

SOLON TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

TUESDAY, MARCH 5, 2024

SOLON TOWNSHIP HALL

9191 S. KASSON ST, CEDAR, MI 49621

I. Call to Order/Pledge of Allegiance

Chairman, Steve Morgan, called the meeting to order at 6:00 P.M. with the recitation of the Pledge of Allegiance.

II. Roll Call / Guest Sign In

Members present: Steve Morgan, Todd Yeomans, Steve Yoder, Meg Paxton and Samantha Vandervluct.

Guests present: Greg Williams, Dale Gauthier, Charlie Smith, Karen Smith, Judy Janosik and Corey Flaska.

III. Motion to Approve Minutes – February 6, 2024

Three corrections: Joan Gauthier, Recording Secretary, indicated corrections. Corrections were noted and will be updated. Steve Yoder motioned, seconded by Meg Paxton to approve the February 6, 2024 meeting minutes as amended. Motion Carried.

IV. Motion to Approve Agenda

Under X. Old Business change A. from Status of Future Land Use Maps-Density to A. Amendment to Zoning Ordinance – density wording.

Samantha Vandervluct motioned, seconded by Meg Paxton to approve agenda as amended. Motion Carried.

V. Correspondence

There was none.

VI. Conflicts of Interest

There was none.

VII. Public Comment

Corey Flaska stated that it has taken four to six years with the map changing. He indicated that the Planning Commission needs to hold a public hearing since the attorney has already approved everything so it can go back to the Township Board.

VIII. Reports

Steve Yoder reported on the Solon Township board meeting held on February 15, 2024.

- The Chamber of Commerce, Polka Festival Committee and the Township Board will meet.
- A lockbox to the township hall will be installed.
- Bleachers should be arriving around April 1.
- Solon Township will be collecting Glen Lake School taxes on the summer bill.
- Salary resolutions: Supervisor, \$10,000, Clerk, \$22,000, Treasurer, \$18,000, Trustees, \$115 p/meeting
- Annual meeting will be held March 23, 2024 at 10:00 A.M.
- Budget meeting will be held March 19, 2024 at 6:00 P.M.
- Meetings will be held the second Thursday of each month.
- Zoning Administrator's contract was up March 31, 2024. After discussion at the meeting, Tim Cypher resigned on Friday, February 17, 2024. Clerk will be advertising two times in search of a new Zoning Administrator.

IX. New Business

The Planning Commission budget was set at \$14,000 in fiscal year 2023-2024. Steve Morgan motioned, seconded by Meg Paxton to keep the same budget of \$14,000 for fiscal year 2024-2025. Motion Carried.

X. Old Business

Zoning Ordinance density language under the PUD section was approved by the attorney, although after review, it was changed at this meeting.

Steve Yoder motioned, seconded by Meg Paxton to hold a public hearing at the April meeting to correct language under Section 22.03 Property Development Standards under Section A. A. General Requirements under 1a. to read: The two designated areas on the north side of Solon Township are deemed by this ordinance to be one-half (1/2) acre. The two PUD areas on the south side of Solon Township are designated one (1) acre. Motion Carried.

The Master Plan is ready to go except for the maps. Steve Yoder expressed that he would like to see Business 2 removed on Allgaier Road due to the Landscape Ordinance not being approved. Those in favor of the property staying as Agricultural: Steve Morgan, Steve Yoder and Samantha Vandervluct. Todd Yeomans disagreed. Meg Paxton was undecided.

Tim Cypher was the individual who had maps corrected, etc. Research needs to be done to find the correct person at the county level who is in charge of that.

Steve Morgan asked the commission to reread the entire Master Plan prior to the April 2024 meeting.

XI. Other Items

There were none.

XII. ZA / Planning Commission Comment

Samantha Vandervluct questioned the 5000 square foot lots. Steve Yoder said he was okay with it since it allows the Planning Commission to go to a higher density if needed.

XIII. Public Comment

Corey Flaska thanked the commission for working as a team tonight. He stated that the Landscape Ordinance should have nothing to do with changing land zoning because the commission has the authority to tell the owner what landscaping needs to be done. The Landscape Ordinance means nothing in residential zoning.

Judy Janosik asked how soon does the public hearing notice have to go into the paper in order to hold it in April? Steve Yoder and Joan Gauthier will look into this. Judy also said that she is against high density zoning.

Karen Smith said she doesn't like when one individual is running the meeting who isn't on the commission. She states that all individuals need to honor and respect the board. She also is against high density zoning.

XIV. Adjournment at 7:01 P.M. by Steve Morgan.

Respectfully Submitted,

Joan C Gauthier
Recording Secretary

Steve Morgan, Chairman 231-342-1365