



Minutes – Planning Commission

December 27, 2017
7:30 PM
Solon Township Hall

Meeting called by: Chairperson, Ellen Moore @ 7:33
Members present: Babcock, Gunnell, Moore, Sevey, Sawade, Tilburt

Approval of Minutes: Motion to accept November Minutes as written by Sevey , second by Sawade, All Ayes, Carried.

Approval of Agenda: All agreed – stands as printed.

Agenda Item: Public Hearing Agritourism Event Business

Proposal: To amend zoning ordinance to include **regulations** for Agritourism Event Business

Moore: Called public hearing open for comment with an explanation of proposal – i.e. barn used for wedding.

- Comment:*
- AJ Anielski – Serenity Valley Dr.: asked for clarification of what this would do for residents; which district(s) zoned; commented on traffic control issues and parking.
 - Merrill Barrett – Simmons Rd.: questioned special event charges from Township and/or a business consultant; could be good for boosting business in Solon Twp.; Concern re: competition for other “party” business.
 - Steve Skelonc – 20 Mile Rd: Need very specific rules on books for Sherriff response; who will enforce if Sherriff doesn’t; Concerns re: additional traffic; paving, lighting, and fencing requirements, and different rules for different situations.
 - Tim Hans – 21 Mile Rd: (original applicant) Other’s concerns regarding trash removal, parking, curfew, close proximity to neighbors, etc., make sense. Reiterated owner responsibility for following rules and is their particular intention.

PC Response/Comment to Public:

- Reminder that PC wants to maintain agricultural landscape, prevent this from becoming commercial; Agritourism Business will primarily be seasonal; PC will need to evaluate/discuss issues such as: districts zoned, paving, traffic, curfew, number of attendees, structures allowed, i.e. tents, and subsequent owner compliance.
- PC will be determining each application and reviewing specifics from site plan presented.
- Jerry Gross – Zoning Administrator: Each application will be on an individual basis - each proposal will go before **Planning Commission**.
- Bob Ellick – Supervisor: Concerns for Planning Commission for future decisions if/when land is sold and new owners; Special land use goes with the land.

Moore: Closed public hearing

Moore: Planning Commission to work through ordinance by line item.

Discussion: Included: strong language re: owner vs. operator responsibility; PC will decide “vicinity” individually; limitations on hours of operation and strong definition of conclusion time, days of week available, and number of events in a weekend; Parking and removal of devices within a timely manner; defining specific lighting and temporary structures; strong statement re: security personnel; alcohol served under licensed caterer; Special Land Use permissions granted for literal and specific use.

Van Allsburg: Reminder – Zoning law doesn’t “see” the person...looks at use of land.

Moore: No motion necessary at this point.

Conclusion: Mark will prepare a draft for January meeting.

Agenda Item: Completion of Streets

Proposal: Ordinance to amend the current Zoning Ordinance

Discussion: Minor spelling **revisions**.

Moore: Public hearing for next month

Conclusion: Mark will submit **notice for public hearing and revise** draft.

Agenda Item: Large Lot Zoning

Proposal: Ordinance to amend zoning pertaining to minimum lot size in AR District and Associated Provisions

Discussion: Review of current draft: New map is helpful; concern that AR-2 District worded as “Prime” (pg 7) indicating quality so different wording necessary; all agreed to “Moderate Density,” and “Low Density,” description to replace “Prime.” spelling editions will be corrected;

Public Comment: - Steve Skelonc – 20 Mile rd.: express concern about rushing through this topic’s process.

Moore: Public hearing was previously concluded.

Moore: No further discussion? All agreed.

Moore: Motion to recommend to the Board with corrections. So moved by Tilburt, Second by Sawade, All Ayes, motion carried.

Open Discussion for Issues not on Agenda

1. Correspondence received –

- A. Flyer for dates of Planning & Zoning Fundamentals winter workshops. Cathy will forward more information as it arrives and coordinate attendance by PC members.
- B. Workbook availability from 11/29 Planning Commission training attended by Rick, Keith, and Cathy. Cathy will follow up on securing extra copies for remaining PC members.

4. *Report of Township Board Representative* – Per Bob: No action yet on Medical Marijuana issue; Comment on Agritourism: concerns for enforcement and policing, and costs to the township that it shouldn’t pay; should consider setting up escrow accounts. Special Land Uses are for Land...not other zoning issues, Michigan Building Codes already adopted.

5. *Report of Board of Appeals Representative* - John Tilburt: Held organizational meeting new officers are: Carrol Matulis, Chairman; Rich Heys, Vice-Chair; Byrnadette Powell, Secretary.

6. *Report of Zoning Administrator* – Still working with Jackie Sopinski about site condo; monitoring White Creek Storage – close to issuing citation but not yet, Mr. Reed started prior to engineer approval.
Moore/Sawade: Complaint over fencing and travelers.
Jerry will follow-up.

7. *Planning Consultant Report* – No

New Business: Next meeting, Wednesday, January 24th. Will hold public hearing and discuss Master Plan.

Moore: Motion to adjourn at 9:25 pm. So moved by Gunnell, Second by Sevey. All Ayes – motion carried.