

SOLON TOWNSHIP

MASTER PLAN



Adopted by Solon Township Board

Date: June 13th, 2013

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**Township of Solon
Leelanau County, State of Michigan**

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Timothy A. Cypher

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 can see that the single standard of productivity has failed.
Now we must learn to replace that standard by one that is more comprehensive: the standard of nature.

Wendell Berry

Solon Township contains roughly 29 square miles of territory and in 2010, the Census Bureau counted approximately 1,542 individuals in the Township. This population is virtually 50% male and 50% female and is predominantly middle-aged and family oriented. There are 595 households of which most own their homes and contain roughly three individuals. The Township's population increased 22% in the last decade, versus 27.8% for Leelanau County and about 7% for Michigan overall. In the sixties, Solon Township's population increased about 14%; in the seventies it was about 24%; in the eighties it was about 29%, and in the nineties it was about 22%. The City of Traverse City and the Townships to the East and South are growing rapidly and will affect the growth patterns in Solon Township in the future. The trend appears clear.

This master plan proposes to set out guidelines for Solon Township's future by using advice and comments from the *2007 Citizens Survey*. Input of the citizens during our public meetings of the Solon Township Planning Commission have devised a vision for the Township and prepared this plan as a means to attain this vision. The plan contains four major parts: the goals, the objectives, the policy statements and the land use maps.

As this is Solon Township's revision of its plan, its range is purposely broad. It intends an outlook of at least twenty (20) years. The concepts and maps are therefore 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.

Because 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 pervade and steer the entire plan.

VISION

The residents of Solon Township see their community as a small, peaceful, and enjoyable rural setting in beautiful, natural, and agricultural surroundings. Most citizens want the community to grow and change to provide more jobs while preserving its natural resources and character.

GOALS

- 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.

OBJECTIVES AND POLICIES

In the sections which follow, the means to reach the goals of the Township are given by listing the long-term objectives. These objectives define the general direction, decisions, and actions which should be taken by citing policies, which are descriptive statements identifying courses of action for implementing the objectives.

LAND USE MAPS

Sections of this plan include maps that depict planned land uses pertinent to the topic of the section in which they are included. The composite Future Land Use Map is located on pages 31 and 32 near the end of this plan. The maps should be used in conjunction with the policies and objectives. The policies and objectives form the analytical base used to develop the planned land uses. Land use decisions should include consideration of the objectives, policies and land use map designation.

PLAN IMPLEMENTATION AND REVISION

In future decisions before the Commission and the Board, 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 it does not add to the vitality and viability of the community, or is at least neutral, it should not be taken.

The Planning Commission should continue to analyze the various segments of the community with public hearings and surveys, to evaluate the effectiveness of existing policies, and to refine and keep the Master Plan current. The Township Board should use the Master Plan to prepare a capital improvements plan and to guide the preparation of its annual budgets and its application for grants and loans or other available funding. The Planning Commission should use the Master Plan to establish a revised zoning ordinance. The Chamber of Commerce and other community organizations should join in striving to implement the Plan.

Future Land Use

There are four land uses designated on the Future Land Use Map. These are listed below with proposed residential densities where appropriate.

1. Agriculturally productive lands – all residential construction by permitted principle use. Lot size five (5) acres per dwelling unit.
2. Commercial areas—mixed residential/commercial use by permitted principal use only.
3. Residential areas:
 - a. High density and mixed use areas—1/3-1 acre per dwelling unit;
 - b. Medium density rural residential areas, 2 acres per dwelling unit;
 - c. Low density areas, 2 to 5 acres per dwelling unit.
4. Public and quasi-public areas.

Although undesignated on the map, cluster housing and Planned Unit Developments (PUD) may be allowed in all districts. The residential densities of the various designations shall provide the underlying density for any such projects. Specific standards and criteria for these projects shall be established in the zoning ordinance.

The designations on the Future Land Use Map are general in nature and therefore are not intended to correspond with property boundaries. The Planning Commission shall propose, and the Township Board shall approve or disapprove rezoning of particular properties as they see fit to implement the Plan in an orderly and prudent fashion.

Natural Resources & Agriculturally Productive Lands

The beauty and character of Solon Township are afforded by its bountiful endowment of natural resources in a unique combination. Its soils and climate, its topography of rolling hills, its lakes and streams, and its abundant wildlife are generously combined in a way that has resulted in what the Solon Township's residents call "rural character". One of the main geographic features of the Township is The Solon Wetland Tract. The area is a vast drainage basin that covers much of the northern part of the Township. The wetlands draw from both Grand Traverse and Leelanau County watersheds, via numerous tributaries, but mainly the Cedar Run and Victoria Creeks, which ultimately empty into Lake Leelanau at the northeast corner of the Township. Farms, forests and open space surround this massive wetland area (roughly one third of the Township's land area).

The soils of the Township, although varying widely, are predominantly sandy, which allows for various types of agriculture, but especially, in combination with the climate conditions created by the Great Lakes on all sides of the Leelanau Peninsula, orchards, vineyards and various traditional crops. Land outside of the swamp and its watershed that is unfarmed is largely forested with northern hardwoods or deliberate plantings of red pine. Open grassy meadow areas remain where farming has ceased, but mixed hardwood forests are starting to reclaim the land.

Long Term Objectives

- A. To effect a safe, healthful and peaceful environment.
- B. To engender the wise use and prudent protection of natural resources.
- C. To preserve agriculturally productive lands for farming.
- D. To protect and preserve the environment so it remains the source of well-being for the community.
- E. To encourage Agricultural Preservation/Ag Tourism whenever feasible.

Policies

1. Clean air and clean water are basic for a healthful life and paramount for the livelihood of Solon Township's residents. The Township shall endeavor to maintain these conditions by joining with regional groups to abate pollution and by establishing standards in its ordinances which inhibit pollution of its land, air, and water.
2. Solon Township shall continue to investigate ways and means to eliminate potential pollution problems in Cedar, along the Lake Leelanau shore, and any other densely settled areas, including erosion control measures and control of point and non-point pollution.
3. Solon Township will cooperate with Leelanau County to establish and to enforce a county drainage plan.
4. The Township may continue to acquire, within its means, additional natural areas for recreation and preservation.
5. Soil and subsoil conditions shall be evaluated in land use decisions to avoid the erosion and the leaching of unfiltered waste water into aquifers and into lakes, streams or other surface water bodies. Zoning and other ordinances shall be established to limit population growth especially adjacent to sensitive natural areas. The Township shall also encourage region wide hydrological studies to further define critical areas and to provide information upon which to base development decisions.
6. The Township shall cooperate with Leelanau County to ensure proper disposal of solid wastes as well as promoting efficient use of resources to lessen the accumulation of solid wastes.
7. Solon Township shall consider wildlife habitats during its review of projects.
8. The Township shall work to maintain the extensive wetlands of the Township for the benefit of all the area's residents.
9. Recognizing the vital role that forests play in the ecosystem and in the maintenance of its rural character, Solon Township shall strive to preserve its woodlands by promoting selective cutting to ensure reforestation and permanent forests, and by including trees and other vegetation in the site plan review process.

10. The Township shall encourage the continuation of farming. Clustering residential development on non-productive lands as opposed to development on agriculturally productive lands will be the preferred approach. In agricultural areas, the Township shall require buffers between agricultural and residential areas. To buffer farmlands, only large-parcel, low-density residential development shall be allowed in non-productive agricultural areas.
11. The Township shall work with the Leelanau County Road Commission and the Michigan Department of Transportation to preserve the rural and scenic character on the Township's roads and highways. Safe access should be provided for residents and for tourists to recreational areas.
12. Solon Township shall work with land owners to develop practices to ensure that pollutants or contaminants do not reach either ground water sources or surface water resources.

AGRICULTURAL PRESERVATION

Solon Township has a long tradition of agriculture that continues to this day. Approximately 4,150 acres (19 percent of the area of the Township) is in farms with about 2,425 acres in active agricultural use. The Township's agricultural land consists primarily of cropland and orchards with some land in pasture with approximately 10 percent of the 4,150 acres deemed fallow. Combined with about 13,000 acres undeveloped public and private open space, agricultural land accounts for a sizable share of the undeveloped land that defines the Township's scenic beauty and rural character.

Residential development in the township's rural areas presents perhaps the greatest challenge to meet the future of the Township's agricultural industry. Between 1995 and 2010, the Township saw a 19 percent increase in population and about 155 permits issued for construction of new residential structures - many of these in the rural areas of the township. An analysis of land use patterns reveals that approximately 875 acres of land in Solon Township is left for agricultural use during the period from 1995 to 2010.

In addition to the conversion of agricultural land to residential use, residential development in agricultural areas affects the long-term viability of agriculture and thus the future of an economically and culturally important local industry. Residential development increases land values which makes it difficult to keep land in agricultural use. It also potentially leads to conflicts between farmers and rural residential property owners over agricultural practices, increases traffic congestion on rural roads, and makes it more difficult to farm.

Along with its direct impact on agriculture; unplanned rural development also affects the scenic beauty and rural character of the Township, degrading the quality of life that has long attracted people to the community as a place to live. The comprehensive plan promotes the preservation of sufficient agricultural land to retain the Township's unique agricultural resource, maintains the long-term viability of the agricultural industry, preserves the rural character and agricultural heritage that defines the township, and protects the quality of life enjoyed by township residents.

Agricultural Preservation Area

Lands selected for inclusion in the agricultural preservation area were those determined to be most important to the long-term viability of the agricultural industry. The Farmland Preservation Area Map on page 40 shows the lands included in the agricultural preservation area. Factors considered included the presence of working farms, large ownership with active agriculture, and the presence of prime and unique soils. Specifically, ownership of at least 10 acres or more in agricultural use were included. Agriculture is changing in Leelanau County with increasing opportunities for small land owners raising specialty crops such as grapes or engaging in high-value agriculture on relatively small parcels (e.g., community supported agriculture). Smaller parcels of 5 acres with at least 2.5 acres in agricultural use were included in the agricultural preservation area to permit retention of these agricultural operations as well. The agricultural preservation area contains approximately 2,000 acres of the 2,800 acres in agricultural use in Solon Township.

Preservation of the Township's prime and unique soils is particularly important to maintaining the long-term viability of agriculture. As shown on the Farmland Preservation Area Map, the agricultural preservation area encompasses almost all of the Township's prime and unique soils. Lands selected for preservation may overlap other zoned uses. The preservation designation means that these lands should be prioritized for preservation as opportunities arise.

Preservation Strategies

There are a number of ways to preserve farmland. Techniques include zoning and development rights agreements. The Township also recognizes that a successful farmland preservation strategy will also require working to improve the economics of farming - particularly in a fast-growing area like Leelanau County.

A plan to promote the use of zoning approaches in the agricultural preservation area will encourage clustering and conservation design strategies that will minimize the impact of any residential development on agriculture. It will also provide for buffers between agricultural and residential areas.

A plan would also recognize that development rights agreements (i.e., transfers, leasing, donations, or purchases of development rights) can play an important role in farmland. As other development rights options become available, the Township should encourage their use to preserve farmland. Ownership is different from parcels. In the common case where a farmer owns a number of parcels, some of which may be smaller than 40 acres, all parcels under that ownership - with the exception of noncontiguous residential parcels - are included in the agricultural preservation area as long as the sum of all parcels under that ownership satisfies the selection criteria.

As a value-added marketing opportunity, agricultural tourism is considered increasingly important to Michigan's economic health and diversification. Agriculture and tourism are recognized as Michigan's second and third leading industries. When they 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.

RESIDENTIAL LAND USE AND HOUSING POLICY

The general goal of Solon Township residential land use and housing policy is to ensure a wide range of housing options while maintaining the quality of the environment and the rural character of the community. All available data, as well as evidence on the ground, shows that both full and part-time residency is increasing within the Township. Since most of this development is rural and single family and is occurring outside village areas, the effects upon the rural character, agricultural, natural, and scenic qualities of the community, have been noticeable.

Despite the increased construction of new dwellings, few lower priced dwellings are being built. This combined with the removal of older farm structures by renovation from the stock of available housing, has left first-time home buyers and others with little opportunity for affordable housing within the community. This plan allows for areas of higher density development where less expensive homes might be constructed.

Solon Township has abundant recreational facilities and the burdens upon fire and police and other services are increasing.

Long Term Objectives

- A. To discourage residential development in environmentally sensitive areas.
- B. To encourage reasonable growth in the Township by controlling growth in order to prevent increased population from over burdening public services and facilities or from polluting underground or surface waters.
- C. To control the siting of housing to preserve views in order to maintain the rural character of the community.

Policies

1. Land use permits shall be required for all new construction, change of use, construction which increases the footprint of the existing structures, or a use change within a zoning district. A site plan shall be required to obtain this permit.
2. Criteria used to evaluate rezoning requests shall include consistency, traffic impacts, increased demands on public facilities, property owner rights, and effects upon the natural environment.
3. Higher density developments shall be placed in suitable locations and will provide their own sewer and water supply.
4. In order to maintain rural character and to preserve undeveloped native terrain, low residential densities shall be maintained outside the village and outside other high density areas. Agriculturally productive areas are to be zoned for agriculture.
5. Planned developments shall be encouraged to preserve agricultural and open space lands.
6. In locating commercial areas and public facilities, efforts may be made to serve all residential areas of the Township.
7. The Township shall investigate the need for, and actively pursue the installation of individual community septic and water systems where they are deemed necessary and feasible.

ECONOMIC DEVELOPMENT

This element of the Master Plan presents long term objectives and policies to guide Solon Township's economic development planning. As described in the other elements of this plan, economic growth should not take precedence over the maintenance of the community itself. The plan recognizes the interdependence of people and their environment, and calls for conscious and careful measurement of economic acts against what nature not only will sustain, but, what she will aid and foster.

Solon Township has numerous economic assets, among which are:

1. Abundant recreational resources
2. Agricultural conditions conducive to fruit growing and vineyards.
3. Many productive timber lots
4. A highly educated population
5. A wide diversity of crafts and trades-people
6. Abundant water resources
7. A significant flow of income into the community coming from both public and private sources, tourism and retirees.

Solon Township is located in the Leelanau Peninsula. It is a destination area benefiting tourism. However, the township is a liability to most manufactures and other entrepreneurs looking for good means of transportation to large accessible markets.

The Township therefore must take advantage of its natural resources and the opportunities they present while maintaining the community's integrity. The economic development program should target economic activities which add value to locally produced commodities and encourage local service businesses.

Long Term Objectives

- A. To encourage economic and employment opportunities for Township residents at compensation rates which will provide adequate standards of living.
- B. To encourage appropriate commercial activities to increase the tax base of the community.
- C. To make the Township and region more self –sustaining.
- D. To maintain a vital environment.
- E. To maintain the natural beauty and quality of the Victoria Creek and Cedar Run Creek watersheds.

Policies

1. Township Government, with the help of the Chamber of Commerce, shall work to sustain and to promote existing businesses, and with whatever public funds are available, provide infrastructure and favorable surroundings for business activities in appropriate areas.
2. Work with different economic sectors of the community (e.g., tourism, retail & agriculture) to coordinate their various needs.
3. Pursue businesses for the area that will sustain the community character and not harm the environment.
4. Work toward the creation of a local economic development plan
5. Establish a network of information for possible new enterprises.
6. Compile and keep current a directory of community businesses.
7. Work with other Townships, Leelanau County, and any other entities in the region to discover and then promote, new economic activities, which use available resources and enhance the region's self-sufficiency and independence.
8. Promote and support local events such as the Cedar Polka Festival and the annual Cedar Community Yard Sale that benefits the community.

COMMERCIAL AND INDUSTRIAL LAND USE

Commercial use anticipated by Solon Township includes a range of business operations from office to light industrial. Solon Township's current zoning ordinance differentiates between different types of business activity, and therefore, uses more than one classification. In this plan, we denote areas where general commercial activity will best serve community interests. The plan leaves specific distinctions and details to the zoning ordinance.

Solon Township's commercial activities have historically been carried out in the village of Cedar with some business establishments in other parts of the Township. There are many residents who work out of their homes throughout the Township, but the only concentration of businesses is in Cedar. 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 get their goods and services in Traverse City. From our discussions with residents and from surveys performed in the community, this is clear and logical, as the closer residents live to Traverse City, the more likely they are to go in that direction. The village of Cedar is located in the northwest corner of the Township and actually serves the commercial needs of much of the northern portion of the Township. The businesses which have survived in the village provide for the general needs of the nearby communities.

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, (i.e. 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.

Long Term Objectives

- A. To preserve and enhance existing commercial uses that are effectively meeting community demand.
- B. To encourage new commercial and light industrial development that will provide jobs, add to the tax base, and contribute to strengthening the community.
- C. To contain commercial areas to specific locations, and to guide site and building plans in order to retain the community's rural character.
- D. To maintain the community's existing infrastructure, and to help plan new facilities essential to local commerce and tourism.

Policies

- 1. Encourage and support the activities of the Cedar Chamber of Commerce, and other business groups to build and improve local infrastructure and services. Efforts should be made to obtain grants or low interest loans for infrastructure projects as well as building façade and streetscape improvements.
- 2. Participate in county and regional planning to ensure that Solon Township's concern regarding business development are heard and addressed: Specifically, the Leelanau County Road Commission, the Leelanau County Planning Commission, and the Northwest Michigan Council of Governments.
- 3. Work with entrepreneurs wishing to locate in the Township.
- 4. Commercial rezoning initiated for properties outside the commercial zones designated on the Master Plan map may require a market needs analysis, and traffic impact study. It should be measured against their compatibility with the rural character in the area and the effects the project will have on the surrounding natural terrain and habitat.
- 5. The Zoning Ordinance shall establish Site Plan Review standards to maintain the rural character and natural resources of the Township.
- 6. Standards shall be developed to ensure proper traffic flow, parking and landscaping for all commercial installations, including the downtown Cedar area. All means of traffic – pedestrian, bicycle, automobile, and truck – shall be addressed.
- 7. Wherever necessary and appropriate, buffers and screens shall be required to protect adjacent residents and less intensive activities.
- 8. The Township should encourage the development of commercial enterprise and recreational activities, which capitalize upon the tourist trade, but do not detract from the community's ambience and integrity.

TRANSPORTATION

Nothing makes the increase in residential population and tourist trade more obvious than the increase in motorized and bicycle traffic on Township roadways. The survey of Solon Township residents provided ample evidence of the importance that people place upon the problem of increasing traffic. In our rural community, where housing and other structures may be hidden from view, motorized vehicles are present in ever increasing numbers.

To adequately deal with both Township residents' needs, and to accommodate the tourists who travel in the Township, the roads should be properly maintained. The condition of some roads has become patently unsafe, especially where increased bicycle traffic shares the travel way on shoulderless roads. Therefore, the overall transportation goal of this plan is to have the existing roadways improved to provide safe and efficient travel ways. "Improved" shall mean repaved or resurfaced, shoulders paved, reconstituted, bicycle paths provided where necessary and appropriate, and adequate striping and signage provided. Dangerous intersections should be eliminated. It shall not mean widening the travel way or the right-of-way where unnecessary or inappropriate, nor the clearing of trees and other herbage which would detract from the rural character of the roadways.

Long Term Objectives

- A. To properly maintain rural country roads within the Township. Only M-72 (E. Traverse Hwy.) and Co. Rd. 616 (Alpine & Hoxie Rd.), 643 (S. Lakeshore Dr.), 645 (S. Schomberg Rd.) , and 651 (S. Cedar Rd.) should be arterials in Solon Township.
- B. To improve the quality of all roads without destroying their character. Also to set a standard for existing and future private road maintenance.
- C. To provide safe avenues for all modes of transportation, including automobiles, motorcycles, pedestrians, bicyclists, snowmobiles, and ATVs.

Policies

1. A delegate from the Township or the Township's Supervisor shall meet with the Leelanau County Road Commission annually to present a plan, and to convey the Township's views of roadway improvements it considers necessary.
2. Representatives should be assigned by the Township to attend regular Leelanau County Road Commission meetings, and the regional Northwest Michigan Council of Government meetings. The Township will work closely with these agencies to further Township aims, to cooperate and coordinate with area wide plans, and to ensure that the Township is aware of all funding possibilities for its transportation needs.
3. Possible off-street pathways should be identified and incorporated into long-range recreation, transportation, and capital improvement plans.
4. Land use decisions, including rezoning and site plan reviews, should always include transportation and traffic considerations.
5. Higher density developments shall be concentrated in areas where facilities are available to lessen the need for automobile trips.
6. Problem traffic areas should be identified, analyzed, and solutions prepared for incorporation into communications to the Leelanau County Road Commission.
7. The Township should cooperate with the Bay Area Transportation Authority to ensure good service by the authority in providing transportation for local residents or those who choose not to drive.
8. Adequate off street parking should be required on all new Commercial construction.
9. Provisions for public parking in the village and any other congested areas should be addressed.
10. Adequate provisions for snow removal from roadways and pedestrian pathways should be ensured by the Township.
11. A buffer zone of undisturbed vegetation and/or new landscaping should be established as a requirement of all new projects along roadways.

PUBLIC FACILITIES AND SERVICES

Solon Township is a small rural community. Its municipal government provides limited services and possesses few facilities. The Township has excellent recreation facilities. The Solon-Centerville Township Fire Department is located in the village of Cedar. The Township cares for a cemetery, three parks, and maintains the Township Hall. The Township also owns the old Solon Schoolhouse, which is currently leased to a local Township group.

In accordance with Michigan's Solid Waste Management Act, the county has instituted a solid waste-recycling program. Cedar has one of the eight collection sites in the county. Un-recycled waste is handled privately.

Population growth in the Township has placed greater demands upon both local and county services. The fire department has expanded to meet the current needs of the Township. The Glen Lake School District and the Traverse City Area School District divide Solon Township. There are also three private schools in the county from which residents may choose.

Due to the enormous and stalwart efforts of the Cedar Chamber of Commerce, the Township has been endowed with excellent recreation facilities and an annual cultural festival – the Cedar Polka Fest. Since the 1950's, the Chamber of Commerce has played an active role in designing, creating, and maintaining The Victoria Creek Park. Improvements and additions to the park have been done annually making it one of the finest multipurpose parks in the county.

A separate recreation plan is on file with the Township Clerk. Among the possible projects and programs being considered for the plan are an all purpose community building, installation of nature trails, paving of parking areas, rebuilding of the tennis courts, and enhancing the Cedar River marina area.

The Solon Township Board and Planning Commission have surveyed Township households to determine recreation needs and desires. The data gleaned from these surveys, together with information provided by the Recreation Committee of the Township, shall serve as the basis for the recreation plan.

The Chamber of Commerce and the Township are continuing to work on ways to enhance the Cedar streetscape, to make other improvements in the village area, and to organize other events for the Township.

Long Term Objectives

- A. To provide and maintain basic facilities and services deemed for the health, safety, and welfare of Solon Township residents.
- B. To maintain the existing public facilities located throughout the Township.
- C. To plan for continued expansion and improvement of facilities necessitated by increasing population and tourism.
- D. To work with surrounding Townships, Leelanau County, and Northwest Michigan Council of Governments to coordinate plans for facilities and services in the entire region.
- E. To utilize effectively existing funding sources, and to investigate new sources of funding for the provision of facilities and services.

Policies

- 1. Continue to work with the Cedar Chamber of Commerce to provide exceptional recreation facilities and programs for the Township residents and residents of the entire area.
- 2. Continue and establish new cooperative programs with adjoining communities to provide service to people who might otherwise be overlooked or be unable to participate.
- 3. Seek help and guidance from Leelanau County agencies such as the Leelanau Senior Services to ensure successful programs to aid needy groups and individuals, such as the elderly or handicapped.
- 4. Continue to investigate the need for, and feasibility of, installing public water and sewer systems in Cedar.
- 5. Institute capital improvement programs to ensure planning for maintenance, rehabilitation, and construction of needed facilities. Among these facilities may be a Township office where this plan, the Zoning Ordinance, as well as other maps and information might be displayed and dispensed.
- 6. Prepare the annual budget in conformance with the policies and objectives of the Master Plan.
- 7. Review and revise transportation and recreation plans on an annual basis or as needed.
- 8. Promote the need of a representative of the Township to attend meetings of Leelanau County and the Northwest Michigan Council of Governments.

9. Communicate as deemed necessary with the surrounding school districts for the good of the Township
10. Aid and encourage efforts of the Cedar Chamber of Commerce and other civic organizations in their streetscape and building renovations, and institute new social and cultural activities to rejuvenate the Cedar area.

SCHEDULE OF REGULATIONS

The requirements in the following table entitled "Schedule of Regulations" apply to all principal land uses and buildings permitted by right within each zoning district, except as otherwise specified in the schedule or established in this Ordinance. This schedule summarizes basic site development standards. The specific district regulations and other regulations should be consulted to identify additional standards and regulations, and clarifications of the schedule, and all other applicable site development provisions. In the event of any conflict between the provisions of the written text of the Ordinance and the content of the Schedule of Regulations, the provisions of the text shall apply. Owners of nonconforming lots of record should refer to Article XVII as well. Variances may be granted by the Zoning Board of Appeals only upon a showing of practical difficulty or unnecessary hardship, related to a unique characteristic of the land and not to self create hardships of the owner.

Schedule of Regulations for "Uses Permitted by Right"

Zoning District	Minimum Lot Area	Minimum Lot Width & Frontage (in feet)	Maximum Building Height		Minimum Yard Setback ROW / Property line /Easement			Maximum Lot Coverage (%)
				Feet Grade/peak	Front Yard	Side Yard	Rear Yard	
AC: Agricultural Conservation Low density	5 acres	330		35 a	60	50	100	25
RA: Residential Agricultural Low 5 Medium 2 density	5 acres 2 acres	200 f 100 f		35	60 40	40 20	60 30	25
R-1 Residential : Single family High Density	15,000 sq. ft.	100 50 in Cedar		35	40	10	40	30
R-2 Residential: Two family High Density	30,000 sq. ft.	100		35	40	10	40	25
Multi- family High Density	1 acre	150		35	40	10	25	25
GOV: Governmental	20,000 sq. ft.	100		35	40	10	10	
RR: Resort Recreation	20,000 sq. ft.	75		35	40	10 / 15	40	50
B-1: Business	20,000 sq. ft.	100 50 in Cedar		35	75 15 Cedar	15 5 Cedar	25	8,000 15,000
B-2: Business Light Manufacturing	1 acre	150		35	65	10 50 Res.	10 50 Res.	50

See following page for explanation of footnotes : Residential sq. ft. minimum is 400.
Ag Buildings are exempt from height restrictions

Note: The Township’s Planning Commission is in the process of modifying the setbacks in the village of Cedar.

Property Owner Survey Results

A survey of the opinions of Solon Township property owners was mailed with the winter tax bill in July of 2007. Seven hundred and twenty-five (725) surveys were mailed out and 483 were returned. A study of the results shows what property owners in Solon Township envision for their Township. The following is an abbreviated summary of the important finding of the survey as it relates to land planning:

A. Growth Management

The majority of responders prefer limited and planned growth, 68%, encourage growth 4%, NO growth 4%, and NO planned growth 25%.

B. Housing

The majority of respondents feel that there is not adequate affordable housing in the Township 82%., The survey also showed that accessory apartments should not be allowed, 63%.

C. Land Use

Allow cluster developments on waterfront property..... No 81%

Allow cluster development on non-waterfront property..... Yes 69%

How do you define "open space" ? 1. Forest area, 2. Wetlands, 3. Pasture and fields

Should Solon Township preserve open space? Yes 64%, Should the Township buy undeveloped land? No, 76%, Only if the purchase is for public use..... Yes, 84%.

Would you contribute money to buy open space properties? No 69%

Why should Solon Township preserve farmland? 1. To preserve family farms. 2. To preserve the scenic beauty and rural character of the Township.

Are you willing to contribute financially to preserve farmland? No 78%

D. Economy

Where do you work? Leelanau County or Solon Township? 30%, Outside the County, 37%. Not working or retired 33%.

G. Demographics

How long have you lived in Solon Township? Less than 20 years.... 59%,

More than 20 years.... 34%

How long have you owned property in Solon Township? Less than 20 years.....54%

More than 20 years....37%

Summary

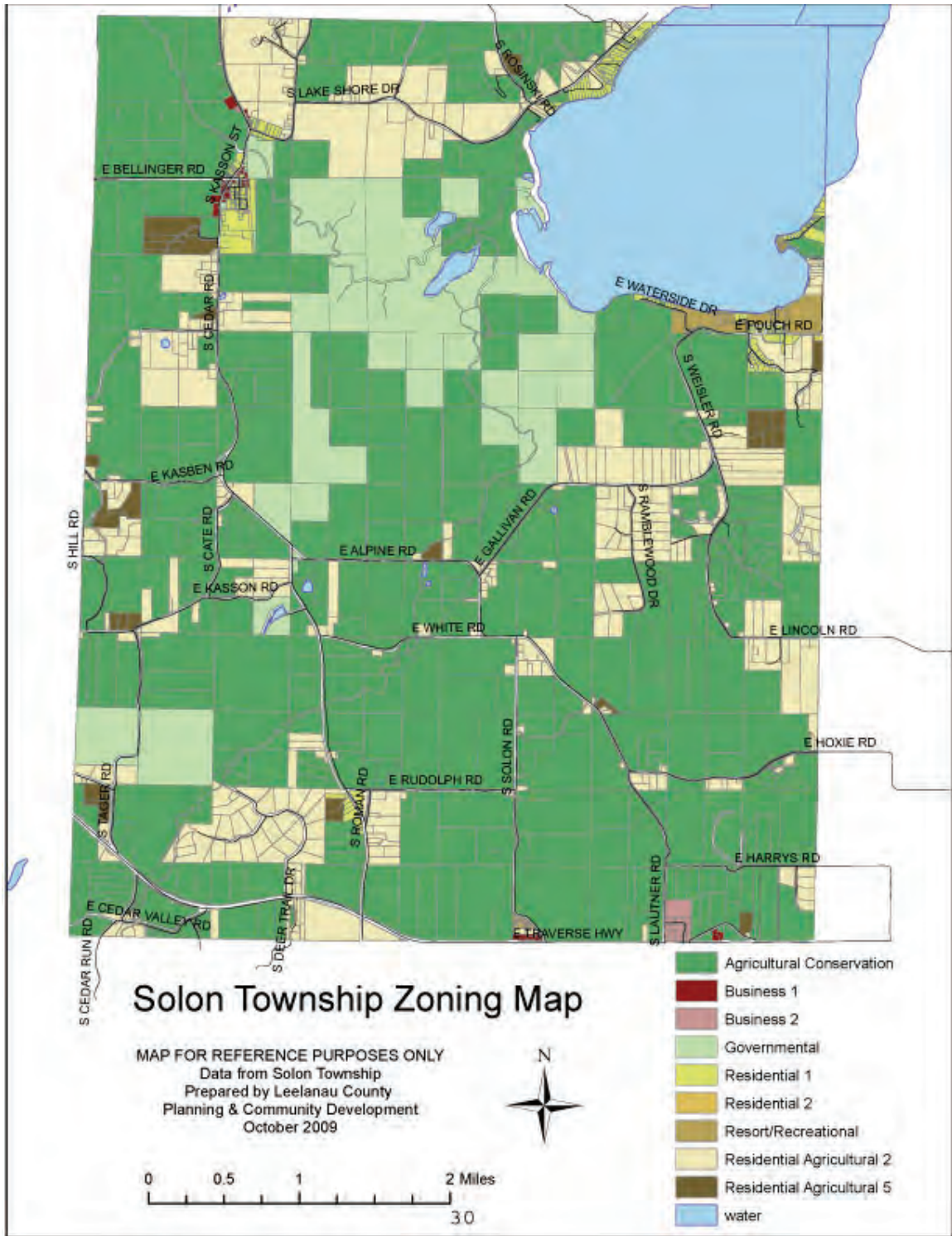
The survey results show conclusively that land owners and residents of Solon Township chose this area because of the rural character and abundance of open space. They do not want to live in a subdivision with 1-4 homes an acre or a site condo complex with 8-16 homes an acre.

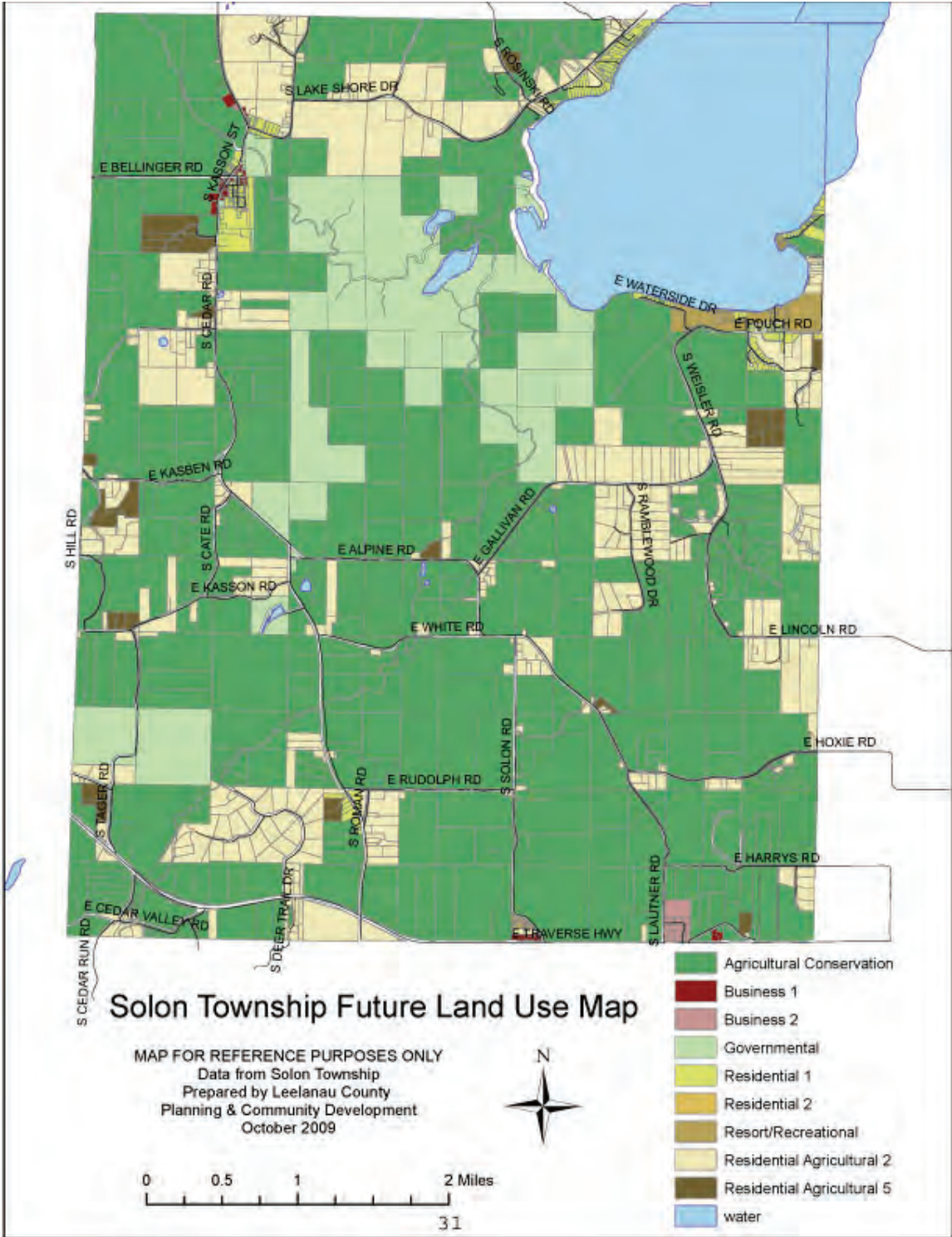
U.S. Census Data - 2010

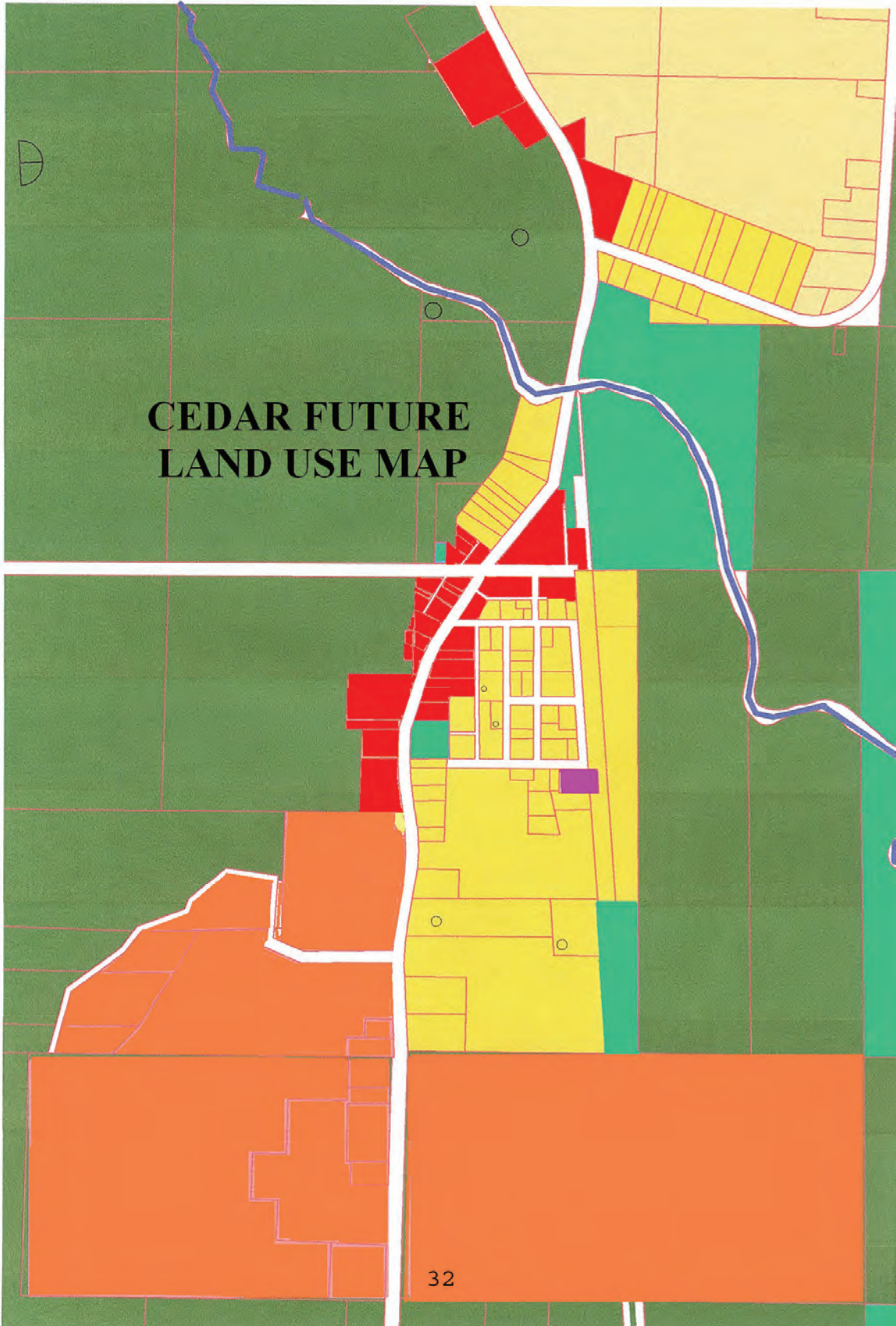
	Number	Percent	U.S.
General Characteristics -			
Total population	1,542		
Male	753	48.8	49.1%
Female	789	51.2	50.9%
Median age (years)	39.4	(X)	35.3
Under 5 years	85	5.5	6.8%
18 years and over	1,133	73.5	74.3%
65 years and over	193	12.5	12.4%
One race			
White	1,499	97.2	97.6%
Black or African American	2	0.1	12.3%
American Indian and Alaska Native	13	0.8	0.9%
Asian	11	0.7	3.6%
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%
Some other race	5	0.3	5.5%
Two or more races	12	0.8	2.4%
Hispanic or Latino (of any race)	7	0.5	12.5%
Household population	1,542	100.0	97.2%
Group quarters population	0	0.0	2.8%
Average household size	2.59	(X)	2.59
Average family size	2.95	(X)	3.14
Total housing units	738		
Occupied housing units	595	80.6	91.0%
Owner-occupied housing units	529	88.9	66.2%
Renter-occupied housing units	66	11.1	33.8%
Vacant housing units	143	19.4	9.0%
Social Characteristics -			
Population 25 years and over	1,036		
High school graduate or higher	907	87.5	80.4%
Bachelor's degree or higher	235	22.7	24.4%
Civilian veterans (civilian population 18 years and over)	164	14.8	12.7%
Disability status (population 5 years and over)	188	13.2	19.3%
Foreign born	7	0.5	11.1%
Male, Now married, except separated (population 15 years and over)	419	69.5	56.7%
Female, Now married, except separated (population 15 years and over)	396	66.3	52.1%
Speak a language other than English at home (population 5 years and over)	50	3.5	17.9%
Economic Characteristics -			
In labor force (population 16 years and over)	815	70.3	63.9%
Mean travel time to work in minutes (workers 16 years and over)	22.7	(X)	25.5
Median household income in 1999 (dollars)	47,448	(X)	41,994
Median family income in 1999 (dollars)	53,571	(X)	50,046
Per capita income in 1999 (dollars)	22,987	(X)	21,587
Families below poverty level	10	2.2	9.2%
Individuals below poverty level	54	3.6	12.4%
Housing Characteristics -			
Single-family owner-occupied homes	298		
Median value (dollars)	126,600	(X)	119,600
Median of selected monthly owner costs	(X)	(X)	
With a mortgage (dollars)	902	(X)	1,088
Not mortgaged (dollars)	208	(X)	295

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)



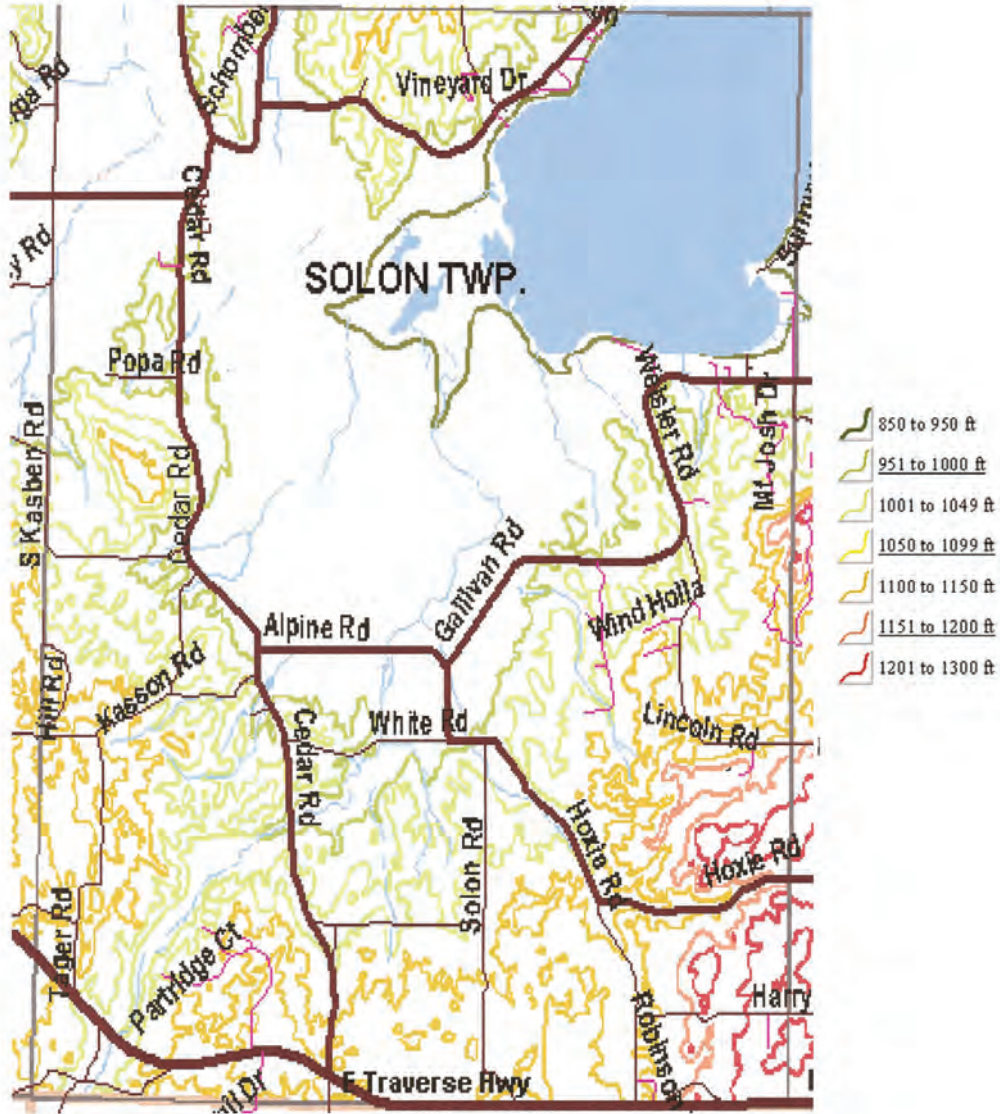




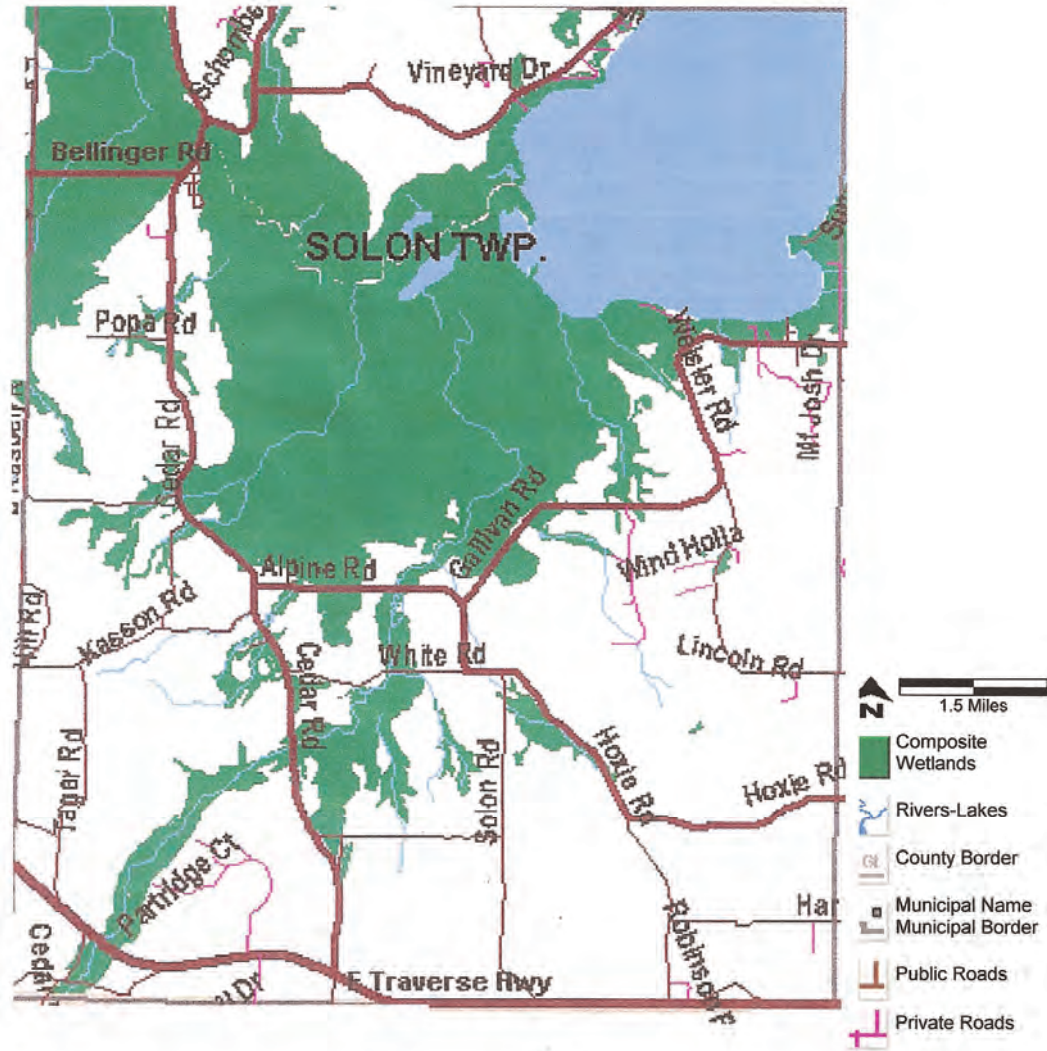
TRANSPORTATION MAP



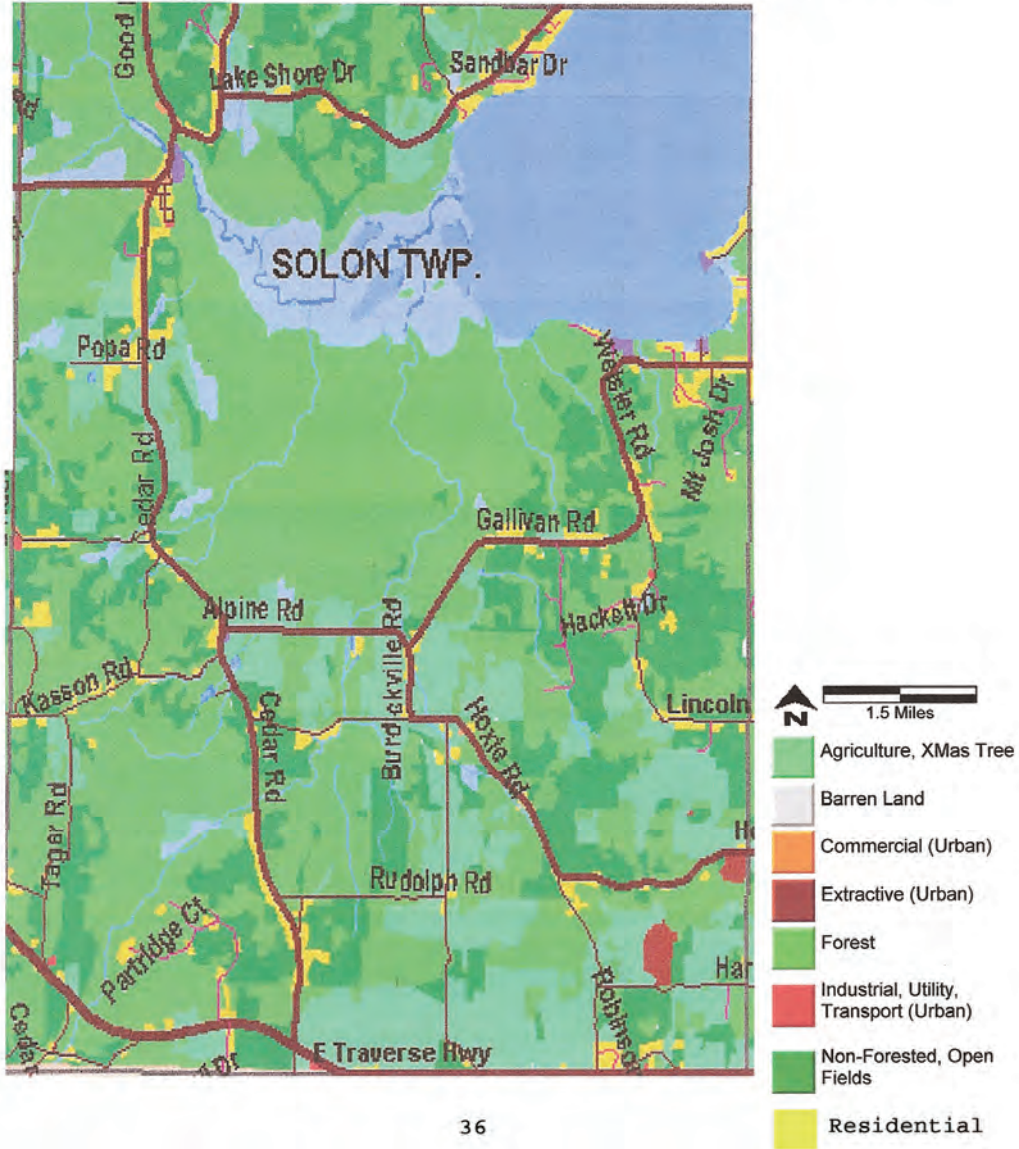
TOPOGRAPHY MAP



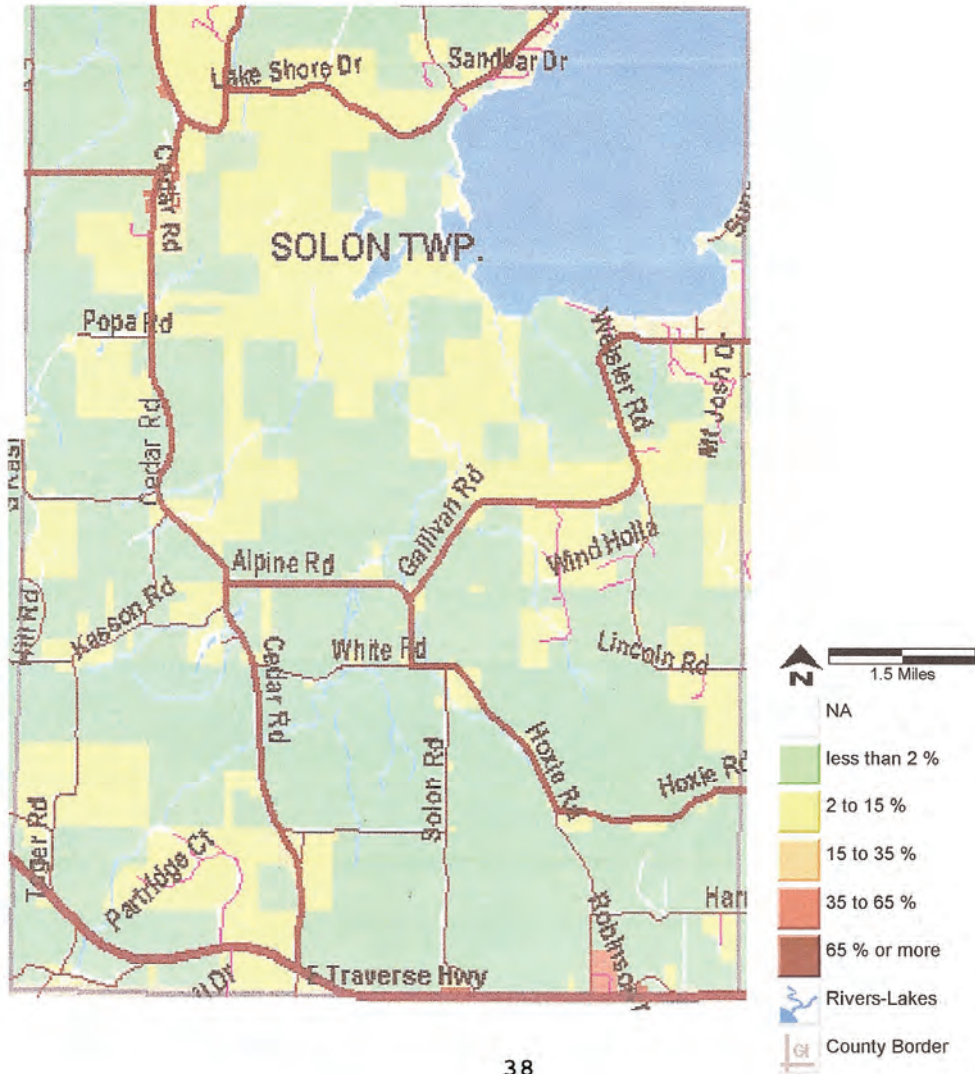
COMPOSITE WETLANDS



LAND USE DATA (2000)



SURFACE DEVELOPMENT



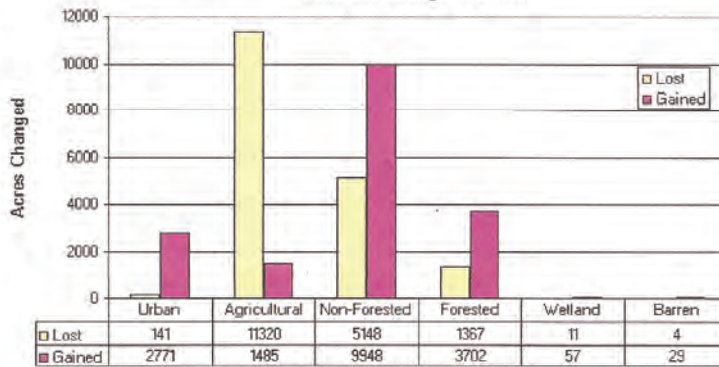
LAND USE CHANGE BY TYPE GAINED 1990-2000



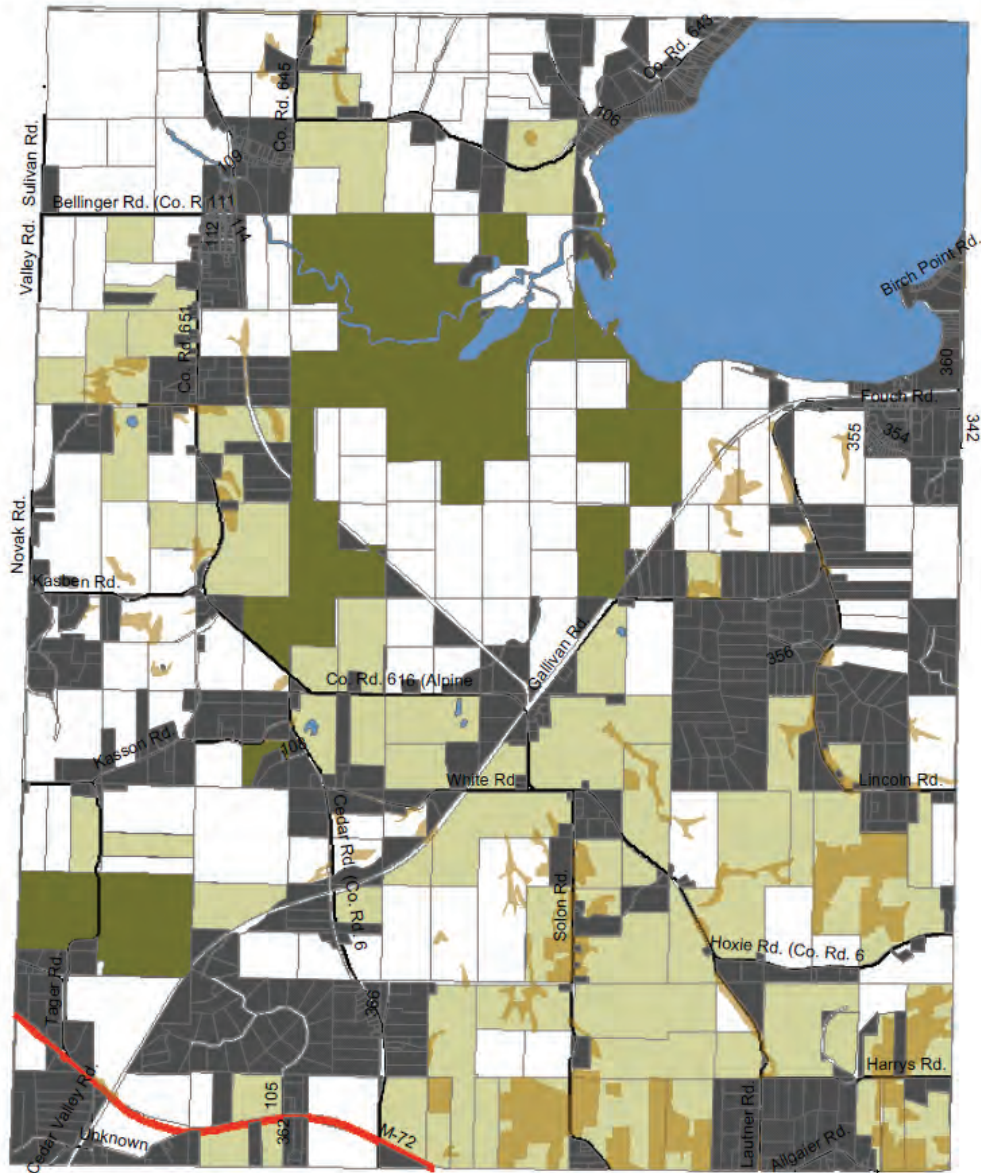
LAND USE CHANGE BY TYPE GAINED FROM 1990 TO 2000

This map shows areas of the county where land use changed between 1990 and 2000. See the table below for general information about the changes.

Land Use Change 1990-2000



Map 1. Solon Township Agricultural Preservation Area Overlay Map



Legend

- Agricultural preservation area
- Public land
- Prime and unique soils
- Residential parcels

The map is only approximate. It is only as accurate as the GIS data on which it is based. The map is based on digital parcel maps obtained from the Leelanau County Department of Planning and Community Development.