

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

MINUTES

1. Call to Order

2. Pledge of Allegiance

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

Board members present: Supervisor Jim Lautner, Clerk Shirley Mikowski, Trustee Steve Yoder and Trustee Pat Deering.

Board member via zoom: Treasurer Joan Gauthier.

Guests present: Raymond Pleva, Corey Flaska, Kevin Gillespie, Ryan Blanck, Charlie Smith, Karen Smith, Judy Janosik, Kim Smith, Jackie Baase, Mary Taylor, Kelly Claar and Tim Cypher/ZA.

3. Approval of Agenda

Motion by Shirley Mikowski and seconded by Steve Yoder 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 December 8, 2022 regular meeting minutes as written. Motion carried 4-0.

5. Public Comment

Corey Flaska is hoping the township board will approve to move forward with the proposed Master Plan Future Land Use maps. The Planning Commission has been very thorough and has been working very hard on these for the past several years. This is the future of growth in Solon Township

Kevin Gillespie has lived in the township since 1993. He shared his concerns about a wellness resort on Timberlee property being proposed in Elmwood Township. This would greatly affect where his property is because they are trying to access Timberlee by cutting a road on a neighboring property owned by Gordon Forsyth.

Ryan Blanck said he moved from Nashville to get away from development and the ramifications. He is also concerned about the proposed resort, because it was originally described to him as a Nature Center.

Jim Lautner said the township can't say anything unless they are approached and we can't tell Elmwood Township what to do.

Tim Cypher/ZA said he has been following this, but no one has come to Solon Township at this point. Elmwood Township cannot approve a project of this nature if there is a wing that comes into this township.

6. Correspondence

There was none.

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

Shirley Mikowski thanked Deering's Tree Service for reducing their bill. Pat Deering reported they took down, removed and cleaned up the trees and anything else that may have been hazardous at the crossroads of Nelson and Columbus Street. Huntington Bank Checking \$121,920.98, ARPA Funds included in checking: \$116,581.12, Available in Checking Account: \$5,339.86, Huntington Bank General Savings \$127,940.93, Total Funds Available: \$133,280.79, 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 \$24,263.68, Total other Township Funds Available: \$128,299.86. Total Current Assets: \$261,580.65, Parks and Recreation \$9,465.10. Voucher #'s 14807-14846 were submitted for payment. Motion by Shirley Mikowski and seconded by Pat Deering to accept the Treasurer's report and pay vouchers as presented. Motion carried 4-0.

8. Committee Reports:

The Planning Commission January meeting was cancelled so there was no report.

Kelly Claar reported the Parks and Recreation Committee met on Tuesday, December 27, 2022 at 6:00 P.M. There were four members present.

- Kelly Claar and Mary Taylor are co-chairs and Grace Yoder is secretary. The Parks Committee is looking for more members.
- There is one member that has not replied after email requests and the committee has decided to request his removal from the committee if there is no response by March.
- The Parks have raised \$9,465.10 to date.
- A recreation program schedule is available on their Facebook page.
- Still working on a plan to use the remaining \$2,300.00 from GTB Grant for an informational sign near the river.
- They have partnered with the Cedar Chamber of Commerce to sponsor a movie night on February 18th. The Committee is requesting \$300.00 to pay for the rights to show the movie. They will be providing refreshments for a donation. The movie is free to attend.
- 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 would like to hire Fleis&Vandenbrink for the three public meetings. The cost would be \$6,340.00.
- They are concerned with the adult ball league and their responsibility. Shirley Mikowski will talk to Jackie Budd.
- The Chamber's zero turn mower is down and possibly unable to repair. The Parks Committee recommends hiring a service company to mow the ballfields.
- The Public Forum for the parks is scheduled for Thursday, January 19, 2023 at 6:00 P.M. Kelly encouraged everyone to attend and snacks will be provided.
- The next meeting will be held on Tuesday, January 31, 2023 at 6:00 P.M. at the Solon Township Hall.

Motion by Shirley Mikowski and seconded by Steve Yoder to authorize the Parks Committee to spend up to \$300.00 for movie night. Motion carried 4-0.

Corey Flaska donated \$100.00 towards movie night.

Jim Lautner said to hire Fleis&Vandenbrink can be added to the February Agenda. Mary Taylor said if we don't hire someone then she doesn't know who is going to facilitate the forum. Mary asked if it is okay if Brian Rowley comes to the forum free of charge. Jim said it is okay for him to attend.

Zoning Administrator Written Report is attached.

9. Unfinished Business

A. Township Hall/Repairs

There was no report.

B. Parks

1. Recycling Site

Ray Pleva reported that he has been working with Trudy Galla, Mark Polinko, Tim Cypher/ZA, Chet Janik, Ty Wessel, the Fire Department and the Leelanau County Road Commission to move the recycling to Bunting's Cedar Market. A special meeting was called by the Leelanau County Board of Commissioners on January 10, 2023 at 8:30 A.M. to take potential action for a new Five Year Recycling Agreement with Bunting's Cedar Market. The Board of

Commissioners approved the agreement. A permit application has been completed and a \$150.00 check has been sent to Tim Cypher/ZA. A temporary permit has been issued to relocate the recycling bins to Bunting's. The Planning Commission will need to formally approve this permit at their February 7, 2023 meeting. The bins are being moved on Friday, January 13 at 1:00 P.M. and there will be a ribbon cutting ceremony. Mr. Pleva asked that one of the township board members be present for this and invited Mr. Cypher to attend. Mr. Pleva thanked the township for keeping the recycling site opened until the agreement was finalized and the bins moved. The township board thanked Ray for all of his time and energy in this.

2. Mower

Jim Lautner said he had Dale Gauthier look into a new zero turn mower for the township. Mr. Gauthier received a quote for a John Deere Z930M with 60-inch side discharge mowing deck, suspension seat, and pneumatic air tires. The reduced government price is only good until tonight, January 12, 2023 if they receive our purchase order. The retail price is \$12,184.00 and the price quoted is \$9,625.36; a savings of \$2,558.64. The ARPA Funds can be used to purchase this. Joan Gauthier added that this is a commercial mower and for the last two years we have had the responsibility of the ballfields. It is important for the township to have their own equipment. Motion by Shirley Mikowski and seconded by Pat Deering to approve to purchase a John Deere Z930M ZTrak with a Fully Adjustable Suspension Seat with Armrests (24" High Back) mower for the total cost of \$9,625.36 to be paid for with ARPA Funds. Motion carried 4-0.

3. Solon Beach Park Road and Fence

Tim Cypher/ZA said that Mr. and Mrs. Birchmeier were issued a permit in 2021 to build their home. Mr. and Mrs. Birchmeier and SL Ketko Custom Builder are aware they need to restore the damage their big trucks and equipment did to the Solon Beach Park Road.

Joan Gauthier said that Mr. and Mrs. Garb purchased Becky Kabat's place and will be fixing the fence in the spring.

C. Fire Department

1. Roof

Jim Lautner said Centerville Township approved their half of the \$60,000.00 for the roof on the fire department. They are trying to line up a contractor to put on a new roof.

2. Hiring

There was no report.

D. Cedar River Project

1. Buoys

Ray Pleva gave a report (see attached).

Mr. Pleva asked what the township plans to do with the fence by the river. Jim Lautner said the county may want to use the fence at Bunting's. Mr. Pleva also asked about the maintenance of the road behind Bunting's. Jim will check with the Leelanau County Road Commission.

E. Zoning Ordinance/Master Plan/Future Land Use Maps/Recording Secretary

Master Plan/Future Land Use Maps

Tim Cypher/ZA explained that the Planning Commission has been working for years on potential future growth in the township especially the past 6-8 months. There are presently four rezoning requests held in abeyance because the Master Plan does not support those locations. The Planning Commission approved to forward the Future Land Use Maps to the township board at their December 12, 2022 meeting. Board approval is needed to send the maps out to the county and surrounding townships for their review. Mr. Cypher went over the five maps, five districts: the greater Cedar Area, the Four Corners (with the new stoplight at the end of M-72), Solon Road and M-72, Allgaier Road and M-72 and the PUD (Planned Unit Development) Districts. With the greater Cedar area, they tried to give more flexibility. The owner of the Wild Juniper Nursery bought the Northeast corner of the four corners and the preexisting farm implement dealership owned by Norconk's had already established a commercial nature. The Solon Road and M-72 is where Grumpy's is located and it only made sense to establish commercial in that area. Pat

Deering asked if there had been consideration to make it commercial all along M-72. The residents did not support that. They wanted it limited and the rural character kept intact. Allgaier Road and M-72 was selected because it is right next to the Robinson area. The PUD's Districts have been reduced with the northern part of the township requiring ½ acre minimum density and the southern part requiring 1 acre minimum density. The map promotes PUD's next to commercial use. Pat asked how the decisions were made in determining the maps. Mr. Cypher said they tried to follow the property lines. There is presently a lot of spot zoning on the current maps and this is the first time in fifteen years that the maps have been updated. Anyone can request a zoning change, but the Master Plan has to support it. Pat said he was under the impression that once the maps were approved the properties would be locked in. This is not a final approval; the motion is to have the maps forwarded to all the parties that need to review them. Steve Yoder said that nothing is official, the maps are just being sent out to be reviewed and a 42 day review is required. Motion by Shirley Mikowski and seconded by Pat Deering to approve to have the Future Land Use maps forwarded for review and comments based on and consistent with the Michigan Planning and Enabling Act requirements. Motion carried 4-0.

The Future Land Use maps can be viewed at www.leelanau.gov/solontwp.asp.

Tim Cypher wanted to publicly thank Rob Herman from the Leelanau County Equalization Department who does a great job on the maps.

Recording Secretary

There was a concern in the amount of the Planning Commission Recording Secretary's invoice was for the month of December. In the past Michelle Wilkes was a member of the Planning Commission and Recording Secretary and was paid \$100.00 per meeting with no other charges. Tim Cypher/ZA explained that she had been given additional duties and there can be additional duties of the recording secretary. Shirley Mikowski explained this was not about the budget, the recording secretary or Mr. Cypher. The board was not informed of these changes and the first duty of the board is to safeguard the assets of the township.

F. Drainage District

Jim Lautner said he just received notification that a Day of Review has been scheduled for Thursday, January 19, 2023 from 9:00 A.M. – 5:00 P.M. to be held at the Leelanau County Government Center. Solon Township's estimated total assessment is \$77,400.00 with an estimated annual assessment of \$3,870.00 over 20 years for 24 land owners (see attached).

G. Boat Wash Station/Cedar River

There was no report.

H. Grant Options/Mary Taylor

Mary Taylor explained that there are many grant opportunities coming up and how important it is to have Fleis&Vandenbrink to assist with the public meetings. They will attend and facilitate three public forums, collect the information, identify the park projects, provide preliminary estimates for construction and necessary ongoing maintenance costs for \$6,340.00 (see attached proposal). The Parks Committee has raised almost \$10,000.00 and Mary asked if that money could be used to pay for the professional fees. Kelly Claar wants to have Fleis&Vandenbrink involved so the township can put their best professional foot forward. We can't continue putting a band-aid on the parks; they need to be renewed and restored. The money was raised for the township to be used for the parks.

Joan Gauthier shared her concerns on all the negative comments about the parks and asked where the information went from the survey that was sent out. Mary said the information was used in the Five-Year Park Plan that was submitted last year. Joan is also concerned that we keep spending money for collecting information but nothing has been done to update the parks. Joan asked if the board had to decide tonight on spending the \$6,340.00. Pat Deering asked if they are only going to gather information or will they help facilitate with the grants. They will help with the grants and put all costs together including any future maintenance. Mary asked if the board would approve at least \$2,000.00 for the first meeting. Motion by Shirley Mikowski and seconded by Jim Lautner to approve the Parks Committee spend up to \$2,000.00 on the Public Forum scheduled for Thursday January 19, 2023 to be paid from the Parks and Recreation Fund of \$9,465.10 . Motion carried 4-0.

I. Nicole Corley/Downed Tree

See under Treasurer's Report/Authorization for Payment of Vouchers.

Joan Gauthier informed the board that Dale Gauthier had John Hitt remove a tree from the cemetery and asked if the township would consider paying him for his time. Jim Lautner asked Joan to write up an invoice and present it at the next board meeting for approval.

10. New Business:

A. Al Laskey

Tim Cypher/ZA would like Al Laskey recognized for his many years of service by purchasing a certificate of appreciation that will be framed and signed by Supervisor Jim Lautner and Planning Chair Steve Morgan and a thank you card. Mr. Cypher will also be purchasing a gift certificate to Mr. Laskey's favorite restaurant. These will be presented at the Planning Commission February meeting and also at the Township Board meeting. Mr. Cypher will be sending a press release to the Leelanau Enterprise.

11. Public Comment

Karen Smith respectfully requested Mr. Flaska be reminded of the rules and to not be blurting out his comments and to wait until Public Comment. It seems that Mr. Flaska receives preferential treatment.

Kelly Claar shared her concerns of some of the areas of the Future Land Use maps. Tim Cypher/ZA asked Kelly to call him with her questions.

12. Announcements

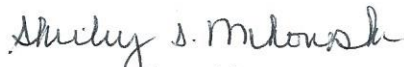
There were none.

13. Adjournment

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

The meeting was adjourned at 9:46 P.M.

Respectfully submitted,



Shirley I. Mikowski
Solon Township Clerk

SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: DECEMBER 2022

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
12/31/2022	LUP 22-33	JACOBSON	LAND USE	202233	287 \$ 100.00
010-032-005-40	13191 PARTRIDGE RUN	ACCESSORY BUILDING		720 S.F.	

TOTAL \$ 100.00

SIGNED:

Timothy A. Cypher

DATE: 1/8/2022

TIMOTHY A. CYPHER
SOLON TOWNSHIP ZONING ADMINISTRATOR
231-360-2557
TIM@ALLPERMITS.COM

Our last grant proposal \$1,800,000.

- 1) Need to breakdown river project items and cost for smaller grants.
- 2) Lack of Park funding.
- 3) Most grants today need matching funds.
- 4) We need a grant writer for our community park

In 2021 the weeds, grasses and silt buildup at the mouth of Cedar River/Lake Leelanau, was something we never wanted to see and experience. We thought it was just a small issue to deal with to control the weeds & greases in the river channel. This issue is affecting the whole Solon Swamp and Cedar.

Heather Hettinger Fisheries DNR, try first to mark the river channel with buoys to help control the weeds, grasses and move silt out of area. The Leelanau Conservancy told DNR to deny our buoy permit.

The weeds, grasses & silt buildup in the mouth of Cedar River is telling us a lot more of what Mother Nature has been doing to our River, Creeks and Solon Swamp. Starting at the red bridge down the river waterway to the lake and back through the swamp to our community park and town of Cedar, has given us a higher water table to deal with.

What can we do to solve our weeds, grasses and silt build up that is creating high-water back to Cedar?

I contacted Frank Dituri Water Ecologist Grant Traverse County. Frank, set me up with Professor Anthony Kendell Michigan State University, Teaches Environmental Science, Research focused on regional-scale landscape hydrology, examining the terrestrial hydrologic cycle and biogeochemical cycles.

Comments from Professor Kendell after an hour phone meeting January 5, 2023

- The Leland Dam. (Controlling Lake Leelanau water level and flow of Cedar River and swamp)
- Test river water for (Nigerian and Phosphorus).
- Develop a Water Shed Management Plan.
- Mouth of Cedar River/Lake Leelanau solution options 1) Dredged 2) Weed killer 3) Use buoys to mark channel.
- **Build strong community support** for saving our **Beautiful Cedar River, Starting at our RED BRIDGE**
- Moral support from Anthony Kendell Professor (MSU)
- Invited Anthony Kendell to visit Cedar in the Spring/Summer. He enjoyed our river videos.
- Leelanau County Commissioner Kama Ross from Centerville Twp. wants to help with river issues.

Cedar needs a Sewers-system now.

Fleis & Vanderbrink has the boat pressure wash system on their drawing to be located in the river recycling area. When the recycling is moved, it will work out well for boat pressure wash system.

Thanks, Ray Pleva

Co-Chair Cedar River Waterway & Park

From: **Brian Rowley** browley@fveng.com
Subject: estimate - meeting facilitator Solon Township
Date: January 12, 2023 at 4:36 PM
To: Mary Taylor marebeth1129@gmail.com
Cc: Matthew J. Biolette mbiolette@fveng.com

Mary,

I worked on drafting a budget to provide services as you requested. I would like to plan for (3) in-person meetings with the public and stakeholders, we would help walk through the public input, visioning and action steps to identify park projects and elements that are highest priority. We would be providing preliminary estimates for construction and necessary ongoing maintenance costs. We will also be preparing and utilizing presentation materials to spark conversation and engagement of the public, some of which the committee has seen from the park and rec plan update we previously completed. Ultimately with this information the Township will be presented a realistic estimate for bringing a specific park project to fruition. We would be staffing the meetings with myself and Matt Biolette from our Grand Rapids office. Matt has the meeting facilitator experience and expertise (see attached bio). I have the park and rec background and history with Solon Township, so I know we will be a great team!

I believe we discussed meeting at 6:00 pm of the 3rd Thursday, each of the next 3 months, but we can be flexible if needed. I have estimated our fee to be \$6,340.

If you have any questions, do not hesitate to contact me. If the Council agrees, I will draft a proposal to further describe the scope and schedule of work proposed.

Thank you, we look forward to continuing our work with Solon Township!

Brian D. Rowley, PE
Regional Manager | Associate

FLEIS & VANDENBRINK

603 Bay Street, First Floor | Traverse City | MI | 49684
O: 231.932.8600 | D: 231.642.3188 | C: 231.499.7572 | F: 231.932.8700
www.fveng.com

FVCPM
CERTIFIED PROJECT MANAGER

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LEELANAU COUNTY DRAIN COMMISSIONER

Steve Christensen

8527 E. Government Center Dr., Suite #205

Suttons Bay, Michigan 49682

(231)-256-9783

schristensen@leelanau.gov

PARCEL NUMBER

SOLON TWP. AT-LARGE

YEARS OF ASSESSMENT

20

ESTIMATED
APPORTIONMENT %

9.00%

ESTIMATED
ANNUAL
ASSESSMENT

\$3,870.00

ESTIMATED TOTAL ASSESSMENT

\$77,400.00

JAMES LAUTNER - SOLON TWP.

SUPERVISOR

12708 S. SOLON RD.

CEDAR, MI 49621

THIS IS NOT A BILL

**Estimated assessment amounts are principal only and do not include interest charges*

LAKE BLUFFS DRAIN

NOTICE DAY OF REVIEW OF DRAINAGE DISTRICT BOUNDARIES AND DAY OF REVIEW OF APPORTIONMENTS

DATE: Thursday, January 19, 2023
TIME: 9:00 a.m. - 5:00 p.m.
LOCATION: Lower-Level Community Meeting Room
Leelanau County Government Center
8527 E. Government Center Drive
Suttons Bay, Michigan 49682
QUESTIONS: (231) 256-9783

At the Day of Review, the Drain Commissioner shall consider proofs and allegations and shall (1) carefully reconsider and review the description of land comprised within the drainage district (2) carefully reconsider and review the apportionment of benefits; and (3) define and equalize the apportionment as is just and equitable. The Computation of Costs will also be available at the Day of Review. Drain assessments are collected in the same manner as property taxes and will appear on your winter tax bill (December 2023). Since the total drain assessment is being collected for multiple years, you may pay the assessment in full with any interest to date at any time to avoid further interest charges.

Comments on the apportionment of benefits may be submitted to the Drain Commissioner in writing before the Day of Review at the Office of the Leelanau County Drain Commissioner, 8527 E. Government Center Dr., Suite #205, Suttons Bay, Michigan 49682 or by emailing the Drain Commissioner, Steve Christensen at schristensen@leelanau.gov, or comments may be received in writing or verbally at the Day of Review. Comments submitted in advance must be received by the Drain Commissioner prior to the Day of Review to ensure consideration. Leelanau County and Solon Township are to be assessed at-large.

Additional information, including a more detailed map of the Drainage District Boundary and the Notice of Letting (containing information on the construction and specifications for the drain and conditions upon which the contract will be awarded) can be found on the project website for the Lake Bluffs Drain District at: <https://www.leelanau.gov/lcdcdldb.asp>

Persons with disabilities needing accommodations for effective participation in the Day of Review should contact the Drain Commissioner's Office at the number noted above (voice) or through the Michigan Relay Center at 7-1-1 (TDD) at least 24 hours in advance of the Day of Review to request mobility, visual, hearing or other assistance. You may appeal the Drain Commissioner's decision to revise the district boundary to the Leelanau County Circuit Court within ten (10) days, and you may also appeal the determination of apportionments to the Leelanau County Probate Court within ten (10) days.

Dated: January 9, 2023

Steve Christensen
Leelanau County Drain Commissioner

LAKE BLUFFS DRAIN DRAINAGE DISTRICT

SECTION 14, SOLON TOWNSHIP, T28N, R12W,
LEELANAU COUNTY, MICHIGAN

