

# **SOLOON TOWNSHIP**

## **MASTER PLAN**



**ADOPTED by: Solon Township Board**

**Date: TBD**

# 2023 SOLON TOWNSHIP MASTER PLAN

## LEELANAU COUNTY STATE OF MICHIGAN

### Acknowledgements

Thanks to the following individuals for their participation and engagement during this project.

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# Solon Township Master Plan

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## SCHEDULE OF REVISIONS

DESCRIPTION OF CHANGE	EFFECTIVE DATE
Initial Master Plan Developed	<b>February 8, 1993</b>
Add schedule of revisions, add Agricultural Preservation section, revised "Future Land Use Map", add schedule of regulations	<b>June 2, 2009</b>
Review Master Plan	<b>October 6, 2009</b>
Review and revise Master Plan	<b>June 13, 2013</b>
Review and re-write of Master Plan	<b>XXX, 2024</b>

# Chapter 1: Introduction

## Township Planning Commission: Purpose of Plans

The purpose of the plans prepared pursuant to this Act shall be to promote public health, safety, and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provisions for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

Michigan Planning Enabling Act, PA 33 of 2008

“We have the world to live in on the condition that we will take good care of it. And to take good care of it, we have to know it. And to know it and to be willing to take care of it, we have to love it.” – **Wendell Berry**

### 1.1: Plan Development Process

Solon Township participated in the county-wide process to create the Leelanau General Plan; the most recent update to this document was in 2019. This process is aimed at maximum public participation in developing growth management policy guidelines and to assist local governments in their planning efforts. Thus, the information gathered and compiled for the county-wide process was considered and utilized as appropriate in the development of this Solon Township Master Plan.

The Solon Township Planning Commission prepared this Master Plan with assistance from The Cypher Group, Inc. Public input was sought during the process, through a Solon Township Property Owner’s Survey of 2021 (2021 Survey), and a series of public information sessions. The public input efforts aided in establishing the land use goals and objectives of citizens and property owners in the township. Additional public meetings were held to identify and review proposed land use policies promoted in this plan before the adoption process began, including opportunities for the public to provide input on the proposed Future Land Use Maps.

As the Planning Commission and Township Board make future decisions, the first and primary question to be asked must be: What effect will the proposed action have upon the native terrain and the rural character of the Township? If the outcome of the decision does not add to the vitality and viability of the community, or is at least neutral, the course of action should not be taken.



As this is yet another revision of the Solon Township Master Plan, its range is purposely broad; the document reflects the Township’s vision for at least the next twenty (20) years. The concepts and maps are general, yet the policies aim at specific actions to implement the plan. The Master Plan is to be used by the Township Planning Commission, The Township Board, and the citizens, to direct the preparation of corollary plans and the formulation of ordinances to govern the community in the future. After describing the Township as it is today, the plan covers trends and citizen inputs providing the basis for revised development policies, new goals and objectives, and growth management techniques. This plan will be reviewed at least every five (5) years and updated as necessary.

Many of the data and technical concepts in this plan are derived from county and state sources. While care has been taken to honor the township design, the consideration of the county planning umbrella has the added advantage of linking all local governments in coordinated planning for the Leelanau Peninsula.

## **1.2: Regional Context**

The Leelanau Peninsula is a small region nestled in the Grand Traverse Bay area of Northern Michigan. A term that is often used to describe the area is “the Land of Delight”. It is bordered on the north and west by Lake Michigan and on the east by Grand Traverse Bay. According to Wikipedia, “The term ‘Leelanau’ was traditionally said to be a Native American word meaning ‘delight of life’, but the name was more likely invented by Henry Rowe Schoolcraft, the United States Indian agent for the territory in the early 19<sup>th</sup> century, or his wife Jane Johnston Schoolcraft”. (Leelanau Peninsula, 2023).

Leelanau County is the Leelanau Peninsula and is bordered on the south by Benzie County and Grand Traverse County. Solon Township is located in the central area of the Leelanau Peninsula and is home to three communities: Cedar, Fouch, and Solon. These three communities are not incorporated villages but they are part of Solon Township.

## **1.3: General Character**

Solon Township is an elongated square-shaped area, approximately five (5) miles across and six (6) miles long. The township contains approximately 17,144 acres. The township is rural; the closest shopping areas are in the community of Cedar (within the township border) and the City of Traverse City (four miles east of the township border).

The results of the Solon Township Property Owner’s Survey (2021 Survey) reveal that residents overwhelmingly favor maintaining the rural character of the Township. With regard to the statement, “Protecting the rural character is important”, seventy-three

(73%) percent of respondents indicated “Agree”. The natural resources and rural character of the Township are paramount to its well-being. These resources and geographical features constitute the very basis of the community’s strength and these elements serve to steer the entire plan.

The residents of Solon Township see their community as a small, peaceful, and enjoyable rural setting in beautiful, natural, and agricultural surroundings. The topography consists of orchards, wetlands, woodlands and rolling hills with spectacular views of the surrounding countryside. The Property Owner’s Survey revealed seventy-three (73%) percent of respondents “would like farming land to be preserved” while fifty-two (52%) percent disagreed with the statement that there should be “more high-density/clustered housing”.

In the 2013 version of the Solon Township Master Plan, the following goals were identified. In the 2023 version of the Master Plan, and in conjunction with the results of the Property Owner’s Survey, the Township believes that these five goals continue to be important:

- To maintain the rural character of the community
- To protect and preserve our natural resources
- To provide economic opportunities to our residents
- To establish and maintain vitality in the community
- To maintain a long-term business environment for agriculture

The means to reach the goals of the Township are explained by listing the long-term objectives. These objectives define the general direction, decisions, and actions which should be taken. Although the objectives listed below are somewhat broad, they represent prior actions that the Township should continue to take as well as efforts that can be developed to allow the community to grow as it desires. Because this Master Plan has a projected outlook of approximately twenty (20) years, these objectives will help move the Township forward.

Objectives in support of the Solon Township Master Plan Goals:

**Goal 1: To maintain the rural character of the community**

Objective 1: Survey Solon Township residents every five (5) years to closely monitor their vision for rural character within the community understanding that some residents will not respond.

Objective 2: Require the Planning Commission members to continue to properly evaluate how each Site Plan Review and Special Use application which comes before them for consideration will help maintain the rural character of the community.

Objective 3: Encourage additional public comment during application reviews in case current events bring forth matters inconsistent with existing guidelines.

**Goal 2: To protect and preserve our natural resources**

Objective 1: Require the Planning Commission to continue to assess how each Site Plan Review and Special Use application which comes before them for consideration will protect and preserve the natural resources within Solon Township, with a special focus on air and water quality along with soil evaluations by strictly adhering to the zoning ordinance standards.

Objective 2: Make sure that cooperation with other natural resource regulatory agencies and their standards are incorporated in the final review and approval.

Objective 3: Encourage additional public comment during application reviews in case current events bring forth matters inconsistent with existing guidelines.

**Goal 3: To provide economic opportunities to our residents**

Objective 1: Assess what opportunities are missing from Solon Township that could realistically be supported by the community.

Objective 2: Apply results of the Property Owner's Survey to help create opportunities for current and future business owners within Solon Township.

Objective 3: Use results of the Property Owner’s Survey to help create jobs within Solon Township.

**Goal 4: To establish and maintain vitality in the community**

Objective 1: Develop additional opportunities so that people are encouraged to visit Solon Township.

Objective 2: Encourage a more detailed blight ordinance.

Objective 3: Formulate a plan for helping business owners thrive in the community of Cedar.

**Goal 5: To maintain a long-term business environment for agriculture**

Objective 1: Support “conventional farmers” to ensure their continued success.

Objective 2: Assist farmers who want to employ modern farming methodologies to be successful; this includes agribusiness, intensive farming, organic farming and sustainable agriculture.

Objective 3: Provide farmers an opportunity to reasonably develop their non-productive farmland.

Within Solon Township is the unincorporated community of Cedar which offers several attractions and small businesses that offer some local shopping. Members of the Solon Township Planning Commission believe that an opportunity exists to formulate and implement a plan to further promote the community of Cedar due to its unique charm, the number of passers-by who travel through the area and the local residents who enjoy what Cedar has to offer. As such, this has been designated as an objective in support of the goal “To establish and maintain vitality in the community”. Traverse City, which is approximately ten (10) miles southeast of the Township is the largest municipality offering all types of business including the regional airport and hospital. The primary entrances to Solon Township are county roads 616, South Schomberg Road (645), South Cedar Road (651) and Bellinger Road.

## 1.4: History of Solon Township

The three communities which comprise Solon Township include Cedar, Fouch, and Solon. Cedar is a small unincorporated community that was founded by lumberman Benjamin Boughey sometime around 1885. It was originally known as Cedar City because the surrounding area was a cedar forest; however, on August 15, 1893, the name Cedar was established by the post office. Cedar is home to the celebrated Cedar Polka Fest which is held annually in the month of August. In relation to Cedar, Centerville Township lies to the north, Cleveland Township is to the northwest, Kasson Township is to the west, Elmwood Township is to the east and Long Lake Township in Grand Traverse County is to the south. Fouch is a small unincorporated community that rests at the south end of Lake Leelanau. It was settled by John R. Fouch who built a hotel for fishermen and who ultimately served as the first postmaster. After Fouch's death, the land was purchased by Daniel Perrin who developed a summer colony still known today as Perrin's Landing. Solon is the third smallest unincorporated community within the Township. It was first settled in the 1860s and named for Solon, OH from where many of the settlers had migrated. (Wikipedia, 2023)

According to Edwin M. Litell's book, *100 Years in Leelanau*, Solon, in particular, has an interesting history. The area began as a farming community in 1865 but became quite well-known when a train station was constructed by the Manistee and Northeastern Railroad. A hotel and store were constructed by Thomas R. White in 1813 and this location was kept busy as the only two railroad stations were in Solon and Fouch. Mr. Litell writes that "There were many nights, it has been reported, when the hotel was so crowded that people slept on the floor and the large barn behind it was filled with the horses of those who drove in to take the train. At the time the hotel was built a post office was established in it which was operated until 1909, when a rural delivery route from Cedar was established". (Source: Edmund M. Litell, *100 Years in Leelanau*)

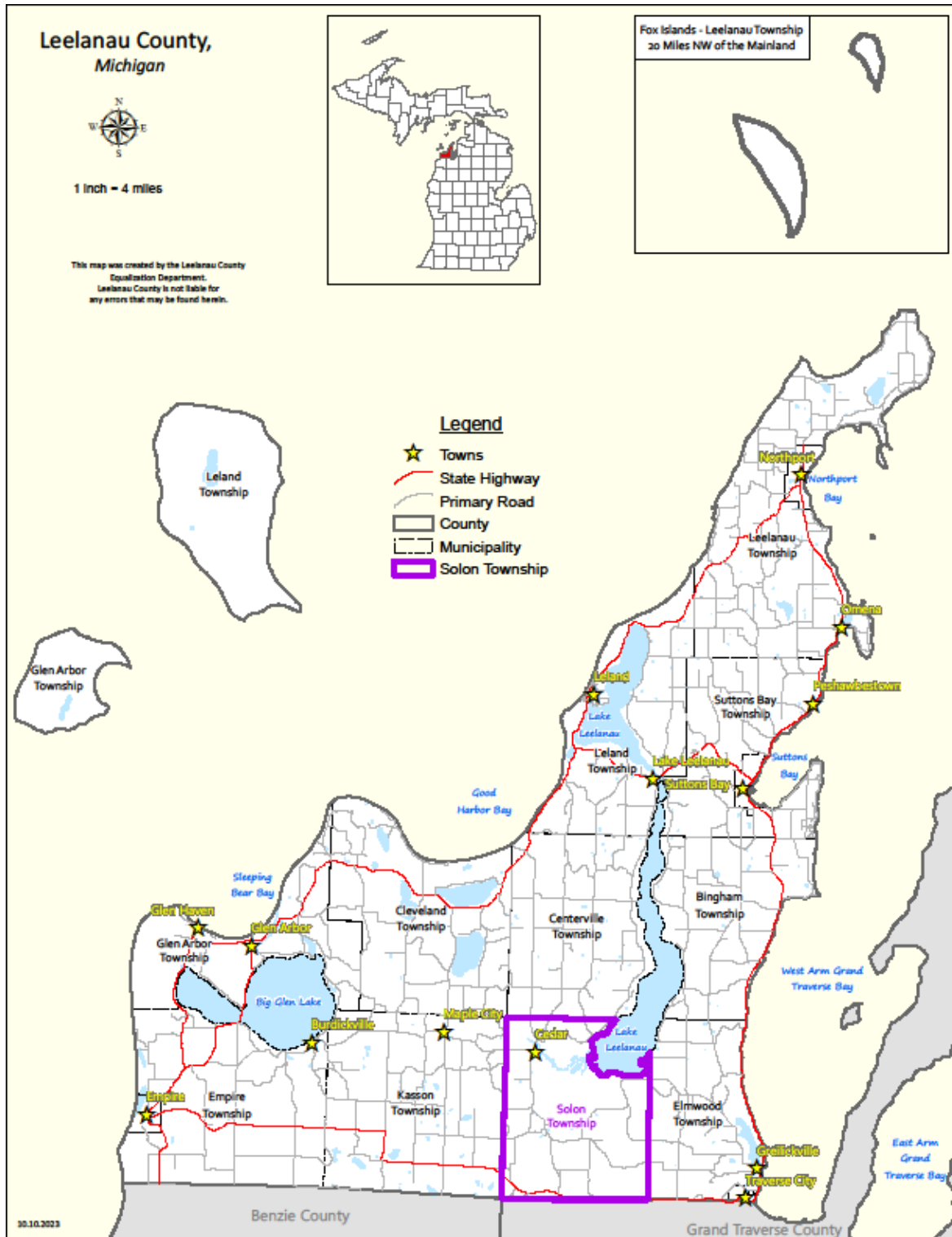


Figure 1-1 – Solon Township Location Map

## Chapter 2: Township Social and Economic Characteristics

### 2.1: Statistical Overview

The 2020 U.S. Decennial Census placed the population of Solon Township at 1,562 in the roughly 26.4 square miles of territory encompassed by the township. The 2022 American Community Survey demographic estimated the population of Solon Township at 1,629 individuals, but has a margin of error of over 15%. As of the 2020 Census, the median age of Solon Township is 50.8 years compared to a median age of 55.1 for Leelanau County and a median age of 40.1 for the State of Michigan. This population is approximately 50.4% male and 49.6% female and is predominately middle-aged and family oriented. There are 666 households of which most own their homes and contain roughly 2.3 individuals. According to the 2022 American Community Survey, the median household income in Solon Township is \$79,338 compared to a median household income of \$82,345 for Leelanau County and \$66,986 for the State of Michigan.

The Township's population increased 3.5% between 2010 and 2020, versus 2.7% for Leelanau County and about 2.0% for Michigan overall. In the 1960s, Solon Township's population increased about 14%; in the 1970s it was about 24%; in the 1980s it was about 29% and in the 1990s it was about 22%. This trend reversed in the first decade of the 2000's with a 2.1% loss of population, and then restarted in the 2010s. The City of Traverse City and the townships to the east and south continue to grow rapidly and will most likely affect the growth patterns in Solon Township in the future. The trend has not changed since adoption of the 2013 Solon Township Master Plan.

**Table 2-1  
Population Change  
Solon Township and Leelanau County**

	<b>1990</b>	<b>Percent Change</b>	<b>2000</b>	<b>Percent Change</b>	<b>2010</b>	<b>Percent Change</b>	<b>2020</b>
<b>Solon Township</b>	<b>1,268</b>	<b>21.6%</b>	<b>1,542</b>	<b>-2.1%</b>	<b>1,509</b>	<b>3.5%</b>	<b>1,562</b>
<b>Leelanau County</b>	<b>16,527</b>	<b>27.8%</b>	<b>21,119</b>	<b>2.8%</b>	<b>21,708</b>	<b>2.7%</b>	<b>22,301</b>

Source: U.S. Census Bureau, 1990 through 2020 Census Reports

## 2.2 Age Distribution and Racial Make-up

According to the 2020 Census, the median age of the Township’s population is 50.8 years, up from 46.8 years of age in the year 2010. Of the total population, 23.8% are 65 years and older and 19.7% are under the age of 18. Registered voters as of November 2022 totaled 1,458. The age distribution of the Township is provided in Table 2-2.

According to the 2020 Census, the racial composition of Solon Township is primarily white (93.4%), with less than 1% each Asian, American Indian/Alaska Native, Black/African American, and Other, and 4.5% of the population identifying themselves as two or more races.

**Table 2-2  
Age Distribution  
Solon Township, Leelanau County, State of Michigan – 2010 and 2021**

<b>Age Group</b>	<b>2010</b>	<b>%</b>	<b>2020</b>	<b>%</b>
<b>0-4 years</b>	<b>56</b>	<b>3.7%</b>	<b>64</b>	<b>4.1%</b>
<b>5-17 years</b>	<b>265</b>	<b>17.6%</b>	<b>244</b>	<b>15.6%</b>
<b>18-24 years</b>	<b>85</b>	<b>5.6%</b>	<b>80</b>	<b>5.1%</b>
<b>25-44 years</b>	<b>289</b>	<b>19.1%</b>	<b>300</b>	<b>19.2%</b>
<b>45-64 years</b>	<b>594</b>	<b>39.4%</b>	<b>503</b>	<b>32.2%</b>
<b>65+ years</b>	<b>220</b>	<b>14.6%</b>	<b>371</b>	<b>23.8%</b>
<b>Total</b>	<b>1,509</b>		<b>1562</b>	

Note: Due to rounding, percentages may not add to 100 percent.  
Source: U.S. Census Bureau 2010 Census, 2020 Census

## 2.3: Occupations

One section of the Property Owner’s Survey was titled, “Economy”. In response to the question which asked, “Is there adequate employment opportunity in the Township”, forty-eight (48%) percent replied “Neutral”, thirty-six (36%) percent disagreed and sixteen (16%) percent agreed. Another question asked respondents where they work. Of the respondents, thirty-two (32%) replied that they work in Grand Traverse County, twenty-seven (27%) percent replied “Other”, twenty-one (21%) percent indicated that they are employed in Leelanau County, seventeen (17%) work in Solon Township and three (3%) percent work in Benzie County. According to the 2021 American Community Survey, the mean travel time to work is 26.1 minutes which suggests that Township residents work fairly close to home.



There is wide variation in the types of employment for Solon Township residents. Of those who responded to the Property Owner’s Survey, residents indicated that they are retired and/or employed in the following categories: Retired (31%), Business Owner (18%), Professional (17%), Trades (17%), Farm (5%), RE/Developer (4%), Remote (4%), Retail (3%) and Tech (2%). Table 2-3 depicts the percentage of Solon Township residents employed in these occupational categories in relation to residents of Leelanau County, in general.

**Table 2-3  
Occupations  
Solon Township and Leelanau County - 2021**

<b>Occupation</b>	<b>Solon Township Employed</b>	<b>Solon Township %</b>	<b>Leelanau County Employed</b>	<b>Leelanau County %</b>
Management, business, science, and arts occupations	<b>343</b>	<b>39.6%</b>	<b>4,166</b>	<b>43.0%</b>
Service occupations	<b>189</b>	<b>21.8%</b>	<b>1,725</b>	<b>17.8%</b>
Sales and office occupations	<b>147</b>	<b>17.0%</b>	<b>1,904</b>	<b>19.6%</b>
Natural resources, construction, and maintenance occupations	<b>88</b>	<b>10.2%</b>	<b>954</b>	<b>9.8%</b>
Production, transportation, and material moving occupations	<b>99</b>	<b>11.4%</b>	<b>948</b>	<b>9.8%</b>
<b>Total</b>	<b>866</b>		<b>9,697</b>	

Note: Due to rounding, percentages may not add to 100 percent.

Source: U.S. Bureau of the Census - 2021 American Community Survey – Civilian workers aged 16 and older

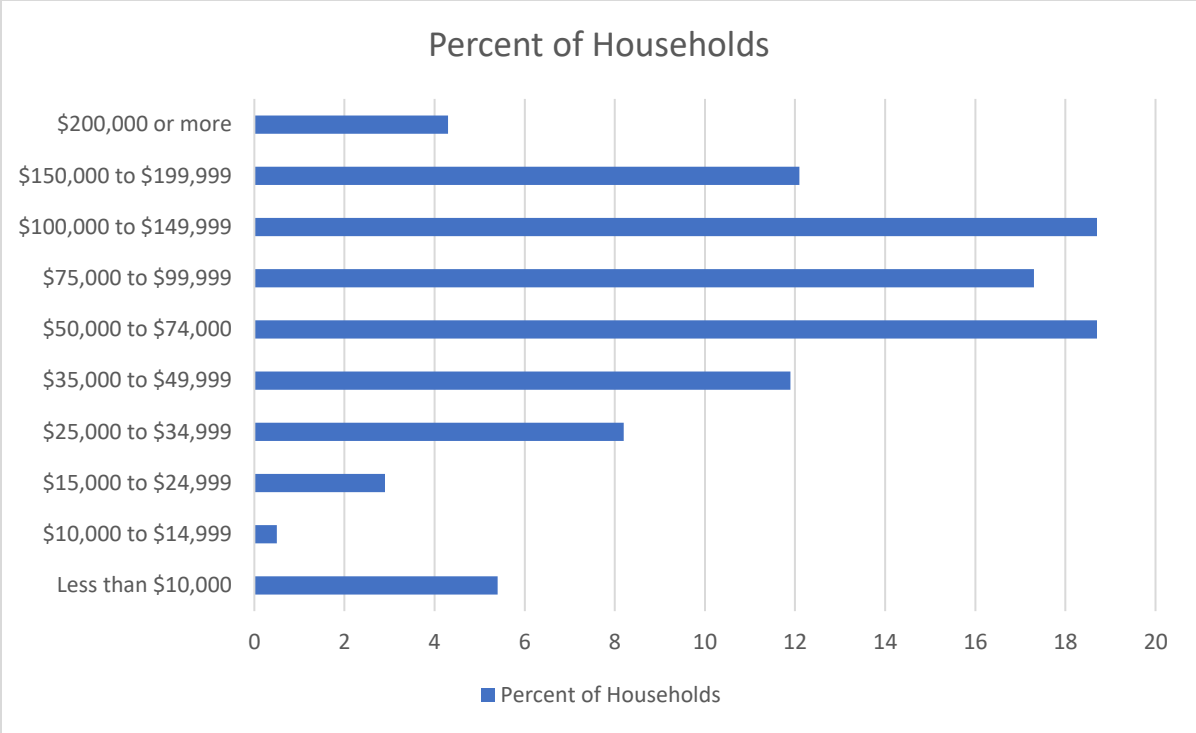
## 2.4: Income and Poverty Levels

Income and poverty levels for Township residents are summarized in Table 2-4. According to the 2022 American Community Survey, the median household income of \$79,338 is slightly lower the County median of \$82,345, but both are substantially higher than the State median household income of \$33,986. Approximately 4.9% of all persons in Solon Township are living below the poverty level.

**Table 2-4  
Income Level Distribution in Solon Township  
Based on 2022 American Community Survey**

<b>Income Level</b>	<b>Percent of Households</b>
Less than \$10,000	<b>5.4%</b>
\$10,000 to \$14,999	<b>0.5%</b>
\$15,000 to \$24,999	<b>2.9%</b>
\$25,000 to \$34,999	<b>8.2%</b>
\$35,000 to \$49,999	<b>11.9%</b>
\$50,000 to \$74,999	<b>18.7%</b>
\$75,000 to \$99,999	<b>17.3%</b>
\$100,000 to \$149,999	<b>18.7%</b>
\$150,000 to \$199,999	<b>12.1%</b>
\$200,000 or more	<b>4.3%</b>
<b>Median household income (2022 dollars)</b>	<b>\$79,338</b>

Note: Due to rounding, percentages may not add to 100 percent.  
Source: U.S. Bureau of the Census - 2022 American Community Survey



**2.5: Commercial and Industrial Enterprise**

Solon Township accommodates a range of business operations from office to light industrial, as well as some home occupations which contribute to the tax base and local economy. The current zoning ordinance differentiates between types of business activity and therefore uses more than one classification. This Plan denotes the areas of the Township where general commercial activity would best serve community interests but leaves specific distinctions and details to the zoning ordinance.

Solon Township’s commercial activities have historically been carried out in Cedar with some business establishments in other parts of the Township. There are residents who work out of their homes throughout the Township, and this number is expected to increase as remote work becomes more prevalent.

Commercial development is also occurring in designated areas along M-72. In designating the areas for commercial activity in the Township, the Planning Commission has dealt with a number of important factors. Many of the Township’s residents purchase goods and receive services in Traverse City. When asked, “Where do you shop?”, the Property Owner’s Survey results reveal that ninety-seven (97%) percent of respondents indicated that they shop “LESS than 50% in the Township”.

The community of Cedar is located in the northwest corner of the Township and serves the commercial needs of much of the northern portion of the Township. The businesses which have survived in Cedar provide for the general needs of the nearby communities. This is an important reason why one of the objectives specified in this version of the Master Plan involves formulating a plan to help business owners thrive in the community of Cedar.

The areas chosen for commercial designation generally follow historic patterns. Areas have been added to serve other parts of the Township and to cater to tourists and travelers, (for example, the M-72 corridor and the densely settled area south of Lake Leelanau). Resorts, bed & breakfast establishments, and other businesses serving tourists should be allowed by permitted principle use in appropriate areas. Future commercial zoning designations and proposed activities are general in nature and each individual property must be analyzed for its particular suitability. An intended activity should be examined for its impact upon the environment to determine whether the project creates a positive asset.

Agricultural enterprise in Solon Township consists mainly of family-operated, fruit-growing farms producing sweet and tart cherries, apples, strawberries, and grapes for local and national markets. The Township was previously home to a number a productive timber lots, but there are no longer any parcels in the Township that are part of the state Commercial Forest Program, no parcels that were assessed as Timber Cutover, and only two parcels that are part of the state Qualified Forest Program.

As was stated in the 2013 version of the Solon Township Master Plan, a value-added marketing opportunity that exists, and which is even more prevalent in 2023, is agricultural tourism. Tourism and agriculture continue to be Michigan's second and third largest industries. Solon Township has not changed their belief that, when these two industries are combined, they enhance Michigan's farm gate value-added economy, and help create economic stability in our food and agriculture industry.

Opening up farms to visitors is increasingly becoming a way for Michigan growers to create a dependable source of revenue to ride out the uncertainties of weather, disease and crop prices. By offering fresh farm commodities directly to customers, the producers can trade on local flavor and freshness, which can lead to new product development, and more efficient farm and marketing practices. The farm also becomes a desired destination when the sale of fresh, locally grown products is connected to a recreational or educational opportunity.

Other benefits of agricultural tourism include: keeping the family farm in the family; allowing for continued farming; keeping a farm viable; generating additional income or off-season income; capitalizing on a hobby or special interest; increasing and diversifying a market; responding to a need or opportunity in the market (specialty product), and interacting with and educating customers/visitors about farming.

The focus on agricultural tourism is deemed to be so important that Goal 5: “To maintain a long-term business environment for agriculture” was created for this Plan, along with two important supporting objectives:

Objective 1: Support “conventional farmers” to ensure their continued success.

Objective 2: Assist farmers who want to employ modern farming methodologies to be successful; this includes agribusiness, intensive farming, organic farming and sustainable agriculture.

## 2.6: Education

Solon Township is part of the Traverse Bay Area Intermediate School District, and is served by the Glen Lake and Traverse City School Districts. The Township population is relatively well-educated and approximately 39.2% of adults have attained a bachelor’s degree or higher, according to the 2021 American Community Survey. Educational statistics are provided in Table 2-6.

**Table 2-6  
Educational Achievement of Population 25 years and Older  
Solon Township**

<b>Educational Attainment</b>	<b>Number</b>	<b>Percent</b>
Population 25 years and over	<b>1,268</b>	
Less than 9 <sup>th</sup> grade	<b>2</b>	<b>0.2%</b>
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	<b>66</b>	<b>5.2%</b>
High School graduate (includes equivalency)	<b>243</b>	<b>19.2%</b>
Some college, no degree	<b>339</b>	<b>26.7%</b>
Associate degree	<b>129</b>	<b>10.2%</b>
Bachelor’s degree	<b>294</b>	<b>23.2%</b>
Graduate or professional degree	<b>195</b>	<b>15.4%</b>

Note: Due to rounding, percentages may not add to 100 percent.  
Source: U.S. Bureau of the Census - 2022 American Community Survey

## 2.7: Housing Ownership and Inventory

While it is difficult to find accurate data on housing ownership and occupancy focused on Solon Township, according to the 2020 Census, in Solon Township, 88.3% of occupied housing units are owner-occupied, compared to 87.4% in Leelanau County and 70.9% for the State of Michigan. The Census found 796 total housing units in Solon Township, of which 83.7% were considered occupied and 16.3% considered vacant. “Vacant” units incorporate seasonal housing units, abandoned properties, unoccupied rentals, and for-sale homes. The majority (76%) of the “vacant” units in Solon Township were seasonal housing units. A 2023 Housing Needs Assessment conducted in Northern Michigan by Housing North found that for Leelanau County as a whole, 88.4% of occupied houses in Leelanau County are owner-occupied, while the remainder are renter-occupied. In addition, the Housing North study found that 37.5% of properties in Leelanau County are considered “vacant”.

As of February 2023, only 0.4% of the housing stock in Leelanau County was for sale, a substantially lower percentage than the 2-3% usually seen in healthy housing markets, and the median price for those for-sale homes was \$975,000. Housing North found a county-wide “housing gap” of 382 rental units and 1,953 for-sale units over the next five years, over a variety of price points. As Solon Township makes up 7% of Leelanau County’s population as of the 2020 Census, a basic analysis would indicate a township housing gap of approximately 26 apartments and 136 homes over the next five years, at a variety of price points.

According to the 2023 Housing North study, the largest share of rentals within Leelanau County (35.3%) had rents of between \$1,000 and \$1,500 per month. Less than half (48.7%) had rents of below \$1,000 per month, which is a substantially lower percentage than the region (61.9%) and state (59.0%). The Housing North study concluded that “the smaller share of units with lower gross rents in Leelanau County likely indicates a lack of housing choices for low- and moderate-income households in the market”.

The Property Owner’s Survey results reveal that ninety-two (92%) of respondents who rent out their homes indicated that the rental period for their home is “Annually”, with weekly rentals accounting for five (5%) percent and monthly rentals accounting for three (3%) percent. When asked, “Which month is your property typically rented”, eighty-five (85%) percent of respondents replied, “All months”.

Information on the number, quality class, and age of single family housing units in Solon Township is provided in Table 2-7.1. The “class” designations for single family housing are based on the current quality of the housing unit, and is frequently closely associated with age. The designations range from “A” as the highest quality to “D” as the lowest quality, with class “C” being “standard” according to the State of Michigan Residential Assessor’s Manual. The average overall age of the 866 single family residential housing units in Solon Township is 27.2 years.

**Table 2-7.1  
Class and Age of Housing Units – Single Family Residential  
Solon Township, Leelanau County, State of Michigan**

<b>Class</b>	<b>Number</b>	<b>Average Age</b>
D	<b>46</b>	<b>40.0</b>
CD	<b>154</b>	<b>31.0</b>
C	<b>375</b>	<b>29.0</b>
BC	<b>238</b>	<b>20.0</b>
B	<b>52</b>	<b>17.0</b>
A	<b>1</b>	<b>11.0</b>

Source: Solon Township Assessor, October 2023

In addition to single family residential housing units, there are also a number of mobile/manufactured homes in the Township, which are classified by condition. Table 2-7.2 covers age and condition for the mobile/manufactured homes found in the Township. Age is less closely associated with condition in the mobile and manufactured housing units in Solon Township. The average overall age of the 33 mobile/manufactured residential housing units in Solon Township is 31.4 years.

**Table 2-7.2  
Class and Age of Housing Units – Mobile/Manufactured  
Solon Township, Leelanau County, State of Michigan**

<b>Class</b>	<b>Number</b>	<b>Average Age</b>
Low	<b>10</b>	<b>40.0</b>
Fair	<b>8</b>	<b>25.0</b>
Average	<b>12</b>	<b>27.0</b>
Good	<b>2</b>	<b>31.0</b>
Very Good	<b>1</b>	<b>34.0</b>
Excellent	<b>0</b>	<b>N/A</b>

Source: Solon Township Assessor, October 2023

In addition to the above, there are also two residential units classified as Town Homes, both with a class of “C” and an average age of 27.0 years, and two residential units classified as A-Frames, both with a class of “CD” and an average age of 39.0 years.

In order to understand the recent residential development in the Township, recent land use permits for new homes, commercial buildings, and accessory structures were reviewed and are summarized below:

**Table 2-7.3  
New Building Permits – 2010-2023  
Solon Township**

<b>Building Type</b>	<b>New Permits 2010-2014</b>	<b>New Permits 2015-2019</b>	<b>New Permits 2020-Sept. 2023</b>
Residential	<b>16</b>	<b>22</b>	<b>45</b>
Commercial	<b>5</b>	<b>4</b>	<b>1</b>
Accessory Structures	<b>19</b>	<b>19</b>	<b>12</b>

Source: Leelanau County Department of Building Safety

Residential construction accelerated substantially between 2020 and September 2023, with more permits issued in just over three years than in either of the previous five-year periods. Commercial construction decreased, while accessory structures (mainly detached garages and post-frame buildings) remained relatively steady.

## **2.8: Property Values and Tax Base**

Residential property is by far the largest tax category within total real property, comprising just over 89% of the Township’s real property SEV as of 2023. Table 2-8 provides the Solon Township SEV data from 2023.

**Table 2-8  
State Equalized Value  
Solon Township**

<b>Property Class</b>	<b>2023 SEV</b>
Agriculture	<b>\$10,945,500</b>
Commercial	<b>\$9,898,700</b>
Industrial	<b>\$0</b>
Residential	<b>\$172,002,200</b>
Timber Cutover	<b>\$0</b>
Developmental	<b>\$0</b>
<b>Total Real Property</b>	<b>\$192,846,400</b>

Source: Leelanau County Equalization Department, 2023 Equalization Report





## Chapter 3: Natural Resources

### 3.1 Physical Description and Habitats

Much of Solon Township consists of a combination of traditional field-crop and fruit-growing farms together with woodland areas on well-drained sandy-loam soils and wetlands with wetter sand and organic soils. Landscape features range from nearly level till plains to steep moraines and drumlins. There are three major types of habitat in Solon Township: open land, woodland, and wetland/shoreline.

#### Farmland/Open Land:

There are 3,213 acres of active agricultural lands in Solon Township, according to 2023 assessment data, as well as additional acreage of non-agricultural open land. Open lands, including cropland, pasture, meadow, and fallow land overgrown with grasses and shrubs, are home to wildlife such as woodchuck, red fox, coyote, badger, skunk and many bird species such as meadowlark, pheasant, turkey, sparrows, and hawks.

#### Woodland:

Large portions of the township's land area is covered with forest, primarily the northern hardwoods association (sugar maple, beech, basswood, white ash, black cherry, hemlock, and white pine). Other conifers, red oak, aspen, and lowland hardwoods such as birch and elm also are also present, as are swamp conifers (cedar, balsam fir, and tamarack) in the wet areas. The woodlands provide habitat for wildlife such as white tail deer, squirrels, raccoon, porcupine, fox, owls, woodpeckers, a variety of song birds, ruffed grouse, and woodcock.

#### Wetlands/Beaches and Dunes:

The center of the township is dominated by wetlands (very poorly drained, nearly level, mucky soils), primarily near the community of Cedar and around the shores of Lake Leelanau. The township also includes several miles of shoreline on the southern end of Lake Leelanau. The wetlands, ponds, rivers, streams, and Lake Leelanau shoreline are home to animals such as bears, muskrats, beavers, and otters, along with many types of waterfowl, herons, shorebirds, ospreys, and eagles. The nearby sandy shores of the Sleeping Bear Dunes National Lakeshore provide critical habitat for the piping plover, an endangered species, and the United States Fish and Wildlife Service has identified the National Lakeshore as a raptor migration route.

### 3.2 Climate

Leelanau Peninsula's climate is tempered by the surrounding waters of Lake Michigan so that recent temperature charts compare it to the climate of the mid-Atlantic region, especially along the lakeshores. Areas closest to Lake Michigan may be ten degrees cooler in summer and warmer in winter than the inland areas. These conditions create a micro climate favorable to fruit growing. Even though Solon Township experiences large amounts of lake effect snowfall, Leelanau County ranks as one of Michigan counties

with the least amount of precipitation. Temperature and precipitation averages for the period covering 2000-2023, including snowfall, as provided by the National Weather Service and National Oceanic Atmospheric Administration weather station in Maple City, are provided in Table 3-1.

**Table 3-1  
Climate Averages**

Month	Avg. Maximum Temperature	Avg. Minimum Temperature	Average Temperature	Avg. Total Precipitation	Snowfall
January	45° F	1° F	23.3° F	2.50"	41.0"
February	48° F	-2° F	23.6° F	1.95"	28.9"
March	61° F	4° F	31.8° F	2.16"	14.7"
April	77° F	18° F	43.1° F	3.00"	7.1"
May	85° F	27° F	54.5° F	3.19"	0.2"
June	88° F	38° F	63.9° F	2.55"	0.0"
July	90° F	47° F	69.7° F	1.92"	0.0"
August	88° F	47° F	68.8° F	3.37"	0.0"
September	85° F	38° F	61.7° F	3.59"	0.0"
October	77° F	27° F	49.8° F	4.90"	0.7"
November	64° F	18° F	38.3° F	3.16"	14.3"
December	51° F	8° F	28.4° F	3.10"	37.2"

### 3.3 Geology and Topography

The bedrock underlying Solon Township was laid down during the Middle and Late Devonian ages of the Paleozoic Era. The bedrock under the township consists of Traverse Group and Antrim Shale. The surface geology of the township developed 10,000 to 12,000 years ago through glacial activity. Numerous advances and retreats by the glaciers resulted in the locally complex pattern of erosion and deposition. Solon Township is dominated by coarse-textured glacial till. Till is composed of unsorted sands and gravels left by the glaciers. Along much of Lake Michigan and Lake Leelanau the geological composition is primarily lacustrine (lake related) sand and gravel. In Solon Township, lacustrine sand and gravel occurs typically as former beach and near shore deposits of the glacial Great Lakes. The abandoned shorelines of glacial Lake Michigan are still visible in Solon Township as the terraces along the lake shore. Another visible indication of glacial history is the series of drumlins which extend south from the northern portion of the township. Drumlins are streamlined hills of glacial till shaped by the moving ice sheet, whose line of axis indicates the direction of local ice movement.

Slope is an important development consideration associated with topographic features. The relief map, in Figure 3-3.1, depicts Solon Township's rolling glacial topography. The topographical map in Figure 3-3.2 shows areas with moderate and steep slopes where the contour lines are close together. Steep roadway grades, septic field failures, soil erosion, and excavation costs are some of the difficulties associated with steep grades that may constrain potential development.

There are no regulated dune areas classified as Critical Sand Dune Areas within Solon Township.

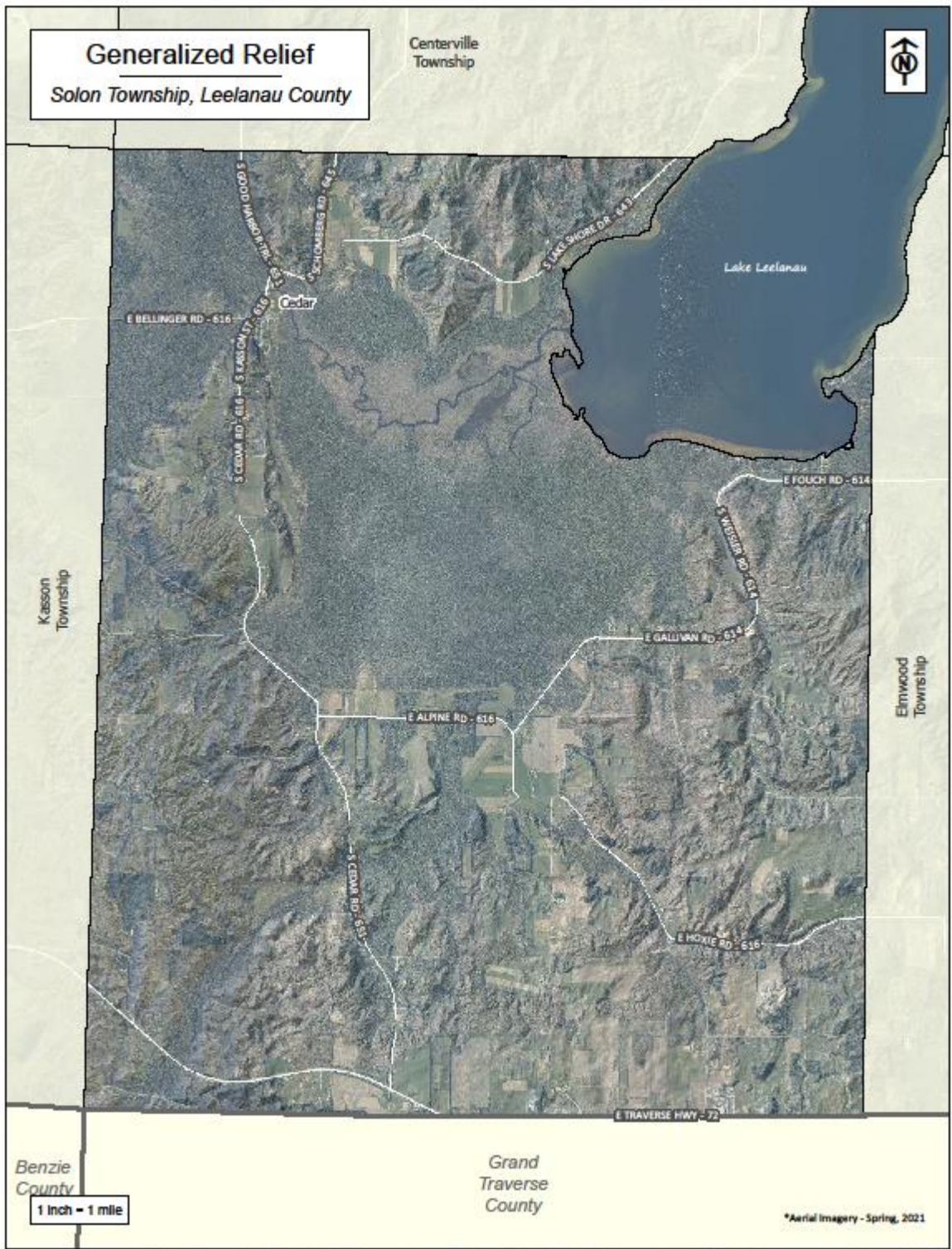


Figure 3-3.1 – Solon Township Relief Map

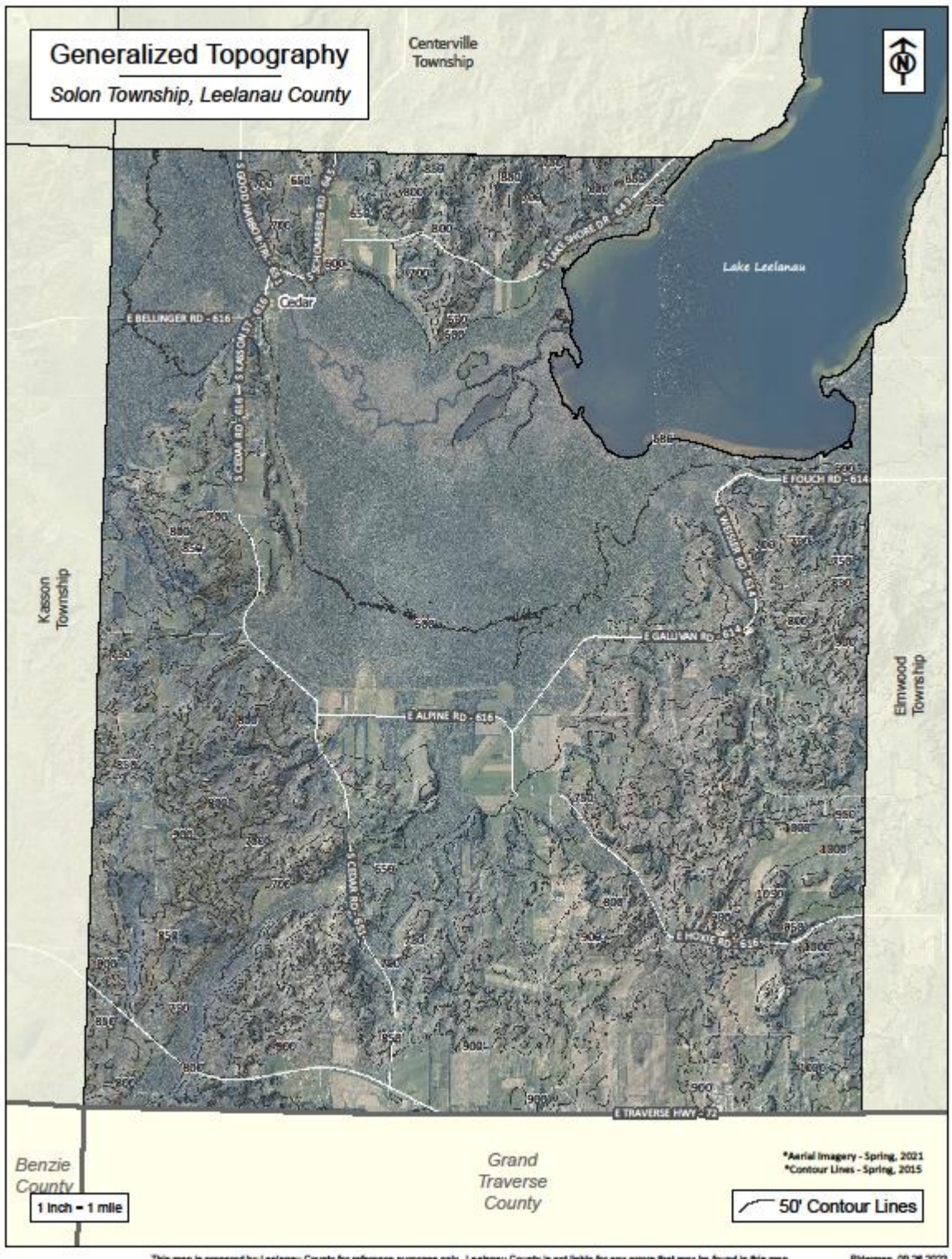


Figure 3-3.2 – Solon Township Topographical Map

### **3.4 Soils**

One important determinant of land use is the soil's suitability for development. Land uses must correspond to the capacity of the soils on which they occur, and soil suitability for each use should be determined before development occurs. Solon Township's soils are dominated by two soil types: the loamy soils interspersed with sandy soils of the Leelanau-Emmet-Kalkaska association, and the wet sandy and organic soils of the Roscommon-AuGreg-Tawas association (see Soil Association Map of Michigan, Michigan State University, 1981). Other types are found in smaller quantities throughout the township.

Often associated with particular topographic and soil characteristics, development and septic limitations are either related to slope, hydric soils, or both. These limitations do not preclude the development of specific sites. The developer should realize, however, that construction on some soils may be more costly in time and money. A more detailed analysis of the soils by the District Health Department will determine suitability for siting a septic system. Health Department approval is required by State law.

Soils and topography also determine which areas are classified as prime, unique and locally important farmland. See Figure 3-4 for a map of farmland considered to be prime, of unique importance, and of local importance. The prime farmland classification indicates soils which are ideally suited for agricultural or timber production. The majority of Solon Township is not prime farmland, but there are areas of prime farmland scattered throughout the Township, as well as additional areas that could be classified as prime farmland if drained. There are no areas of farmland of statewide importance in the Township. There are substantial areas of farmland of unique importance and local importance in the Township. Unique farmland is farmland that is not considered prime but is used for the production of specific high-value food and fiber crops. Locally important farmland includes soils which are nearly prime, but are located on slightly steeper grades. These soils can produce high yields when well managed.

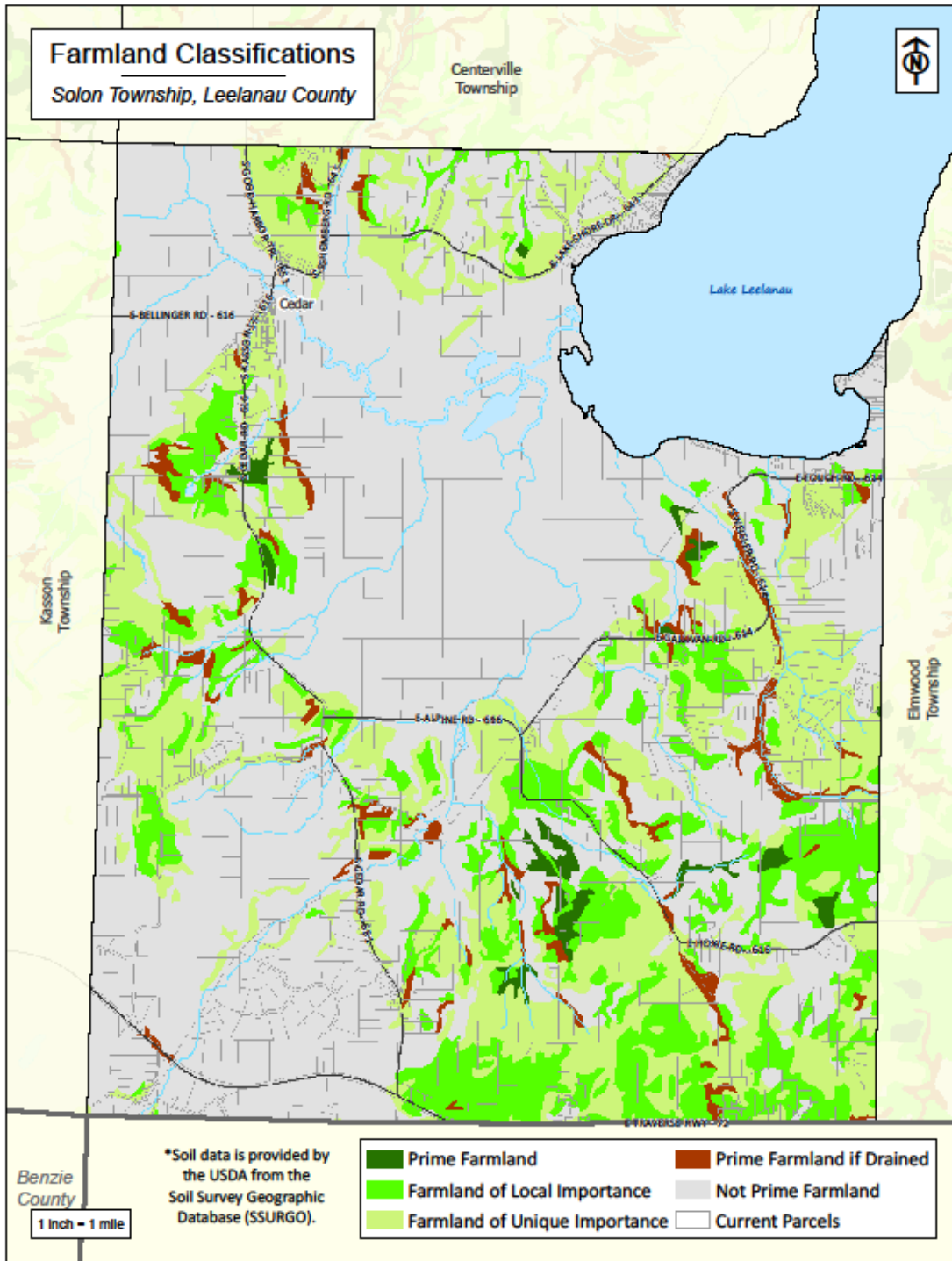


Figure 3-4 – Solon Township Farmland Soils



### **3.5 Water Assets**

One of the most valuable natural resources of Solon Township is water. The vast majority of the township falls within the Cedar Run Watershed, with the northeastern portion of the township falling within the Mebert Creek-Lake Leelanau Watershed and a small portion in the southeastern corner covered by the Long Lake-Platte River Watershed. (See Figure 3-5.1) Both groundwater and surface water are vital resources within Solon Township. Because there is no central water distribution system, residents must rely upon individual wells for potable water. Lakes, creeks and wetlands are important for surface drainage, groundwater recharge and wildlife habitat.

Alterations to any of these water features can contribute to flooding, poor water quality, insufficient water supply and loss of valuable wildlife habitat. The Leelanau County Parks and Recreation Plan 2020-2024 states that “these [water] resources are at risk due to shoreline construction, surface water runoff of fertilizers, pesticides, possible on-site wastewater treatment systems, and stormwater runoff. ... Common threats to the water quality of these streams and rivers include sediment and agricultural chemicals entering the water.” It is therefore important that water resources be protected and managed in a manner that will ensure their quality.

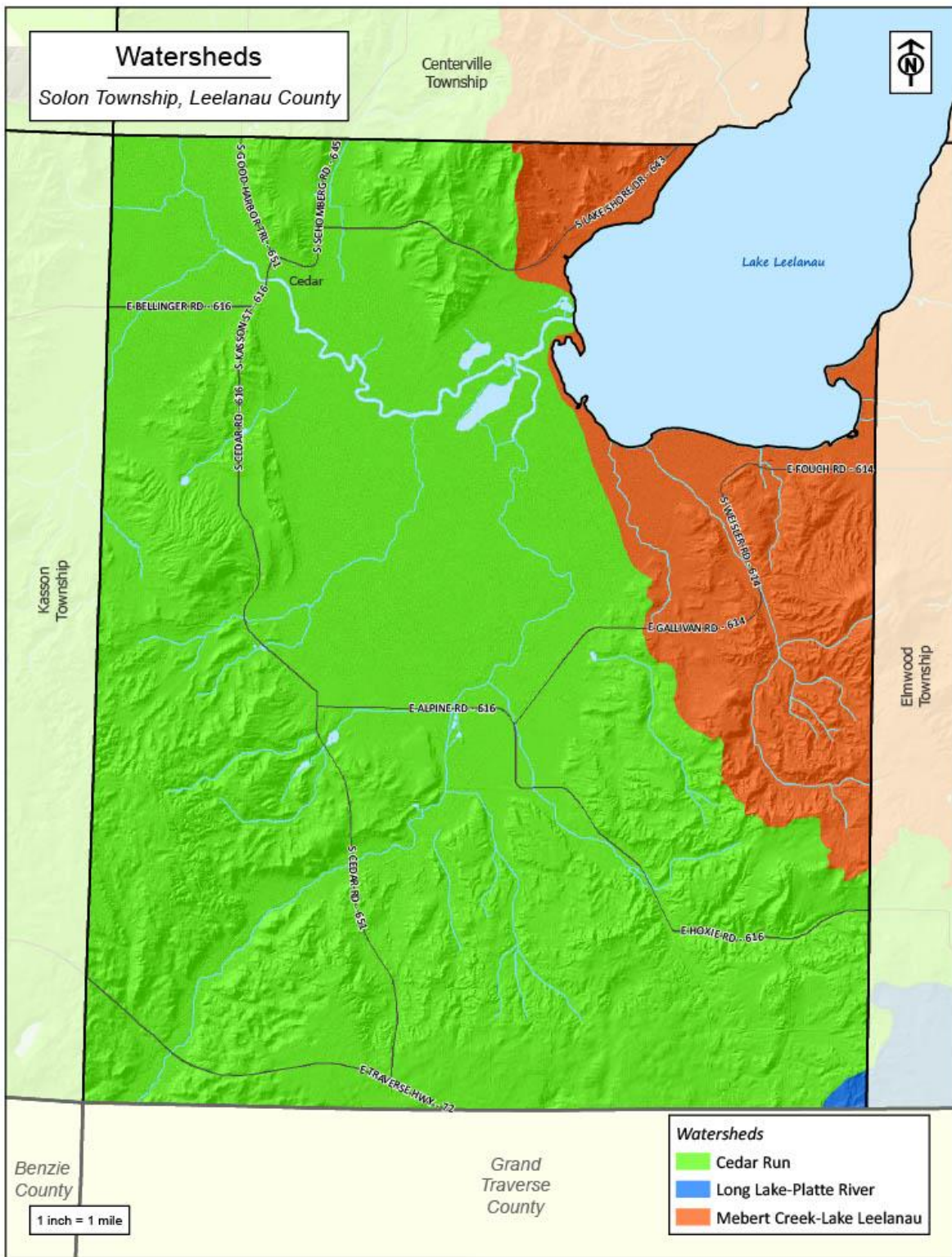


Figure 3-5.1 – Solon Township Watersheds

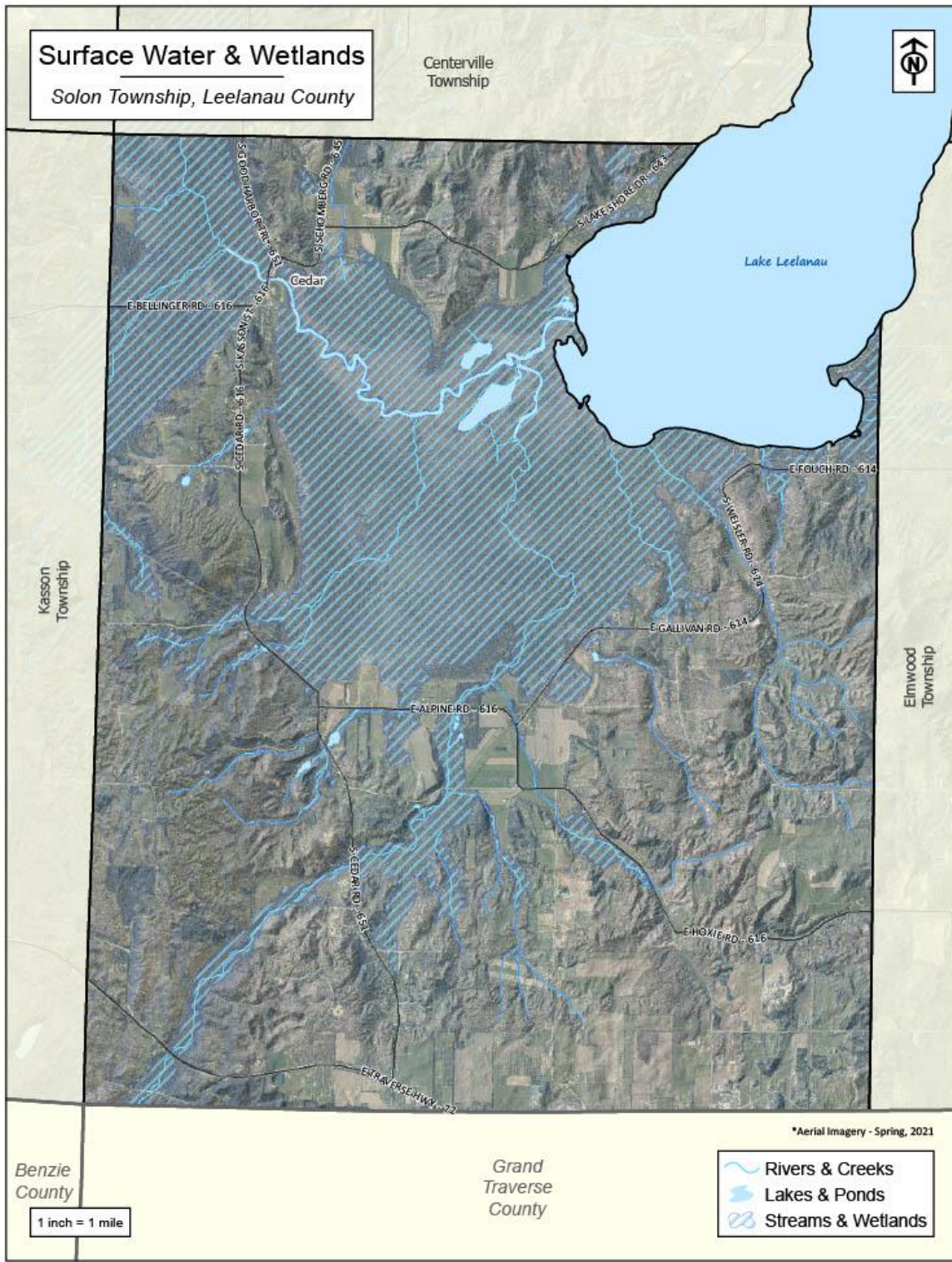
### **3.5.1 Groundwater**

Important factors in the evaluation of groundwater are the quantity and quality of the water. The geologic and hydrologic features of the township provide residents with sufficient quantities of water. Water availability will not likely be a factor limiting growth. In Solon Township and Leelanau County water quality is more of a limiting factor than water supply.

A concern in areas not served by sewer systems is the potential contamination of wells by on-site septic systems. Although the Health Department records show no documented occurrences of contamination to date, the possibility for such pollution exists. Another possible groundwater contamination problem is nitrate pollution from animal feed lots, septic systems and runoff from manure or fertilized agricultural lands.

### **3.5.2 Wetlands**

According to the National Wetland Inventory, “Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominately hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of the year.” Aside from being areas that support biodiversity, wetlands absorb, store and filter our water resources, recharging groundwater and buffering the impact of floodwaters. Figure 3-5.2 shows the water and wetland areas in Solon Township based on aerial imagery from 2021. This wetland mapping is based on general information and does not indicate whether the mapped areas qualify as regulated wetlands.



This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map. RHerman\_06.28.2023

Figure 3-5.2 – Solon Township Wetlands Map

### **3.5.3 Surface Water**

The major water resource in Solon Township is Lake Leelanau. Several miles of Lake Leelanau frontage fall within the township boundaries. The lake and its associated tributary streams and creeks offer natural, scenic and recreational amenities to township residents and visitors. It is extremely important that the quality of these surface waters be protected from negative impacts of overdevelopment such as pollution and loss of scenic views to open water.

While the current quality of surface waters in Solon Township is considered good to excellent, the threat of potential water pollution from point and non-point sources is a concern. Proper land use management can help preserve surface water quality. Some methods to curb pollution include, runoff control measures, septic system corrections, proper treatment of sanitary wastes, fertilizer application restrictions and proper disposal of hazardous materials such as household hazardous materials collections, information on purchasing non-toxic materials for cleaning and painting.

### **3.6 Sites of Environmental Contamination**

Part 201 of the Natural Resources and Environmental Protection Act (NREPA) 1994, PA 451, as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Remediation and Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (DEQ) is charged with administering this law. A site of environmental contamination, as defined by RRD, is "a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices."

The agency provides an updated list (via the MDEQ website) of environmentally contaminated sites by county, showing the sites by name, Site Assessment Model score, pollutant(s), and site status. The Michigan Sites of Environmental Contamination identifies 70 sites within Leelanau County covered under Part 201, four of which are in Solon Township.

Leaking Underground Storage Tank (LUST) sites are sites where underground tanks, often for storing gasoline or diesel fuel, are leaking and cleanup is required. In some cases this involves removing the tank, excavating the contaminated soil, and if required, installing new tanks. There are currently 18 open sites in Leelanau County, with two in Solon Township.

### **3.6.1 Surface Water Discharge Permits**

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the DEQ Water Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. As of 2022, there were eight point source permit holders in Leelanau County; however, none were in Solon Township.

### **3.6.2 Air Quality**

Air Quality is monitored by the Air Quality Division of the Michigan Department of Environmental Quality. Standards have been established as acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the state. Monitoring in recent years has shown the level of pollutants in the region to be within the established acceptable standards. Air discharge permits are required for businesses unless otherwise exempted by law. There is currently one known renewable operating permit in Leelanau County (Glen's Landfill in Kasson Township), and no known voided permits. There are none in Solon Township.

## **3.7 Summary**

The review of the natural resources in Solon Township indicates that natural features and agricultural resources are relatively unimpaired at this time; however, these resources are extremely vulnerable. As indicated in the 2021 Property Owners Survey, 73% of respondents wanted farming land to be preserved, while the same number of 73% agreed that "protecting the rural character is important".

## Chapter 4: Existing Land Use

### 4.1 Existing Land Use Statistics and Characteristics

Solon Township's land area is approximately 29.7 square miles, including 26.6 square miles of land and 3.1 square miles of water. Solon Township is bordered on the west by Kasson Township, on the north by Centerville Township, on the east by Elmwood Township and by Long Lake Township on the south. Land Use Maps were developed in partnership with the Leelanau County Equalization Department. Table 4-1 presents the percentage of Solon Township currently in each land use category, from the largest to the smallest. Figure 4-1 presents a map of the existing land uses in Solon Township.

*Table 4-1 - 2023 Existing Land Uses*

<b>Land Use Type</b>	<b>Acreage</b>	<b>Percentage</b>
Residential	11,896	69%
Agricultural	3,213	19%
Public Lands	1,701	10%
Commercial	334	2%
<b>Total</b>	<b>17,144</b>	

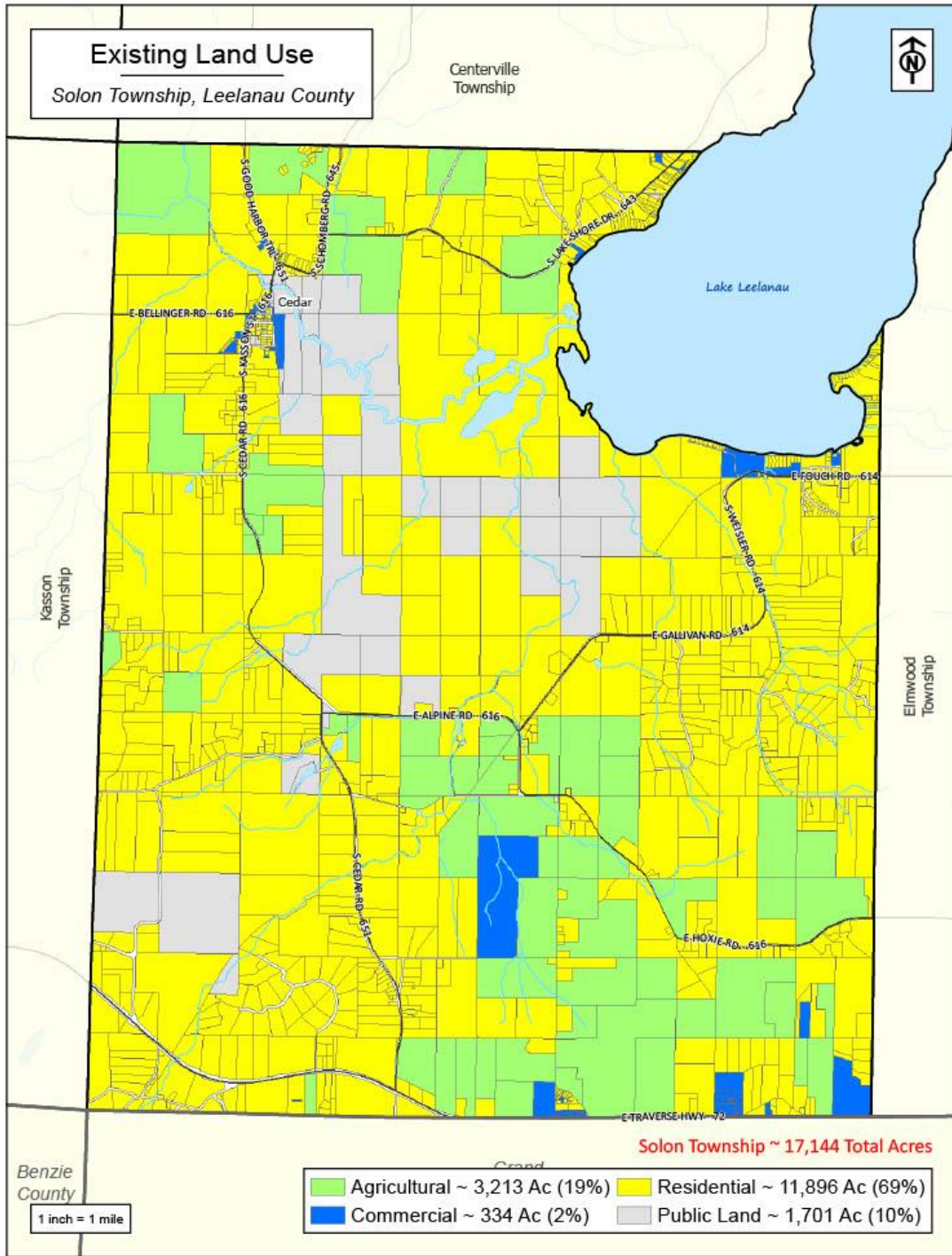


Figure 4-1 – Solon Township Existing Land Use



#### **4.1.2 Residential**

Residential land uses are the most prominent form of land usage in Solon Township, accounting for 69% of all land in the township. Not all of these lands are currently developed, but all are considered residential for assessment purposes. Residential uses are spread relatively evenly throughout the township, and include numerous large parcels. The heaviest residential densities are along the shores of Lake Leelanau, in the community of Cedar, and in the area bordering Elmwood Township.

#### **4.1.2 Agricultural Land**

Agriculture is the second most prominent land use in Solon Township, accounting for 19% of the land area. The majority of these lands are in the southeastern corner of the township, with a scattering of properties to the northwest. The agricultural classification includes agricultural lands that may be enrolled in various agricultural conservation programs.

#### **4.1.3 Public Lands**

Public lands, owned by the State of Michigan, Solon Township, and various conservation groups, account for 10% of the lands in Solon Township. These lands are heavily concentrated in the center of the township.

These lands include substantial areas of forests, including upland hardwoods, conifers, lowland forests and wetlands. A forest reserve program is also available through the State of Michigan for private lands that contain forested areas. A decrease in forested land is directly attributable to agricultural and residential development.

#### **4.1.4 Commercial**

Commercial activities account for 2% of the land usage in Solon Township. These lands are heavily concentrated in the community of Cedar, along the southern shore of Lake Leelanau, and along M-72, with scattered parcels elsewhere in the township.

### **4.2 Pattern of Land Divisions**

As development occurs, larger tracts of land are generally broken down into smaller parcels. The largest undivided parcels in Solon Township are typically agricultural and/or forested properties. Analysis of land divisions in the township reveals two patterns. One pattern is that many of the larger parcels are split into smaller parcels along the roads. The other pattern noted is that some of the newer residential developments in Solon Township are being created as metes and bounds descriptions versus site condominiums and traditional subdivisions. A site condominium project does not actually create lots by land division but must comply with the state's Subdivision Control Act.

# **Chapter 5: Community Services, Facilities and Transportation**

## **5.1 Utilities and Communication Services**

Electrical service is provided to the township by Consumers Energy and Cherryland Rural Electric Co-op. Both utilities are regulated by the Michigan Public Service Commission. Natural gas service in the township is provided by DTE Energy, but is not available in all areas. AT&T and Century Link provide communication services to Solon Township regulated by the Michigan Public Service Commission and Federal Communications Commission. Cell phone service is available to most areas of the township; however, there are still locations of poor reception throughout the township. Communication services including cable, satellite and DSL are available in the township from a variety of providers.

## **5.2 Township Schools**

There are no schools in the township. Public education is provided to the township by Glen Lake and Traverse City Public School districts. (See Figure 5-2.)

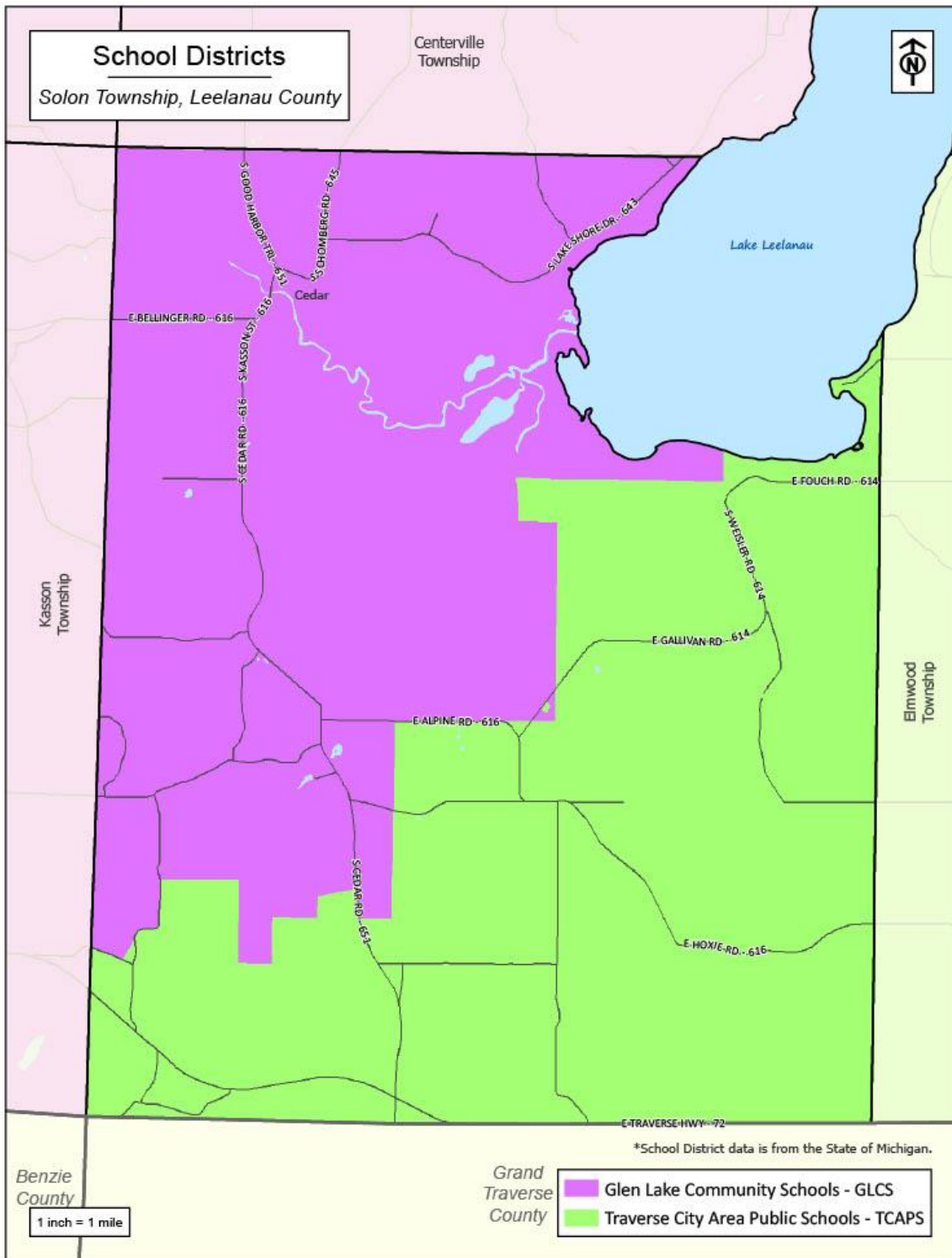


Figure 5-2 – Solon Township School Districts

### **5.3 Emergency Services**

Fire, rescue, and advanced life support (ALS) ambulance services for Centerville, Solon, Kasson and Cleveland Townships are provided by Cedar Area Fire & Rescue (CAFR) located in Cedar. The department has nine full-time paid staff, a full-time chief and numerous part-time personnel under the supervision of the Fire Board, which is made up of the members of the respective township communities. These services are tied to the 911 emergency dispatch system. CAFR works closely with other local fire departments to provide services to the four townships and neighboring communities. Mutual aid agreements are in effect with other local agencies in the area, and CAFR is also a member of the Michigan Mutual Aid Box Alarm System (MI-MABAS), which creates mutual aid agreements with agencies throughout the state.

Law enforcement is provided by the Leelanau County Sheriff Department, Michigan State Police, and Michigan DNR. During the summer months, one Sheriff's deputy patrols Lake Leelanau on a part-time basis.

### **5.4 Health Services**

There are no health services located in the township. Residents are served by a regional hospital in Traverse City, public agencies and various private providers.

### **5.5 Other Services**

Solid waste disposal service is currently provided by Waste Management and GFL Environmental. A county-supported recycling drop-off site is available in the community of Cedar, and there are several other drop-off sites throughout Leelanau County.

### **5.6 Transportation Network**

Solon Township is served by the Bay Area Transportation Authority (BATA) which provides daily bus service to Traverse City and throughout the county. However, the primary means of transportation is the private automobile. A map depicting the roads within Solon Township is provided in Figure 5-6.

M-72 is the only state highway in the township, and runs through the southwestern corner and along the southern border. Primary roads in the township include Cedar Road, Alpine Road, Hoxie Road, Gallivan Road, Weisler Road, and Fouch Road south of the community of Cedar; Kasson Road in the village; Bellinger Road to the west of the village and Good Harbor Drive, Schomberg Road, and Lakeshore Drive to the north of the village. There are also numerous paved secondary roads within the township, as well as many paved and unpaved private roads. All public roads are maintained by the Leelanau County Road Commission.

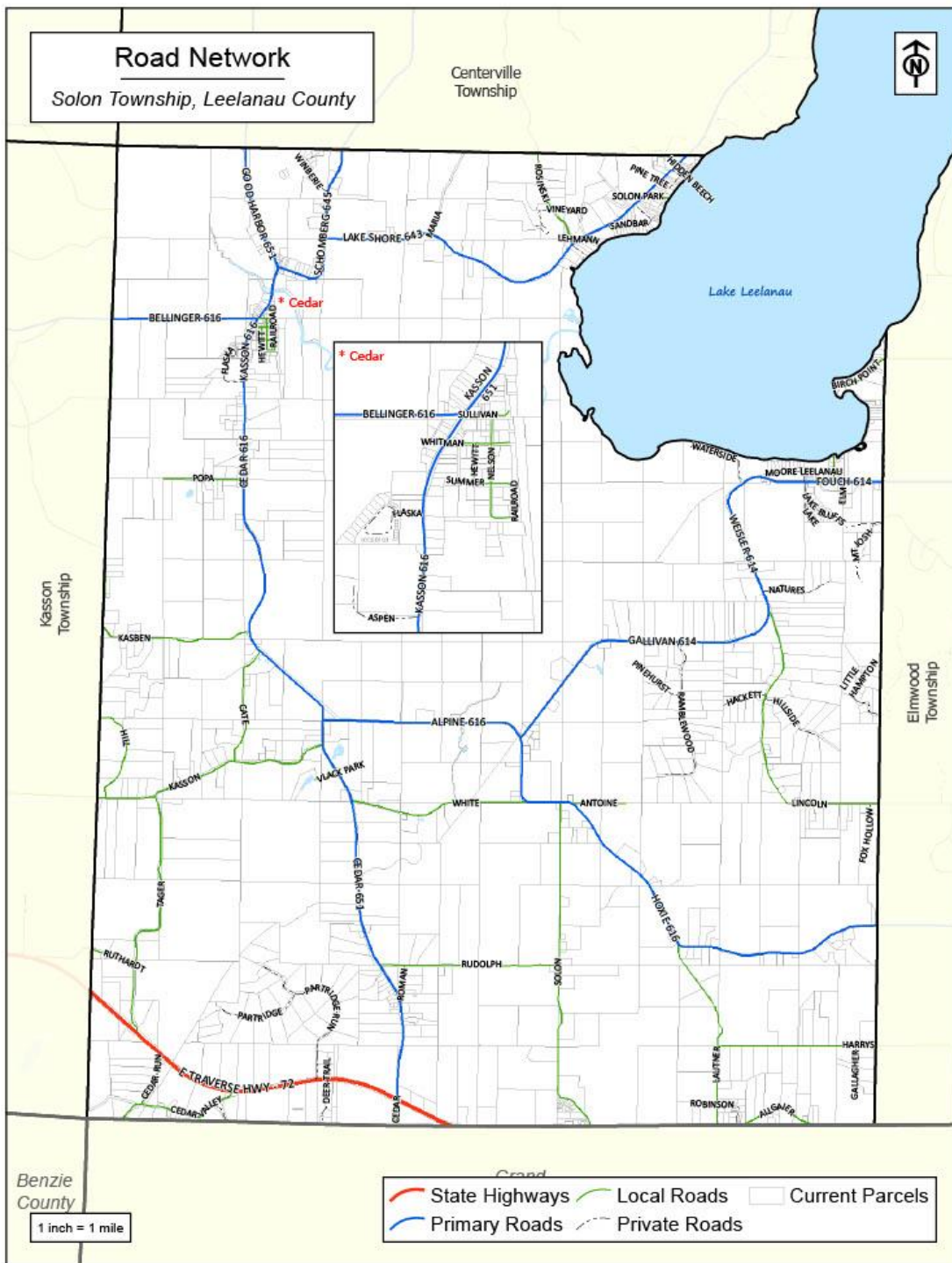


Figure 5-6 – Solon Township Transportation Map

## Chapter 6: Significant Land Use Issues

Three significant land use issues were identified by the Solon Township Planning Commission and township residents following public input, including the 2021 Property Owner's Survey.

### 6.1 Growth Management

Growth must be managed carefully in Solon Township. There was no broad agreement amongst citizens in the 2021 Survey regarding where growth should be allowed, with substantially split opinions regarding whether more high-density or clustered housing should be allowed, whether clustering homes should be allowed in rural waterfront areas, whether there were adequate employment opportunities in the township, and whether accessory dwellings should be allowed on owner-occupied properties. There was broad agreement (73%) that protecting the rural character of the township is important.

Solon Township must carefully consider options for growth management, and carefully balance the need for housing and employment against the desire to preserve the rural character and agricultural heritage of the township.

### 6.2 Farmland and Open Space Preservation

Agriculture and agriculture-related businesses are a critical part of the township's economy and rural heritage. They should be supported through zoning that fosters a healthy economic environment for farmers. 73% of respondents to the 2021 Survey would like to see farming land preserved, while 85% would like to see historic buildings preserved.

Solon Township is supportive of options for the preservation of farmland and open space. Some strategies the township can use include buffering between agricultural and residential areas, guiding development toward unproductive land and away from productive land, and enabling the use of conservation design strategies such as clustering and planned unit development. The township recognizes, as well, that development rights agreements (i.e. transfer, leasing, donation or purchase of development rights) can play an important role in farmland preservation. Of the existing active and inactive farmland, a limited amount of land is enrolled in some sort of a preservation program, such as the PA 116 Farmland Program, the Qualified Forest Program, and the Water Pollution Control Exemption Program, all managed through the State of Michigan, as well as various conservation easements. See Figure 6-2 for properties enrolled in preservation programs as of October 2023. As land preservation programs become available, the township will encourage their use to preserve farmland. The township also recognizes that any farmer's participation in programs of this type will be completely voluntary.

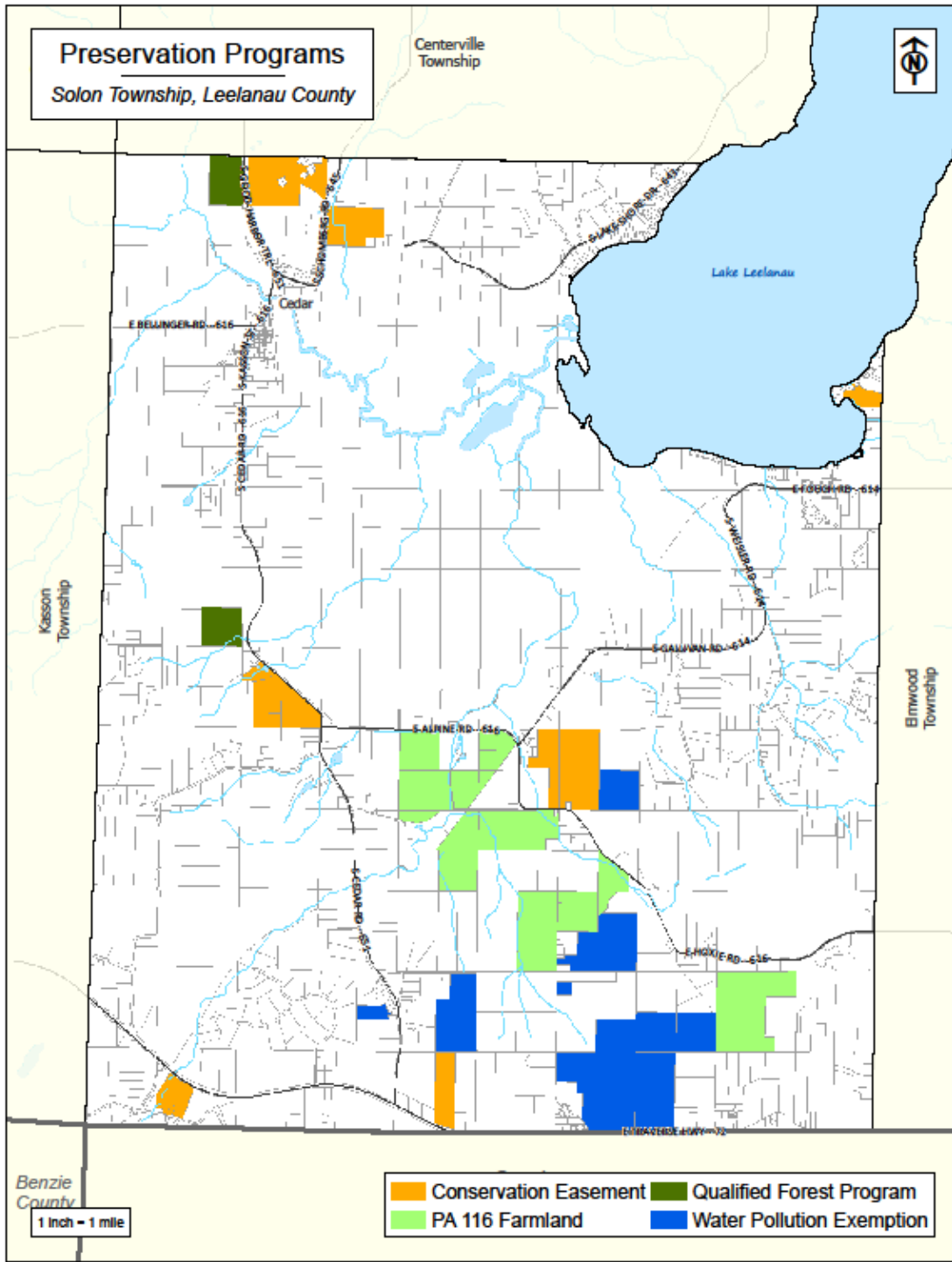


Figure 6-2 – Solon Township Preservation Programs

### 6.3 Housing

A 2015 study of affordable housing in the northwest Michigan area (*A Framework for Housing Choices in Northwest Michigan – Networks Northwest, 2015*) found that low-income households make up an important part of the region’s workforce—including many of those working in the region’s tourism or service-based industries—and many of these households confront significant challenges in finding affordable housing. The study used a definition for affordable housing of “housing that costs 30% or less of a household’s income”, and found that even average or moderate-income households in many communities struggle to find homes that they can afford. The study went on to say that when homebuyers cannot afford to purchase homes in or near employment centers, many “drive ‘til they qualify” - that is, relocate to more rural areas with cheaper homes. But because these locations are far from employment centers, these cheaper homes often come with longer commutes, higher transportation costs, and higher heating or utility costs.

The 2015 study also found that oftentimes, affordable housing initiatives are limited by more than just policies or funding. Stereotypes of affordable housing often give rise to public opposition of new housing initiatives, preventing new homes from being built or even new policies from being adopted by a local community. Input received from local government stakeholders indicated that public opposition plays a large role in the ability of local governments to plan and zone for affordable housing.

The 2019 Northwest Michigan Target Market Analysis found a substantial demand for housing, both owner-occupied and year-round rentals, in Leelanau County. The study found support for 668 additional housing units to be added to the market between 2020 and 2025. Of these, 367 were recommended to be rental units; 63% of these units were needed by households with annual incomes below \$26,000. In addition, 301 units were needed for homeowners, of which 48% were projected to be needed in the \$175,000-\$250,000 category. While Solon Township cannot be expected to account for these numbers in their entirety, the Planning Commission should be aware of zoning and planning changes that would make explore and incentivize additional affordable housing units in the township.

There are numerous community-led and policy-based strategies being used locally, regionally, and nationwide to address affordable housing needs. While there is no single solution or silver bullet to the issue of affordable housing, a cohesive community-led approach that includes a variety of strategies can help to meet increasing need.



# Chapter 7: Community Vision, Goals and Objectives

Vision, goals and objectives guide future development. Solon Township faces development pressure from both year-round and seasonal populations. The year-round population is growing slowly, and new development is currently occurring at a moderate pace. However, higher rates of year-round population and/or other development pressures could alter the character of the township dramatically. As discussed in Chapter 3: Natural Resources, land in Solon Township is not uniformly suitable for development. The physical characteristics, including swamp and shoreline areas, as well as active farmland and open space, all contribute to the unique character of Solon Township. This character will be taken into account as land-use regulations are reviewed and revised to provide options for development. By guiding new development to conform to a community-based vision that includes specific goals, guidelines and regulations, both the rural character and the natural resources of Solon Township can be maintained.

## 7.1 Vision Statement

According to the results of the 2021 Property Owners Survey, the residents of Solon Township value and want to maintain the peaceful rural character and the scenic beauty of their township. Most citizens want to maintain the township's farmland, open space, and natural environment without the burden of uncontrolled growth and its associated impacts. Under Michigan law, a plan should also promote public health, safety and general welfare. The Planning Commission is committed to promoting a future for the township that is environmentally, socially and economically resilient for the present and future generations of Solon residents.

## 7.2 Summary of Goals

The 2021 Survey, previously discussed, identified some general concerns of the township residents. The following issues are expressed here as general goals.

- Land Use Goal
- Agricultural Support Goal
- Natural Resource Goal
- Residential Goal
- Economic Goals
- Infrastructure & Public Service Goal
- Recreation Goal

## 7.2.1 Land Use Goal

Retain the township's rural and scenic character.

### Objectives and Action Steps

Objective 1: Minimize the loss of farmland, forestland and open space.

- Support the use of conservation easements.
- Support the purchase of or transfer of development rights.
- Encourage cluster developments to preserve open space.
- Explore changes to minimum lot size, while managing overall density.
- Evaluate and maintain Site Plan Review standards to maintain the rural character and natural resources of the township.

Objective 2: Guide growth and development towards established villages and high-traffic areas.

- Coordinate land use plans and related regulations with adjacent townships and other municipalities.
- Include transportation and traffic considerations in all land use decisions, including re-zoning and site plan reviews.
- Evaluate rezoning requests based on consistency, traffic impacts, increased demands on public facilities, property owner rights, and effects upon the natural environment.
- Evaluate requests for commercial rezoning in areas outside of the Future Land Use Map using data-based analysis, including studies such as market needs analysis and traffic impact studies. The compatibility of these requests with the rural character of the area and the effects the re-zoning would have on surrounding natural terrain and habitat should also be considered.
- Encourage planned developments to preserve agricultural and open space lands.

Objective 3: Preserve the Township's scenic and aesthetic assets.

- Identify significant historic, archaeological and scenic features for preservation and enhancement.
- Provide incentives for cluster developments.
- Manage setbacks and screening for all developments.
- Work with organizations to preserve the rural character of road corridors, scenic heritage routes, and scenic vistas.
- Explore, review, and maintain ordinances regulating junk, noise, lighting, blight and signs.
- Require site plans and land use permits for all new construction, expansion of existing construction, and changes of use.

## **7.2.2 Agricultural Support Goal**

Support continued agricultural activities consistent with the character of the township and the vision statement of this Master Plan.

### **Objectives and Action Steps**

Objective 1: Preserve the scenic and rural character of the agricultural landscape.

- Identify farmland appropriate for agricultural preservation.
- Support the use of conservation easements.
- Support the purchase of or transfer of development rights.
- Encourage cluster developments to preserve open space.
- Explore changes to minimum lot size, while managing overall density.
- Develop and maintain zoning for large scale animal agriculture.

Objective 2: Provide broader economic opportunities related to agriculture.

- Encourage value-added agriculture.
- Encourage agri-tourism.
- Encourage agricultural support services.
- Encourage public and/or private facilities in which local products can be sold.

### **7.2.3 Natural Resource Goal**

Protect the natural resource assets, which are the basis for recreation, agriculture, scenic beauty and rural character and our health and well-being.

#### **Objectives and Action Steps**

Objective 1: Encourage sensitive site planning to protect the air, water and soil quality.

- Establish and maintain regulations for land development to avoid negative impacts to air, water and soil assets.
- Promote alternative waste water systems and septic system inspections.
- Cooperate with watershed management programs.
- Address protective standards for waterfront usage.
- Preserve the natural vegetation of shoreline areas through greenbelt regulations.

Objective 2: Preserve environmentally sensitive areas.

- Identify sensitive environmental areas to be preserved such as woodlands, wetlands, steep slopes.
- Identify land that may not be suitable for development because of natural limitations for the construction of structures or septic systems such as hydric soils, flood plains, steep slopes, or areas at high risk of shoreline erosion.
- Encourage the acquisition of sensitive environmental areas for the purpose of permanent preservation.
- Establish standards and regulations for land development in environmentally sensitive areas.
- Consider maintenance and preservation of wetlands and wildlife habitats during review of projects.
- Investigate and, where possible, eliminate potential and existing sources of pollution, including control of point and non-point pollution and erosion control measures.

## 7.2.4 Residential Goal

Support a range of housing opportunities that respond to varying economic, family, and lifestyle needs in a manner that is consistent with the character of the township as described in the vision statement of this Master Plan.

### Objective and Action Steps

Objective 1: Support affordable housing.

- Provide development options such as Conservation Designed Subdivisions and Planned Unit Developments.
- Encourage a mix of housing types in a single development.
- Encourage community sewer and water systems.
- Consider the use of accessory dwellings as rentals.

Objective 2: Support an aging demographic.

- Develop and maintain regulation to allow supportive housing options such as group facilities, adult foster care, assisted living and nursing homes.
- Consider the use of accessory dwellings for family members.

Objective 3: Protect residential areas from negative impacts of incompatible uses.

- Provide for appropriate separation using techniques, such as buffer zones, setbacks and screenings.

## **7.2.5 Economic Goal**

Support local economic opportunities in a manner that is consistent with the character of the township as described in the vision statement of this Master Plan.

### **Objectives and Action Steps**

Objective 1: Support employment opportunities that aren't dependent on seasonal businesses.

- Review options for home occupations.
- Support improved digital communications.
- Work cooperatively with local economic development groups to retain and attract year-round business.
- Support development of year-round commercial, light industrial, and recreational uses.
- Review commercial options allowed in the recreational district.
- Locate commercial areas to serve all residential areas of the township.

Objective 2: Preserve a tourist-friendly community.

- Work with the Leelanau County Road Commission and other organizations to enhance the corridors through Solon Township.
- Review both positive and negative impacts of the local tourism industry and work to resolve any identified issues, such as traffic, parking and the need for restroom facilities.

## 7.2.6 Infrastructure & Public Service Goal

Plan township infrastructure and services consistent with the community needs in a manner that is consistent with the character of the township as described in the vision statement of this Master Plan.

### Objectives and Action Steps

Objective 1: Promote the health, safety and welfare of Township residents by coordinating land uses with the provision of efficient public services.

- Coordinate proposed plans for the expansion and improvement of public services to serve all residential areas of the township.
- Continue to investigate the need for, and feasibility of, installing public water and sewer systems in the community of Cedar.
- Maintain zoning regulations to ensure adequate equipment access by emergency services (police, fire and EMS).
- Continue to support countywide recycling and solid waste management programs, and encourage commercial recycling.
- Support expansion and improvement of communication services within the township.
- Prepare the annual township budget in conformance with the policies and objectives of the Master Plan.
- Develop, review and revise transportation, recreation and other township plans as needed.

Objective 2: Promote the health, safety, and welfare of Township residents by coordinating transportation needs with the maintenance of the Township's rural character.

- Appropriately maintain rural roads within the township while considering traffic flow considerations of proposed developments. M-72 (E. Traverse Hwy), CR-616 (Alpine & Hoxie Rd), CR-643 (S. Lakeshore Dr), CR-645 (S. Schomberg Rd), and CR-652 (S. Cedar Rd) should be maintained as the main arterial traffic routes in the township.
- Improve quality of all roads without destroying rural character. Develop and maintain standards for existing and future private road development and maintenance.
- Encourage provision of safe avenues for all modes of transportation, including farm traffic, automobiles, motorcycles, commercial traffic, pedestrians, bicyclists, snowmobiles, and ATVs.
- Develop and maintain standards for appropriate traffic flow for commercial and residential developments. All means of traffic – pedestrian, bicycle, automobile and commercial – should be considered.
- Identify problem traffic areas and work with the Leelanau County Road Commission and Michigan Department of Transportation to identify and implement solutions.
- Require adequate off-street parking for all new commercial construction.

## 7.2.7 Recreation Goal

Provide and maintain recreational lands and facilities for residents and visitors.

### Objectives and Action Steps

Objective 1: Provide and maintain recreational lands.

- Support the development of community recreation lands for all age groups.
- Continue to encourage and maintain public lake access and boat launch facilities.
- Encourage designation/development of trails to direct snowmobile traffic off county road right-of-ways.
- Support the development of safe pedestrian and bicycle travel on non-motorized pathways and routes and public road / right of ways.
- Review uses allowed in the Resort/Recreational district.

Objective 2: Provide and maintain recreational facilities

- Support the development of community recreational and sports facilities for all age groups.
- Encourage the development of commercial and recreational activities which capitalize upon the tourist trade without detracting from the community's ambience and character.
- Maintain, improve, and, if needed, expand township parks to accommodate growing residential and tourist use.
- Maintain an up-to-date Michigan DNR approvable Community Recreation Plan to specify current needs and be eligible for grant funding for recreation projects.



## Chapter 8: Future Land Use Recommendations

Solon is a rural township with land uses that are mainly agricultural, residential, tourism-related, conservation-based and recreational. Agriculture has declined from historic highs, but according to the 2021 Property Owners Survey, township residents continue to value active farms. Through its Master Plan and Zoning Ordinance, Solon Township strives to provide a planning and regulatory framework to ensure that rural-residential, agricultural, recreational and conservation uses can coexist compatibly without negative impacts on the environment and natural resources. To this end, high density residential and commercial development should be directed toward existing villages and higher-density areas.

The Future Land Use Maps (Figure 8-1 to 8-5) and the recommendations for each land use district are based on the social, economic and environmental characteristics of the township, and the goals established in Chapter 7.

### 8.1 Agricultural District

The Agricultural District includes an expanding variety of rural land uses ranging from agriculture and agricultural accessory/special uses to forest land, undeveloped open space, rural residential development, ecotourism and natural areas including wetlands and private conservation easements. Instead of relegating diverse uses into distinct districts, which, in the case of Solon Township, would produce a land use map of isolated parcels, land use planning and zoning regulations should work to maintain a scenic and healthy rural landscape and to ensure compatibility of a variety of land uses separated where necessary by transition areas, buffer zones, screening and special overlay districts.

#### 8.1.1 Agricultural Uses

Important agricultural areas should be preserved by regulating minimum parcel size, density and open space requirements for residential development and by encouraging purchase and or transfer of development rights to preserve farmland. Agricultural Conservation areas identified on the Future Land Use Map cover the majority of the large parcels with active agriculture in the township.

Regulations for agricultural development also should encourage sustainable and conservation-oriented agricultural practices that protect the health, safety and welfare of the general public, as well as the township's natural resources. To this end, agricultural practices should comply with or exceed the standards established in Generally Accepted Agricultural and Management Practices (GAAMPs) by Michigan Department of Agriculture. Also, according to the Michigan's Right to Farm Act, local governments may submit ordinance standards different than these standards "if adverse effects on the environment or public health will exist within the local unit of government."

### **8.1.2 Agricultural Accessory Uses and Agricultural Special Uses**

Agricultural accessory and special uses expand economic opportunities for farmers and offer opportunities for landowners to develop agritourism and ecotourism. Regulations should ensure that the natures of particular uses are compatible with the vision and goals of the Master Plan and that the design and scale of these developments do not harm the environment or detract from the peaceful rural character of the township.

### **8.1.3 Residential Development in Agricultural District**

Within the agricultural district, minimum parcel size, density and siting of rural residential development should be regulated to retain rural character, open space, habitat and farmland. To accommodate pressure for future growth, special transitional or overlay districts may be established adjacent to existing residential, recreational or commercial districts. These areas can allow increased overall densities while still preserving the rural character through regulations that mandate clustering, screening and open space.

### **8.1.4 Forest Land, Wetlands and Open Space in Agricultural Districts**

In order to protect natural resources, habitat and the diverse rural character of the township, ecologically sensitive areas, woodlands, and wildlife habitats in the agricultural district should be identified for protection and preservation. Existing parkland, wetlands and large tracts of conservation lands should be buffered from incompatible land uses.

## **8.2 Residential Districts**

Three major categories of residential districts exist in Solon Township. Residential 1 and Residential 2 are smaller parcels in more densely-built areas. Residential Agriculture 2 and Residential Agriculture 5 are somewhat larger parcels deemed appropriate for residential use intermixed with Agricultural Conservation land. PUD Zones make up the third category – these are overlay districts where Planned Unit Developments may be allowed.

### **8.2.1 Residential 1 and Residential 2**

Residential 1 and Residential 2 zoning covers residentially zoned lands accommodate higher density housing in Solon Township, mostly adjacent to the community of Cedar and to the shore of Lake Leelanau. Any expansion of these districts should be regulated to provide clustering of residences, preservation of open space and improved buffering for agricultural lands and sensitive areas.

### **8.2.2 Residential Agriculture 2 and Residential Agriculture 5**

Residential Agriculture 2 and Residential Agriculture 5 districts provide smaller-acreage parcels intermixed with Agricultural Conservation zoning, and are found throughout the township. Expansion of these districts should be carefully considered to avoid reducing the available viable agricultural land in the township and to preserve the open space and natural resources appreciated by township residents.

### **8.2.3. PUD Zones**

PUD Zones are four areas within the township where Planned Unit Developments shall be allowed. These developments, with careful consideration from the Planning Commission, would allow higher density housing developments, while preserving open space and incorporating appropriate buffers from neighboring agricultural and traditional residential uses.

## **8.3 Other Districts and Uses**

### **8.3.1 Business Districts**

Business districts exist and accommodate current and historic uses in the township, focused mainly on the community of Cedar and in areas along M-72. Expansion of these districts or additional business areas should be explored carefully, being mindful of the goals of keeping the township's rural character and supporting the commercial development of the nearby towns.

### **8.3.2 Resort/Recreational**

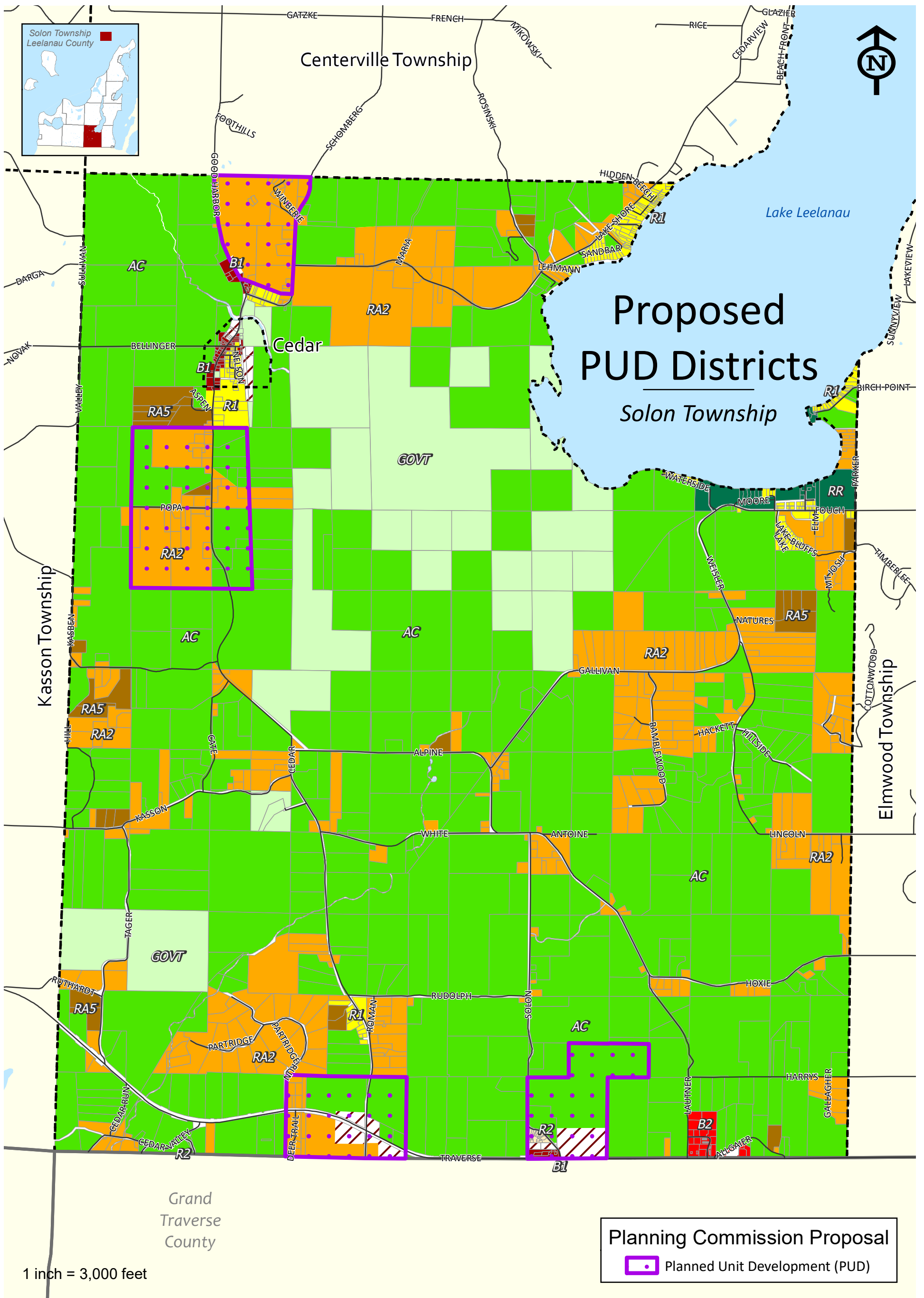
The Resort/Recreational district covers land on the south side of Lake Leelanau, covering the area of Perrin's Landing. The businesses in this area are thriving and contribute to the tourism economy of Solon Township. Their uses should continue to be supported through this district. The uses allowed under this designation should be reviewed to assure they are compatible with the goals of the township Master Plan.

### **8.3.3 Governmental District**

This district covers all land in Solon Township owned by governmental entities. This includes land owned by Solon Township and used for the Township Hall and township recreation areas such as Joe Vlack Park and the Solon Township Park. Other land in this district is owned by the State of Michigan and the Leelanau Conservancy. This land is generally used for the enjoyment and recreation of citizens, as well as the protection of natural resources and open space in the township.

## **8.4 Zoning Plan**

Section 33, (2), (d), of the Michigan Planning Enabling Act (Act 33 of 2008) requires that Master Plans adopted after September 1, 2008 include a Zoning Plan to explain how the future land use categories in this Plan relate to the zoning districts incorporated in the Township's Zoning Ordinance. The future land use categories discussed in this Master Plan and present on the Future Land Use Maps maintain the same categorization as is used in the 2023 Solon Township Zoning Ordinance and Zoning Map. The Future Land Use maps designate areas where future business district expansion will be explored and overlay areas for Planned Unit Developments may be considered.

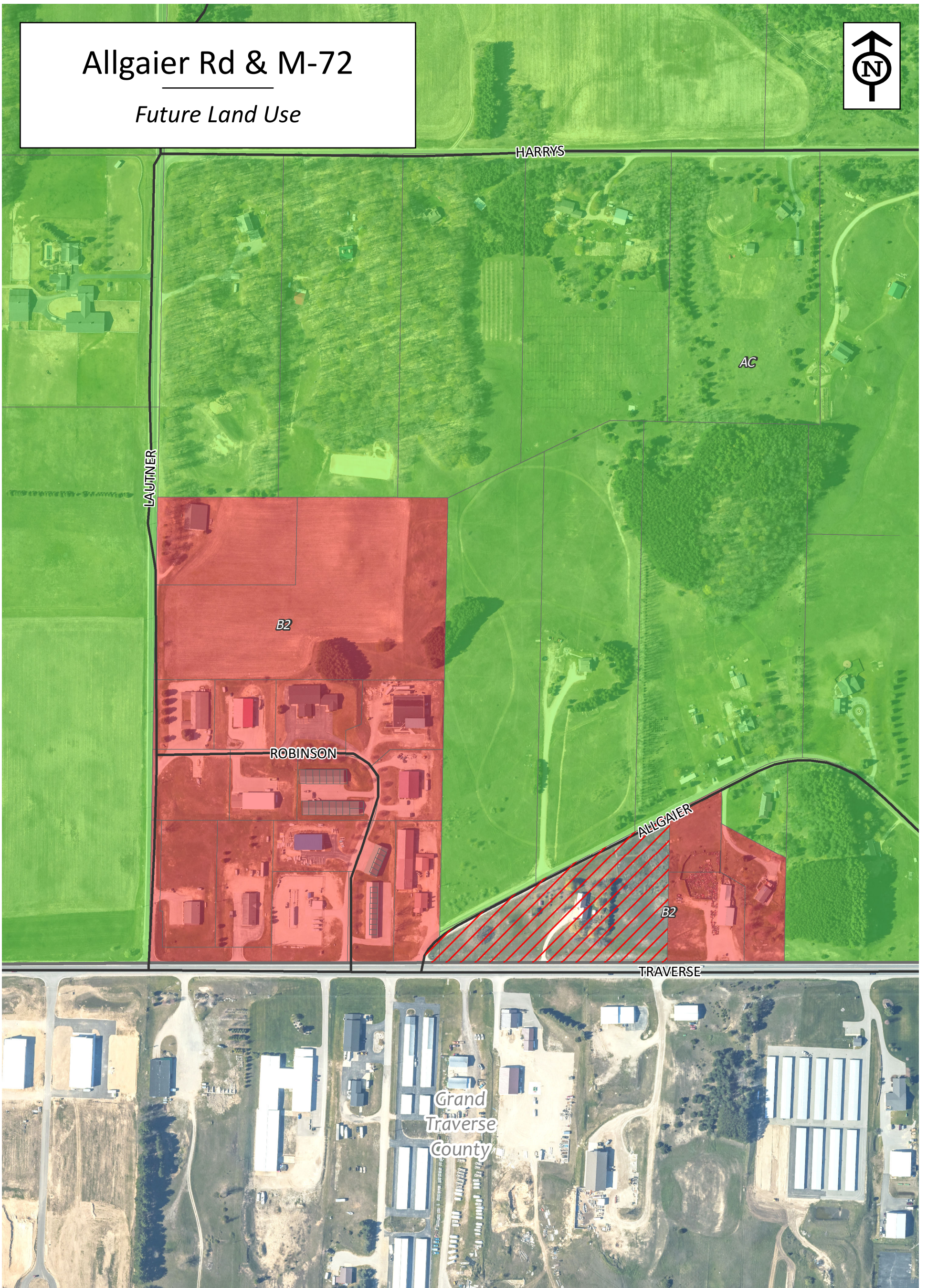


## Land Use Districts

- |   |   |   |  |
|---|---|---|--|
| <span style="color: green;">■</span> Ag Conservation (AC)     | <span style="color: red;">■</span> Business 2 (B2)            | <span style="color: yellow;">■</span> Residential (R1)      | <span style="color: brown;">■</span> Residential Ag (RA5)  |
| <span style="color: darkred;">■</span> Business 1 (B1)        | <span style="color: red;">▨</span> Business 2 (B2) "Proposed" | <span style="color: lightorange;">■</span> Residential (R2) | <span style="color: darkgreen;">■</span> Resort / Rec (RR) |
| <span style="color: red;">▨</span> Business 1 (B1) "Proposed" | <span style="color: lightgreen;">■</span> Governmental (GOVT) | <span style="color: orange;">■</span> Residential Ag (RA2)  |  |

# Allgaier Rd & M-72

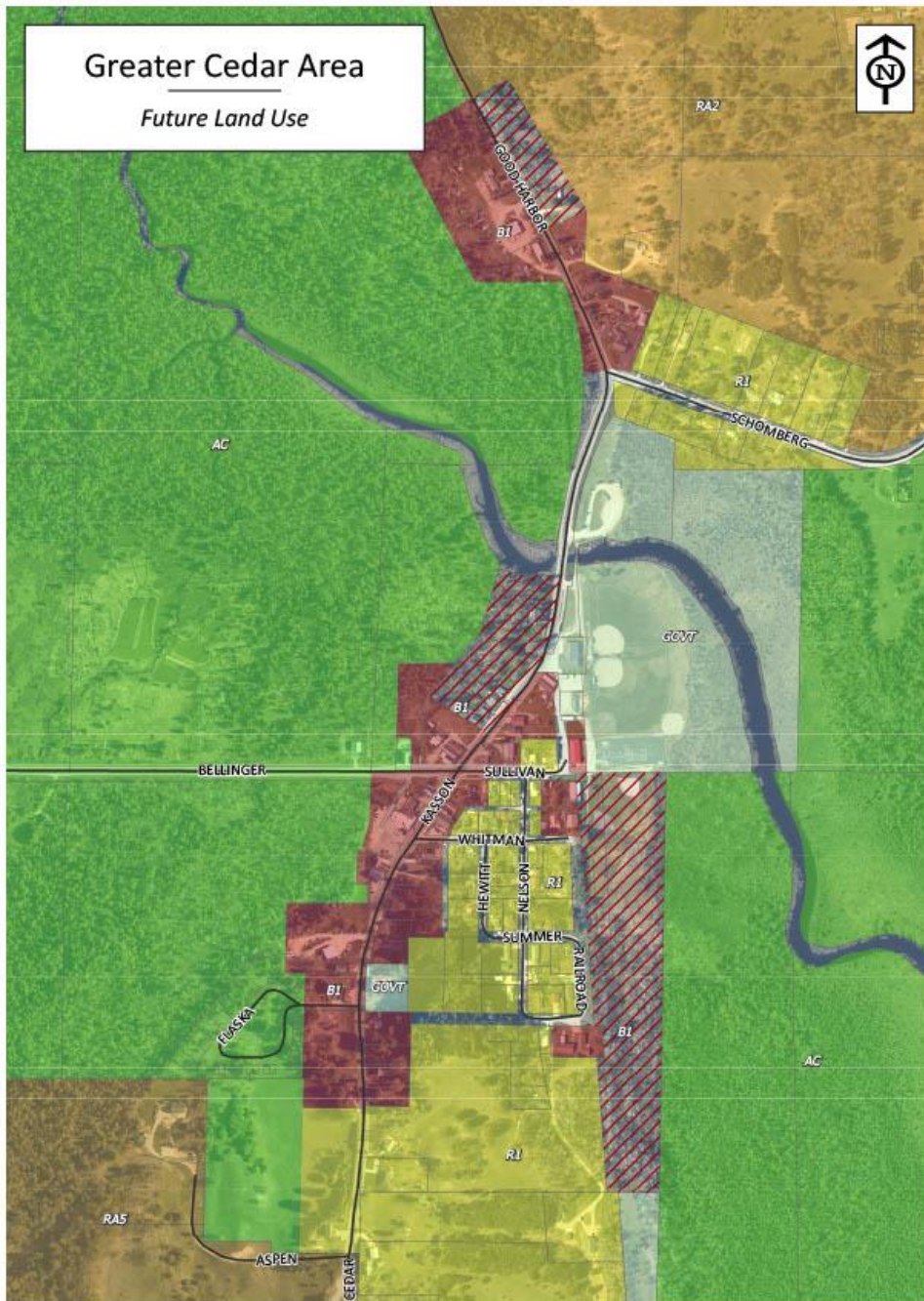
## Future Land Use



1 inch = 300 feet

## Land Use Districts

- |                            |                            |                      |                      |
|----------------------------|----------------------------|----------------------|----------------------|
| Ag Conservation (AC)       | Business 2 (B2)            | Residential (R1)     | Residential Ag (RA5) |
| Business 1 (B1)            | Business 2 (B2) "Proposed" | Residential (R2)     | Resort / Rec (RR)    |
| Business 1 (B1) "Proposed" | Governmental (GOVT)        | Residential Ag (RA2) |                      |



1 inch = 400 feet

### Land Use Districts

- |                            |                            |                      |                      |
|----------------------------|----------------------------|----------------------|----------------------|
| Ag Conservation (AC)       | Business 2 (B2)            | Residential (R1)     | Residential Ag (RA5) |
| Business 1 (B1)            | Business 2 (B2) "Proposed" | Residential (R2)     | Resort / Rec (RR)    |
| Business 1 (B1) "Proposed" | Governmental (GOVT)        | Residential Ag (RA2) |                      |

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found herein.

8/18/2023

Figure 8-3 – Solon Township Future Land Use Greater Cedar Area



Figure 8-4 – Solon Township Future Land Use Solon Rd & M-72  
December 2023 Solon Township Master Plan - DRAFT



Figure 8-5 – Solon Township Future Land Use Four Corners  
December 2023 Solon Township Master Plan - DRAFT



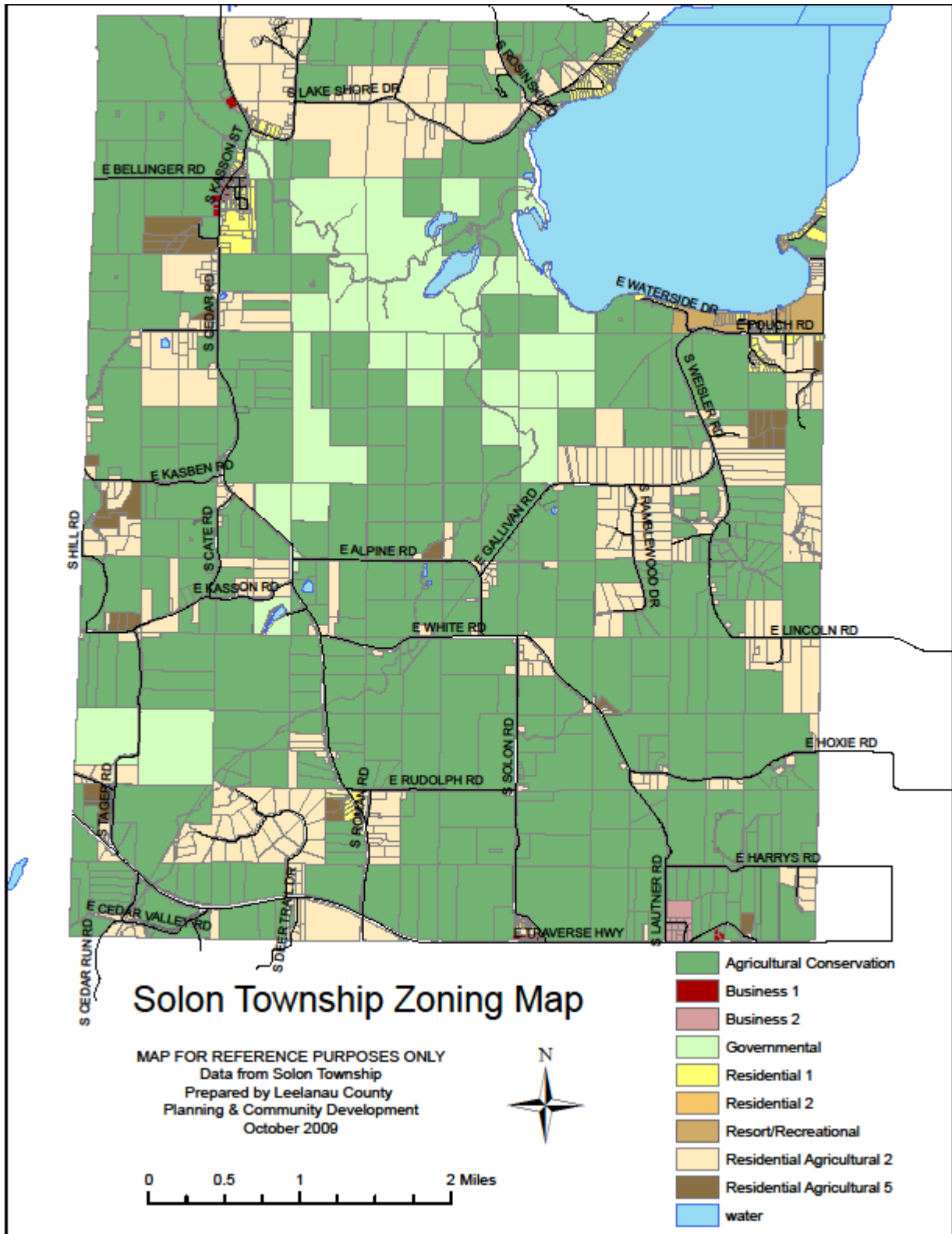


Figure 8-6 – Solon Township Current Zoning Map

## Chapter 9: Implementation Strategies and Plan Adoption

### 9.1 Plan Adoption

#### Draft Plan Circulated for Comments

The draft Solon Township Master Plan was transmitted to the Township Board for review and comment on \_\_\_\_\_. The Township Board approved the draft plan for distribution on \_\_\_\_\_. Following the Board's approval for distribution the proposed plan was distributed to the adjacent Townships (Kasson, Cleveland, Centerville, Bingham, Elmwood, Almira, Long Lake, Garfield) on \_\_\_\_\_ as well as to the Leelanau County Planning Commission, Leelanau County Road Commission, Lake Leelanau Lake Association and \_\_\_\_\_ for review and comment.

A few comments were received from the adjacent townships. The comments received from the Leelanau County Planning Commission and staff are included in Appendix B.

#### Public Hearing

A public hearing on the proposed Master Plan for Solon Township as required by the Michigan Zoning Enabling Act, PA 110 of 2006 and the Michigan Planning Enabling Act 33 of 2008 as amended, was held on \_\_\_\_\_. The Acts requires that one notice of public hearing be given, published not less than 15 days prior to the public hearing. Notice of the public hearing was published in the Leelanau Enterprise on \_\_\_\_\_. A copy of the public hearing notice is reproduced in Appendix B. During the review period, the draft plan was available for review on the Township's website, at, [www.leelanau.gov/solontwp.asp](http://www.leelanau.gov/solontwp.asp) or by contacting the Solon Township Zoning Administrator.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. In addition to the Planning Commission members, Township Board Members and Solon Township residents and business owners of the township attended the public hearing.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission meetings, and public input sessions. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented. The public hearing minutes are included in Appendix B.

#### Plan Adoption & Legal Transmittals

At a Planning Commission meeting following the public hearing, on \_\_\_\_\_, the Planning Commission discussed the comments received. At the Planning Commission meeting on \_\_\_\_\_ the PC took action to formally recommend that the Township Board adopt the proposed Solon Township Master Plan, including all the associated maps. Per the Michigan

Planning Enabling Act (PA 33 of 2008, as amended), the Township Board has asserted the right to approve or reject the plan. The Township Board formally adopted the plan on \_\_\_\_\_.

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters appear in Appendix B.

## **9.2 Plan Implementation**

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning & Planning Acts, comprehensive planning is the legal basis for the development of a zoning ordinance. Section Three of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability, and to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places to reside, recreation, industry, trade, service, and other uses of land; to ensure that use of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

### **9.2.1 Zoning**

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate the use of land by creating land use zones and applying development standards in various zoning districts. Solon Township is covered by the Solon Township Zoning Ordinance regulating land use activities. The first Zoning Ordinance was adopted in September 1971. The current ordinance is the result of a major, years-long re-write, finalized in January 2023. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use as presented in this Master Plan. Solon Township intends to update the Zoning Ordinance consistent with the Township's vision for the future and provide development options to better meet the goals of this plan.

### **9.2.2 Grants and Capital Improvement Plan**

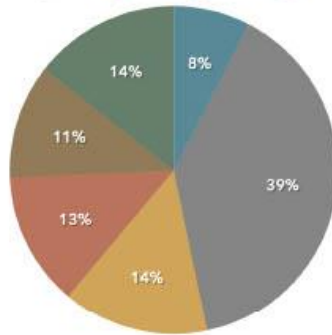
The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

## **Appendix A: 2021 Property Owners Survey Results**

# DEMOGRAPHICS

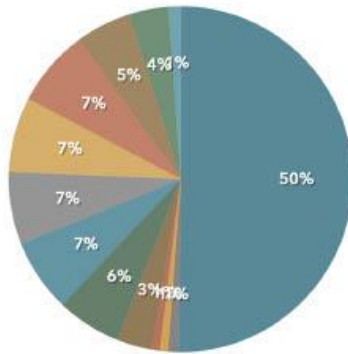
How long have you lived in Solon Township?

● N/A 
 ● 31+ 
 ● 21-30 
 ● 11-20 
 ● 5-10 
 ● 0-4



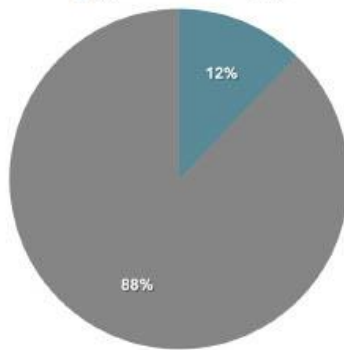
Which months do you reside in Solon Township?

● All 
 ● Ja 
 ● Fe 
 ● Ma 
 ● Ap 
 ● Ma 
 ● Ju 
 ● July 
 ● Au 
 ● Se 
 ● Oc 
 ● No 
 ● De



Do you RENT OUT or LEASE your home to others?

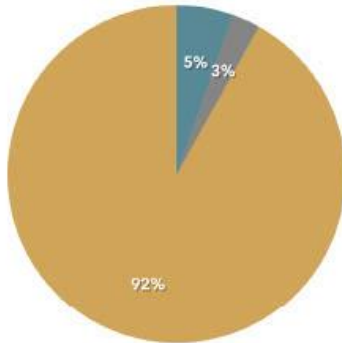
● Yes 
 ● No



# DEMOGRAPHICS

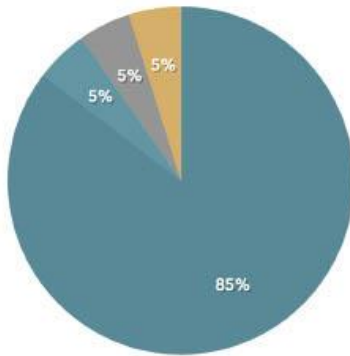
What is typical rental period?

- Weekly/Daily
- Monthly
- Annually



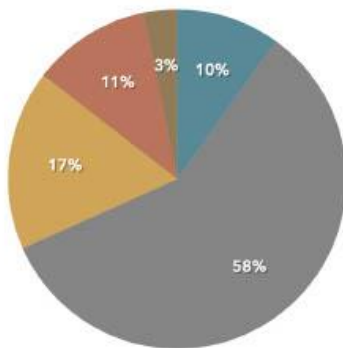
Which month is your property typically rented?

- All
- Ja
- Fe
- Ma
- Ap
- Ma
- Ju
- July
- Au
- Se
- Oc
- No
- De



Where is your property is located?

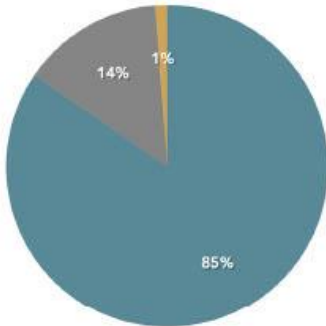
- Shoreline
- Rural
- Farm
- Village
- Other



# COMMUNITY IMAGE

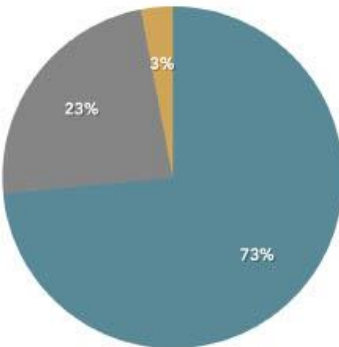
I would like historic buildings preserved.

● Agree ● Neutral ● Disagree



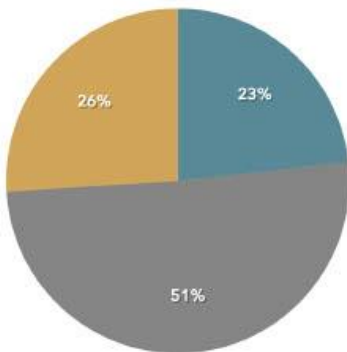
I would like farming land to be preserved.

● Agree ● Neutral ● Disagree



Additional sidewalks are needed in Cedar.

● Agree ● Neutral ● Disagree

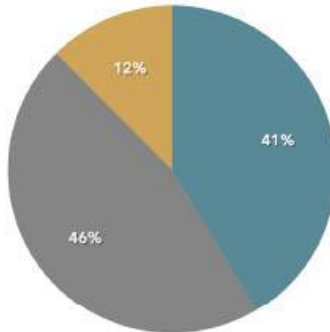




## COMMUNITY IMAGE

More cellular towers should be allowed.

● Agree ● Neutral ● Disagree



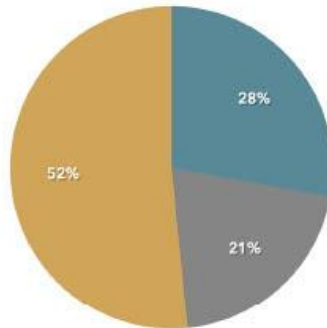
### Comments on Other Community Elements

focus on community not tourism	barking dogs
bike lanes x2	enforce nuisance/junk ordinances
preservation of river	embrace solar and wind
internet x13	don't like short term rentals
more sidewalks	special downtown events
no franchises	clean up recycle area
natural gas X5	branch library
more sheriff	no short term rentals x2
enforce noise ordinances	community christmas decor in cedar
boat launch x2	drilling - water sales
sewer x2	cameras at recycle center
more adopt a highways	take care of the winter snow at the stop sign please
promote more farm to table	wildlife preservation
dog access x3	improve roads
be nicer to tourists	prepare for and welcome new people coming in
more retail businesses	encourage a dark sky community
limit development	would like growth in Cedar
tiny homes/smaller lots	better streetscaping
prohibit growth on 72	limit light pollution x3
fix old mill site	limit industrial noise
fix Kasben's bank building X9	better communication from township
time limit on political signs x2	managed growth
improve Joe Black Park	update village sign - cherry queen gone, something of valid point
low income housing	stop development along m72
commercially zoned expansion	fix the ditch solon township park
no suburbs	shovel existing sidewalks
preserve natural areas x3	blight properties cleaned up x3
change kasson street back to cedar street	polka fest x2
affordable housing	continue the cleanliness
short term rentals pose a risk to the safety of our community	develop downtown
	tennis courts
	historic buildings
	sidewalks and streetlights to 651 and Schomberg

## GROWTH MANAGEMENT

### More high-density/clustered housing.

● Agree    
 ● Neutral    
 ● Disagree



### Where should RESIDENTIAL growth go?

- X34 m72 and in town
- 64 near town of Cedar
- GT County - Benzie County x2
- where economically viable
- M72 x19
- Traverse City X6
- between cedar and maple x2
- not farm land x3
- clustered x5
- everywhere x3
- rural locations x5
- major roadways x3
- farmland that is not being farmed x2
- maple city
- current zoning
- a different community

- out of town
- farms close to cedar
- no high-density
- side roads
- Solon Road x20
- Lautner Road x20
- within EXISTING zoning x3
- no limit on splits x2
- Perrins Landing
- smaller splits of land x4
- apartments not condos
- lake leelanau shore
- Follow mater plan
- elmwood
- no high density
- near grumpys/hayloft
- nowhere x2

## GROWTH MANAGEMENT

Where should COMMERCIAL growth go?

m72 x78

90 Cedar

Traverse City X6

it should not x2

Grand Rapids

on major roads x2

to other counties x2

near existing commercial areas

should be limited

lautner road x23

not on farm land x2

between cedar and maple city

near elmwood township

main roads x3

solon road x20

within EXISTING zoning x2

Perrins Landing

promote agriculture Business vision

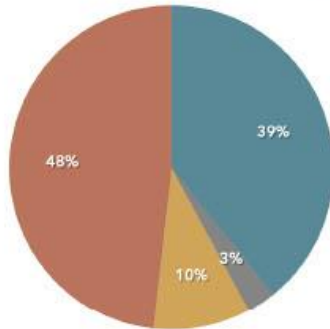
follow master plan

current farm land

# PARKS

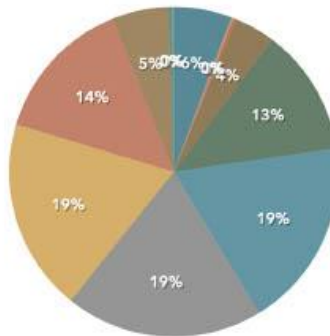
How often do you use the parks?

● Never   
 ● Daily   
 ● Weekly   
 ● Monthly



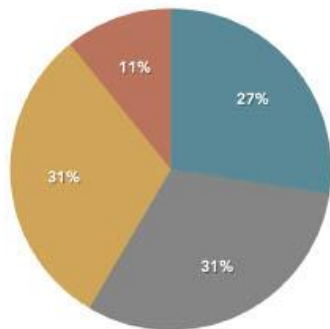
Which months do you use the parks?

● All   
 ● Ja   
 ● Fe   
 ● Ma   
 ● Ap   
 ● Ma   
 ● Ju   
 ● July   
 ● Au   
 ● Se   
 ● Oc   
 ● No   
 ● De



How would you support the parks?

● Volunteer   
 ● Donations   
 ● Millage   
 ● Other



## PARKS

What improvements would you like to see

multi-use benefiting residents, not tourists

non-sewer toilets x2

event pavilions

X4 solon park repaved for parking and fix drainage

X7 more trails

playground for bigger kids

marina project X6

restrooms x12

allow dogs x5

township owned concessions stands

RV park

internet

better maintenance x2

improve Joe Vlack Park x5

pickle ball courts

dugouts for baseball fields

boat cleaning equipment x3

weed control on ball fields and tennis courts

handicap accessible kayak launches

boat launch on lake leelanau

all parks need updates

better boat launch x2

solon schoolhouse needs designation as historic park

partner with leelanau conservancy to improve parks

improve ball diamond playing surface

deeper/improve boat launch x3

river access x7

farmers market x2

solon school building maintained

dog park

walking path and fitness station in Cedar

control dog waste at parks

put the pond back at Vlack Park x2

food trucks

NO boat launch on cedar river

cedar river project

fence around recycle center

beaches

new tennis courts x2

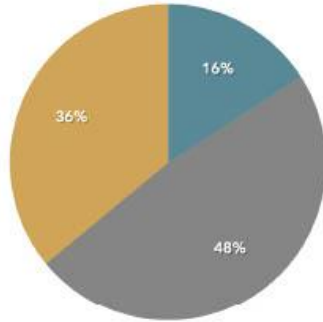
community garden

craft & farm market in summer

# ECONOMY

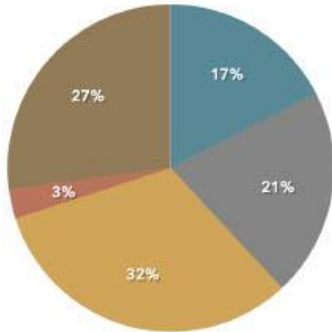
Adequate employment opportunity in township?

● Agree ● Neutral ● Disagree



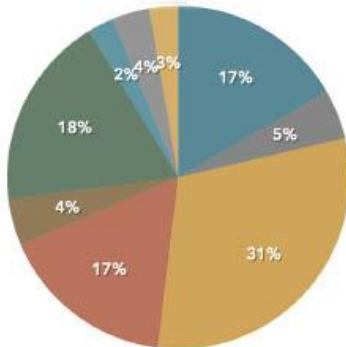
Where do you work?

● Solon Twp. ● Leelanau Co. ● Grand Traverse Co. ● Benzie Co. ● Other



What type of work do you do?

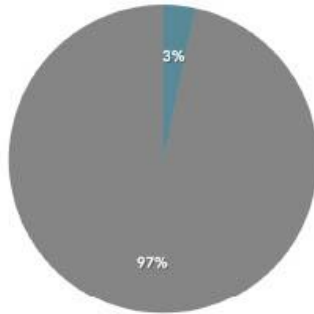
● Trades ● Farm ● Retired ● Professional ● RE/Developer ● Bus. Owner ● Tech ● Remote ● Retail



# ECONOMY

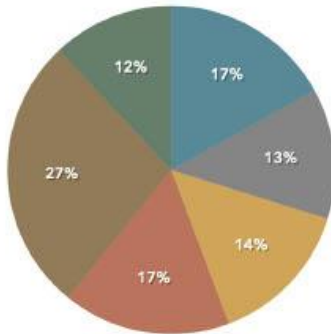
## Where do you shop?

● MORE than 50% in township    ● LESS than 50% in township



## What types of businesses are needed?

● Retail ● Grocery ● Doctor ● Lodging ● Bank ● AgriBusiness



## Notes from types of businesses needed:

more healthy foods over snacks or booze

Car wash X 2

more food options x2

manufacturing jobs x2

not just for tourists

child care

music venue x2

dollar store type business

weekly farmers market

no sprawl outside of village

CBD shop

food truck for baseball field

laundromat x3

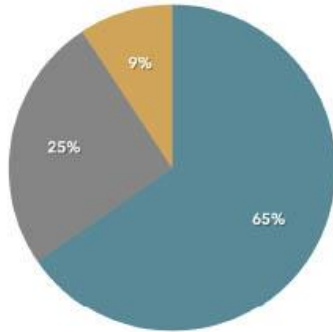
gas station

camping dump station

# SERVICES

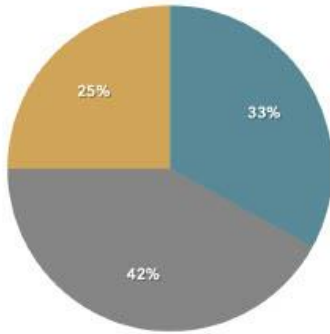
Road maintenance is adequate.

● Agree ● Neutral ● Disagree



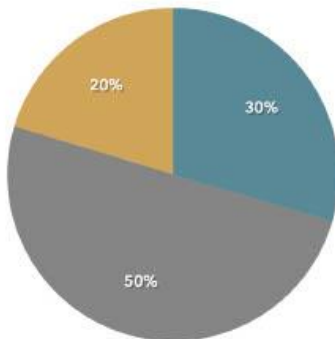
Cedar sewer system should be revisited.

● Agree ● Neutral ● Disagree



Cedar water system should be revisited.

● Agree ● Neutral ● Disagree

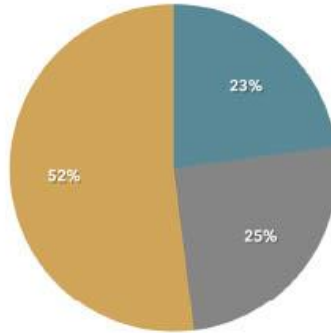




# SERVICES

Would you support to pay for water and sewer?

● Agree ● Neutral ● Disagree



What specific roads to improve?

- bike lanes
- solon park road x6
- Lautner Road
- reduced lighting in cedar
- Rudolph Road
- plowing on 643
- E White Road
- tager
- Galavan Road x8
- co rd 669
- lincoln
- roman road
- S. Hill Road x2
- speed limit adjustment Fouch and 614
- winter maintenance of CR 614
- lincoln

## SERVICES

Other services would you like to see in township?

internet x22

move recycling elsewhere

cut light pollution in town

keep recycling x5

Speed zones posted

Noise ordinance enforcement

More animal control

Police

cell service x4

recycling pickup x3

restaurants

fire/ems

early childhood care

lodging

beautification/art

plant more trees on main street

bathrooms

better street light poles - issue with clearing snow

natural gas x9

Regulate septic systems

where is the fed money from 2021?

perin's landing boat launch

parks maintenance

improve recycling area

snow plowing on cedar sidewalks

underground electric

fix kasben's corner downtown x3

curbside trash x2

curbside recycle

sewer and water would assist in lower cost housing

better cell service

bakery

medical clinic

retail

housing for young families

septic tank checks

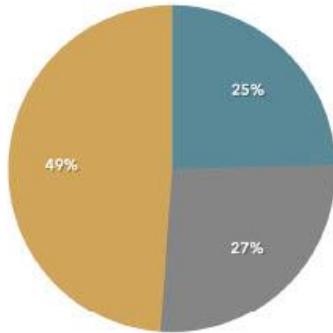
library in cedar

county wide septic

# LAND USE AND ENVIRONMENT

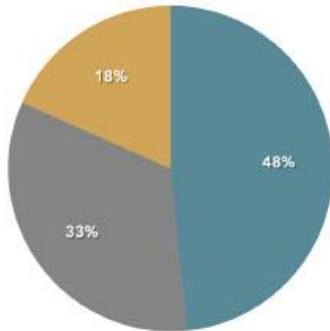
Support clustering of homes in rural waterfront?

● Agree    ● Neutral    ● Disagree



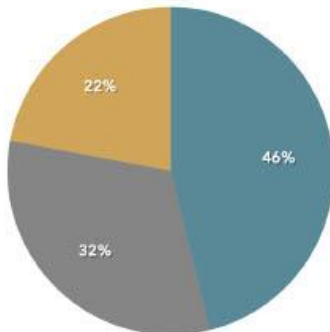
Supporting efforts of alternative energy.

● Agree    ● Neutral    ● Disagree



Want to see accessory dwellings allowed on owner-occupied properties.

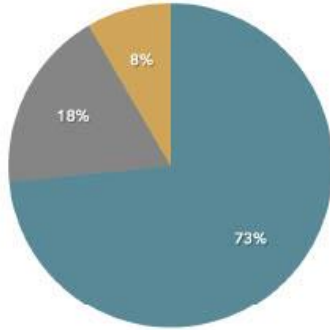
● Agree    ● Neutral    ● Disagree



# LAND USE AND ENVIRONMENT

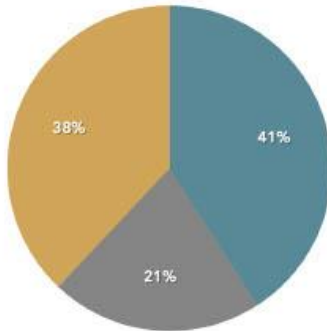
Protecting the rural character is important.

● Agree    ● Neutral    ● Disagree



Wanting smaller parcels (5 to 1 acre).

● Agree    ● Neutral    ● Disagree



## LAND USE AND ENVIRONMENT

### Suggestions:

maintaining cedar river as an asset	get out of the way
keep rural charm x2	don't subdivide farms
accessory buildings should match house	focus to slow down climate change
how about 3 acres	need an STR ordinance
more walkable cedar	5 acre lots are a waste of space x10
less development	no wind turbines
be nicer to younger people	agree with 2 acres, not one x2
stop promoting development x2	ban sky lanterns
tiny homes	no short term rentals
cluster development x2	agree with 3 acres, not one
maintain current agriculture areas	Landowners should be able to make their own choice
1 acre parcels x5	increase land minimums back to 10 acres
planned communities	allow 2 living structures on one property
minimize houses going in farm fields	limit light pollution
no more businesses until lower income housing needs are met	housing for young families
regulate fertilizer use along shoreline	manage growth
focus on locals, not tourists	control weekly rentals on waterfront
waterfront crusting if habitat is preserved and runoff managed	work on growth for young families
short term rentals creates a threat to community safety	need snowmobile trails
stop trying to put small farmers out of business	affordable housing

**Appendix B: Master Plan Development Documents**

COMMENTS FROM LCPC and STAFF

PUBLIC HEARING NOTICE

PUBLIC HEARING MEETING MINUTES

FINAL PLAN TRANSMITTAL LETTER and DISTRIBUTION LIST