

Solon Township Planning Commission

Solon Township Hall
9191 S. Kasson St.,
Cedar, MI 49621

AGENDA

Regular Meeting Agenda
Tuesday, May 7, 2024,
6:00 P.M

MEMBERS

Steve Morgan – Chairman – Term expires 12/31/24
Todd Yeomans – Vice Chair / ZBA Rep 12/31/24
Steve Yoder – Member / Twp Board Rep 11/17/24
Meg Paxton – Member 12/31/25
Samantha Vandervlucht – Member 12/31/25

1. Call Meeting to Order by Chairman Morgan at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call; Morgan Yeomans, Yoder, Paxton and Vandervlucht present.
4. Approval of Agenda;
Moved by Paxton to approve the agenda as presented, seconded by Yeomans.
Passed 5-0.
5. Approval of Meeting Minutes; April 2, 2024, Regular Meeting Minutes;
Moved by Yoder to approve the minutes from April 2, 2024, as presented, seconded by Vandervlucht.
Passed 5-0.
6. Conflicts of Interest; **None**
7. Public Comment; (Limited to three minutes per person unless extended by Chairman);
None
8. Correspondence;
Yoder; Reported two separate email correspondence received from Steve Vaughn, 6537 Allgaier Rd., and JC, 6479 Allgaier Rd., both emails were in opposition of the proposed re-zoning of parcel owned by Zelinski (JELN Development 010-035-006-60).
9. Reports
 1. Township Board Representative
Yoder; Reported that Almira Township is beginning new master plan. New rates for the township hall were discussed at the last township board meeting. Fire department discussion on a 2nd Fire Station in Kasson Township, with Kasson and Cleveland Township as a joint department. Cleveland has since dropped their interest and Kasson Township is still pursuing the idea solely. A survey was done of the cemetery to create more lots which revealed that there are some gravestones and burial plots located under the road. The Township Board voted to increase the cost of the cemetery plots. The AUD was also approved. The adult softball league

upgraded field No. 1. The new bleachers were purchased and will be installed with the removal of the wooden bleachers.

2. ZBA Representative; **Nothing to report.**

10. Old Business;

A. Master Plan Review of Requested word change on page 48.

The board discussed the change that was made from the April 2, 2024, PC meeting to change the word encourage. The statement needs to be corrected to make sense, so the word “make” also needs to be stricken from page 48, before the word “encourage”. **Yoder**; Page 25 of the Master Plan is blank. That page should be removed, and page numbers corrected accordingly.

Moved by Yoder to change page 48, and strike the word “make”, and delete page 25, which is blank and renumber the pages, and forward to the Township Board of Trustees for review, seconded by Yeomans.

Passed 5-0.

11. New Business;

1. Introduction – Jon Zelinski – Consideration of altering the FLUMS (Future Land Use Maps) for Parcel No. 010-035-006-60 – Current Zoning Agricultural Conservation (A/C) District to Business District 2 (B-2).

Zelinski; Provided an overview of how we got to this point. Initially came into get the property rezoned. This was tabled by the PC as they were working on the future land use maps for the subject area. Three letters of support were received from businesses looking to invest in the property. John Gallagher, County Treasurer, provided an estimated taxable value of the property if the development was to be approved and what the expected taxable revenue that it would generate for the township. On May 3, 2022, the PC voted on the proposed future maps for consideration which were published on-line for over a year. Zelinski was under the impression that this had established the rezoning for the property. Zelinski then caught a note that the commercial rezoning should be stricken from the map because the PC had not yet adopted a new landscape ordinance. Zelinski stated that landscaping requirements could be met at the time of development, and the hillside could be cutdown. The rezoning of the property was removed from the future land use maps by a 3-2 vote.

Vandervlucht; Asked about financing for a commercial development. Try to get it back for consideration for commercial development. The property abuts commercial and is along M-72.

Zelinski; Feels his voice should be heard along with the “nay” sayers. Would like to see B-2 zoning back on the proposed future land use map. If the Landscape Ordinance is the snag then he stated he would build a berm.

Yoder; The reason that there were no negative comments were received is because it was not out there for any public comment. Once this is sent to the Township Board then it will go out for the public comment. This was just Phase I, what you see now could be far from what is officially adopted. The residents that live along Allgaier Road are in opposition of the commercial development.

Zelinski; His business is framing houses and Traverse City is not the place for him to

be. Needs access from M-72.

Discussion on M-72 access as the property drive is located on Allgaier Road and does not have frontage along M-72. Zelinski stated that he would use a directional sign for people to use the south end of Allgaier Road with a no left turn exiting the property. Road Commission Rep., stated that this is not enforceable and that people could traverse from either end of Allgaier Road.

Vandervlucht; If the property is rezoned to commercial, it could be sold so we can not make our determination from this project alone.

Paxton; More businesses provides for more trade and affordable housing. Sees many benefits of looking at the M-72 corridor. Feels the board cut this down to a tiny area (B-2 district). Thinks this is a logical place for growth in small areas. The landscaping ordinance with tabled with no instructions.

Zelinski; Has paid for the Private Road design plan. His wife is working at home in a tiny room and would like to expand his business to this property. Trying to do it the correct way and for it to be official. Land is not fertile and does not provide any services for the county.

Morgan; The public opinion did not want this change in this location in 2021. It went through the process and the majority of the PC members decided against it as well. This will now go before the Township board for consideration and feedback.

12. Other Business; **None**

- 1.
- 2.

13. ZA / Planning Commission Comments

Yeomans; Stated that the property owned by Zelinski was put into AG conservation in the past for tax savings. Neighbors on Allgaier did not want any business in that location. Feels that there is limited area to add commercial zoned districts to Solon Township.

Yoder; Previously the PC has discussed accessory dwelling units. Would like to look into this topic again. Reminded the PC that the area around Grumpy's Market was expanded for commercial use which is along the M-72 corridor whereas the property along Allgaier does not directly abut the M-72 corridor. The density was stricken from the new Future Maps and placed in the ordinance for PUD parcels and development.

14. Public Comments; (Limited to three minutes per person unless extended by Chairman).

Dave Parks; Has lived on Allgaier Road for 15 years. His ears perked up when he heard of the proposed development along Allgaier Road. Complimented the PC for the work that they do and for allowing the residents to speak on behalf of this new project.

This is not a business road. It is quiet with few people living along this access. Inquired with Mike Shaffer about where the property came from. His residence would look up to this new development. Love their community and making the best of it.

Sue Parks; Nervous that this business could be approved and is not comfortable with it as this is a small residential area and not many people will have input on how that property is developed in the future.

Mary Oneill; Encourage that an agenda item be added for the Zoning Administrator to speak about where the leaks are with the ordinance. Businesses are looking for bad landscaping ordinances. Would also like to see a short-term rental ordinance which should be high on the list of priorities for the PC. Disagrees that new businesses can't be located in Cedar, where she feels is the best location as this is the town center. It is important to have sewer available for these new businesses.

Morgan; Short-term rental ordinance will not be entertained and the current short-term rentals allowed are located under the Bed and Breakfast ordinance.

Jordan Fox; Lives on Allgaier Road and has been here for the past 9 years. Has two small children and can walk down the road without too much traffic being an issue. This is a quiet and safe road that we live along, and a commercial development would significantly change that. Many of the homes along this road are located very close to the road.

15. Adjournment:

Moved by Yoemans to adjourn at 6:55 p.m., seconded by Paxton.

Passed 5-0

NOTE: A quorum of Solon Township Planning Commission Board Members shall be present. No Solon Township Board of Trustee business shall be conducted at this meeting.