



Meeting called by: Chairperson, Ellen Moore @ 7:31 PM

Members present: Babcock, Gunnell, Moore, Myers, Sevey, Tilburt

Member absent: Sawade

Others present: Attorney –Van Allsburg; Zoning Administrator –Gross

Pledge of Allegiance:

Approval of Minutes: Call for motion to accept November meeting minutes.

Motion to accept by Tilburt, second by Sevey, all Ayes, Carried.

Approval of Agenda: Will stand as written – all in favor.

Agenda Item: Zoning Ordinance regarding Minimum Lot Size -

Moore: PC to review Minimum Lot Size zoning due to November referendum vote and Temporary Moratorium approved by Township Board.

Moore: Called public comment with explanation of procedures/proposal.

Public Comment: *Patrick Sweeney, Legal Representation for Sable Homes: 63% of Solon constituents want 1 acre minimum and it's clear that the majority of people support this through their responses and votes.

PC Response: Moore: Majority not always been for 1 acre – some wanted 5 or 10 acres; majority didn't speak to survey. Babcock: Clarification – question on survey said 1 acre or *greater*.

Public Comment: Sweeney: suggested previous survey demonstrated that Board clearly wanted 2 acres minimum; Board needs to do what is on the books. **John Bitely, Sable Homes/Northpointe Homes: Survey options were limited; constituents turned down Board's personal opinions.

PC Response: Moore: Survey contained comment section; there aren't personal opinions and they aren't eliminating 1 acre min. Reminder that lakefront areas are not to be touched. Asked PC for input to adjust or remain at what is. Babcock: November vote was relatively balanced; suggested compromise, i.e. 1.5 acre minimum. Sevey: would prefer larger lots; more traffic will come. Tilburt: Agreement for larger lots; should look for options to satisfy both groups. Gunnell: As a Township Board member his vote was due to the fact that there was always favor for a rural area township. 63% probably doesn't represent the whole township and survey's have gone out several times in the last 10 years. Tilburt: There have been a lot of comments in favor of rural.

Public Comment: John Bitely – Sable/Northpointe Homes: Those who responded to survey are the one who care. The smaller amount who care aren't the majority; 1 acre is still considered rural and a large percentage of residents think 1 acre is rural.

PC Response: Moore: many think of 1 house on 1 acre and in developments there are more than that. Sevey: Open spaces grow up brush and looks terrible. Gunnell: is not being cared for.

Public Comment: John Bitely: Open area/brush could've been farmed to look better but in past Township said, "no." Can do a better job of planning for this; 1 house on 1 acre is not the average; will need more houses for more people – due to growth, increased density for housing for today's consumer won't change.

PC Response: Moore: Would rather see developments on larger areas with no green space; can care for open space in different ways; Sevey: Historically, denser housing produces more law enforcement issues and neighbor issues – larger lot sizes will mean less of this. Babcock: Urban area are small but have public utilities, i.e. water, sewer, etc. Myers: with regard to developing on 19 Mile – will be difficult for public utilities and traffic, including Hanna and 18 Mile, will be a hazard.

Public Comment: John Bitely: Asked where do you want homes? Currently Master Plan says not any. Questioned 40 acre minimum for farmland. Much of Solon Township cannot be farmed; PC needs to plan for the entire township.

PC Response: Moore: Growers can do less than 40 acres, i.e. greenhouses, orchards, etc. Myers: has concerns now due to increased traffic. Babcock: Due to traffic now is not safe. Sevey: farms on less than 40 acres now. Moore: suggested she, Rick Sevey, and Bob Ellick, secure input from other PC members then meet to discuss further and return with a recommendation on how they should proceed. All PC members agreed.

Moore: Closed public comment.

Unfinished Business: N/A

Open Discussion for Issues not on the Agenda:

1. Correspondence received:
 - A. 2019 Meeting Calendar distributed
 - B. Site Plan Review Application Packet for Secured Logistics distributed for review at upcoming January meeting.
2. Planning Commission Members: N/A
3. Members of the Audience:

*** Vicky Babcock, Township Resident: has been to every Planning Commission meeting for many years and addressed John Bitely public comment that Planning Commission's duty is to do what the township residents want. Stated: that this Planning Commission is conscientious for the township residents want; don't suggest they're not doing their job.

John Bitely: Apologized if he suggested the PC wasn't doing their job.

Report of Township Board Representative: Gunnell: already discussed Township Board's decision on Temporary Moratorium on 1 acre minimum.

Report of Board of Appeals Representative: Tilburt: Nothing new.

Report of Zoning Administrator: Regarding upcoming decision on ordinance for Lakefront Accessory Lots: has concerns over the definition – is not only for accessory buildings but deals with accessory uses. i.e. a deck is a structure so, term is stretched and becomes a "use." Does PC want more input on a case to case basis. Need to decide now because once in the books it's there. i.e. resident installs burn pit, has subsequent party, etc. Is it a Special Use based on R-3?

Discussion: PC should place parameters so as not to waste their time and ours; would include input from neighbors through 300' letters; variation because of lot size - i.e. 40 acre frontage held to same usage? One advantage would be that PC can address how applicant is using the land; what proposal can/cannot permit with boat launches; considered enforcement concerns for Jerry and anticipation for more based on current complaints. PC examined accessory building size: discussed accessory buildings being used as residential – zoning already prohibits this, currently 200' foot building needs a zoning review and anything over needs building permit; PC agrees to leave at 200' in ordinance.

Conclusion: Mark will revise and send a new draft proposal as well as prepare a public hearing announcement for January meeting.

Next Scheduled Meeting – January 23, 2019: Mark will also announce a public hearing for a total of 3 public hearing agenda items.

1. Lakefront Accessory Lot uses
2. Recreational Marihuana establishments and facilities
3. Secured Logistics Trucking Company

Moore: Called for motion to adjourn. Motion by Gunnell, second – Myers; All ayes – Carried.
Meeting adjourned: 8:28 PM

*Patrick Sweeney, 131 Fuller Ave., NE, Grand Rapids, Michigan

**John Bitely, 11575 Edgerton, Rockford, MI

***Vicky Babcock, 2711 18 Mile Rd., Cedar Springs, MI