

Solon Township Planning Commission Minutes
Tuesday, October 3, 2023
Solon Township Hall
9191 South Kasson Street, Cedar, MI 49621

- I. Call Meeting to Order / Pledge of Allegiance
Chairman Morgan called to order at 6:00 p.m. with the Pledge of Allegiance.

- II. Roll Call / Guest Sign In
Present: All – Steve Morgan, Chairman; Todd Yeomans, Vice Chair; Steve Yoder; Meg Paxton; Samantha Vandervlucht

Excused: None

Staff Present: Tim Cypher, Zoning Administrator

Members of the Public: 4 at various times throughout the meeting

- III. Motion to Approve Minutes – September 5, 2023

Chairman Morgan asked for a motion to approve the September 5, 2023 minutes as presented. **Yeomans moved to approve the September 5, 2023 minutes as presented; Paxton seconded. All present in favor, MOTION CARRIED.**

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

Chairman Morgan asked for a motion to approve the September agenda. **Vandervlucht moved to approve the September agenda; Paxton seconded. All present in favor, MOTION CARRIED.**

- V. Correspondence

Corey Flask had a correspondence that will be in the Chairman's report.

- VI. Conflicts of Interest - NONE

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

Mary O'Neal
Discussed an article from Northern Express about creating denser living zones by allowing rowhouses in Traverse City. Suggested that Cedar follow that example. Also suggested creating a zoning area with small lots where residents can build tiny.

- VIII. Reports:

Township Board

Yoder discussed the ongoing process of replacing the hall doors. Yoder mentioned the work to renovate office spaces in the rear of the hall and that they should consider completing this work before replacing the doors so that they are not damaged in the process as they will be the access point for equipment.

Yoder also reported on the bleachers that were being replaced at the ball field. The cost was \$6000 for 90 bleachers. When they were measured it was determined that they were not the right size so the order was then cancelled. Working to find bleachers that will be suitable and said that the cost will likely be double.

The fire department brought a proposal to do an annual budget instead of two years because it is easier to forecast due to recent inflation.

Land use maps – board did not give comment on the maps but wanted to know more about the landscape.

Buntings road came up – supervisor called road commission for estimate to do road work. Road commission said they will not give an estimate until the Township Board passes a resolution saying they have the funds for it. The road commission said that they have had other townships back out when given estimates so this is why they have the stipulation now. Yoder said they did give the motion so waiting on estimate.

Eric Miller on Rozinski Road had a complaint about a blighted house. Wants the board to declare it a blight, which is a county level decision. He was directed this way.

Clerk brought up raising election work pay range from \$15-\$18/hourly to \$18-\$21/hourly. Noted that streetlights need repair, they are evaluating.

Township Board meeting

“It (the Township Board meeting) was very interesting to say the least (the board) was frustrating” says that landscape should be considered with all new land uses and that the board is unprepared to make decisions around this at the current time. Says a “Mr. Flaska was also there calling out board members” Flaska wants lower density, Flaska was speaking out of turn and causing issues at the board meeting.

ZA Cypher tried to be the voice of reason and mediate this, but it was apparent that the board was unable to speak on these matters at the time due to lack of knowledge around the topic. He continues to attend meetings around land use maps and “hammer home” the need for landscape buffering but will no longer attend meetings because he “is just repeating himself”. Ag use is 75% of township and buffers are required around it, but other uses are special use, and he says they need to make sure it is consistent. Specifically, the uses that will have high traffic so that they do not disturb residential uses around them. He pleads to the commission and the public to voice their concerns to the board, but the board “is not making good time, and they don’t know where they are going”. He states that they can only enforce what is written and clarifies that under the Right to Farm Act that more can be enforced. Public support for this reform would be “great”. He tells the commission that the land use reports will be emailed to the commission by the end of the week.

IX. PUBLIC HEARING - None

X. New Business

A. Change meeting date for November 2023

The election is going on the day of the next scheduled meeting. After discussing scheduling, they agree that they will not have a November meeting and meet the next meeting will be on December 5, 2023.

B. Accessory Dwelling Units

Standards for ADUs in surrounding jurisdictions are discussed. Will they be available for the short term for tourists, or should they make this long-term occupation only to address the housing shortage issues? Regarding the land needed to stay under lot coverage they would need a large lot and money to afford building. The Planning Commission also agreed that there should be an owner occupation stipulation for an ADU. Draft amendment to be provided at December meeting.

C. Short Term Rentals

Cypher gave an overview of short term rentals. The Planning Commission discussed regulations throughout the County. Also how it would be best to make these ordinances proactively, because the need is there, and people will make them eventually, so they must create the structure around it. Suttons Bay did this because the need was there, and it has been successful for them.

The Planning Commission would like a police power ordinance for short term rentals. The discussion around police power ordinances covers how they function, and the commission agrees that they want to make sure the township board knows how they function. That it is something they will have to take lead on and that the planning commission cannot.

XI. Unfinished Business

Future Land Use Maps – Pending at Township Board
Township Board meeting

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A. Master Plan Rewrite

Should be ready by the December meeting. Without the land use maps that they are waiting on the board for that it will not be complete.

XII. Other Items - NO ITEMS

XIII. ZA / Planning Commission Comment

Discussion about when terms end.

XIV. Public Comment

Female Commentor

MOSTLY INAUDIBLE She said something about having the township both mail and email documents.

Female Commentor

Please about the discussion around tiny houses and would like to hear more opinion from the commission member about how other townships implement this, says that she had a story of someone who operated an AirBNB and it was a disturbance. Wants a restriction on length of stay if they allow short term rentals.

Female Commentor

Comment about Frankfort's regulations on

XV. Adjournment

There being no further business, the meeting was adjourned at 7:45 pm by Chairman Morgan