

Solon Township Board  
Regular Meeting  
Thursday, August 19, 2021 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, Clerk Shirley Mikowski, Trustee Steve Yoder and Trustee Pat Deering.

Absent: Treasurer Joan Gauthier (excused).

Jim Lautner explained that Joan Gauthier has been recently in the hospital and was moved to rehab today.

Guests present: Chris Comeaux, Corey Flaska, Judy Janosik, Charlie Smith, Karen Smith, Michael Miller, Mary Taylor, Doug Fierberg, Melinda Lautner, Ray Pleva, and Lisa Rossi.

**3. Approval of Agenda**

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

**4. Approval of Minutes**

Motion by Steve Yoder and seconded by Pat Deering to approve the July 15, 2021 regular meeting minutes as written. Motion carried 4-0.

**5. Public Comment**

Corey Flaska is asking for a density increase for property he owns on Lautner Road and on Solon Road. Mr. Flaska said he would like to clear up some information that has been passed around between Tim Cypher/ZA and the township attorney. According to the Zoning Ordinance, a density increase is determined by the township board. The approval of the density increase will only give him direction and the opportunity to be creative, and does not allow him to go ahead and build 300 homes. Mr. Flaska does not see the risk in increasing the density and does not want to be in limbo. If every township or government entity sought out their attorney to make these kinds of decisions, it would be absolute chaos. Mr. Flaska stated that we are currently in a housing shortage across the country and plans to fight the opposition to help solve some of this issue. He does not see the risk on the township board making a decision and is here to fight what he believes in and what he has proposed.

Doug Fierberg would like to have access to communicate with Tim Cypher/ZA and the township attorney outside of the township board meetings. Mr. Flaska is asking to build 300 homes which is currently sixteen fold of what the current regulations are. The Planning Commission has been asked to work on the M-72 Corridor and to keep it in line with the Master Plan, and part of Mr. Flaska's 80 acres is in the M-72 Corridor. This needs to go to the Planning Commission to see if it is consistent with the Master Plan. Mr. Fierberg stated that Mr. Flaska is not entitled to have 300 homes surrounding his home. This would be pure reaction and not planning if it were approved. Mr. Fierberg referred to Melinda Lautner/ Leelanau County Commissioner and her support for this development.

Mr. Fierberg is 110% in favor of removing the recycling site and offered to match \$15,000.00 to have a gazebo built there.

Melinda Lautner/Leelanau County Commissioner told Mr. Fierberg that she does not have a dog in this fight and is neither for nor against this development. She sits on the Leelanau County Planning Commission and the Housing



Action Committee. Leelanau County is presently short 600 units and working very hard in getting homes in this county. There is a lot of opposition in land development. Land values have also been an influence and everyone knows you don't raise cattle and grow corn and soybeans on land that cost \$8,000.00 per acre. Mrs. Lautner knows that in the past that Jim Lautner has been accused of being in support of farmland being developed and no one has more heart for farming than Jim. Mr. Fierberg interrupted and asked that it be put on the record there is a conflict of interest that Mrs. Lautner is advocating this in front of her husband. Whether this development goes through or not she does not have a dog in this fight. Mrs. Lautner noted that Mr. Fierberg has accused Jim Lautner and herself of being related to past developers and was told that was not true by the attorney. Mrs. Lautner stated that they are still waiting for an apology for that accusation.

Charlie Smith said he got interested several years ago about affordable housing, and started attending meetings in Suttons Bay and also went to the Housing Action Committee meetings. The buzz word is affordable housing but it is just the opposite and the housing is way out of the range for the average person to afford to buy and developers are buying up homes for short term rentals. This all needs to go back to the Master Plan and find out what the residents want.

Judy Janosik said she would feel better if it were affordable housing and sold to families and not bought up by developers and used for short term rentals.

## **6. Correspondence**

A notice of intent was received from Bingham Township to prepare the Master Plan.

A notice of intent was received from Almira Township to update their Master Plan.

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

The Parks and Recreation amount was omitted on this report because Joan Gauthier did not have access to the actual balance because of her being in the hospital. A check in the amount of \$2,971.00 was sent for the remainder of the unused grant money received from the Center for Tech and Civic Life. TCF Checking \$19,135.05, TCF Bank General Savings \$152,760.87, Total Funds Available: \$171,895.92, TCF Bank Road Improvement Fund \$5,340.15, TCF Fire Fund CD \$42,679.30, TCF Fire Fund Savings \$494.14, Total Fire Sinking \$43,173.44, TCF Sidewalk Fund \$8,866.70, TCF Oleson Foundation Grant/Playground Equipment \$10,097.90, TCF Cedar River Marina Project \$29,182.30, Total other Township Funds Available: \$96,660.49 - Total Current Assets: \$268,556.41 . Voucher #'s 14099-14138 were submitted for payment. Motion by Shirley Mikowski and seconded by Steve Yoder to accept the Treasurer's report and pay vouchers as presented. Motion carried 4-0.

## **8. Committee Reports:**

Steve Yoder reported the Planning Commission meeting was held on Tuesday, August 3, 2021. All members and four guests were present.

- Reviewed the remainder of the Zoning Ordinance beginning with Article XIII
- When the Planning Commission members are in agreement that the Zoning Ordinance is complete, a Public Hearing will be scheduled.
- They will begin working on the Master Plan once the Zoning Ordinance is done.
- Accessory dwelling units are not currently allowed in Solon Township and will be discussed at the September meeting.

Mary Taylor reported the Parks and Recreation Committee met on Tuesday, July 27, 2021 at 6:00 P.M. at the Cedar Community Playground. All members and one guest were present.

- The Parks Committee is preparing for the Polka Fest and is having a booth under the tent. They will also have a combo entry in the parade with the Leelanau County Youth League. The youth league will be wearing t-shirts with a thank you for the playground.
- The Boat wash station(s) are on hold due to lack of communication with Mary Kelley from GTB. A copy of the estimate from the company has been provided, but they have not received permission to purchase two stations.



- It is extremely important the playground has regular maintenance. There is a checklist to be followed to keep the equipment maintained. Presently there is no one designated to maintain the equipment. A total of \$775.80 was raised collecting pop cans since the end of June. Another \$50.00 was raised in fundraising from tai chi classes. A total of \$6,214.15 has been raised to date which now gives us \$5,000.00 for matching grant funds.
- Presently they have tai chi classes in there recreation program and would like expand the program.
- Concerned there is a lack of communication with the Cedar River Committee. To their knowledge, there have been decisions made and actions taken and no meetings held since last year.
- People have been taking cans, so signage has been proposed to place at the pop can collection stations. Ron Novak put a camera up and does have a picture of someone helping themselves.
- The committee proposed two alternative recycling site locations. Jim Lautner said he is pretty sure that both properties belong to the Leelanau County Road Commission.
- They will be putting signs up at their booth at the Cedar Polka Fest thanking the community for their involvement in completing the playground, and information on the Cedar River Project. They will also be selling glow-sticks and will have a guessing game.

The next meeting is scheduled for Tuesday, August 31, 2021 at 6:00 P.M. at the Solon Township Hall

**Zoning Administrator Written Report is attached.**

## **9. Unfinished Business**

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

There was nothing to report.

### **B. Parks**

#### **1. Recycling Site**

##### **a. Recycling Agreement**

The township's recycling contract with the county ends December, 2021. Jim Lautner said the county approved to install surveillance cameras at the recycling sites. Shirley Mikowski said even if the Solid Waste Council does approve to install the surveillance cameras, who is going to prosecute? The recycling site has turned into a dump site. People are even putting trash in the bins. The township is receiving \$1,200.00 a year and that does not even cover all the township pays to maintain the road. Shirley said she will not support keeping the recycling site.

#### **2. Solon Beach Park**

##### **a. Pavilions Roofs**

Corey Alaska said one of the roofs of the pavilions at the Solon Beach Park is complete and the other one will be completed this upcoming Saturday.

##### **b. Signs**

Patrick Ivory proposed the following prices for signs for the Solon Beach Park. The sign on the road (two signs, back to back) 4' x 4' with posts, including installation, \$750.00. The sign before the drop-off circle, 4' x 3' with new posts and installation, \$400.00. The Parking sign, 30" x 15" with post and installation, \$100.00 for a total of \$1,250.00. It was also recommended to have a restroom sign that would cost an additional \$100.00. Motion by Jim Lautner and seconded by Shirley Mikowski to approve to pay Patrick Ivory \$1,350.00 for the signs proposed plus a restroom sign for the Solon Beach Park. Motion carried 4-0.

Dale Gauthier has seen the same man sleeping in the hammock more than once at the Solon Beach Park.

#### **3. Tree Removal**

Proposals were received from Deering Tree Service and Northern Tree Experts to remove trees at Solon Beach Park. The prices are not comparable because they do not have the same amount of trees. Pat Deering said one of the trees that were included with the price to remove trees in the Village should be taken care of by Consumer's Energy and will get Shirley Mikowski the information to contact them. Pat also shared that their company has annual contracts with other townships to do annual safety inspections and remove any hazardous trees. Pat will check with Dale Gauthier on the trees that need to be removed at the Solon Beach Park.



### **C. Fire Department**

Chris Comeaux/Fire Board Representative gave the following report:

- Lt. Mikowski discovered there was a paint defect on the new ambulance. The quote was \$32,000 to repair the paint but was covered by the warranty due to a manufacturing defect. The ambulance will be back in the next two weeks.
- A Paramedic program is underway. CAFR have enrolled Firefighter Maus and Lt. Voles to become Paramedics.
- The Bennett Bill is being applied for at the state level to increase CAFR's response from BLS to ALS.
- There is an open position which two medics have applied for, with one needing fire certification. The CAFR Board will vote next week on the new member.
- Assisted Suttons Bay with two on a tanker and Chief Doornbos in the Chief Command Vehicle.
- Should be receiving a floor estimate back by next week for the station apparatus floor.
- The garage doors have been sealed which should help with some of the energy cost savings.
- A full scale active shooter drill will be held on August 24, 2021 with Cedar, Glen Lake, Grand Traverse Sheriffs Dept., and the County Emergency Operations Center.
- The Audit has been completed and is being reviewed by the board.
- The department is right on budget for the year as of the last meeting.
- We are presently under Union contract negotiations. Mr. Royston and Mr. Julian are the board representatives.
- There will be a Public Hearing for the proposed 2022-2024 budget at the board meeting next Tuesday. Mr. Schaub and Chief Doornbos have been working on the budget.

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

Ray Pleva gave the following report:

- Kelly Claar and Rick Stout ~~from~~ are working on a survey
- There has been no rice grass in the Cedar Swamp or the Cedar River for the past two years. It has all died off.
- There have not been any Cedar River Project meetings recently because they have been working on Grant Funding.
- Two funding requests were sent to Chet Janik/Leelanau County Administrator for the ARPA Funds allocated to Leelanau County. The first request is for \$600,000.00-\$950,000.00 for restroom and water facilities for the Cedar Community Park. The second request is for \$36,800.00 for a feasibility study for the Community of Cedar water and sanitary sewer system.
- Grant funding request for 1.9 million is being sent to Congressman Jack O'Malley.
- There is only about 30% of a river pathway/channel for boaters, and Brian Price from the Lake Leelanau Lake Association and the DNR recommends that Solon Township get buoys to make the open pathway/channel. Buoys were placed and a video, pictures and measurements were taken of the layout. All the buoys are out of the lake/mouth of the Cedar River. The board needs more information before approving the purchase of the buoys and submitting a permit to the DNR for the placement of the buoys.
- The number one project is getting bathroom facilities by the river and the playground. There is two acres of dry land by the old dump that could be used for a drain field.

### **E. Cedar Chamber of Commerce/Road Closings/Resolution**

Lisa Rossi said they recently met with the Leelanau County Sheriff's Department and were told that roads used for the run will need to be closed. The Sheriff's Department will need to be present for the Run 4 the Kielbasa which will be a four mile run. A resolution is required by the Leelanau County Road Commission to close roads and to obtain a permit. Shirley Mikowski has already submitted applications and copies of liability insurance from the Cedar Chamber of Commerce and Solon Township for all the road closures and approval is pending on the resolution, and written permission from the Leelanau County Sheriff's Department. Moved by Shirley Mikowski and supported by Steve Yoder to adopt Resolution# 2019-08-19 to authorize the Cedar Chamber of Commerce to close Railroad Avenue on Saturday, August 28, 2021 from 7:00 A.M.-12:00 P.M. for a Car Show, and on Sunday, August 29, 2021 from 8:00 A.M.-3:00 P.M. for a Craft Fair. Close Kasson St. on Saturday, August 28, 2021 from 12:45 P.M.-1:30 P.M. for the Polka Fest Parade. Close Bellinger Rd between Tower Rd. and 651, Valley Rd and Novak Rd. on Saturday, August 28, 2021 from 8:30 A.M.-10:00 A.M. beginning at 651 and Bellinger Rd. for the Run 4 the Kielbasa with the approval and support of the Leelanau County Sheriff's Department and Cedar Area Fire and



Rescue Fire Chief. Upon a roll call vote; Deering-yea, Yoder -yea, Lautner-yea, Mikowski-yea; 4 “yeas”, 0 “nays”. Resolution dully adopted.

Mike Miller heading the Run 4 the Kielbasa said there are currently 150 registered runners.

#### **F. Cedar Chamber of Commerce/Lease Agreement**

Lisa Rossi asked for the original date approved for the Lease Agreement for the use of the tennis courts be changed because it was the only time the company could deliver and setup the tent before the Polka Fest. Motion by Shirley Mikowski and seconded by Jim Lautner to approve to change the date of the Property Lease Agreement for the Cedar Chamber of Commerce for the use of the Tennis Courts to August 14, 2021 – August 31, 2021 for the Cedar Polka Fest for \$1.00. Motion carried 4-0

#### **G. Corey Flaska/Property/Density**

Tim Cypher/ZA had asked this item to be put back on the agenda for this evenings meeting, but was unable to attend. Shirley Mikowski gave the board members copies of the email sent by Mr. Cypher. Jim Lautner said the township board is not ready to make a decision, and Mr. Cypher is currently working with the township attorney on how the township board should proceed. Steve Yoder said at the Planning Commission level they would need to be provided more in depth studies before they would give this request any consideration.

#### **10. New Business**

There was none.

#### **11. Public Comment**

Karen Smith asked why the person is not being made accountable for taking the pop cans when there is evidence of the individual taking the cans and are taking money from the township? Jim Lautner said there is no sign saying they cannot take the pop cans. Jim Lautner asked Shirley Mikowski to send the pop can sign the Parks Committee proposed to the township attorney for approval.

Mary Taylor feels it is important that the township hire someone to oversee and maintain the parks. Shirley Mikowski has several people she will ask.

Shirley Mikowski commented that there is not one township in the area that spends as much as this township does maintaining the township parks and that all of the surrounding townships benefit from them.

Corey Flaska clarified that according to the Zoning Ordinance, a PRD (Planned Residential Development) is allowed on this property and it would not be spot zoning. This property is zoned Agriculture/Conservation where a PRD can have 3000 square foot lots. A survey was done in Solon Township and found the majority of residents want cluster housing.

Doug Fierberg offered to provide an employee to research grants for the Cedar River Project. Mr. Fierberg read the section on density from the plan the Leelanau County Planning Commission just completed that they worked on for several years. A smart and balanced decision can't just be at board level. This is where the Planning Commission comes in to make functional understandable planning

Chris Comeaux wanted to know how many pop cans have been taken. Mary Taylor said there have been approximately 500 cans taken. Chris strongly encouraged finding out why this person is taking the cans to see if they might be in need of some financial help.

Karen Smith feels there should be accountability for the pop cans that have been taken.

Lisa Rossi is the co-chair of the Polka Fest and thanked the township for their support, and to say this has not been challenging would be a huge understatement. Lisa hopes to see everyone under the big tent.

**12. Announcements**

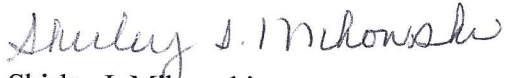
There was none.

**13. Adjournment**

Motion by Shirley Mikowski and seconded by Steve Yoder to adjourn the meeting. Motion carried 4-0.

The meeting was adjourned at 8:40 P.M.

Respectfully submitted,

A handwritten signature in cursive script, reading "Shirley I. Mikowski".

Shirley I. Mikowski  
Solon Township Clerk

# SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: JULY 2021

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
6/10/2021	LUP 21-16A	SLAVEN	LAND USE 202116A	1008	\$ 115.00
010-011-034-40	9850 S. PERRINS LANDING	REMOVE AND REPLACE EXISTING DWELLING & PORCH		1,626 S.F.	
7/11/2021	LUP 20-19	ZIMMERMAN	LAND USE 202019	10836	\$ 50.00
010-010-003-10	5967 E. WATERSIDE DR.	REVISED LUP - ADDED LAUNDRY ROOM TO DWELLING		110 S.F.	
7/11/2021	LUP 21-20	BIRKMEIER	LAND USE 202120	3499	\$190.00
010-003-043-00	8307 S. SOLON PARK RD.	NEW DWELLING ATT. GARAGE PORCH PATIO		4,590 S.F.	
7/29/2021	LUP 21-21	DEMOULPIED	LAND USE 202121	12478	\$165.00
010-015-011-10	5545 E. GALLIVAN RD.	NEW DWELLING ATT GARAGE PORCHES DECKS		3,128 S.F.	
7/27/2021	LUP 20-22	MCDONNELL	LAND USE 202022R	1049	\$40.00
010-004-008-00	8268 S. ROSINSKI RD.	REVISED - ADD NEW COVERED PORCH		144 S.F.	
7/26/2021	PLA 21-02	WICKSALL TRUST & VANDERVLUCHT		2164	\$50.00
010-034-006-10 & 010-034-006-20	5755 & 5765 E. TRAVERSE	PROPERTY LINE ADJUSTMENT			

TOTAL \$ 610.00

SIGNED:

*Timothy A. Cypher*

DATE:

8/8/2021

TIMOTHY A. CYPHER  
SOLON TOWNSHIP ZONING ADMINISTRATOR  
231-360-2557  
[TIM@ALLPERMITS.COM](mailto:TIM@ALLPERMITS.COM)



**Solon Township**  
**Resolution No. 2021-08-19**

**WHEREAS**, the Cedar Chamber of Commerce wishes to close Railroad Avenue on Saturday, August 28, 2021 from 7:00 A.M.-12:00 P.M. for a Car Show and on Sunday, August 29, 2021 from 8:00 A.M.-3:00 P.M. for a Craft Fair. Close Kasson St. on Saturday, August 28, 2021 from 12:45 P.M.-1:30 P.M. for the Polka Fest Parade. Close Bellinger Rd between Tower Rd. and 651, Valley Rd and Novak Rd. on Saturday, August 28, 2021 from 8:30 A.M.-10:00 A.M. beginning at 651 and Bellinger Rd. for the Run 4 the Kielbasa.

**WHEREAS**, the roads will be closed within the time frame of the Cedar Polka Fest 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 Railroad Avenue on Saturday, August 28, 2021 from 7:00 A.M.-12:00 P.M. for a Car Show and on Sunday, August 29, 2021 from 8:00 A.M.-3:00 P.M. for a Craft Fair. Close Kasson St. on Saturday, August 28, 2021 from 12:45 P.M.-1:30 P.M. for the Polka Fest Parade. Close Bellinger Rd between Tower Rd. and 651, Valley Rd and Novak Rd. on Saturday, August 28, 2021 from 8:30 A.M.-10:00 A.M. beginning at 651 and Bellinger Rd. for the Run 4 the Kielbasa with the approval and support of the Leelanau County Sheriff's Department and Cedar Area Fire and Rescue Fire Chief on this day of August 19, 2021.

The foregoing resolution offered by Board Member Shirley Mikowski  
Second offered by Board Member Steve Yoder

Upon roll call vote, the following voted:

Deering-yea
Yoder - yea
Lautner- yea
Mikowski-yea

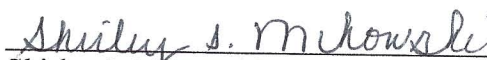
Yeas – 4  
Nays – 0

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

  
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 August 19, 2021, 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