

Solon Township Board
Regular Meeting
Thursday, June 10, 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, Treasurer Joan Gauthier, Trustee Steve Yoder and Trustee Pat Deering.

Guests present: Karen Smith, Charlie Smith, Judy Janosik, Dan Leach, Chris Comeaux, Corey Flaska, Scott Flaska, Kelly Claar, Tim Cypher/ZA, Lisa Rossi, Larry Fleis and Doug Fierberg.

3. Approval of Agenda

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the agenda as presented. Motion carried 5-0.

4. Approval of Minutes

Motion by Joan Gauthier and seconded by Steve Yoder to approve the May 13, 2021 regular meeting minutes as written. Motion carried 5-0.

5. Public Comment

Doug Fierberg said there has been no accountability for the Special Election held in May, and asked why the referendum has not been on the agenda. Mr. Fierberg also commented on Corey Flaska purchasing 40 acres on Lautner Road and wanting to change the density. According to the Zoning Ordinance, Mr. Flaska is allowed to build 16 homes and now is asking to increase the density to build 300 homes. The township just spent 18 months discussing spot zoning and it will cost the township in the future if this request is approved.

Corey Flaska respects Mr. Fierberg's concern, but noted this is in the township Zoning Ordinance, and the density is determined by the township board.

6. Correspondence

- An invoice was received from Michigan Underwriters in the amount of \$6,795.00 that has already been paid.
- An invoice was received for the annual MTA dues. The amount due is \$1,893.94, and that amount is determined by the township's 2020 taxable value. Motion by Joan Gauthier and seconded by Steve Yoder to pay the MTA dues in the amount of \$1,893.94. Motion carried 5-0. (Jim Lautner noted that this should have been on the agenda.)
- Jim Lautner received a certificate from the State Tax Commission acknowledging Solon Township, Leelanau County for receiving a perfect score on their 2020 AMAR Review (see attached).

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

Joan Gauthier said the TCF Oleson Foundation Grant/Playground Equipment is being used towards the recent purchase of playground equipment, so the account will be closed eventually. TCF Checking \$32,199.04, TCF Bank General Savings \$202,758.59, Total Funds Available: \$234,957.63, TCF Bank Road Improvement Fund \$5,343.97, TCF Fire Fund CD \$42,679.30, TCF Fire Fund Savings \$508.12, Total Fire Sinking \$43,187.42, TCF Sidewalk Fund \$8,870.40, TCF Oleson Foundation Grant/Playground Equipment \$10,100.73, TCF Cedar River Marina Project \$29,185.32, Total other Township Funds Available: \$96,687.84 - Total Current Assets: \$331,645.47. Parks

and Recreation \$4,093.00. Voucher #'s 14053-14089 were submitted for payment. Motion by Steve Yoder and seconded by Shirley Mikowski 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, June 8, 2021. All board members and seven guests were present.

- A Public Hearing was held for Ryan Thompson from Leelanau Auto who is requesting a Special Land Use Permit to put a 2,400 sq. ft. building on the back of the property for automotive work. The Special Land Use was approved with one of the conditions being putting up a fence.
- The landscape standards draft ordinance was tabled for further discussion until the July meeting.
- Proposed to move Churches, Libraries and Multi-family dwelling in the R-2 District and everything in the Governmental District and B-2 District from Permitted Principal uses to Special Land Uses in each zoning district so the public is notified of any project being proposed.

Kelly Claar reported the Parks and Recreation Committee met on Tuesday, May 25, 2021 at 6:00 P.M. at the Solon Schoolhouse. All members and three guests were present.

- Kelly noted that the public attending the meetings has made them longer so she contacted the clerk for information on the Open Meetings Act which she received, but would like more guidelines.
- Question came up about liability with the use of the parks. If you are on Solon Township property and it is sponsored by Solon Board or Parks, we are covered.
- Kathleen Hughes is working on a brochure for the parks.
- Mary has not heard from the Kubota Company about the \$100,000.00 non-matching grant that she applied for.
- Mary Taylor will be applying for a Soil Erosion permit with Leelanau County that is needed to begin work on the playground. She is looking for volunteers to engineer and set up the playground equipment, and for someone to donate gravel and cement.
- Mary Taylor is putting together a volunteer schedule to help with returning cans, and is working on having a booth at the Polka Fest.
- The next meeting is scheduled for Tuesday, June 29, 2021 at 6:00 P.M. at the Solon Township Hall. The agenda will be posted on Facebook.

The Parks Committee has raised \$4,238.30 with the pop can drive and with extra donations.

Zoning Administrator Written Report is attached.

9. Unfinished Business

A. Township Hall/Repairs

1. Sign

Patrick Ivory proposed a price of \$500.00 to refurbish and paint the township hall sign. Mr. Ivory suggested painting it like it is or coming up with a design with more stylish letters. The sign would need to be taken down and then Mr. Ivory would pick it up. Lisa Rossi said the Cedar Chamber of Commerce would take it down when they are putting up the Polka Fest sign which would be around July 3rd. Motion by Joan Gauthier and seconded by Steve Yoder to approve to have Patrick Ivory repaint and refurbish the Solon Township Hall sign for \$500.00. Motion carried 5-0.

B. Parks

1. Recycling Site

Ron Novak is still working with Ron Plamondon to get cameras installed. The board discussed how much junk and unrecyclable materials are left at the site and how it needs to be cleaned up.

2. Solon Beach Park

Joan Gauthier received a phone call from Becky Kabat who neighbors the Solon Beach Park about a tree that fell on her fence. Northern Tree Experts were called and they removed the willow limb over her fence plus three dead limbs for \$450.00, a dead willow limb for \$150.00 and a dead ash for \$100.00 with a total cost of \$700.00.

Corey Flaska recommended putting metal roofs on both pavilions at the Solon Beach Park and he would submit a quote. Jim Lautner told Mr. Flaska to submit the quote to the clerk.

C. Fire Department

Dan Leach reported that two members will be attending paramedic school at the end of June. They are presently down one man, but are looking to hire another member soon.

1. Fire Board Representative/Alternate

Mr. Leach asked to step down as Solon Township's Fire Board representative and asked the board to appoint Chris Comeaux as the representative, and he would like to be the alternate. Motion by Shirley Mikowski and seconded by Steve Yoder to appoint Chris Comeaux to complete the four year term as the Solon Township Cedar Area Fire and Rescue Board Representative, and Dan Leach as the alternate. Motion carried 5-0.

D. Cedar River Project

Kelly Claar reported there has not been a meeting in a while. There will be a Flash Float at the Cedar River that is being headed up by Mark Polinko and Adam Begley. This is to increase awareness of the Cedar Waterway Project and is scheduled for Tuesday, June 22, 2021 at 9:00 A.M. The \$7,000.00 Grant money from the Grand Traverse Band is to be used towards the purchase of a boat wash station. Kelly will be checking with the Grand Traverse Band to see if the grant money can be used to purchase two stations. She would like the two boat wash stations purchased to get something on the ground right away. Larry Fleis recommended we purchase the boat wash system proposed by the Lake Leelanau Lake Association so there is consistency around the lake. Mr. Fleis suggested holding off purchasing anything at this time.

E. Cedar Cove Estates/Master Deed

This was tabled and will be on the July agenda.

F. Corey Flaska/Property/Density

Corey Flaska recently acquired 40 acres on Lautner Road, and will be adding 40 acres from the farm he owns on Solon Road. Mr. Flaska is asking the township board to increase the density on these 80 acres so he can begin the planning stages for a Planned Residential Development (PRD). The increased density would bring the average square foot per lot to approximately 12,000 which would allow 300 homes. According to the Zoning Ordinance #27.03, the township board can approve a change in density, and if the increase in density is approved, this would allow Mr. Flaska to start an engineering plan. Jim Lautner noted that even if the board would approve the increase density there would still be a rigorous road before any housing project is approved. Mr. Flaska presented facts on the need for housing in Leelanau County. Joan Gauthier asked about legal costs and if the township would pay for them. Tim Cypher/ZA said he would set up an escrow account with Mr. Flaska, and all legal costs would be incurred by Mr. Flaska. Steve Yoder asked what the impact might be on Lautner Road with an increased density. Mr. Cypher recommended having a study done before making a decision. Pat Deering asked who would pay for the study. Mr. Cypher said the developer would pay for those costs. Mr. Cypher recommended getting legal counsel involved. Motion by Jim Lautner and seconded by Joan Gauthier to have Tim Cypher/ZA contact legal counsel for the correct wording for the motion regarding density before it may be approved. Motion carried 5-0.

10. New Business

A. Larry Fleis/Fleis and Vandenbrink

Larry Fleis from Fleis and Vandenbrink proposed a feasibility study for the possible need for a water and/or sewer system in Cedar. The study will identify the needs so then a plan can be developed. Without a plan, the township cannot apply for any funding. Presently, Michigan has 10 billion dollars designated for infrastructure. Mr. Fleis said

a study group needs to be established which should include at least one township board member. The study group will act in the capacity of an advisory group reviewing the alternatives, costs and local concerns. Phase 1 of the study would include project planning, collection of data and organization. It would also include collection of additional data, assess the needs, and review areas with demonstrated needs. Mr. Fleis suggested Incorporating Cedar as a Village, because Cedar has many urban issues, and becoming a Village could open up funding opportunities. The village would still be a part of the Township. The cost for the Phase 1 Study is not to exceed \$6,500.00. Motion by Shirley Mikowski and seconded by Steve Yoder to approve a contract with Fleis & Vandenbrink for a Phase 1 Study for the cost not to exceed \$6,500.00 with funds from the Township Hall budget line item to cover the cost. Motion carried 5-0.

11. Public Comment

Charlie Smith is concerned the township residents are not being given the opportunity to give their input on township issues. Mr. Smith recommends putting a moratorium on any changes to the zoning that may be requested by individuals and have the Master Plan, Zoning Ordinance, Land Use Maps, etc. reviewed and updated by the Planning Commission and hold town hall meetings to get input from the residents.

Doug Fierberg does not want to be an angry neighbor and does believe Mr. Flaska should be able get his density changed but not as it has been presented. Mr. Fierberg would like to purchase more farmland if his neighbor would sell him more and he would keep it a farm. Not all farmland is going away and asked Mr. Lautner to stop saying that.

Judith Janosik shared her concerns of where the State of Michigan is going with trying to take the control out of local governments. We still do not have affordable housing and investors are coming in and buying up properties for short term rentals.

Kelly Claar asked if the residents that reside on Lake Leelanau have a Special Assessment, and Joan Gauthier said not at this time. Jim Lautner said Leelanau County is looking into a Special District Assessment for the lake land owners. She also commented on the Fleis and Vandenbrink proposal for sewer and water feasibility study, and does not envy the responsibility of the township board in making these decisions.

Corey Flaska volunteered to be on the study group committee for sewer and water.

Chris Comeaux said traditional farming is dying but we now have 15-20 acre homestead farms. He also suggested taking the recycling site out.

12. Announcements

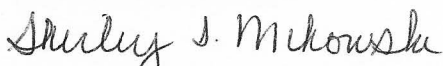
There was none.

13. Adjournment

Motion by Joan Gauthier and seconded by Shirley Mikowski to adjourn the meeting. Motion carried 5-0.

The meeting was adjourned at 9:08 P.M.

Respectfully submitted,



Shirley I. Mikowski
Solon Township Clerk



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

June 3, 2021

James Lautner, Supervisor
Solon Township, Leelanau County
12708 S. Solon Road
Cedar, MI 49621

Dear James Lautner:

The State Tax Commission at their May 24, 2021 meeting approved the enclosed Certificate of Achievement. This certificate acknowledges Solon Township, Leelanau County for receiving a perfect score on their 2020 AMAR Review. The Commission wishes to congratulate the Township and thank you for your continued efforts to provide fair and equitable assessing in the State of Michigan.

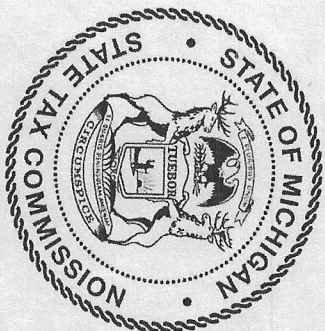
Sincerely,

A handwritten signature in black ink, appearing to read "David A. Buick".

David A. Buick, Executive Director
State Tax Commission

Enc: Certificate of Achievement

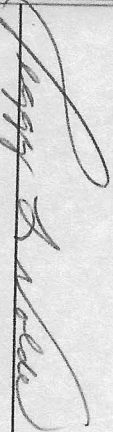
Certificate of Achievement



This acknowledges that

Solon Township, Leelanau County

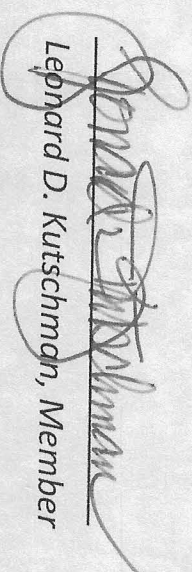
On the 24th of May 2021 has been recognized for the outstanding achievement of receiving a perfect score on the 2020 Audit of Minimum Assessing Requirements (AMAR) Review. We wish to congratulate you and thank you for your continued efforts to provide fair and equitable assessing in the State of Michigan.



Peggy L. Nolde, Chairperson



W. Howard Morris, Member



Leonard D. Kutschman, Member

SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: JUNE 2021

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
010-021-028-00	6/1/2021 LUP 21-15 4542 E. ALPINE ROAD	NORRIS	LAND USE	202115 13233	\$ 100.00
SETTING UP FARM OPERATION IN RES/AG 2 ZONING DISTRICT - SPR					
010-003-041-00	6/8/2021 LUP 21-16 8451 SANDBAR DRIVE	COLLINS	LAND USE	202116 1950	\$ 165.00
REMOVE/REPLACE EXISTING DWELLING GARAGE PORCH 2,000 S.F.					
010-004-001-50	6/10/2021 LUP 21-17 8060 S. ROSINSKI ROAD	BIRKMEIER	LAND USE	202117 2628	\$ 40.00
INSTALL ACCESS DRIVE - NOT APPROVED FOR HOUSE 9,600 S.F.					
010-022-012-15	6/13/2021 LUP 21-18 11576 S. RAMBLEWOOD	THORNBURG	LAND USE	202118 5778	\$ 180.00
NEW DWELLING ATTGARAGE PORCHES DECKS 3,119 S.F.					
010-032-005-70	6/28/2021 LUP 21-19 3101 E. PARTRIDGE CT.	SAMBORN	LAND USE	202119 1965	\$ 50.00
ACCESSORY BUILDING 1,200 S.F.					
010-023-002-20 & 010-023-002-40	6/15/2021 PLA 21-01 5722 E. LINCOLN ROAD	GLYNN	PLA	202101 9232	\$ 50.00
PROPERTY LINE ADJUSTMENT					
010-019-007-15	6/23/21 LDA 21-02 S. HILL ROAD	WILLIAMS	LDA	202102 278	\$ 350.00
LAND DIVISION APPROVAL - 7 NEW					
010-007-001-20	6/8/2021 SPR 20-01 9162 S. KASSON STREET	THOMPSON	SITE PLAN REVIEW	1003	\$ 250.00
SITE PLAN REVIEW - NEW MAINTENANCE BUILDING					
TOTAL					\$ 1,185.00

SIGNED: Timothy A. Cypher

DATE: 7/4/2021

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