:

Our current planning commission has been accused of violating countless laws by the very people who have actually violated them- the very reason for this history lesson. These were the people steering the decisions made for Hayes Township. They changed Zoning Ordinance’s monthly, ignored the County’s recommendations, and then updated the

master plan to the changes made in the ZO, which is the absolute BACKWARDS process. The Master Plan is a guide for what we want the township to be aware of in the next 5 years. You can’t make changes in the ZO that don’t agree with the master plan. Rezoning property because it doesn’t match the future master use map is illegal—You can’t change the Master Plan to match the ZO; you have to change the ordinance to match the MP.

The main goal of our current PC (in their Master Plan revision) is to outline the future plans based on the survey our residents have shared. One small boat launch on Lake Charlevoix recco—tip of the iceberg. Simpson has claimed that the ZO was ‘perfect’ when he was on the PC. It’s a moving document, its fluid, things are always evolving and changing

Community Coffee



Pictured from left to right, Jeanne Eaton, David Zipp, Denise Daniels, Richard Daniels. Publisher David Zipp joined local residents at the January Community Coffee. Come join your neighbors on the first Thursday of every month from 1-3pm at the Hayes Township Hall.

THE SENTINEL VIEW: Looking Back on 2025...

As I sit here safe in the warmth of the wood stove, I started thinking back on the year just past and what the future might hold. Just some thoughts for our loyal readers to reflect upon.

The year 2025 started with a flurry of activity as the township came to grips with the State's actions to take control of zoning in regards to commercial scale renewable energy. Through the swift efforts of the planning commission the township was able to create ordinances that brought local decision making on commercial solar energy and battery storage projects back to the township.

We no sooner handled that issue when Northern Michigan was hit with an ice storm. It was stark reminder of the power of nature and how fragile our existence can be. Many in the township pulled together to help their neighbors, including board members Conklin and Cunningham, the Berg family, and too many others to name them all.

Much of the drama centered around the Planning Commission, both in its membership and its work on the Master Plan update. Many meetings

were held and the public has commented freely and frequently during the process. By frequently, I mean the cabal whose ring leader never misses an opportunity to criticize and obstruct progress and has shown up to complain at PC, Board meetings and now complaining to the County Planning Commission.

In spite of this harassment, the PC continues in its steadfast path to better the township. As evidence of this commitment, the PC annual report shows that the commissioners have collectively taken over 250 hours of training in the last year with the result that 5 of the members are credentialed as Citizen Planners, and 4 of them have been awarded designation as Master Citizen Planners. This credential has been touted by the Township Supervisor as the epitome of training excellence in his remarks on nominating She Who Must Not Be Named to the PC. This current PC is likely the best trained and most qualified PC in the township's history.

Mid-year the budget drama unfolded with the supervisor hiring a never seen again deputy supervisor

and then using the expensive Maner & Costerisan to help draft his version of the budget. Every presentation and draft were not only in the wrong format, but put together with strange suggestions. Hire one person with the combined salaries of both jobs to do the work of both Zoning Administrator and Assistant Zoning Administrator? It was clear that he had marching orders from outside sources. His efforts ignored the work and experience of the rest of the board members who also worked on a budget that met the requirements of the State.

It took several discussions to adopt the budget, which when the dust settled, was pretty much what the Clerk and Treasurer developed. The bills to Maner Costerisan still had to be paid in the end, which totaled over \$6,000.00. This seems to be a reoccurring theme, spending township money like a drunken sailor on using resources outside of the townships people. Calls for consultants and lawyers to be used on projects from the cabal are taken seriously by the Supervisor, who claims to be fiscally conservative, but we well know what

he thinks of spending our monies on his lawsuit. The most egregious suggestion was that the budget for Legal Assistance be lowered from the previous year. How can an individual who has single handedly cost the taxpayers thousands upon thousands of dollars on a ridiculous lawsuit that was dismissed TWICE in court suggest a lower budget for the township attorney? Remember, how much taxpayer money is spent on Conklin's lawsuit against the township is, in his words, "Not my concern." Almost \$35,000 and counting...what a waste, what a shame.

As the year drew to a close, Mother Nature started the snow machines early and often with a healthy blast of cold to remind us that the winter season is upon us. Let us hope that 2026 moderates the weather and the behaviors of those who insist that they get their own way in spite of being the tiny minority of the township.

2026 is full of potential—we can choose to work together for the entire community. However, we can't force others to believe the same positive mantra.

Board of Trustee Meeting: *Praise for Planning Commission, Slam to Zoning Board of Appeals*

At the start of the January 2026 Board meeting, Supervisor Bill Conklin complimented and praised the Planning Commissioners. "Congratulations and a note of appreciation for the extraordinary amount of work they have done, not only with the Master Plan, but with the revised maps..." The board members discussed amending the Zoning Map, listened to a presentation on Short Term Rentals by Planning Commissioner C.T. Martin, set the March Board of Review days and times, as well as approved the Asset Test resolution for poverty guidelines.

Residents Bruce Deckinga and Joni Hosler had sent resignation letters from their service on the Zoning Board of Appeals. Their resignations were accepted with regret, and Jessica

Perry and ZeZe Jess were moved from alternate members to ZBA board members, with Laura Ford being voted on as an alternate member. Conklin voted no for moving both Perry and Jess to the ZBA.

Conklin had made a motion with no support to nominate Bill Henne to the ZBA. Conklin was adamant on how important he feels it is to have ZBA members with extensive knowledge of the law and did not think Perry or Jess were properly trained or educated to serve. "I think the current ZBA needs individuals that have experience addressing and analyzing legal issues...It's best that an individual comes from a legal type background...I'm just looking at credentials and abilities..." Another

alternate member is needed for the ZBA and applications are available online to all interested residents.

Perry, who was in attendance at the BOT, addressed Conklin's comments on her qualifications to serve on the ZBA. "Since you so arrogantly called my competence into question, I do want to assure you that I have a brain, a college degree, and a sincere desire to preserve what makes our community special all within the legal parameters governing the board."

Sentinel Callout:

Well said, Ms. Perry. We support your nomination to serve on the Zoning Board of Appeals, and recognize that you are a true asset to our community.

As far as Conklin still pushing for Bill Henne to be nominated to a township board, be sure to read our walk down memory lane from the heyday when Henne served on the Planning Commission and made decisions and recommendations for our community. Those details should tell our residents everything they need to know about his nomination being made by Conklin every chance he gets. It was also noted that Conklin was yelled at by who some consider his biggest influence, in front of everyone present immediately following the BOT regarding the Planning Commission maps. He remained calm and was eventually able to excuse himself from the public beratement. Time to rethink what this person has misrepresented?



OPINIONS

Shining Light on Political News

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THE SENTINEL VIEW:

Planning Commission Master Plan Draft Hearing Recap

TUESDAY JANUARY 27, 2026 – The room slowly filled on this cold and snowy Tuesday evening. The familiar group of has-beens and never-wases showed up, and per usual, took their predetermined talking points out of pockets or off their phones. Then more people, new people showed up. People who do not regularly attend Planning Commission meetings. They came to see if the wild and crazy claims of the Hayes Voters for Change propaganda could possibly be true.

Was there a secret agenda that the PC had not shared? Were they trying to bring data centers to our township? Did they not share the Master Plan drafts with the community? These and other accusatory items had the audience buzzing.

The meeting started as it typically does with the call to order, pledge of allegiance, approval of the agenda and declaration of conflicts of interest, if any. The meeting then went straight in to public comments related to agenda items. To the surprise of very few, the gang of 5 or 6 started in on their oft rehearsed complaints about the Master Plan draft ignoring the reminder that this period was not the public hearing period. Bless their hearts - these individuals in their late 70's & 80's marched bravely through their scripts, oblivious to the agenda or the timing of their comments.

After the close of public comments and the delivery of the routine reports from the Board, Zoning board of Appeals and the Zoning Administrator, the chair called for the opening of the public hearing to receive comments on the Master Plan draft, pointing out that repetition of earlier comments does not make them more meaningful. Four repeat commentators emerged from the

pack, seeking relevance and support: Bill Henne, the Rudolph's, and our old friend LuAnne Kozma. Reflecting back to some 20 plus years ago, Henne demonstrated that memory is a fickle thing and the Peter Pan desire to never grow up still beats strongly in some chests. JoEllen Rudolph kept saying that housing was needed in Bayshore but that we can't increase traffic. Jim Rudolph went after the housing and census data arguing that one set of projections from the census bureau was better than another set from the same agency, ignoring the fact that

matters had been studied, led to the PC deliberations. The PC reviewed the draft plan, and as a group, amended the draft to strengthen some areas and clarify the relationship between other sections in the plan. After review, the PC by resolution, unanimously approved the plan as amended at the hearing and forwarded it to the Board of Trustees for their approval.

The PC then presented their 2025 annual report, showing the activities and accomplishments of the commission, as well as how seriously they have embraced training and Certification.

ate a data center. This met with significant approval and offers of assistance in the studies from interested citizens, many of whom work in the IT field.

The final public comment period went as expected, with those who did not get their own way taking the decisions as personal and sharing how hurt, insulted and devastated they were with the draft being accepted. They could not understand why their comments were not taken as gospel and repeated their assumptions as fact.

In an interesting moment, the leadership of Hayes Voters for Change publicly and significantly denounced the Tip of the Mitt Watershed Council as an invalid resource not to be considered an expert on shoreland issues. Further comment supporting the moratorium was heard and after the PC closed with their comments and observations the meeting ended with a whimper right on time.

So dear readers, is it time to ask, why do the good people of the township allow this small fringe group to waste so much of the township's time and resources? Is it time to demand accountability of the one on the Board, who cloaks himself in the mantle of being for the people, to stop the waste and call these wayward souls to righteous behavior? Professional protestors, like the ringleader of this group, have done more to bring disgrace upon the township and stir up turmoil to the detriment of the quality of life in our community than a hundred ice storms.

Let your concern be heard. Stop the madness. And don't find yourself cornered, bamboozled, bullied, intimidated, terrorized, or harassed by these individuals. The fear mongering is real. Go directly to the source and find the truth yourself.

Was there a secret agenda that the PC had not shared? Were they trying to bring data centers to our township? Did they not share the Master Plan drafts with the community? These and other accusatory items had the audience buzzing.

the difference would not change the plans recommendations. Kozma, of course, tried to claim it was all illegal and should be stopped citing minutia, her interpretation of how things could be done and publicly available information not being displayed to her satisfaction. She failed to use her indoor voice and yet again, spread rumors and fear mongered for those with weak dispositions.

The close of comments, which also included pet projects like night skies, data center rumors, memory problems, and the desire for the PC to make decisions to edit the plan before the

Currently five of the seven members are recognized as Citizen Planners and of those four have achieved the highest certification as Master Citizen Planners.

In the crowning glory of the evening, the PC stated that there have been NO inquiries or requests made on the topic of data centers. Furthermore, after consulting with the Township attorney, they recommended to Board that they work to implement a moratorium on Data Centers to allow study and development of criteria, and if necessary, ordinances to protect and guide the township in the future should some group bring forward a proposal to cre-