

Solon Township Board
Regular Meeting
Thursday, October 12, 2023 7:00 P.M
Solon Township Hall
9191 S. Kasson St., Cedar, MI 49621

MINUTES

1. Call to Order

2. Pledge of Allegiance

Supervisor Jim Lautner called the meeting to order at 7:00 PM. with the recitation of the Pledge of Allegiance.

Board members present: Supervisor Jim Lautner, Treasurer Joan Gauthier, Clerk Shirley Mikowski, and Trustee Steve Yoder.

Board member absent: Trustee Pat Deering (excused).

Guests present: Ed Nyberg, Rachel Barnard, Charlie Smith, Karen Smith, Mary O'Neill, Tim Dowd, Julie Kradel, Dale Gauthier, Mary Taylor, Jeff Kozisek, Donna Kozisek, Chris Comeaux, John Curtiss and Corey Flaska.

3. Approval of Agenda

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the agenda as presented. Motion carried 4-0.

4. Approval of Minutes

Motion by Joan Gauthier and seconded by Steve Yoder to approve the September 14, 2023 regular meeting minutes as written. Motion carried 4-0.

5. Public Comment

Corey Flaska stated it is absolutely disgusting that the township board has not discussed the Future Land Use Maps.

6. Correspondence

There was none.

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

Huntington Bank Checking \$56,331.18, ARPA Funds included in checking: \$26,627.33, Available in Checking Account: \$29,704.55, Huntington Bank General Savings \$98,289.41, Huntington Bank General Savings CD (6 Month 4.2%) \$100,000.00, Total General Savings \$198,289.41, Total Funds Available: \$227,993.96, Huntington Bank Road Improvement Fund \$10,367.30, Huntington Bank Fire Fund CD \$42,754.05, Huntington Bank Fire Fund CD (6 Month 4.2%) \$40,000.00, Huntington Fire Fund Savings \$10,686.95, Total Fire Sinking \$93,441.00, Huntington Bank Sidewalk Fund \$10,017.39, Huntington Bank Sidewalk Fund (6 Month 4.2%) \$7,785.00, Total Sidewalk Fund \$17,802.39, Total other Township Funds Available: \$121,610.69. Total Current Assets: \$349,604.65, Non-Township Funds, Huntington Bank Cedar River Marina Project \$10,025.14, Huntington Bank Cedar River CD (6 Month 4.2%) \$14,200.00, Total Cedar River \$24,225.14, Parks and Recreation \$10,856.55. Voucher #'s 15159-15196 were submitted for payment. Motion by Steve Yoder and seconded by Shirley Mikowski to accept the Treasurer's report and pay vouchers as presented. Motion carried 4-0.

8. Committee Reports:

Steve Yoder reported on the Planning Commission meeting held on Tuesday, October 3, 2023. All board members and six guests were present.

- The November meeting has been cancelled because of an election being held that day, and they could not find another date that worked.

- They are waiting for maps that will be coming from the county that will be included in the Master Plan. Joan Gauthier asked about the maps. They are graphs and census data maps.
- They discussed accessory dwelling units which are not allowed in the township at this time.
- They are looking into short term rentals. This would be a separate ordinance and a police power ordinance. The Planning Commission members want to know where the township board stands on this before moving forward. Joan Gauthier and Shirley Mikowski have no problem with short term rentals. This brings jobs and business into the community.
- The Master Plan cannot be completed until the Future land Use Maps are approved. Joan Gauthier said she had asked Tim Cypher/ZA to look into a Blight Ordinance. Steve will take it back to the Planning Commission.

Steve said the Planning Commission members would like to know when their terms are ending. Shirley Mikowski will send the Master List that has that information.

Mary Taylor reported the Parks and Recreation Committee met on Monday, October 2, 2023 at 6:00 P.M. There were four members and one guest present.

- They met at Vlack's Park to come up with a plan of where to put the fencing to close off the park.
- Worked on finalizing committee structure
- Looking at the overall parks maintenance program
- The asking price for the property in front of Vlack's Park is \$225,000.00.
- They are looking into fundraisers.
- They would like to streamline more information about the parks on the township website.
- They will be hosting a Trunk-or-Treat event followed by a movie at the Solon Township Hall on Saturday, October 28, 2023.
- They will be providing refreshments for the Light Up Cedar on Friday, November 24, 2023.
- Welcomed Rebecca Goff to the team.
- The next meeting will be held on Thursday, October 26 at 6:00 P.M. at the Solon Township Hall. Matt Briquette from Fleis&Vandenbrink may be presenting a report about the Parks Visioning and Planning sessions at the meeting.

Zoning Administrator Written Report is attached.

9. Unfinished Business

A. Township Hall/Repairs

1. Doors

Steve Yoder received two quotes for replacing the township hall doors; one from Mitten Glass Co. and one from Northwest Commercial Door and Frame LLC. Shirley Mikowski met with Grand Traverse Construction and they will be sending a quote in the next couple of weeks.

2. Cement Work

Gene Novak from Novak Masonry said he would not be able to do the block repair until next spring. He also noted it is more than a two or three day project. Shirley Mikowski will also send pictures to Artistic Masonry. Corey Flaska said his company could do a poured wall. Shirley will forward pictures to Mr. Flaska as well.

B. Parks

1. Fence

Apple Fence Company is still very short staffed so there is no time frame when they will be removing the fence from the recycling site and installing it at the Solon Beach Park.

2. Bleachers

Steve Yoder went to measure the bleachers after last month's meeting and discovered we need to have 10" x 15' bleacher boards instead of the 9" x 15'. Joan Gauthier received a new quote of approximately \$13,852.00 for 90 – 15 feet long anodized aluminum bleacher boards and noted Extruded Aluminum no longer has the die for that size.

The board decided to add extra funds to the quote in case there are die charges plus the cost to pick up and transport the boards. Motion by Joan Gauthier and seconded by Shirley Mikowski to approve to purchase 90 - 15 feet long anodized aluminum bleacher boards from Extruded Aluminum Corporation and to pay up to \$15,000.00 from the Parks Improvements Budget Line Item. Motion carried 4-0.

Shirley Mikowski did contact Alison Beebe and gave her an update that the township board is moving forward with purchasing the aluminum bleacher boards.

3. Diamond Dust

Alison Beebe sent an email asking the township board to consider purchasing 10 yards of diamond dust and have it delivered this fall for the cost of \$480.00. This will cover fields two and three, and by spreading it in the fall, it may deter from the equipment tearing up the fields in the spring due to mushy fields. Mrs. Beebe, and her husband, Jason, will be using their own equipment and will have volunteers spread the dust. Motion by Joan Gauthier and supported by Shirley Mikowski to approve the purchase of 10 yards of diamond dust from 2M Services in the amount of \$480.00. Motion carried 4-0.

4. Vlack's Park

Joan Gauthier recommended Vlack's Park be closed off at the first curve. Wherever it is closed off, there needs to be enough area for people to park.

5. Solon Schoolhouse

Joan Gauthier said there is a hole in back of the schoolhouse where the animals have been digging. Jim Lautner said he went to look, but could not find where they were digging the holes, but will set a trap as soon as he finds where they are. Shirley Mikowski said she will be ordering a flag and pole.

C. Fire Department

1. Interlocal Agreement

Joan Gauthier completed typing up the present agreement with the proposed language. Jim Lautner told Joan she did an excellent job combining the proposed by highlighting in yellow and any language that may be eliminated is highlighted in green. Joan is going to forward copies to the other townships. The Interlocal Agreement expires in 2025.

Chris Comeaux gave the following report:

- Chris asked the board to consider changing from a two year budget cycle to a one year. It is very difficult to project two years out with rising costs. Fuel has already gone over budget, and with a one year, the numbers can be more accurate. Jim Lautner said one of the problems of a one year budget is our millage runs for two years.
- A formal resolution that was requested by the finance company has been adopted.
- The department is officially ALS; they received their licensing from the State of Michigan.
- Chris shared his concerns of how dangerous it has become with vehicles driving on Railroad Avenue and flying past the fire department. The drivers are not paying attention to the trucks pulling out of the station or personnel. Chris asked the board to send a proposal to the Leelanau County Road Commission to make it an alley. Shirley Mikowski asked Chris to send her the information needed for the proposal.

D. Cedar River Project

1. Buoys

Mary Taylor reported that the DNR turned down the permit for the buoys and suggested that we get an opinion from a waterways attorney. Steve Yoder feels the township board needs to put pressure on the Leelanau Conservancy.

E. Drainage District

There was no update.

F. Cemetery

Zach Baker is diligently working on drawing up a new map of the cemetery.

G. Land Use Maps

Steve Yoder shared his frustration with the board not discussing the Future Land Use Maps. Joan Gauthier said she has studied the maps, but does not want to approve them as is. She has concerns with the four corners and Solon Road. Joan asked if changes can be made to the maps, and they can. Shirley Mikowski has looked at the maps, but needs to actually see the areas because the maps just don't give her enough information. Steve Yoder gave an overview of how the maps were drawn up. These maps will be around for the next 20 years. Steve does not have a problem with commercial at the four corners, but he does not want to see prime farmland cut and sliced up. Over half of the property owners that responded to the survey want cluster housing. Lautner/Solon Roads need to be pulled back with less commercial and smaller PUD's. Allgaier cannot support commercial unless we have a Landscape Ordinance. Jim Lautner noted the property on Solon Road is not prime farmland.

H. Bunting's Road

Shirley Mikowski sent a letter to the Leelanau County Road Commission requesting a bid to improve the road behind Bunting's Cedar Market from their parking lot to Bellinger Road.

I. Eric Miller/Rosinski Road

Eric Miller was unable to attend the meeting.

J. Elections

1. Agreement

Michelle Crocker/County Clerk is continually working on an agreement for the county to hold the early voting there. The passing of proposal 2022-2 requires early voting (9-day voting) prior to Election Day. Michelle Crocker needs the support of the County Commissioners for the county to provide early voting there for all of the townships. This agreement will be a trial and can be changed in the future.

2. November/February

Shirley Mikowski read on-line the Presidential Primary Election will be held February 27, 2024 for the State of Michigan, but that date could still change.

10. New Business

A. Light Up Cedar

Moved by Joan Gauthier and seconded by Shirley Mikowski to approve to adopt Resolution No. 2023-10-12 to authorize the Cedar Chamber of Commerce to close East Sullivan Street from South Kasson Street to the Old Train Depot on Friday, November 25, 2023 for Light Up Cedar with the approval and support of the Leelanau County Sheriff's Department and the Cedar Area Fire and Rescue Chief. Upon a roll call vote: Yoder-yea, Lautner-yea, Gauthier-yea, Mikowski-yea 4 "yeas", 0 "nays". Resolution dully adopted.

Mary Taylor said the Parks Committee will be involved with the Light Up Cedar and requested to use up to \$200.00 from the Parks and Recreation Fund for the event. Motion by Jim Lautner and seconded by Joan Gauthier to approve to authorize the Parks and Recreation Committee to use up to \$200.00 of the Parks and Recreation Fund for Light up Cedar. Motion carried 4-0.

11. Public Comment

Charlie Smith said he has firsthand experience with short term rentals. A neighbor has a short term rental and there have been problems with beer cans left all over, trespassing, and high speed coming out of the driveway. It is rented out at \$1,400.00 per day with a three night minimum stay and the township does not gain one dime from it. He had had to file a lawsuit. Mr. Smith is advocating for the township to take control and is very much in favor of a short term rental ordinance.

Mary O'Neill asked the board to please consider addressing short term rentals before it becomes a problem. The business motto is to purchase single family homes and rent them out.

Corey Flaska felt it was a very good meeting and thanked the township board.

Karen Smith encouraged the board members to read up on the pros and cons of short term rentals and to have the knowledge behind it. It cannot be just about the money, but what it is doing to the community.

Ed Nyberg commented that if you are paying for the die for the bleachers then make sure you get to keep it.

John Curtiss was glad to hear the township board is addressing the maps. He is concerned that there is too much commercial designated at the four corners which could make it unsightly and pose a high traffic problem.

Donna Kozisek noted that accessory dwelling units are not the same as short term rentals. Place restrictions on them.

Mary Taylor said the legislature is telling you how to use your land. Get your piece of the pie in short term rentals.

Julie Kradel mentioned House Bill No. 4722.

12. Announcements

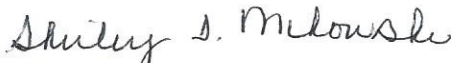
Joan Gauthier announced there is a 1 1/2 mile walking trail on Lake Shore Drive on Leelanau Conservancy property where you can walk your dog.

13. Adjournment

Motion by Joan Gauthier and seconded by Shirley Mikowski to adjourn the meeting. Motion carried 4-0.

The meeting was adjourned at 8:57 P.M.

Respectfully submitted,



Shirley I. Mikowski
Solon Township Clerk

SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: SEPTEMBER 2023

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
9/16/2023 010-023-014-20	LUP 23-29 6276 W. LINCOLN RD.	INHABITECT UPDATE REMODEL INTERIOR OFFICE	LAND USE	202329	6477 \$ 50.00
9/16/2023 010-019-007-21	LUP 23-30 11585 S. HILL ROAD	CAPERTON NEW DWELLING 2 ACCESSORY BUILDINGS	LAND USE	202330	1074 \$ 175.00 1,264 S.F.
9/28/2023 010-031-001-00	LDA 23-01 2491 E. TRAVERSE HWY.	SCHAUB / BRIGHT LDA CREATING ONE LAND DIVISION	LAND DIV.	LDA 202301	1017 \$ 250.00

TOTAL \$ 475.00

SIGNED:

Timothy A. Cypher

DATE:

10/10/2023

TIMOTHY A. CYPHER
SOLON TOWNSHIP ZONING ADMINISTRATOR
231-360-2557
staff@allpermits.com

Solon Township
Resolution No. 2023-10-12

WHEREAS, the Cedar Chamber of Commerce wishes to close East Sullivan Street from South Kasson Street to the Old Train Depot for Light Up Cedar on Friday, November 24, 2023 from 4:00 P.M.- 8:00 P.M.

WHEREAS, the roads will be closed within the time frame of the Light Up Cedar sponsored by the Cedar Chamber of Commerce and supported by the Solon Township Board.

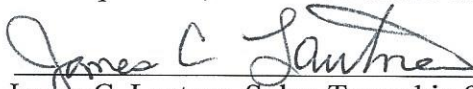
NOW, THEREFORE, BE IT RESOLVED that the Solon Township Board has approved by resolution to authorize the Cedar Chamber of Commerce to close East Sullivan Street from South Kasson Street to the Old Train Depot on Friday, November 24, 2023 with the approval and support of the Leelanau County Sheriff's Department and Cedar Area Fire and Rescue Fire Chief on this day of October 12, 2023.

The foregoing resolution offered by Board Member
Second offered by Board Member

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

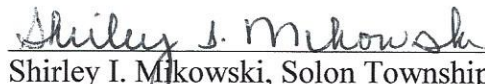
Yeas - 4
Nays - 0
Absent - 1

The Supervisor, James C. Lautner declared the resolution dully adopted.

 10-12-23
James C. Lautner, Solon Township Supervisor

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 October 12, 2023, 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