



Minutes – JOINT PA 425 MEETING

Solon Township and City of Cedar Springs Planning Commissions

Tuesday, March 26, 2024

Call to Order: Chair, Rick Sevey @ 7:30 PM

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| Roll Call: | Solon Township Planning Commission | Cedar Springs Planning Commission |
| | Hal Babcock <u> X </u> | Rose Powell <u> X </u> |
| | Mark Hoskins <u> X </u> | Matthes Hogg <u> X </u> |
| | Al Myers <u> X </u> | Jason Merlington <u> X </u> |
| | Keith Sawade <u> X </u> | Shandell Napieralski <u> X </u> |
| | Rick Sevey, <u> X </u> | John Nixon, V-Chair <u> X </u> |
| | Jon Tilburt <u> AB </u> | Clint Conley, Chair <u> X </u> |
| | Joe Vandenberg <u> X </u> | |

Pledge of Allegiance: N/A

Approval of Agenda: Motion to combine Solon and City of Cedar Springs Agendas by Sevey, Second, Merlington, All Ayes, Motion Carried.
 Motion to accept Solon Township Agenda by Sevey, Second, Hoskins, All Ayes, Motion Carried.

Agenda Matters to be Discussed:

1. PA 425 Agreement – Conditional Transfer of Solon Township Property to City of Cedar Springs

Solon Township:

- 1st joint meeting in 20 years
- Currently working on review of Master Plan which includes area(s) of PA 425.
- Relayed comment from Supervisor Ellick – Has heard comments at state level that this agreement is a good model – was ahead of its time.
- *Ref: map blue area* – Cedarfield sewer has handled Meijer, Aldi, CS Animal Hosp, etc.
- Capacity of City for additional water and sewer?
- Agreed by All – find common ground and work together to avoid situation such as Plainfield Ave.
- Expressway makes an effective and natural boundary.
- West of Xway not a lot of Commercial left; considering 17 Mile to Algoma as commercial zoning.
- Edgerton north – swampy; dog daycare coming in.
- If sidewalks and thus, walking trails, White Pine Trail connects to North Country Trail – dangerous speeds on White Creek now and no crosswalk. Should contact KCRC now on speed conditions.
- *Re: Traffic issue at Edgerton and 17 Mile*; decision is made by MDOT – PC has little say
- Concern for contamination/PFAS – City plan?

City of Cedar Springs:

- Looking at Master Plan as well
- Projects in PH II – The Brook, Holiday Inn, Culvers, more along White Creek corridor; new Sheriff’s station convenient for neighborhood.
- We only have so much land but have infrastructure.
- Capacity for City west of Xway – water isn’t a big issue; sewer more difficult.

- Possible future expansion of extending West Street south to 16 Mile – no plans yet.
- North of town – continued growth; East – a few; White Creek probably commercial
- Good idea to keep the corridor as cohesive as possible re: signage, building materials.
- Agreed by All – More shared ideas and correspondence.
- Would like to consider a sidewalk ordinance.
- White Creek corridor a good place for collaboration effort for safety of patrons; can discuss and investigate – perhaps grant opportunity for funding.
- Traffic an issue with new Aldi store at Edgerton and 17 Mile
- Wells for the past 3-4 years required PFAS testing – found none; City Manager will respond via email with maps.

Open Discussion for Issues not on the Agenda:

1. *Solon PC Members:* N/A
2. *City of Cedar Springs:* Restate traffic control concern at Edgerton and 17 Mile intersection.
(Gross)* *For Aldi request:* Has been in communication with MDOT; they're currently in "wait and see" mode; have options but no signal light required yet.

*Public Comment: (Stout)*** Future planning necessary for extension of water and sewer across 131 Xway; access to sewer at Cedarfield no longer available March 1, 2025.

Conclusion: Plan to schedule annual meeting on every 4th Tuesday of March, 7:30 PM, with shared communication available throughout the year. March 25, 2025, tentatively scheduled.

Motion to adjourn Solon Township by Sevey, Second by Myers, All Ayes, Motion Carried. Adjourned 8:21 PM.

Motion to adjourn City of Cedar Springs by Powell, Second by Hogg, All Ayes, Motion Carried. Adjourned 8:21 PM

Alan Myers

- Secretary

4-24-24

- Date

* Jerry Gross – Solon Township Zoning Representative

** Jon Stout – Public agent/Resident