

MINUTES

**1. Call to Order**

**2. Pledge of Allegiance**

Clerk Shirley Mikowski called the meeting to order at 7:00 PM. with the recitation of the Pledge of Allegiance.

Motion by Shirley Mikowski and seconded by Joan Gauthier to approve to appoint Steve Yoder to chair the meeting. Motion carried 4-0.

Board members present: Treasurer Joan Gauthier, Clerk Shirley Mikowski, Trustee Steve Yoder and Trustee Pat Deering.

Board members absent: Supervisor Jim Lautner,

Guests present: Chris Comeaux, Judy Janosik, Charlie Smith, Karen Smith, Corey Flaska, Allen Brzezinski, Dale Brzezinski, Magdaline Brzezinski, Rhonda Brzezinski, Bryan Brzezinski, Rick Brett, Lisa Brett, Gerry Petroskey, Barb Brooks, Debra Bunek, Jean Popa, Christina Deeren, Susan Both, Tom Christensen, Heather Schut, Ryan Schut, Barry P. Mazurek, Larry Petroskey, Steve Morgan, Daniel Petroskey, Donna Petroskey, Lou Bufka, Ron Petroskey, Mary O'Neill, Jon Kunz, Mary Taylor, Matt Hill and Dale Gauthier.

**3. Approval of Agenda**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the agenda with one addition under New Business: B. Horse Rescue Event. Motion carried 4-0.

**4. Approval of Minutes**

Motion by Joan Gauthier and seconded by Pat Deering to approve the July 11, 2024 regular meeting minutes as written. Motion carried 4-0.

**5. Alley/Matt Hill**

Matt Hill owns two houses in Cedar and there is an alley that goes between the two of them. On the front side of the alley a car has been parked there since May with no license plate, and on the bottom side of the alley, it is being used for a driveway/parking lot. A sign has been posted for 40 years that it is an alley and Mr. Hill is asking the township board to decide to either keep it as an alley and open it up or close it. He has no preference. Shirley Mikowski checked with Chief Doornbos if the alley needs to remain open for emergencies, and it does not need to remain open. The fire department can get to all of the houses that are adjoined to the alley. Joan Gauthier asked if the person that owns the vehicle should be contacted and Mr. Hill said he was supposedly being contacted today. Shirley will check with the township attorney of what the process would be to close the alley.

**6. Public Comment**

Jean Popa (see attached).

Heather Schut and her husband Ryan live on Popa Road. They love the small rural community they live in, but are also aware there is a shortage of affordable housing in Leelanau County. They did not know that a ½ acre density is proposed for their area until two weeks ago. They are opposed to the change to a ½ acre density and feel that the township is trying to push this through quietly.

Larry Petroskey owns a little over two acres along South Cedar Road and has family members that also own property and live along this road. Mr. Petroskey also is one of the trustees of the 40 acres of property that has been in the family for over 100 years. He is very opposed to the ½ acre density proposed on the Future Land Use maps.



Tom Christensen lives on the former Mazurek property and supports the Planning Commission and how hard they work; he was on it for many years. Mr. Christensen wants the density kept to a 2-5 acre parcel and is opposed to ½ acre. Mr. Christensen also said that Blarney Castle located on M-72 may not be in compliance with the Sign Ordinance.

Mary O'Neill has been attending Planning Commission meetings for the past 4-5 years and said they work really hard on how to manage the growth in the township. Ms. O'Neill recommended to the audience to attend one of their meetings to have a better understanding of their process. Ms. O'Neill suggested the township use some of the ARPA Funds and spend \$15,000.00 – \$20,000.00 to hire a professional that could give some expertise to the Planning Commission.

Debra Bunek (see attached).

Corey Flaska is a local developer and owns 10 acres on Popa Road; he also owns property on M-72. Mr. Flaska said he has been part of the process for 5 years helping to find density so more houses can be built with smart growth. He did not agree with the ½ acre density off Popa Road because it is a family road but should be off M-72 because it is already set up for that and can handle the additional traffic. Where the Future Land Use map shows the ½ acre density is for PUD's (Planned Unit Developments). A minimum of 10 acres is required for a PUD. A PUD has to go through a rigorous process before it may even be approved.

## 7. Correspondence

There was none.

## 8. Treasurer's Report/Authorization for Payment of Vouchers:

Huntington Bank Checking \$13,463.80, ARPA Funds included in checking: \$12,085.33, Available in Checking Account: \$1,378.47, Huntington Bank General Savings \$133,706.24, Huntington Bank General Savings CD (Renewed @ 4.3%) \$104,469.95, Huntington Bank General Savings CD (@4.3%) \$100,000.00, Total General Savings \$338,176.19, Total Funds Available: \$339,554.66, Huntington Bank Road Improvement Fund (20249) \$10,393.19, Huntington Bank Road Improvement Fund CD (@ 4.3%) \$5,117.54, Total Road Improvement Fund \$15,510.73, Huntington Fire Fund Savings (2023) \$11,239.42, Huntington Bank Fire Fund CD (Renewed @ 4.2%) \$64,197.00, Huntington Bank Fire Fund CD (Renewed @ 4.3%) \$46,787.29, Total Fire Sinking \$122,223.71, Huntington Bank Sidewalk Fund (2036) \$11,633.76, Huntington Bank Sidewalk Fund (Renewed @ 4.3%) \$8,132.98, Total Sidewalk Fund \$19,766.74, Total other Township Funds Available: \$157,501.18. Total Current Assets: \$497,055.84, Non-Township Funds, Huntington Bank Cedar River Marina Project (7383) \$10,050.25, Huntington Bank Cedar River CD (Renewed @ 4.3) \$14,834.73, Total Cedar River \$24,884.98, Parks and Recreation \$4,917.95, Huntington Bank CD @ 4.3% \$10,000.00, Total Parks and Recreation Fund \$14,917.95. Voucher #'s 15542-15603 were submitted for payment. Motion by Shirley Mikowski and seconded by Joan Gauthier to approve to accept the Treasurer's report and pay vouchers as presented. Motion carried 4-0.

## 9. Committee Reports:

Steve Yoder reported on the Planning Commission meeting held on Tuesday, July 30, 2024. Four members and five guests were present. Samantha Vandervlucht was absent.

- Working on language for ADU's (Accessory Dwelling Unit) and are proposing a minimum of five acres, 15 feet from another building and a maximum of 1000 square feet. They will not be allowed to be used for short term rentals, bed and breakfast or any other commercial use.
- Working on downsizing the Landscape Ordinance and has been downsized to ½ of what was originally proposed and will probably be downsized even more.

Joan Gauthier asked if the five acre parcel will already have a home on it and add an ADU on it and that is correct.

Joan Gauthier asked if there was anything discussed about the sign ordinance because it was brought up at the last meeting of whether property like theirs that is zoned agriculture is grandfathered in. Christina Deeren/ZA said no additional signs are allowed. You have to keep the same amount of signs that are grandfathered in.

Mary Taylor said there was nothing to report because the July meeting had been cancelled. Their next meeting will be held on Tuesday, August 27, 2024 at 6:00 P.M. at the Solon Township Hall.

## **10. Unfinished Business**

### **A. Township Hall/Repairs**

#### **1. Well/B&Z Well Drilling**

Shirley Mikowski talked with John Zientek from B&Z Well Drilling and he will be sending one of his guys to the hall since sand is still being found in the toilets and air in the lines.

#### **2. Wall Repair**

Pat Deering told LRM Concrete and Excavation Services to not start the project until after the Polka Fest, but the project is on the docket.

#### **3. Township Office**

Shirley Mikowski said the paperwork still needs to be completed. Steve Yoder said he would look at. Steve also said they probably wouldn't be starting on the offices until winter.

Joan Gauthier said her brother, Ted, recently closed his business, and donated two red rolling carts to the township.

### **B. Parks**

#### **1. Fence**

Joan Gauthier received a call from a woman that she is sure does not live by the Solon Beach Park. She complained about the two links of fence that has already been installed. Joan told her the fence was put up because of the complaints received about the noise. Dale Gauthier said the Solon Beach Park is ready to have Apple Fence Company install more fences, so Shirley Mikowski will contact them.

#### **2. Vlack's Park**

Mary Taylor said they have not found someone to replace David Bradshaw to head the project. Pat Deering said he has not had a chance to look into harvesting the red pines but will look into it and have an update for the next board meeting. Michael Ulrich also contacted the committee about a forest management plan.

#### **3. Ballfield Lights/Scoreboard**

Rick Brett from the Cedar Chamber of Commerce said all the bulbs have been replaced but there are still some issues.

### **C. Fire Department**

#### **1. Interlocal Agreement**

There was no update.

### **D. Cedar River Project**

#### **1. Buoys**

There was no report.

#### **2. Navigable Cedar River**

Joan Gauthier said she and her husband Dale took a ride on the river with Rick and Lisa Brett. Joan said she had not been down the river in about 50 years and could not believe how much it had changed. It definitely seemed wider and is filled with weeds where a regular boat may have a difficult time getting through. Joan contacted the Leelanau Historical Society to see if they had any pictures back when logging an industry in Cedar. She is trying to certify that the river is navigable.



### **E. Cemetery**

There was nothing to report.

### **F. Bunting's/Road**

Joan Gauthier contacted Brendan Mullane, Manager of the Leelanau County Road Commission again after she had sent him the contact information for Bill Bailey, who manages Bunting's. She did not hear back from Mr. Mullane.

### **G. Perrins Landing**

Joan Gauthier said Rick and Lisa Brett went to look at the dock at Perrins Landing and believes the dock is small enough to take it out. The board agreed the dock needs to be taken out because of liability. Joan will check with Grand Traverse Maintenance to see if they can take the dock out. Motion by Steve Yoder and seconded by Joan Gauthier to approve to hire someone to remove the dock at Perrins Landing. Motion carried 4-0.

### **H. Park Ordinance**

Joan Gauthier said she spent a lot of time in the storage room looking for the Parks Ordinance that was approved in 2008 and could not find it.

### **C. Fire Department cont'd**

Chris Comeaux gave the following report:

- Kasson Township is still moving forward to build a new fire station. They received documents from the design firm, Environmental Architects.
- Chief Doornbos received \$31,500.00 in grant funding to purchase additional turnout gear. All the fulltime employees will now have a second set of turnout gear, so when they are exiting a fire, they can change their gear.
- Williams and Bay will have a report on the holding tanks next month.
- The draft audit was approved and the auditors will be at next month's meeting to answer any questions.

### **I. Rosinski Road**

Joan Gauthier said the purpose for the resolution is to request a speed study and for the Rosinski Road to be better maintained. The resolution will then be forwarded to the Leelanau County Road Commission. Steve Yoder read the first part of the resolution. Moved by Joan Gauthier and supported by Shirley Mikowski to adopt Resolution No. 2024-08-15 requesting that the Leelanau County Road Commission conduct a speed study on Rosinski Road in Solon and Centerville Townships, Leelanau County, Michigan, to determine if there is justification that the speed limit be reduced from the present 55 MPH speed limit, and if so, pass that information onto the Michigan State Police and Leelanau County Sheriff's Department for their action to reduce the speed limit. Upon a roll call vote; Yoder-yea, Deering-yea, Gauthier-yea, Mikowski-yea; 4 "yeas", 0 "nays". Resolution dully adopted.

### **J. Master Plan**

Steve Yoder explained there are 21 steps outlined in the Michigan State University Extension Land Use Series in adopting a Master Plan and we are at step 7. Step 7 is the township board acting on the proposed plan and approving to have the secretary of the Planning Commission distribute the proposed plan. The plan is sent out to surrounding local units of government, tribal nations, regional planning commissions, public utilities, etc. They will have up to 63 days to review and submit comments. Steve noted that all of the comments received regarding the Future Land Use maps will be taken back to the Planning Commission for further discussion and consideration. Joan Gauthier looked at the Future Land Use maps on the website and they have not been updated with the density being now in the Master Plan. The density and the updated maps are in the Master Plan. If the township board agrees the Master Plan is ready to be distributed, then a motion is required to authorize the secretary of the Planning Commission to distribute it. Motion by Joan Gauthier and seconded by Pat Deering to approve to authorize the secretary of the Planning Commission to send out the draft Master Plan. Motion carried 4-0.

### **K. Sewer System Proposals**

Steve Yoder contacted the company, but right now their entire team is working on an island. They will get back with Steve after they return.

## **11. New Business**

### **A. December 2024 Board Meeting**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve to change the December meeting from December 12, 2024 to December 5, 2024. Motion carried 4-0.

### **B. Horse Rescue Event**

Joan Gauthier said there is going to be a Horse Rescue Event on Hillside Drive. They are using their own property and are a 501(c) (3). They want to have a food truck there on their property, but because it is not in the Zoning Ordinance it is not allowed. Joan does not understand why you cannot have a food truck on your own personal property. Christina Deeren/ZA said the use of food trucks is not defined in our ordinance, but the township board could approve the use of the food truck for an event. The use of food trucks needs to be addressed in the Zoning Ordinance. Motion by Shirley Mikowski and seconded by Joan Gauthier to approve the use of a food truck for the 501(c) (3) Horse Rescue Event Fundraiser on Hillside Drive for the one day event only. Motion carried 4-0.

## **12. Public Comment**

Rick Brett said five years ago there was a parked car in the alley.

Corey Flaska believes the alley belongs to the Leelanau County Road Commission and the township will need to go through circuit court to close it.

Larry Petroskey asked if the Future Land Use maps are correct on the township website and they are not.

Barb Brooks asked if she had the right to know who petitioned the township to change the density. Steve Yoder said there was no one that petitioned; it was a discussion with the Planning Commission and they determined that.

Lisa Rossi said the Cedar Chamber of Commerce will be reimbursing the township for the two weeks they will be using the two porta jons and two trash cans by the tennis courts during Polka Fest Event.

Barb Brooks wanted to know how this all came about if no one specifically asked to have the density changed. Steve Yoder recommended to talking to him after the meeting because public comment is not used for questions and answers.

## **13. Announcement**

There was none.

## **14. Adjournment**

Motion by Joan Gauthier and seconded by Shirley Mikowski to adjourn the meeting. Motion carried 5-0.

The meeting was adjourned at 8:29 P.M.

Respectfully submitted,

Shirley I. Mikowski, Solon Township Clerk



I'm Jean Popa. I live on E. Popa Rd. I have recently heard there is a proposed zoning plan on our road and surrounding area and is being talked about to go to ½ acre parcels. I grew up in Traverse when Traverse was much more peaceful. We would play ball in the streets without a worry. Over time it has really grown. I go back to where I grew up and there is car after car after car. Houses are being built just about on top of each other. I work in Traverse. Each day I leave work I am so grateful to come home to Cedar. It is so beautiful and peaceful here. Our road is a very family friendly road. People walk and ride bikes. We would like to keep the beauty and calmness on our road as much as we can. As I sit on my deck I am at peace. Then I look at the fields around us and think it could be turned into many houses. It turns my stomach. I am hoping you will reconsider and leave the zoning as is.

This is the original letter I wrote and read at the last planning meeting. At that meeting the board pulled out a page showing us the areas with this proposal and said this is about a year out. I was told this would be put on the agenda for the township meeting Thursday August 15. I asked if it would be good to have people that are opposed to write letters or come to the meeting. They said yes. So people have written letters and here we are wanting to express are opinions. I understand there have been public meetings in the past. Maybe there were people at those meetings that are for it. I have talked to several people on our road and surrounding area, but I did not find 1 person that is for this. It seems a lot of people in the area south of Cedar have had NO idea this was happening. Even if it has to go thru an application process, we still do NOT want high density down our road.

A handwritten signature in cursive script that reads "Jean Popa". The signature is written in black ink and is located at the bottom right of the page.

8/7/24

Dear Solon Township Board members  
and Planning Commission members,

I am writing this letter to voice my concern regarding the proposed PUD districts that are being discussed. As a current resident of one of the areas that ~~is~~ being proposed to drop to 1/2 acre minimum density. I'm concerned about the farming land which is still being used to provide food for cattle which in turn provides food for people to eat. No farmland no food. Greatly concerned about potentially there could be houses stacked upon houses along with all the business that our small quiet Cedar town would be changed forever to be like a big city atmosphere instead of a beautiful country setting. I'm encouraging you to vote against this to preserve the countryside setting of Cedar, a community that coles.

Thank you,

Debra J Burek



SOLON TOWNSHIP, LEELANAU COUNTY, MICHIGAN

RESOLUTION No. 2024-08-15

A RESOLUTION TO REQUEST THE LEELANAU COUNTY ROAD COMMISSION TO CONDUCT A SPEED STUDY ON ROSINSKI ROAD THAT IS LOCATED IN BOTH SOLON AND CENTERVILLE TOWNSHIPS TO DETERMINE IF CONDITIONS WARRANT A REDUCTION IN SPEED. THE DESIGNATED SPEED LIMIT IS AT 55 MPH.

WHEREAS, The Solon Township Board of Trustees has received a request from a resident living on Rosinski Road in Solon Township, and,

WHEREAS, Rosinski Road needs to be better maintained by the Leelanau County Road Commission which includes properly cleaning all debris off the roads twice a year, property repairing any holes and imperfections, and applying a layer of chip seal to the aging roads when funds become available.

WHEREAS, at this time, Rosinski Road is not being maintained as well as it should be, sharp curves are on this road, and vehicles should not be driving 55 MPH.

NOW, THEREFORE, BE IT RESOLVED, THAT the Solon Township Board of Trustees, at a meeting held on August 15, 2024, is requesting that the Leelanau County Road Commission conduct a speed study on Rosinski Road in Solon and Centerville Townships, Leelanau County, Michigan, to determine if there is justification that the speed limit be reduced from the present 55 MPH speed limit, and if so, pass that information onto the Michigan State Police and Leelanau County Sheriff's Department for their action to reduce the speed limit.

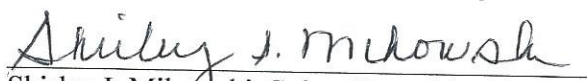
The foregoing resolution offered by Board Member Joan Gauthier  
Second offered by Board Member Shirley Mikowski

Upon roll call vote, the following voted: Deering - yea  
Yoder - yea  
Gauthier - yea  
Mikowski - yea

Yeas - 4  
Nays - 0  
Absent - 1

CERTIFICATE

I, Shirley I. Mikowski the duly elected and acting Clerk of Solon Township, hereby certify that the foregoing resolution was adopted by the Township Board of said Township at the Regular meeting of said Board held on August 15, 2024, at which meeting a quorum was present, by a unanimous vote of said members as hereinbefore set forth; that said resolution was ordered to take immediate effect.

  
Shirley I. Mikowski, Solon Township Clerk