

**Solon Township Planning Commission
Meeting Minutes**

Solon Township Hall: 9191 S. Kasson Street Cedar, MI 49621

Steve Morgan – Chairman- Term Expires 12/31/24
Todd Yeomans – Vice Chair / ZBA Rep 12/31/24
Steve Yoder – Township Board Rep. 11/17/24
Meg Paxton – Member 12/31/25
Samantah Vandervlucht– Member 12/31/25

Tuesday, April 2, 2024; 6:00 P.M.

I. Call Meeting to Order / Pledge of Allegiance

Meeting called to order by Chairman Morgan at 6:17 p.m. with the recitation of the Pledge of Allegiance.

II. Roll Call / Guest Sign In

Board Members Present: Morgan, Yoder, Paxton and Vandervlucht.

Absent: Yeomans – Excused

Guests present: Judy Janoski, Karen and Charlie Smith, Corey Flaska

III. Motion to Approve Minutes – February 6, 2024 & March 2024

Moved by Yoder to approve the February 6, 2024 & March 5, 2024, meeting minutes, seconded by Morgan.

Motion carried 4-0.

IV. Motion to Approve Agenda (additions/subtractions by PC)

No additions or subtractions to the agenda.

Moved by Yoder to approve the agenda as presented, seconded by Paxton.

Motion carried 4-0.

V. Correspondence

Yoder received Long Lake Master Plan for comments and some further documentation from Tim Cypher for new Zoning Administrator.

VI. Conflicts of Interest

None

VII. Reports: Twp. Board Rep. - ZBA Rep – ZA

Yoder; March meeting – During inspections at the township hall sand was discovered in the water lines. This is being further inspected as the tank has plenty of pressure, now they need to find out how the sand is filtering into the system. The township board approved the removal and installation of the dock in Lake Leelanau. All the streetlights are working but one complaint was received, that a light is shining into someone's house, which has been occurring for the past 20 years. The board is trying to figure out how to deal with the problem. The board also hired Christina Deeren as an interim Zoning Administrator until May 9, 2024. The board also had a budget meeting, a fire mileage will go on the ballot for August that will

bring in \$358,000.00 for the first year and \$375,000.00 for 2.5 mills. This is considered an increase there is currently no mileage levied for the fire department. Proposed increases for the cemetery to \$350.00 for residents and \$700.00 for non-residents. Hall rental rates may also increase. The Parks and Fire Departments annual reports were also received. The budget was approved for 1.1 million which is in effect now until March 31, 2025. Parks cleanup is Scheduled for May 4th at 10:00 a.m.

ZBA Rep – absent

Deeren; Stated that she has been busy working every day since starting for the township. Four land use permits have been issued, and has received a land combination request along with several land division applications and questions

IX. Public Hearing – Zoning Ordinance Amendment

Morgan; Requested motion to open public meeting on Zoning Amendment 2203.

Yoder moved to close the regular meeting at 6:25 p.m. and open the public hearing, seconded by Vandervlucht. Motion carried 4-0.

Yoder; Text amendment to current zoning ordinance that removes the density from future land use maps and zoning ordinance and to be placed in the PUD section instead of the maps.

This has been reviewed and approved by the Township Attorney.

Vandervlucht; The wording was not changed as previously discussed in the amendment Discussion was north of Cedar and south. The correct wording is in the minutes. The two designated areas on the north side of Solon Township are deemed by the ordinance to be one ½ acre and the two PUD areas on the south side of Solon Township are designated one acre.

Morgan; stated this was an older copy that was presented at a previous meeting.

Yoder; the minutes accurately stated the corrected language, but this was not put into the amendment correctly.

Morgan; the accurate language is in last month's meeting minutes that were approved. Discussion on how this was previously published and if this was published correctly or how it is currently worded.

Vandervlucht; It was published as to how it was worded last month and reflected in the minutes.

Yoder; As long as we understand that what was published is accurate and not the document that was presented.

Vandervlucht; Reads the correct language to be changed for the record. The two designated areas on the side of Solon Township are deemed by this ordinance to be one half acre, the two PUD areas on the south side of Solon Township are designated one acre.

No staff comments.

Corey Flaska; Asked if the board would go through the next steps of moving forward after this.

Yoder; After this it gets sent to the County for their review which will be at their next meeting at the end of the month and will be on the agenda and then it will come back to the Township Board if there are no changes. If there are changes it would be brought back to The Planning Commission.

Yoder moves to close the public hearing at 6:33 p.m. and open the regular meeting, seconded by Paxton.
Motion carried 4-0.

Moved by Vandervlucht to approve the language as published and forward onto the county, Seconded by Paxton.
Motion carried 4-0.

X. New Business

A. None

XI. Old Business

A. Master Plan (Update)

Paxton; had a couple of items that she thought were questionable in the Master Plan, page 48,

Refencing – Affordable Housing – doesn't see how this follows the objectives. If the objective is

Explore changes to minimum size lots and preserved open space with clustering developments

as previously discussed in the challenges of finding affordable housing. The study used a definition of housing of 30% or less of household income. The average to moderate incomes

struggling to find affordable housing. Understanding that some of this information is just data.

The next section of objectives and economic goals, makes sense. However, affordable housing is a subjective idea and questions why it was included in the master plan. Would like

the word Encourage to be changed to explore.

Board discussion. The board agrees on the word change.

Paxton; On page 54, 7.2.5 Economic Goals and Action Steps. Objective one, support employment opportunities that aren't dependent on seasonal businesses. There are objectives but no action steps listed. Support development of year-round commercial, light industrial, and recreational uses. The information that was not expanded on for screening

and protecting the neighbors we went back on to the business areas that we were going to offer on the maps, so I would say that we are not supporting much for development for year round light industrial, commercial or recreational uses. With the percentage that we opened for more business, I do not see this as supporting action.

Morgan; We only took back one.

Yoder; We have the four corners that are all commercial and the area next to Grumpy's.

Unsure as to what percentage of the township this would be.

Paxton; Is curious as to what the actual potential business growth percentage of the Township was added. If the board is going to support commercial, light industrial, and recreational uses we need to define what that support means.

Morgan; Opening up the areas that we did is was probably more than what the residents would like for them to do.

Vandervlucht; Supporting businesses that are presented is supporting those ventures' verses adding more zoned properties. Used Yoder Boxes as an example of how the board supported commercial business and the Cidery.

Paxton; The word support is an outward active action. Thinks it is odd that it is in there as an action step if the objective is to support and the action is to support they are the same words.

Morgan; 7.2.5 basically states that we are going to support things as long as they are within the character of the township and within the Master Plan.

Yoder; Reads this as the action steps are an outline of what is being advocated for in the Master Plan.

Vandervlucht; It is also creating those black and white guidelines in order to make them Supportive.

Yoder; Looks at the Master Plan as the future objectives of the township and for people looking

to live in the township. So, when people look at the Master Plan, they have an idea of what type

of community they would be residing in. Master Plan is an educational document.

Board discussion on next steps.

Deeren; A master plan is a 21-step process, MSU provides a check list/guidance to assist townships in the processes. Solon Township is in step five of the checklist and the next step would be to turn the completed document over to the legislative body. You would submit the document to the township board for review and comment, they would act on the proposed plan by resolution and then distribute the proposed plan to the required agencies, adjacent townships, railroads, and counties. This will go to the township board once the language is corrected and all the changes are incorporated. The date on the document will need to be updated prior to submittal to the township board.

Deeren will change the wording on page 48 to encourage to explore.

XII. Other Items

A.

None

XIII. ZA / Planning Commission Comment

Morgan; would like a yearly report to the township board. This was not done for 2023 but would like a report submitted for 2025.

Deeren; Minutes will need to be attached to the Master Plan once it is distributed to the town

board so that it shows the process was followed correctly.

XIV. Public Comment (three minutes per person unless extended by Chair)

Judy Janosik; Listening to Christina and knowing that she is just an intern how do we make

sure, that there is continuity of everything she has presented and gathering that the

commissioners/board knows how valuable she is becoming so they don't decide to try someone else?

Yoder; Does not think this is a problem as the board is excited to have Christina on board.

Janoski; Is encouraged with the information.

Karen Smith; It is her understanding according to the MTA Rules that minutes must be Available within 8 days of a meeting. Wanted to know if this was correct.

Deeren; Yes, that is correct, and these will be posted on the website.

XV. Adjournment

Motion by Yoder to adjourn, seconded by Paxton.

Motion carried 4-0.

Meeting adjournment at 7:04 p.m.

A handwritten signature in black ink, appearing to read 'Christina Deeren', with a long, sweeping flourish extending to the right.

Respectfully submitted,
Christina Deeren, Recording Secretary

Moved by Yoder to approve the April 2, 2024, Planning Commission Minutes as presented,
seconded by Vandervlucht.

Passed: Unanimously