

Hayes Township SENTINEL

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

Published Monthly and Mailed Free to all Residences of Hayes Township, Charlevoix County

PRSR STD
US POSTAGE
PAID
ROYAL OAK MI
48068
PERMIT #792
EDRWSS EDDM
POSTAL CUSTOMER

APRIL 2026

Lies Exposed at the ZBA Hearing: *Truth and Justice Triumph for the Landowner*

From a blizzard to a season of reason at Zoning Board of Appeals hearing. The long awaited hearing on the challenge to the permit allowing a Big Beautiful Barn at Pincherry and Townline roads in the reclaimed gravel pit was held on Wednesday, March 18.

The structure is a conventional wood frame building, was built by the Marriott Family to use for storage of their outdoor and seasonal equipment and was designed to be large enough for the family to practice pickleball inside when they were in town. A zoning permit from the township and a building permit from the county were granted. The structure is well designed, with aesthetic features that are appealing and make it a clean and well-maintained new addition to the former gravel pit. It is situated in an area of the old pit that is buffered from the road and adjoining properties by berms and trees.

Shortly after construction began, the trouble started. A group of "13 concerned Bayshore citizens" spearheaded by the Rudolph's and represented by non-Bayshore resident LuAnne Kozma, were convinced to file an appeal to granted permit based on a variety of imaginative concepts. They claimed the building was going to be a commercial enterprise because the plans submitted to the building department contained commercial construction terminology. Then, the claim shifted to the building being a business operation, and then a professional pickleball arena where tournaments would take place. The complaints added on as the concerned citizens shopped the zoning ordinance to find other items they might complain about.

Two of the couples in the original complaint contacted the township in

writing to have it on record that they were no longer participating in the group of citizens fighting the building and wanted to make sure their names were removed from everything involv-

The presenter for the Bayshore complainants began with her usual strategy of overwhelming the ZBA with a deluge of claims, slides, presentations, and misdirection.

ing the case.

The presenter for the Bayshore complainants began with her usual strategy of overwhelming the ZBA with a deluge of claims, slides, presentations, and misdirection. Some of the appellants offered their concerns to the ZBA members, ranging from poor people of Bayside not getting to decide if this pole barn should have been built, noise and traffic concerns, and the claim that farmland was lost to the township due to this project. They claimed that pickleball was harmful to the area, creating noise pollution (which was also demonstrated with a pickleball paddle and ball) that would harm the area. They dragged out all the old rejected claims from previous lawsuits that recreational activities are not permitted in Agricultural Zoned property. The presenter even suggested that the owner of the property and township officials were lying about the use of the building.

Jim Marriott, the property owner, explained his process of responding to the appellants, including several offers to meet with them and their 'agent', or Ellis Boal, as an attorney, to try and work

through their concerns. These efforts were ignored as Kozma was determined to drag this through the system. Marriott also clarified that that the state building code required commercial construction standards given the size of the facility. He shared that it was not done to create a commercial entity. He elaborated on the sound control

measures taken to minimize the impact on the area and also that the building was climate controlled so that doors and windows would not be open to allow noise from the game to impact

the areas. He explained that he even designed the building so that doors and windows all faced the vacant areas that are still being mined.

After brief summations the ZBA asked questions, which included whether or not Kozma had pickleball courts or tennis courts at her property. It was revealed that she did. ZBA members asked why they did not meet with the surrounding property owner and if recreation was a right of citizens?

The ZBA reflected on who was being harmed through this process and whether they process used was consistent with the practice and use of similar structures throughout the township. In the end they determined that the pickleball barn was a lawful use of the property, the permit had been issued correctly and that as private non-commercial use of the barn the owner was entitled to play pickleball. The second complaint was tabled until April 8 when the hearing will reconvene to resolve the outstanding issue.

Sentinel Callout: Once again, we wonder why and how our citizens are so indifferent to the outrageous actions of this fanatical anarchist activity which consumes township time and resources disproportionately to the issues involved. Is this some sick vendetta policy left over from the last election cycle or an attempt to drive township officials from their jobs? When will those who swallow this bitter pill of misadventure wake to fact that they are destroying the very things that make our township so wonderful. Too many old bored people with more time than reason have been emboldened to try to bring back the old days and ways where in if you knew the "right people" you could get an ordinance passed on a project approved without regard to the impact on the rest of us. The 80's and 90's crew have left a legacy of special treatment for some that is hard to eradicate. Only when the silent majority ceases to be silent and roars its disdain for these people's actions will we be free from their curse. They believe your silence means you agree with their twisted viewpoints. Prove them wrong. Watch the ZBA hearing for yourself on hayestownshipsentinel.com. Listen to the lunacy for yourself, and you will understand how this individual has made an absolute mockery of the entire system.

Lives Lived Well

Family, Service, and Faith

WHAT WE CAN LEARN FROM LEADERS IN OUR COMMUNITY

We recently lost three members of our community who have had an incredible impact and truly left their mark on both our city and our hearts. The following are excerpts from their beautifully written celebration of life obituaries.



SHIRLEY ROLOFF

Shirley Roloff, 90, of Charlevoix, passed away peacefully at home surrounded by family following one last Super Bowl Sunday.

Shirley was a loving mom and grandma to many, and a public servant known for looking out for everyone around her. Shirley spent more than 45 years pouring her time, energy, and heart into the community she adored. She dedicated 24 years to serving as the Charlevoix County Commissioner for District 6, where her steady leadership and deep commitment to public service left a lasting mark. Among her proudest achievements was the creation of the Charlevoix County Recycling Program in 2000.

She also played a meaningful role in the county's transition to the new administration building and contributed to numerous boards, committees, and community initiatives throughout her

decades of service, prompting the dedication of Charlevoix's new county building to her as "The Charlevoix County Shirley Roloff Center."

Compassion was her calling card, and she'd lend a hand to anyone—family, friend, or stranger. Yet, she also had a feisty side to her; coming out when standing up for what was right. We loved to hear it come out in that southern accent of hers too. She could put the fear of God in you, all while standing under five feet tall—and somehow, you'd thank her for it.

Family brought her the greatest joy: she loved a bustling house, the laughter, the noise, and even the chaos. Holidays, birthdays, and everyday get-togethers were her happiest moments. She cherished church outings, euchre battles (challengers beware!), and sunny deck days with loved ones.



ANNA EMMER KUEBLER

Anna Emmer Kuebler, age 100, passed away peacefully and surrounded by family at Boulder Park Terrace, Charlevoix, on March 11, 2026.

Anna was a strong, bright, feisty, sharp, independent woman who would drop anything to help those in

need, especially her loved ones. She worked on the Hayes Township election board for 35 years, supporting her community through her trademark consistency and steadfastness. She maintained a similar dedication to her personal life, occupying and breathing life into her "starter home" for 75 years. Said home was often filled with the smell of freshly baked breads and treats and surrounded by a marvelous vegetable garden she maintained herself.

Fall was her favorite season, but she also greatly enjoyed the Spring, when the Holstein cows would return to graze near her home. This dedication to the natural world extended to the smallest creatures, including the birds she expected to be fed every day—and she would remember if you forgot! Anna's memory was extensive, and she could recount and tell her stories as well as she could remember them.



WILLIAM HUSTON GNODTKE

William Huston Gnodtke, 87, of Norwood, Michigan, died on February 16, 2026.

After graduating from The Leelanau Schools and Hillsdale College, Bill

served two years in the U. S. Army as a communications specialist. Inspired by his parents' civic and political participation, Bill spent a career in state politics and public service. He worked 18 years on the House Republican Caucus staff—including 2 as executive director—and as the Michigan Republican Party's finance director. In 1988, he founded his own fundraising and consulting firm, Gnodtke & Associates. Bill was also a Michigan Presidential Elector for President Ford in the 1976 Electoral College, the state party treasurer, a precinct delegate for over 30 years, and an Ingham and Clinton County Republican Party officer. He served on the Board of State Canvassers; as a Clinton County Commissioner; on township, county, and regional planning commissions; and on two International Republican Institute missions promoting democracy in Mongolia.

In 1997, Bill retired to Norwood and began 21 years as a member of the Mackinac Bridge Authority, including 16 as chair. He was a respected advocate for the bridge's autonomy as an appointee of Governors Engler, Granholm, and Snyder. Bill traveled with Pam to all 7 continents and over 60 countries. He also reconnected branches of the Gnodtke family tree separated in the 1890s after his grandfather emigrated from Pomerania. Bill was a member of the Bath Athletic Boosters, American Legion Post 488, Charlevoix Lions Club, Norwood Area Historical Society, and Lake Charlevoix EMS Board.

Bill was a devoted patriarch to his family and passionate about the Michigan Wolverines, finding the best gas prices, and honoring local veterans' service each Memorial Day.

Malicious Rumors Spread About Data Centers Puts Bullseye on Hayes Township

Out of order and out of control – We need to come together

Noise from our neck of the woods has been desperate to fear monger individuals both in and outside of our mostly peaceful community. This ‘noise’ has continued to try every attempt to divide our community. The latest antics were about as despicable as anyone could behave—desperately trying to fear monger people in and out of our community with lies and slander. I sit by my woodstove, dreaming of spring’s arrival, arms sore from the feet of snow that March surprised us with. As the sun comes up, I drink my second cup of coffee and my wheels are spinning. I am getting tired of feeling this way so often. I am getting very tired of a few individuals trying to set my community on fire. This is my home. This is where my roots are. I take it very seriously when anyone comes and, pardon my expression, craps on my lawn. And that’s honestly how I feel—a rude neighbor is letting their pet make messes in a place I love to enjoy. The last thing I, or anyone else, needs, is anyone coming in and disrespecting our community. We have the lies,

which spread fear and distrust. We have the attacks, both against our officials and neighbors. And we have the continued, exhausting, attempt to aggravate, agitate and flat-out bring chaos to everything possible-calling wolf over and over again. The most current smears lied, not only to our residents, but to journalists and other Michigan residents. The accusation that our hard-working board members and planning commissioners are or have ever been in support of placing data centers in Hayes Township, potentially on the former Big Rock Nuclear power plant property, was flat out wrong in every way. Our supervisor had to issue a Public Service Notice to clarify and dispel these lies. She who must not be named was called out of order during a board meeting two months in a row. I suspect these lies were spread to garner as much attention as possible. I know the body count is a big deal to the town crier, but this particular set of lies did more than fear monger. It put a huge target on our township. In an attempt to be as shocking as possible, the place we

call home was put in the crosshairs, and in an incredibly dangerous way. In this ‘shock value’ spread of gross disinformation, it drew unwanted attention to our home. It put the name

an eye on potential areas for future data centers. SWMNBN turned the spotlight on, bright as the sun, and not only that, a dangerous one. The BOT already had a moratorium ready to give our township time to research and take the time to properly adopt an ordinance with the protections in place we all want for our community. It was the time to stay out of the light, fly under the radar, play our cards close to the chest and quietly address this concern. Let’s use some common sense and stop these outrageous fear tactics. Let’s calmly extinguish the fires that anyone is attempting to light. There is no wolf, it’s just the neighbors dog sniffing around

It put a huge target on our township. In an attempt to be as shocking as possible, the place we call home was put in the crosshairs, and in an incredibly dangerous way.

Hayes Township in the headlines in a perilous way. Maybe, developers are now keeping

your lawn. Let’s be good neighbors. Dogs don’t know any better, let’s hope people do.

Board of Trustee Recap

The Hayes Township Board of Trustees held their monthly meeting on March 9, 2026. The Board approved their general business for the month, and then moved on to their new agenda items. A County Equalization Resolution was passed that will support the creation of a county wide database, accessible to both municipalities and the public, that combine the parcel information from several departments into a single search. The Data Center Moratorium approved at the February meeting was amended, extending the length of

the moratorium from 6 to 12 months, allowing the township to have their advisory committee do extensive research on Data Centers to share with the Planning Commission to create the healthiest ordinance for the township. The 2026 Hayes Township Spring Clean Up is scheduled for June 27th. The township will post specific guidelines for residents to follow. The board will be discussing potential road projects at their next meeting. The next Board meeting will be held on Monday, April 13, at 7pm, at the Hayes Township Hall.

Come to the Hayes Township Meetings!

9195 MAJOR DOUGLAS SLOAN ROAD, CHARLEVOIX, MI 49720

Board of Trustee Meeting: Monday, April 13 @ 7pm

Planning Commission Meeting: Tuesday, April 21 @ 7pm

If you can't come in person, go to hayestownshipmi.gov and join with the ZOOM links. Send comments to the board members in writing before the meetings.

CONTACT YOUR OFFICIALS:

SUPERVISOR Bill Conklin	231-373-0059
CLERK Kristin Baranski	231-547-6961
TREASURER Julie Collard	231-547-6961
TRUSTEE Doug Kuebler	906-298-1416
TRUSTEE Matt Cunningham	231-881-1533



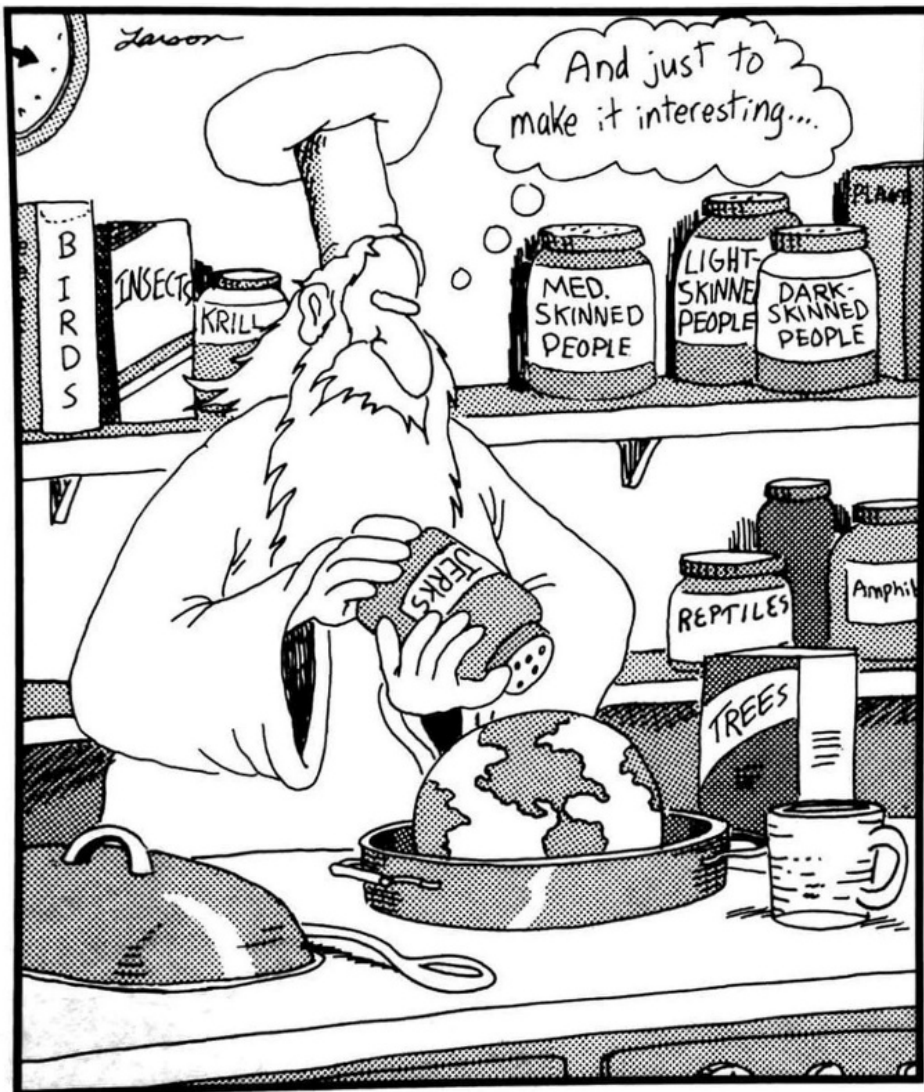
"DEMOCRACY DIES IN DARKNESS"

OPINIONS

Shining Light on Political News

David L. Zipp, *Publisher & Editor*
davidzipp1@yahoo.com
www.HayesTownshipSentinel.com

Published by:
Hayes Township Sentinel,
A Non-Profit Corporation
P.O. Box 581 • Charlevoix, Mi. 49720



LETTER TO THE PUBLISHER:

The Sentinel is a Must Read!

Dear Mr. Zipp:

You state on your front page that The Sentinel is for 'Keeping Watch and Shining Light on the Politicians and Political News of Hayes Township'.

Well, you are certainly fulfilling your mission 'in spades' with your February and March issues. Everyone in Hayes Township should read their copies cover to cover. If they don't have a hard copy they can go to hayestownshipsentinel.com and read the online version. The entire issues are worth several reads, and like I said, and the front-page article about the former Planning Commissioners is a barnburner, and a very revealing history about the actions of Bill Henne and Jerry Simpson when they served on the Planning Commission in the

1980's.

I moved to Hayes Township in 1995, over 30 years ago, and had no knowledge of what was happening when they were proposing zoning and land use plans. Our current Planning Commission members should be commended for their newly adopted Master plan that was well researched and is something to be proud of. I would hope the former members would be in full support of the new plan and always work toward the advancement and protection of our community. Their vote should be unanimous!

Respectfully,
Frank Shepherd

*Former Founder/Publisher
The Hayes Township Sentinel*

Targeted, Sued, and Still Standing

Standing up to the Bullies of Hayes Township

The Sentinel reached out to Jim Marriott, owner of the conventional wood frame building in question, for comment after the ZBA hearing and victory. This is what he had to share:

"My wife, our two adopted sons, and I have been proud members of the Northern Michigan community since 1999. Wherever we've lived, we've made it a priority to give back. That's exactly what we believed we were doing when we purchased the long-neglected, controversial gravel pit in

Hayes Township. Our intention was simple: to invest in and improve an area that had been overlooked and depressed for far too long.

We approached the project responsibly and transparently. We completed all due diligence, secured every required permit, and followed every rule. We then built a beautiful, well-landscaped building that we intend to maintain as an asset to the township. Yet halfway through construction, we were sued—personally—by the same small group of individuals who

repeatedly sue and lose against this township. These are the same people who drain our tax dollars, spread misinformation, and target residents who are simply trying to make the community better.

I ultimately won the lawsuit they filed against me, but their attacks on the township continue. They are still trying to prevent my family and me from using the property we legally purchased and responsibly developed—our property. If you haven't seen the building, I invite you to drive by the corner

of Townline and Pincherry Roads. Take a look for yourself and consider whether anything else in that area has contributed more to improving the community.

It's time to help our community leaders put an end to these irrational, costly, and endless lawsuits. When they sue the township, they are suing you. This time the target was on me—next time it could be on you."

Well said, Mr. Marriott. We hope your fellow landowners and residents heed your warning.