



Meeting called by: Chair Sevey @ 7:31 PM

Members Present: Chair Sevey requested Member Roll Call

Al Myers X Hal Babcock X Mark Hoskins X Keith Sawade X Rick Sevey X
Jon Tilburt X Joe VandenBerg X

Others present: Attorney – Leisman, Zoning Admin – Gross; Engineer – Gritters; Supervisor - Ellick

Pledge of Allegiance:

Approval of Minutes: Motion to accept 8/28/2024, meeting minutes by Tilburt, second – Hoskins, all Ayes, Carried.

Approval of Agenda: Motion to accept Agenda by Sevey, second – Myers, all Ayes, Carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

Agenda Items to be reviewed by the Planning Commission: N/A

Unfinished Business:

1. Master Plan Evaluation – Sub-Committee Update: (*Hoskins*) Latest map from Dan Hula still needs some work - e.g. completion of all bullet points and legend, separate HC and NC, color state game areas.

PC Discussion/Questions

- 1- and 2-acre AG/Res all same color – okay on Zoning map, separate color on FLM (*Future Land Use Map*)
- Discussion to consider single parcel acreage – 1 or 2 acres minimum? Was two acres proposed in 2018 to discourage developing – should take up matter again.
 - **Babcock, Vicky* – Was changed to two acres – referendum voted down by residents and Sable Developing.
 - ***Mann, Keith* – Hashed out before because of Sable, new development on 19 Mile – road doesn’t support it now, Where is two acres? What’s going on?
- (*Gross*) Recent social media post re: suggested development on 19 mile – owner has withdrawn that plan.
- (*Ellick*) 2018 voters uniformed – need to get on top of this issue now.
- FLU map and Zoning Map are separate – can do amendment to the Master Plan language and have sub-committee continue to review/change AG/Res so both maps are consistent.
- Existing PUDs grandfathered in; re: Dexko – have been notified that SPU has lapsed; was rezoned to HC now changed; Premier is conditional rezoning to industrial, could revert to NC also.

(*Leisman*) Can prepare draft for amendment to Master Plan’s Ch. 8 language for next month and send resolution to Township Board for approval to distribution of draft amendment and FLM to specified entities; after a 45-day comment period, the PC will hold a public hearing and make decision to approve or refer back to Township Board.

Conclusion: Sub-Committee to meet again and make FLM changes, text amendments discussed tonight made and all referred to Township Board per attorney suggestion. Motion by Hoskins, Second, Sevey, All Ayes, Motion Carried.

2. Ordinance Update - Manufactured Homes – Deliberation whether to treat each unit individually on its own merit or put year manufactured cap on homes brought into Solon Township.

PC Discussion/Questions

- Many other townships are putting a year manufactured number instead of age.

(manufactured homes, continued)

- Need to put specific year in language.
 - ***Eldred, Tim – Prefer only inspection rather than age – if more than 10 years, is too narrow – ask for language rather than hard line; what if model over 25 years is in good shape? Moving from lot to lot a concern
- Michigan Mobile Homes Commission has standards dealing with conditions – they don't inspect in Solon Township
- Need to cover fee for review and inspection by building inspector regardless of age; inspection language covered in 3.08A1(b).
- Some parks do a good job, but others do not – need to consider all parks in township.
- Moving from lot to lot in parks permitted, 3.08 2.
- Address "lead paint" in language?
- (Ellick) Cannot depend on history of unit being available and/or shared with the township; putting a specific year and inspection requirements solves a lot of problems.
- 25 years cap is generous.
- Could do a variance request if someone wanted something older.

Conclusion: Require nothing older than 25 years and inspections; no motion necessary, attorney will do amendment.

3. Ordinance Update – Private Roads

(Leisman) Submitted draft No. 3 to examine.

PC Discussion/Questions:

- Section B – "Driveways" confusing - shared drives or individual? (Leisman) Nothing changed but last sentence added to repeat definition of driveway in current ordinance – driveway serves one parcel. Summary of section: 1 house = 12' wide travel surface, 2 houses = 20' wide, 4 or more = public street.
- Problems with driveways in easements causes contention; should do language change, "Driveways" and Private Streets" to Sec. 3.26 heading.
- Section 3.26 C9 – Address minimum slope; "crown" needed at least 2%; most roads at 4% down to 2% when paved.
- Section 3.26 C13 – Needs clause for approval by KCRC or MDOT if a private street intersection; is regulated now for businesses. ?Add Zoning Admin approval? Is basically a KCRC road – they leave it up to us.
- Section 3.26 C14 – Include requirement for stop signs.
- Section 3.26 I.1, I.2 and I.3 Change date of 2006 to current? (Leisman) Will study this for more clarity.

(Sevey) Called for motion to set public hearing for October meeting date – 10/23/2024. Motion by Tilburt, Second, Myers, All Ayes, Motion Carried.

Conclusion: Attorney will prepare draft #4 for PC review at October meeting and notice public hearing for same date.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: (Sawade) Distribution of existing check lists – PC checklist and applicant's Checklist - everyone needs to examine for discussion at next month's meeting. Need to implement a work-flow process so it's clear what we require from an applicant. Applicant's checklist is a handout at time of application.

Conclusion: Cathy will email all a blank application packet.

2. Correspondence Received: Algoma Township Master Plan Notice of Distribution for Comment

Report of Township Board Representative: (Hoskins) N/A

Report of Board of Appeals Representative: (Tilburt) N/A

Report of Zoning Administrator: (Gross) MDOT has strips near Meijer and near 131 overpass and near Edgerton.

Inquirer on developing 19 Mile property has rescinded that idea; looking for smaller possibilities – not necessarily changing, just different direction. RE: CS Retail Mgmt – looking at driveway; received final, stamped, prints with new

(Zoning Admin, continued)

radius indicated. (Sevey) ?Anything from B&R Sales and Leasing? (Gross) Was told expiration date getting close and if wanted to split would need to return to PC. Haven't heard since.

Additional Public Comment:

Sevey: Opened to additional public comment.

(*Mann, Keith) Who's developing orchard property on 19 Mile? People want to know...

(Gross) Complete information was never released by this office – apple trees not removed – gone for now may return at future date.

(*Mann, Keith) Traffic already an issue; called county two times to get a yellow line down 19 Mile; dangerous speeding – can this board do anything to help?

(Myers) Same complaints on 18 Mile with hills. Must get to the Safety Commission of Road Commission – they decide.

Sevey: No further comment – public comment closed.

Sevey: No further discussion. Motion to adjourn by Sevey, Second – Sawade, all Ayes, Motion Carried. Meeting Adjourned: 9:07 PM.

Next Scheduled Meeting: Wednesday, October 23, 2024

Alan Myers - Secretary
10-23-24 - Date

*Babcock, Vicky – 2743 18 Mile, Cedar Springs, MI 49319

**Mann, Keith – 1018 19 Mile, Cedar Springs, MI 49319

***Eldred, Tim – Manager, White Creek Estates

