

Solon Township Board  
Regular Meeting  
Thursday, December 8, 2022 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, Trustee Steve Yoder and Trustee Pat Deering.

Guests present: Chris Comeaux, Ray Pleva, Charlie Smith, Karen Smith, Judy Janosik, Char Verschaeve, Doug Fierberg, Jeff Kozisek, Donna Kozisek, Kelly Claar, Julie Cordano, Joan D'Argo, Mary Taylor and Dale Gauthier.

**3. Approval of Agenda**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the agenda with an addition under 10. New Business: C. Planning Commission. Motion carried 5-0.

**4. Approval of Minutes**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the November 17, 2022 regular meeting minutes as written. Motion carried 5-0.

**5. Public Comment**

Judy Janosik thanked Shirley Mikowski for getting the minutes posted on the website.

Julie Cordano was surprised to read in the Leelanau Enterprise that the recycling site will be closing at the end of December. There are 200 cars that go through there daily and is concerned closing the site could have a negative impact on the businesses in Cedar during the winter months. Ms. Cordano is aware that the county pays Solon Township \$3,600.00 per year and would like to know how much it is costing the township to maintain the site. She has been one of the volunteers that has been cleaning up the recycling site three times a week and the surrounding area and wants the site to remain open until a different site is up and running.

Doug Fierberg thanked the volunteers for cleaning the recycling site, but feels it is time to close the site. He knows recycling is important, but this site is an eyesore. He does not know of any other town that puts their garbage in the center of town and near a river. He will also gladly chair and form a committee to restore the recycling area. Mr. Fierberg thanked the board for the great job of managing the township. He also shared his concerns that the updated Master Plan would include making property on Allgaier Road commercial. When Zelinski requested to rezone his property to commercial, Mr. Fierberg knows that just about every property owner on Allgaier Road believed it would adversely affect each of their properties.

Joan D'Argo was also one of the volunteers that helped clean up the recycling site and also read that the recycling site will be closing at the end of the month. Ms. D'Argo agrees it is not the right place for the site, but would like the contract extended until another site is established. She is concerned that fifty percent of recycling materials may end up in the landfills.

Char Verschaeve said recycling is a big win and the site should not be closed until there is another site. Every household in Leelanau County pays \$29.00 per year for the recycling program.

Jim Lautner said there is a misconception that Solon Township is closing the site. It is Leelanau County that is closing the site. Solon Township does not receive the \$29.00 recycling fee; that all goes to Leelanau County. The

township board asked the county to pay for the snowplowing, pay for the maintenance of the road, and continue to pay \$300.00 a month for the contract to be extended, and the county chose not to negotiate. The county had five years and then an additional twelve months to find a new location.

Joan D'Argo said she was confused on who was closing the site.

Chris Comeaux attended the November meeting and felt the township board did a great job negotiating with the county and left it in their hands. The county chose not to negotiate and to shut it down. It is the only recycling site in the county that is not maintained by the county. He also knows that GFL picks up the recycling and does not let anything go to waste in their building.

Jim Lautner said there are seven other sites in the county that can be used by all residents and thanked everyone for their comments.

## **6. Correspondence**

- The FOIA request received from Kaitlyn Powerski regarding the election results has been completed.

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

It was noted that Brent Garvin has been charging the same price for removing the docks both in the spring and fall since he started, which is seven years. Huntington Bank Checking \$168,827.53, ARPA Funds included in checking: \$116,581.12, Available in Checking Account: \$52,246.41, Huntington Bank General Savings \$127,908.34, Total Funds Available: \$180,154.75, Huntington Bank Road Improvement Fund \$10,344.50, Huntington Bank Fire Fund CD \$42,721.65, Huntington Bank Fire Fund Savings \$37,684.48, Total Fire Sinking \$80,406.13, Huntington Bank Sidewalk Fund \$13,285.55, Huntington Bank Cedar River Marina Project \$24,257.50, Total other Township Funds Available: \$128,293.68. Total Current Assets: \$308,448.43, Parks and Recreation \$9,465.10. Voucher #'s 14774-14806 were submitted for payment. Motion by Steve Yoder and seconded by Pat Deering to accept the Treasurer's report and pay vouchers as presented. Motion carried 5-0.

## **8. Committee Reports:**

Steve Yoder reported the Planning Commission meeting was held on Tuesday, December 6, 2022. Six members and ten guests were present.

- Had a Public Hearing on the proposed Land Use maps for commercial and PUD's
- Blake Vidor lives on Lincoln Road and has purchased three parcels on Lincoln Road that he wants to rezone from Agriculture/Conservation to Residential/Agriculture 2. There are several properties that are already zoned Residential/Agriculture 2 on Lincoln Road.
- Five maps were approved to forward to the township board
- Approved the meeting dates for 2023
- Elected Steve Morgan Chair and Todd Yeomans Vice Chair.
- Tim Cypher and Recording Secretary are working on a template for the Master Plan.

Shirley Mikowski asked that the Planning Commission revise their meeting dates to the township fiscal year which is April 1<sup>st</sup> – March 31<sup>st</sup>.

Joan Gauthier asked where she can find the initial Land Use maps, and they can be found on the website.

Steve Yoder said currently they cannot approve any rezoning because it does not match our Future Land Use maps, and the current Master Plan does not allow it.

Kelly Claar reported the Parks and Recreation Committee met on Tuesday, November 29, 2022 at 6:00 P.M. There were three members present.

- The Parks Committee needs more members. Kelly said she was not going to seek reappointment but the supervisor told her that was not an option. A new chair is needed because it is very time consuming and is impacting Kelly's family life.
- Yoga classes will be starting up in January 2023.

- A list of items to purchase for the parks will be submitted to the clerk.
- Mary Taylor is working on applying for the Spark Grant, but before she can apply, there is a need for more public input. The committee also needs better communication with the township board.
- The next meeting will be held on Tuesday, December 27, 2022 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 no report.

### **B. Parks**

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

##### **a. Cameras/Contract**

Jim Lautner explained the county waited until the November meeting to negotiate a contract. The township board asked the county to pay for all costs of maintaining the site and also pay the township a lease fee of \$300.00 per month for the township to extend the agreement again. The county denied the request so the recycling site will close December 31, 2022 (see attached). Solon Township has had the recycling site since 1998, but the township did not receive any compensation from the county until 2014. The township then received \$312.50 per quarter. The contract was extended in 2021 for an additional year and that is when the county started paying \$300.00 per month.

Ray Pleva gave an update on property near the Post Office that is being considered as the new recycling site that he has been working on. The property is owned by Ron and Lori Novak and the property is surrounded by wetlands. It will take some time to get this site operational. The county is considering buying a one acre parcel from the Novak's, so this would require rezoning. Because it is surrounded by wetlands, it will also require fill which will need approval from the DEQ. Jim Lautner suggested that Ray Pleva get on the county board's agenda for next Tuesday night's meeting. Ray Pleva noted that Fleis&Vandenbrink have a new technology in working with wetlands.

### **C. Fire Department**

Chris Comeaux gave the following report:

- Cleveland Township Fire Board Representative Roy Royston is retiring and the January 2023 meeting will be his last. Mr. Royston has 40 years of experience with fire service, so his knowledge and experience will be missed.
- The Centerville Township board's January agenda will include replacing the fire department roof. Jim Lautner explained that the fire department building is owned by Solon and Centerville Township, and the roof is going to cost approximately \$60,000.00.
- They are beginning the hiring process for additional full time members.
- Chris explained that the fire department is owned and operated by four townships, so the cost is divided four ways except Solon and Centerville are responsible for the major expenses of the building. He is very proud of this fire department and will put it against any other fire department.

Shirley Mikowski asked how long before the roof can be done and it is weather pending.

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

#### **1. Buoys**

Ray Pleva said working with the Leelanau Conservancy is not a good situation. Mr. Pleva explained that from the red bridge to the waterway is filling up with grass. The mouth of the river is filling up with weeds that are holding back the silt and the swamps are backing up. The water in the Community Park is getting higher. Ray believes we need to get some experts to advise and has recently been in contact with Frank Dituri, an engineer of wetlands, and was introduced to Anthony Kendall from Michigan State who is an expert in landscape hydrology.

### **E. Zoning Ordinance**

Joan Gauthier said the corrections to the Ordinance were completed and were forwarded to Tim Cypher/ZA, but Tim could not have it ready for this meeting. Steve Yoder asked the board where they stand in approving the Landscape Ordinance. Shirley Mikowski asked that the Ordinance matches Cedar and not Harbor Springs; to write it for 1,500 residents and not 15,000. Pat Deering said he has reviewed it and is concerned that it is an over reach by telling people what they can do with their property: by stating the specifics it could cost a property owner \$20,000.00 to landscape. Joan Gauthier said she agrees with Pat that it is unrealistic and too complicated. Jim Lautner said there is not one property or business owner in Cedar that could expand or comply with this Ordinance. They did add that a waiver can be obtained, but the problem is being susceptible to the person making the decision to allow the waiver and to that board. Steve said the Planning Commission is not going to like it because they have spent a lot of time on this and there were around eighty people who also gave their input. Joan questioned if any of the people that gave input have read the completed Ordinance and if any of them figured out what the cost would be to comply.

### **F. Drainage District**

Jim Lautner said the Drain Commissioner is drawing up new plans.

### **G. Boat Wash Station/Cedar River**

There was no report.

### **H. Grant Options/Mary Taylor**

Mary Taylor explained there is an opportunity for a grant through the Michigan Department of Natural Resources called the Spark Grant. It can be from \$100,000.00 - \$1,000,000.00. It is not a matching grant. Fleis&Vandenbrink did the Five Year Park Plan and came up with some conceptual ideas of how the township parks could be improved which would cost approximately \$3.9 million dollars. Some of the requirements for applying for the grant is to have input from the community on what they want done with the parks and also obtaining letters of support. The Parks Budget will need to be more detailed especially on the amount of budget that will be used for maintaining the parks. A resolution that includes the project will need to be adopted, but there needs to be more public input before a project can be determined. There will be three opportunities that the township will have to apply for this grant. The first date is December 18, 2022. It was decided after much discussion to hold a Public Forum on Thursday, January 19, 2023. Motion by Joan Gauthier and seconded by Shirley Mikowski to approve to schedule a Public Forum on Thursday January 19, 2023 at 6:00 P.M. to be held at the Solon Township Hall to gain public input for the township parks. Motion carried 5-0.

### **I. Appointments**

Motion by Jim Lautner and seconded by Joan Gauthier to approve to appoint Don Parker, Al Rosinski, Brent Parker to the Board of Review and Laura Tarsa as the Alternate for a two year term ending 12/31/2024. Motion carried 5-0.

Motion by Jim Lautner and seconded by Steve Yoder to approve to appoint Debra Stephens to the Zoning Board of Appeals for a three year term ending 12/31/2025. Motion carried 5-0.

Motion by Jim Lautner and seconded by Steve Yoder to approve to appoint Kelly Claar, Kathleen Hughes, Mary Taylor, Grace Yoder, Brett McDowell and Melinda Lautner to the Parks and Recreation Committee for a one year term ending 12/31/2023. Motion carried 5-0.

Motion by Jim Lautner and seconded by Steve Yoder to approve to appoint Meg Paxton to the Planning Commission for a three year term ending 12/31/2025. Motion carried 5-0.

Motion by Jim Lautner and seconded by Joan Gauthier to approve to appoint Rich Nachazel as Sexton for one year. Motion carried 5-0.

Motion by Jim Lautner and seconded by Joan Gauthier to approve to appoint James Claar as the Township Hall Custodian for one year. Motion carried 5-0.

## **J. Snowplowing**

Shirley Mikowski did contact Schaub Outdoor Services, and they will continue to snow plow the recycling site and the township hall this winter.

## **10. New Business:**

### **A. Amend Budget**

The Elections and the Service Charge Budget line items have gone over budget. Shirley Mikowski would like to add an additional \$1,000.00 plus the overage to the Elections and an additional \$3,000.00 plus the overage to the Service Charge and recommended transferring the amount from the Township Hall Operating. Motion by Jim Lautner and seconded by Joan Gauthier to approve to amend the 2022-2023 Budget line items by transferring \$3,585.92 to Elections and transferring \$3,665.55 to Service Charge from the Township Hall Operating Budget. Motion carried 5-0.

### **B. Nicole Corley/Downed Tree**

Nicole Corley has a home on Columbus Street and reported there is a broken tree across the street from her property. It was determined that the tree is on Solon Township property, so the board agreed to have Deering's Tree Service take that tree down and whatever else needs to be cleaned up. Motion by Shirley Mikowski and seconded by Joan Gauthier to approve to hire Deering's Tree Service to clean up and remove all hazardous trees and brush at the crossroads of Nelson and Columbus Street. Motion carried 5-0.

### **C. Planning Commission**

It was recommended by Tim Cypher/ZA to reduce the number of Planning Commission members. Motion by Jim Lautner and seconded by Steve Yoder to approve to reduce the number of members of the Planning Commission from seven members to five members effective December 31, 2022. Motion carried 5-0.

## **11. Public Comment**

Karen Smith said Al Laskey has a wealth of knowledge and she would like to see him recognized for his many years of service to the Planning Commission. She suggested recognizing him at the January meeting with a cake, a card signed by the residents, and put a public notice in the paper.

Ray Pleva said there is going to be a blood drive at the Solon Township Hall on Wednesday, December 28, 2022 from 11:00 A.M. – 3:30 P.M. Every donor will receive a \$15.00 gift certificate and will be put into a drawing for a car.

Dale Gauthier said that he and Randy Herman have been putting gravel in the holes in the road at the Solon Beach Park that a contractor caused with the big trucks. Jim Lautner said Tim Cypher/ZA knows who the contractor is and will have Tim contact them to have them repair the damage.

Ray Pleva asked if the township board would consider waiving the fees for the rezoning of the property that may be purchased for the recycling site. This will be up to the property owners to have the property rezoned. It would be up to the county to pay the fees because it is a county program.

Charlie Smith said he had attended some of the Planning Commission meetings when the Landscape Ordinance was written and noted it was written for a large municipal city.

## **12. Announcements**

There was none.

## **13. Adjournment**

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

The meeting was adjourned at 9:36 P.M.

Respectfully submitted, Shirley I. Mikowski/Solon Township Clerk

*Shirley I. Mikowski*

# SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: NOVEMBER 2022

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
11/25/2022	LUP 22-32	TARSA	LAND USE	202232	2318 \$ 40.00
010-021-031-00	4755 E. WHITE ROAD	ACCESSORY BUILDING - SMALL SHED		100 S.F.	

TOTAL \$ 40.00

SIGNED:

*Timothy A. Cypher*

DATE: 12/6/2022

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

## Recycling site in Cedar

Trudy Galla <[tgalla@leelanau.gov](mailto:tgalla@leelanau.gov)>

Tue 12/6/2022 2:33 PM

To: James Lautner <[jamescarllautner@gmail.com](mailto:jamescarllautner@gmail.com)>; Steve Yoder <[stephen7yoder@gmail.com](mailto:stephen7yoder@gmail.com)>; Shirley Mikowski <[sidmikowski@hotmail.com](mailto:sidmikowski@hotmail.com)>; jgauthier56@hotmail.com <[jgauthier56@hotmail.com](mailto:jgauthier56@hotmail.com)>; Pat Deering <[patdeering1@aol.com](mailto:patdeering1@aol.com)>

Cc: Mark Bevelhymer <[mbevelhymer@gflenv.com](mailto:mbevelhymer@gflenv.com)>; Marcia Harris ([marciabharris5@gmail.com](mailto:marciabharris5@gmail.com)) <[marciabharris5@gmail.com](mailto:marciabharris5@gmail.com)>

This is a followup to the Executive Committee meeting of the County Board this morning.

I presented the request from Solon Township for the lease payment for the recycling site in Cedar, plus payment for other costs at the site such as snowplowing, grading, etc. The board had questions and there was a motion made by Commissioner Melinda Lautner to approve the request. There was not a second to the motion so the motion died. There was no action taken by the Board so at the end of December, the containers will be removed. I expect the Leelanau Enterprise will be writing an article on this for this week's newspaper.

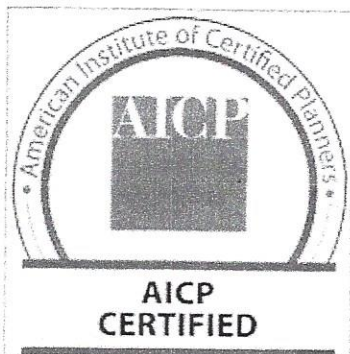
As I told the County Board this morning, we will continue to work on a new site for the recycling containers and are also open to any suggestions from the community for sites we can consider.

On behalf of the Solid Waste County and Leelanau County, thank you for hosting this site for so many years. It will be missed as a recycling location, but we understand that it is also a valuable component for your plans to expand parks and recreation in the township. Again – thank you.

cc: Marcia Harris, Chair, Solid Waste Council  
Mark Bevelhymer, GFL Services

Respectfully,

Trudy J. Galla, AICP, Leelanau County Planning Director  
8527 E. Government Center Dr., Suite 108  
Suttons Bay MI 49682  
231-256-9812  
[tgalla@leelanau.gov](mailto:tgalla@leelanau.gov)



**SOLON TOWNSHIP FISCAL YEAR BUDGET 2022-2023 AMENDED 12-8-2022**

**PROPOSED RECEIPTS 2022-2023**

AMENDED

State Shared Revenues	155,000.00
Hall Rental	1,000.00
Township Tax	65,000.00
Taxes: Interest Earned	0.00
Swamp Tax	2,500.00
Local Comm Stab Share Tax/PPT	600.00
Cemetery	1,500.00
Permits and Fees	4,000.00
Fire and Ambulance Operation Millage 2.50 mills	292,000.00
Interest	100.00
Charges for Services	0.00
Metro Act Fund	4,500.00
State Education Tax	3,100.00
1% Administration Fee	27,000.00
Recycling	<u>3,600.00</u>
Cedar River Marina Project (Non-Budget Item)	
Parks and Recreation (Non-Budget Item)	
ARPA Funds (Non-Budget Item)	
<b>ESTIMATED RECEIPTS 2022-2023</b>	<b>559,900.00</b>
<b>PLUS ACTUAL FUNDS AVAILABLE</b>	<b>416,437.28</b>
<b>OTHER FUNDS</b>	
Road Improvement (Gov't Oper)	5,304.50
Fire Sinking (NWS)	80,366.38
Sidewalk Fund (5th/3rd)	<u>13,245.55</u>
<b>TOTAL OTHER FUNDS</b>	<b>98,916.43</b>
<b>TOTAL ANTICIPATED INCOME</b>	<b>1,075,253.71</b>
<i>Cedar River Marina Project (Non-Township Fund)</i>	24,238.29
<i>Parks and Recreation</i>	8,005.70
<i>ARPA Funds</i>	59,983.54
<b>ESTIMATED EXPENSES 2022-2023</b>	
Supervisor Salary	10,000.00
Supervisor Operating	0.00
Assessor Salary	16,600.00
Assessor Operating	1,500.00
Clerk Salary	18,500.00
Clerk Operating	5,000.00
Deputy Clerk	2,000.00
Treasurer Salary	16,000.00



Treasurer Operating	4,000.00
Deputy Treasurer	2,000.00
Trustee Board Salaries	4,000.00

**TOWNSHIP BOARD EXPENSES**

AMENDED

Public Utilities	10,000.00
Advertising	2,000.00
Professional/Legal/Audit Fees	10,000.00
Miscellaneous	1,000.00
Sidewalks/Roads	4,000.00
Service Charge	6,000.00

**9,665.55**

Board of Review	2,500.00
Planning Commission Budget	14,000.00
Board of Appeals	2,000.00
Zoning Administrator	24,000.00

Cemetery Operating	5,500.00
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**SOLON TWP. HALL EXPENSES:**

Custodian Salary	3,000.00
Hall Lights	1,500.00
Hall Gas	3,000.00
Hall Operating	10,000.00

**5,000.00**

Pension	5,000.00
Elections	7,000.00
Insurance	9,000.00
Parks and Maintenance	55,000.00

**10,585.82**

Twp. Annual Support of Fire and Amb. 2.50 mills	256,443.84
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<b>ANTICIPATED EXPENSES 2022-2023</b>	<b>510,543.84</b>
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<b>ROAD IMPROVEMENT FUND</b>	<b>5,000.00</b>
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<b>CONTINGENCY:</b>	<b>5,000.00</b>
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<b>FUND BALANCE:</b>	<b>455,793.44</b>
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<b>OTHER FUNDS</b>	<b>98,916.43</b>
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<b>TOTAL OPERATING EXPENSES:</b>	<b>1,075,253.71</b>
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