

**SOLON TOWNSHIP PLANNING COMMISSION**  
**Tuesday, August 1, 2023**  
**Solon Township Hall**  
**9191 South Kasson Street, Cedar, MI 49621**

I. Call Meeting to Order/Pledge of Allegiance

Chairman Morgan called the meeting to order at 6:02 p.m. with the Pledge of Allegiance.

II. Roll Call / Guest Sign-in

Present: Steve Morgan, Chair; Meg Paxton, Member; Samantha VanderVlucht, Member; Todd Yeomans, Vice Chair/ZBA Rep; and Steve Yoder, Township Board Rep

Staff Present: Allison Hubley-Patterson, Recording Secretary

Staff Excused: Tim Cypher, Zoning Administrator

Members of the public: In total, there were four (4) members of the public present at various times throughout the meeting.

III. Motion to Approve Minutes – July 5, 2023

Chairman Morgan asked for a motion to approve the July 5, 2023 minutes as amended. **VANDERVLUCHT MOVED TO APPROVE THE JULY 5, 2023 MINUTES AS AMENDED; PAXTON SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

IV. Agenda (additions/subtractions by PC)

Chairman Morgan asked for a motion to approve the August agenda. **YODER MOVED TO APPROVE THE AUGUST AGENDA AS PRESENTED; YEOMANS SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

V. Correspondence

Chairman Morgan stated that he received an electronic version of a booklet entitled, "Welcome to the Commission: A Guide for New Members"; this is an educational resource prepared by the Planning Commissioners Journal. Hubley-Patterson will distribute the booklet electronically to all PC members.

VI. Conflicts of Interest - None

VII. Public Comment (three minutes per person unless extended by Chair) - None

## VIII. Reports

**Township Board Rep:**

Yoder reported that Mr. Corey Flaska attended the July Township Board Meeting. He would like to have a parcel that is dedicated in the Master Plan as a PUD made into a larger parcel. This parcel is on Solon Road. Mr. Flaska would also like to have parcels be one-half an acre in size as opposed to one acre. Yoder stated that the board members did not have any reaction to Mr. Flaska's request.

The Public Hearing for the Future Land Use Maps (FLUMs) will be held on Thursday, August 10, 2023 at 7:00 p.m.

The Township Board is looking into having the road behind Bunting's Cedar Market re-done. This road leads to the recycle bins and has been striped. Yeomans mentioned that the County previously stated that they would maintain this road due to the recycle bins being located in this area; however, Yoder responded that the Township will end up maintaining this road.

Yode reported that the board is considering closing the Joe Vlack Memorial Park. There have been problems at the park with looters, individuals riding dirt bikes and people who are simply doing the wrong thing. Yoder stated that there is not much interest in this park currently as people are more focused on the community park due to the ball fields. Vlack Park is currently held in a trust so the property would be returned to the family but various options are being explored. The property is also landlocked and there is no turnaround on the road.

The Township Board is considering replacing the bleachers along the ball fields. A quote was obtained for wooden bleachers but the board will also obtain a quote for aluminum bleachers as these would be more durable.

The fence by the former recycling site will be moved in August.

A total of \$4,019 will be spent on crosswalks. The first crosswalk to be worked on is at the four-way stop in the downtown area of Cedar. The board hopes to have this project completed prior to the Annual Cedar Polka Fest. In addition, a crosswalk will eventually be installed from Bunting's Cedar Market over to the Cedar Tavern.

**ZBA:** No report

**ZA:** There was no report as Cypher was absent from the meeting.

## IX. Public Hearing – None

## X. New Business – None

## XI. Unfinished Business

## A. Planning Commission Bylaws – review revised language from “Conflict of Interest” section

The PC had previously asked Hubley-Patterson to edit Section 6, paragraph B (Conflict of Interest). The revised language was approved by the PC members. Additional edits were also noted. Hubley-Patterson will send the final draft of the Solon Township Planning Commission Bylaws to the Township Board members with a request that this be an agenda item at the next meeting on Thursday, August 10, 2023.

## B. Master Plan Rewrite – continue discussion / review completed work

The most recent version of the Master Plan was distributed and discussed. At this point, staff are waiting to obtain additional information such as statistics and revised maps from Rob Herman. Yoder shared several changes and these were duly noted; they will be incorporated into the next draft.

## C. Landscape Ordinance – continue discussion

Yeomans inquired as to why the Township Board is opposed to the landscape ordinance that the PC previously wrote. Yoder replied that the Board feels the landscape ordinance is too long and complex. He stated that Supervisor Lautner was fine with the shortened version and that Pat Deering had an issue with some of the language regarding mulching. Yoder added that the Board did not care for the list of undesirable trees and shrubs and the Supervisor did not like the idea of islands in a parking lot.

Chairman Morgan suggested that all PC members state what they would be willing to omit. Yoder commented that this may result in gaps throughout the landscape ordinance. Paxton was concerned about the waiver language. The ordinance states that an individual may have a waiver but the waiver does not release one from anything. Chairman Morgan asked if the Board had reviewed the waiver language and Yoder replied, “Yes”.

As it pertains to the landscape ordinance, Chairman Morgan asked what would happen if the Board passed the Future Land Use Maps at the meeting on August 10, 2023. Yoder stated that, historically, the Board has taken approximately one month to act on a matter following a Public Hearing.

Hubley-Patterson will scan the additional pages of the landscape ordinance and send the document to all PC members. This will include the waiver language, too.

XII. Other Items – None

XIII. ZA / Planning Commission Comment

VanderVlucht stated that if there is not an important reason for some language being in the landscape ordinance, the PC can look at removing some things; however, she does understand why certain information needs to be in the ordinance.

XIV. Public Comment - None

Mr. \_\_\_\_\_ stated that he is a landscape architect and has done zoning work for a few years. He is aware that zoning codes come from proven standards. He urged the PC to not throw darts at something without understanding the background. He commented that we cannot assume that we are the “armpit of Leelanau County just because we are not on the water”. He stated that Solon Township has no architectural guidelines. He added that he spent 25 years in Chicago and noted that there is always a purpose behind what is in the zoning ordinance. (Tim, this gentleman did not state his name. I emailed Steve Morgan to see if he knows who this person is unless you happen to know him???)

Ms. Judy Janosik concurred with what Mr. \_\_\_\_\_ said. She is concerned that the Board may approve what we have for a landscape ordinance but added that it is not yet finished. Chairman Morgan stated that the short passage that is in the current zoning ordinance is what we have now and added that the Board will address the Future Land Use Maps next week at their meeting.

XV. Adjournment

There being no objection, Chairman Morgan adjourned the meeting at 7:15 p.m.

The next meeting is scheduled for Tuesday, September 5, 2023 at 6:00 p.m. at the Solon Township Hall.

Respectfully submitted,

Allison Hubley-Patterson, Recording Secretary

## APPENDIX A: SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY (JULY)

### SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: JULY 2023

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
7/31/2023 010-027-006-20	LUP 23-24 5543 E. HOXIE ROAD	DAVIS NEW DWELLING ATT.GARAGE PORCHES	LAND USE	202323 3,124 S.F.	460 \$ 165.00

TOTAL \$ 165.00

SIGNED: *Timothy A. Cypher*

DATE: 8/6/2023

TIMOTHY A. CYPHER  
SOLON TOWNSHIP ZONING ADMINISTRATOR  
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