

TOWNSHIP OF SOLON
COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Township of Solon, held at the Solon Township Hall, 15185 Algoma Ave., NE, Cedar Springs, Michigan, on the 13th day of March, 2018, at 7:30 p.m.

PRESENT: Members: Fred Gunnell, Mark Hoskins, Art Gerhardt, Mary Lou Poulsen, Robert Ellick

ABSENT: Members: none

The following preamble and resolution were offered by Member Ellick and seconded by Member Hoskins;

RESOLUTION NO. 18-04

**TO EXTEND THE DATE OF A TEMPORARY MORATORIUM
ON APPLICATIONS FOR BUILDING PERMITS, LAND DIVISIONS AND
CERTAIN ZONING REVIEWS WITH RESPECT TO CERTAIN USES IN THE
AR – AGRICULTURAL RESIDENTIAL DISTRICT WITHIN THE TOWNSHIP**

WHEREAS, the Township has been reviewing its Master Plan and the regulations pertaining to single-family residential dwellings and other permitted uses located in the AR - Agricultural Residential District (“AR District”) within the Township;

WHEREAS, as part of that review, the Township Board has received recommendations from the Planning Commission regarding revisions to the Master Plan and the zoning ordinance, including recommendations to increase the minimum lot size for parcels in a large portion of the current AR District;

WHEREAS, the Township Board desires to evaluate whether the proposed Master Plan provisions and proposed zoning ordinance amendments governing the AR District are appropriate in light of prior history and experiences with residential uses, and in particular, the Township’s experience with open space planned unit development districts and open space preservation developments;

WHEREAS, the Township Board believes that this review should include consideration of whether the one acre minimum lot size and other aspects of the AR District regulations should be amended;

WHEREAS, the Township Board believes that it would be in the public's best interest to evaluate the recommended Master Plan and zoning ordinance provisions and desires to foster a desirable, orderly development of the AR District properties, ensuring that the Township goals, potentially including those goals identified in the proposed Master Plan for residential developments, will be safely and effectively met;

WHEREAS, the Township finds that it is in the public interest to enact a temporary moratorium lasting until April 12, 2018, unless sooner terminated by the Township Board, with respect to the Township's review of applications for rezoning and other approvals, as specified below, so as to preserve the status quo in the interim, to prevent the development of land uses which may not be in the best interest of Township development plans, to prevent the development of what might eventually become non-conforming lots or uses, and to prevent the development of uses that might be detrimental to the health, safety and welfare of the Township residents.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. ***Temporary Moratorium.*** A temporary moratorium on Township consideration of certain residential development applications is hereby adopted under the following terms, conditions and limitations:

(a) During the temporary moratorium, the Township shall not review the following types of land use applications:

(i) Applications seeking rezoning of property from the AR District to the R-1 Residential District or the R-2 Residential District.

- (ii) Applications for rezoning to a planned unit district based on the underlying densities available in the AR, R-1 or R-2 Districts.
- (iii) Applications for open space preservation districts under Chapter 13A, as otherwise permitted for lands in the AR District under Section 5.02.H.
- (iv) Applications for residential site condominium developments as to lands lying within the AR District of the Township.
- (v) Applications for preliminary approval and/or site plan approval for platted residential developments as to any lands within the AR District.
- (vi) Applications for land divisions of lands in the AR District resulting in one or more parcels less than two acres in size.

(b) The temporary moratorium is effective as to all of the above-mentioned types of applications received in the Township after March 7, 2018, at 11:00 a.m.

(c) The temporary moratorium shall remain in effect until April 12, 2018, unless previously terminated or otherwise extended by the Township Board.

(d) Completed applications that were received in the Township office on or before March 7, 2018, at 11:00 a.m., shall not be subject to the moratorium and shall be processed in accordance with existing Township rules, regulations and ordinances and applicable federal and state law.

(e) Land division applications received on or before April 12, 2018, shall be reviewed and processed after April 14, 2018, but in any event the Township's review and response shall be provided within 45 days of the date the application was actually submitted.

(f) If it is determined that the Master Plan and zoning ordinance amendments need not be amended, or if such amendments are adopted and made effective before April 12, 2018, the Township Board shall rescind the moratorium at the time such amendments become effective, or if appropriate, as soon thereafter as is practical and convenient.

(g) The moratorium applies only to the types of applications stated in this resolution.

2. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

AYES: Members: Hoskins, Gunnell, Poulsen, Gerhardt, Ellick

NAYS: Members: none

RESOLUTION DECLARED ADOPTED.

Mary Lou Poulsen, Township Clerk

I hereby certify the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Township of Solon at a regular meeting held on the date stated above. I further certify that public notice of such meeting was given as provided by law.

Mary Lou Poulsen, Township Clerk