

Solon Township Board
Regular Meeting
Thursday, September 9, 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, Treasurer Joan Gauthier, Clerk Shirley Mikowski, Trustee Steve Yoder and Trustee Pat Deering.

Guests present: Ray Pleva, Mark Polinko, Mary Taylor, Judy Janosik, Charlie Smith, Karen Smith, Kimberly Pugliese, Corey Flaska, Chris Comeaux, Kelly Claar, Scott Flaska, Bob Straub, Warren Fuller and Tim Cypher/ZA.

3. Approval of Agenda

Motion by Shirley Mikowski and seconded by Joan Gauthier 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 August 19, 2021 regular meeting minutes with one correction under Unfinished Business: D. Cedar River Project remove the word from and the sentence should now read Kelly Claar and Rick Stout are working on a survey. Motion carried 5-0.

5. Public Comment

There was none.

6. Correspondence

- A notice was received that TCF Bank is merging with Huntington Bank effective October 12, 2021.
- The Leelanau County Planning is sponsoring a free session on Right to Farm Act/GAAMPS, and Solar on Wednesday September 29, 2021 from 6:00-8:00 P.M. at the Leelanau County Government Center.

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

Joan Gauthier reported the bank started charging an analysis fee about six months ago and now they have started charging the fee again which Joan will be checking into. The township has received \$27,631.00 from ARPA (American Rescue Plan Act) which will be a separate line item and may need to be transferred into a separate account. TCF Checking \$36,616.26, TCF Bank General Savings \$152,759.42, Total Funds Available: \$189,375.68, TCF Bank Road Improvement Fund \$5,336.24, TCF Fire Fund CD \$42,679.30, TCF Fire Fund Savings \$485.15, Total Fire Sinking \$43,164.45, TCF Sidewalk Fund \$8,862.85, TCF Oleson Foundation Grant/Playground Equipment \$10,094.98, TCF Cedar River Marina Project \$29,178.78, Total other Township Funds Available: \$96,637.30 - Total Current Assets: \$286,012.98, Parks and Recreation \$6,060.10. Voucher #'s 14170-14200 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 5-0.

8. Committee Reports:

Steve Yoder reported the Planning Commission meeting was held on Tuesday, September 7, 2021. All members and four guests were present.

- Discussed allowing Accessory Dwellings/Guest Houses
- There will be Public Hearing on the Zoning Ordinance at the October 5, 2021 regular meeting.

- Planning members are beginning to work on the Master Plan. The last township survey was done in 2017, so they are planning to send out a new survey with the 2021 winter tax bills.
- They are looking at the township map to figure out where to have more density.

Kelly Claar reported the Parks and Recreation Committee met on Tuesday, August 31, 2021 at 6:00 P.M. at the Solon Township Hall. One member was absent and there were no guests.

- The Parks Committee had a booth at the Polka Fest and made about \$50.00.
- A Park Survey was prepared by Fleis and Vandenbrink that was available at their booth. Two people filled out the survey. They would like only the residents to fill out the survey, and would like the survey to be put on the website to reach more people.
- They will be meeting with Rick Stout from Fleis and Vandenbrink at the next Parks meeting.
- Mary Kelley from GTB gave them the go ahead to purchase two boat wash stations and supplies. A follow up report will need to be sent to the GTB within one year after purchase.

The next meeting is scheduled for Tuesday, September 28, 2021 at 6:00 P.M. at the Solon Township Hall.

Joan Gauthier questioned why would only township residents fill out the survey when there are people that have homes in the township that do not live here year round?

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. Steve Yoder noted that at the Leelanau County Planning Commission, Trudy Galla said surveillance cameras have been installed at the Elmwood Township recycling site, but, they are having difficulty installing them at the other sites. They also set it up with the Leelanau County Prosecutor to prosecute those that are throwing away illegal stuff. Jim Lautner recently found two children's car seats, and Joan Gauthier said there was a television left at the site.

2. Solon Beach Park

a. Pavilions Roofs

Corey Flaska said both pavilion roofs are done at the Solon Beach Park.

b. Signs

Patrick Ivory is working on the signs for the Solon Beach Park that will soon be in place.

3. Tree Removal

Pat Deering said that Deering Tree Service would remove all four trees in question for \$975.00. This is the original price they gave to remove the two trees from the park. Motion by Jim Lautner and seconded by Steve Yoder to approve to pay Deering Tree Service \$975.00 to remove the four specified trees from Solon Township Beach Park. Motion carried 5-0.

C. Fire Department

Chris Comeaux/Fire Board Representative gave the following report:

- There are officially four medics on the roster.
- The Bennett Bill has been submitted to the state and should have correspondence back from them in the next couple of weeks. Once the Bennett Bill is received, this will increase CAFR's response from BLS to ALS. They currently have one full time and three part time medics, and two attending class.
- Union negotiations are ongoing, and the board is talking about adding Chris to the negotiation committee. They are using Suttons Bay and Blair Townships for comparing wages and benefits, and Glen Lake for time off.

- The Duty Crew recently reversed an opioids overdose by using Narcan.
- The ambulance is back and the paint has been restored to new.
- The Fire Board approved the budget, and it has been sent to all four townships for their approval.

Joan Gauthier asked if those that are attending classes are signing contracts that are requiring them to remain with the department for a period of time. Chris Comeaux said it is hard enough to recruit and retain members.

1. 2022-2024 Budget

The Interlocal Agreement with the four townships only allows for a 10% increase over two years. The department is going from BLS to ALS which is requiring an increase to the budget to compensate the changeover. The Fire Board is asking the townships to approve a 15% increase between the 2022-2023 budget and 2023-2024 budget. This approval will apply only to the 2022-2024 budget cycle, and does not affect any future budget cycles.

Moved by Joan Gauthier and supported by Shirley Mikowski to approve the Cedar Area Fire and Rescue budget for 2022-2023 and 2023-2024 Fiscal Years. Upon a roll call vote; Deering-yea, Yoder -yea, Lautner-yea, Gauthier-yea, Mikowski-yea; approved with 5 "yeas", 0 "nays".

Moved by Joan Gauthier and supported by Shirley Mikowski to allow a 15% increase between the 2022-2023 budget and 2023-2024 budget for the Cedar Area Fire and Rescue. The Solon Township Board approves this increase of 10% above the amount allowed by the Interlocal Agreement for the second year of a two-year budget cycle. This approval applies only to the 2022-2024 budget cycle, and does not affect any future budget cycles. Upon a roll call vote; Deering-yea, Yoder -yea, Lautner-yea, Gauthier-yea, Mikowski-yea; approved with 5 "yeas", 0 "nays".

Chris Comeaux thanked the board and the township residents for their ongoing support of the fire department.

D. Cedar River Project

1. Buoys

Mark Polinko shared the video of Cedar River and how the twelve buoys were placed with pictures and measurements taken of the layout. Pat McManus recommended three red buoys and three green buoys to be used to mark the channel. Ray Pleva explained that they have to wait on Pat McManus before he will know what the township has to spend. Shirley Mikowski will check with Paul Olson on the township liability.

Ray Pleva reported:

- Still waiting to hear back on the two funding requests that 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.
- The number one project is getting bathroom facilities by the river and the playground. Ray wants to take Larry Fleis and Brian Rowley to see the two acres of dry land that could be used for a drain field by the old dump.
- Still waiting to hear back about the grant funding request sent to Congressman Jack O'Malley for 1.9 million.

E. Corey Flaska/Property/Density

Tim Cypher/ZA has been working with the township attorney on a motion for the township board to approve the request from Corey Flaska that is a density increase for property he owns on Lautner Road and on Solon Road. Mr. Cypher and the attorney looked at all the information and found the Master Plan does not support what is proposed. Their recommendation is for the board to give non-binding comments that will help when the Planning Commission is reviewing the Master Plan. The current township map does not show any potential growth for housing. The Master Plan needs to retain the rural character of Solon Township. Corey Flaska is still looking for approval to be creative. The Planning Commission needs guidance on updating the Master Plan. Jim Lautner said he has always been in favor of higher density in certain areas; five acres per parcel is too much land. Jim would like to see less land required and more houses. Joan Gauthier really supports cluster homes, where there is a central area for people to gather. Corey Flaska cannot stress enough on the importance of increasing the density, how much infrastructure costs, and how much land costs. Steve Yoder said they will need to know where the growth needs to happen and plan wisely when working on the Master Plan. Tim Cypher/ZA asked if the board agreed that he and Steve Yoder can go back to the Planning Commission with a clear direction keeping the rural character intact. Shirley Mikowski

agreed that the Master Plan needs to correspond with making a decision to increase the density even though the Zoning Ordinance gives the township board the authority to make that decision. The Master Plan does not support it. When the township board is making these decisions, they have to keep in mind all of the township residents and what backs up and supports their decisions. Joan Gauthier said the Leelanau Conservancy owns a lot of property in Solon Township, and does not pay any yearly taxes for their property that is in the Conservancy. Tim Cypher/ZA and Steve Yoder feel they have been given clear direction on how they want the Planning Commission to move forward with the Master Plan.

10. New Business

There was none.

11. Public Comment

Kimberly Pugliese asked for the Fire Department Budget amounts. She also asked how long it will take before the Master Plan is complete.

Chris Comeaux gave the amounts as follows: 2022-2023 budget amount \$1,043,404.48 and 2023-2024 budget amount \$1,199,915.16. Chris explained the increased budget amounts for the fire department.

Jim Lautner said the complete budget can be found at www.leelanau.gov/solontwp.asp. Jim said however much time it will take to update the Master Plan.

Kelly Claar said that you cannot get anyone to sign a contract to have them stay with the fire department. Kelly suggested getting the Lake Leelanau Lake Association involved in the maintenance of putting the buoys in and taking them out. She is also in full support of increasing density on agriculture land and doing it smartly.

Kelly Claar encouraged everyone to attend the free session sponsored by the Leelanau County Planning on Right to Farm Act.

12. Announcements

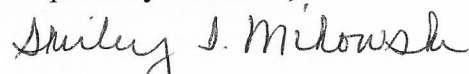
There was none.

13. Adjournment

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

The meeting was adjourned at 8:45 P.M.

Respectfully submitted,



Shirley I. Mikowski
Solon Township Clerk

SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: AUGUST 2021

DATE	PERMIT #	NAME	USE	RECEIPT	CK.#	AMOUNT
						PAID W/PC REVIEW
8/20/2021	SLUP 21-01C	THOMPSON	SPECIAL USE	SLU2101C	1003	\$ 250.00
010-007-001-20	9162 S. KASSON ST.	AUTO SHOP ACCESSORY BUILDING - APPROVED BY PC			2,400 S.F.	
8/31/2021	LUP 21-22	REMBOLD	LAND USE	202122	56714	\$ 40.00
010-011-031-00	9400 S. PARKER ROAD	TWO CONCRETE PATIOS			655 S.F.	
8/11/2021	LDA 21-03	LAUTNER	LAND DIV.	LDA2103	379	\$250.00
010-027-006-00	E. HOXIE ROAD	LAND DIVISION APPROVAL FOR ONE NEW PARCEL				
8/28/2021	LDA 21-04	SMITH	LAND DIV.	LDA2104	9427	\$250.00
010-015-011-10	5545 E. GALLIVAN RD.	LAND DIVISION APPROVAL FOR ONE NEW PARCEL				
8/31/2021	LDA 21-05	COMSTOCK	LAND DIV.	LDA2105	126	\$250.00
010-035-008-10	S. GALLAGHER ROAD	LAND DIVISION APPROVAL FOR ONE NEW PARCEL				
						\$200 CHECK SENT TO TREAS.

TOTAL \$ 1,040.00

SIGNED:

Timothy A. Cypher

DATE:

9/9/2021

TIMOTHY A. CYPHER
SOLON TOWNSHIP ZONING ADMINISTRATOR
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