



Solon Township
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Minutes of the Regular Meeting of the Solon Township Board of Trustees
October 8, 2002
Solon Township Hall
2305 19-Mile Road
Cedar Springs MI 49319

Meeting called to order by Supervisor Gary Johnson at 7:30 p.m.

Pledge of Allegiance.

Members present: Fred Gunnell, Gary Johnson, Elizabeth Mulder, Ken Zank, and Rich Straub

Members absent: None

Guests & Presentations

Fred Clowney, democrat, 73rd District House gave a brief presentation on his platform.

Public comment on agenda items

Gerald Skelonc – Home Occupation would like to ask the board to approve the proposed ordinances with any changes it feels are necessary. Home Based Business – Is it something we really need for tax clarification purposes. Believes that traffic flow, times of business, and the health and safety of all township residents needs to be taken into account not just the businesses.

Don McIntyre – Doesn't think traffic issues are good reason to pit neighbor against neighbor. Zoning is stepping on constitutional rights.

Dale Bradley – Housing development traffic is as great as business traffic.

Brian Hunt – All developments are plugging up the process.

Approve agenda

Motion made by Zank to approve. Supported by Straub. Motion carried, 5-0.

Approve Consent Agenda

Motion made by Straub to approve the consent agenda as follows with. Supported by Zank. Motion carried 5-0.

- a. Approve minutes from Regular September 10, 2002, Special meeting September 10, 2002, Joint workshop meeting of the PC and Township Board September 12, 2002.
- b. Approve Bill list and accept Written Department and Committee Reports
 - September Bill List
 - ~~Assessor's Report~~
 - Fire Chief's Statistics Report
 - Clerk's Budget Report
 - Building Inspector's Report
 - Treasurer's Report
- c. Approve purchase of Coffee Maker \$100.00
- d. Approve additional education for fire department.
 - Tanker shuttle class
 - CPR/AED training for Fire Chief



Pending business

Cedar Springs Library – Donna Clark, Library Director, gave a brief report on the Library. Mrs. Clark also introduced Sharon Magoon as the new Assistant Library Director.

Cedar Springs Parks and Rec. – Linda Branyan reported that there meeting was last night. They discussed that the need is to raise 1000/month to stay on budget.

Supervisor Johnson thanked Mrs. Clark and Mrs. Branyan for their reports.

Home Occupation

Johnson – would like to see the change in the sign language to include on the accessory building.

Straub – feels more work still needs to be done.

Zank – The Planning Commission already has spent a lot of time on the proposed ordinance and this is the recommendation that they presented the board.

Gunnell – Page 3 Sections 4 and 6 state occasional and irregular basis. He feels this is too vague and would like to see a better definition for this section.

Zank – What would give the Township the right to govern anything if you didn't state this?

Fire Chief Havens – Who is the final person to say what is occasional the board, the Planning Commission, Zoning Administrator?

Johnson – the Zoning Administrator

Straub – Made a motion table any decision and to send the proposed Home Occupation ordinance back to the Planning Commission with the request to review section D #1 signage to include on accessory building and section H #4 – 6 wording change for occasional irregular basis. Supported by Gunnell. Motion carried 3-2.

Home Based Business

Gunnell – FF 3 page 5 – minimum lot size states 3 acres would rather it be 1 acre.

Straub – agrees with Gunnell

Zank – concerned with who would determine if 1 acre is enough.

Gunnell – the Zoning Administrator determine this.

Discussion continued with concerns on 1 acre and possible problems with run off, drainage.

Straub – concerned with 960 Sq. feet (pg. 6 #5 a) would like to see it at 2400sq. feet.

Gunnell – would also like to see additions to the list of allowed businesses such as contractors.

More discussion took place on how special land use & site plans come into all this.

Gunnell made a motion to Home Based Business Ordinance back to the planning commission to a) possibly change 3 acres to 1 acre. b) Possible additions to list of acceptable business such as contractors, plumbers, builders, inspectors... (Take another look at the submitted list by Ad/Hoc committee). Supported by Straub. Motion carried, 5-0.

New Business

Approve sending Clerk to MI Municipal Clerks Institute Dec. 2-6, 2002

Straub made a motion to approve sending the Clerks to the MI Municipal Clerks Institute Dec. 2-6, 2002. Supported by Gunnell. Motion carried, 5-0.



Junk Refuse Ordinance - Johnson reviewed the proposed ordinance and stated it just arrived yesterday but wanted the board to take a look at it. Zank made a motion to table the Junk Refuse Ordinance. Supported by Gunnell. Motion carried, 5-0.

New Computer Purchase for the Assessors Office – Straub made a motion to approve the purchase a new computer for the assessor’s office. Supported by Gunnell. Motion carried, 5—0.

Addition of new fire fighter Richard Hays – Chief Havens reported that Richard Hays does live in our Township and would be on a 1-year probationary period and sent to training. Straub made a motion to approve the hiring of Richard Hays to the Fire Department. Supported by Zank. Motion carried, 5-0.

Correspondence

Trustee: Fred Gunnell, none

Trustee: Rich Straub, none.

Treasurer: Ken Zank, happy Linda is back.

Clerk: Elizabeth Mulder, none.

Supervisor: Gary Johnson, reminder to the board to please review the Master Plan surveys and return ASAP. Motion was made by Zank to approve sending the Master Plan surveys to the Planner as soon as possible. Supported by Straub. Motion carried, 5-0.

Additional Public Comment

Further comment was heard on proposed Home Occupation ordinance.

Tom & Barb Sitler – questioned the board on who to contact for billboards. Johnson stated that would be MDOT. They also had a question on how or where to get help with clean up of there property they purchased as the previous owners used it for a “dumping ground”. Johnson suggested that they contact J & S Service in May when the Township does it’s annual clean up week and possibly they could help them.

Don Mc Intyre – thanked the board for taking the extra time needed to reconsider the proposed ordinances.

Bob Ellick – feels that the sq. footage of accessory buildings should not be an issue as long the property owner can meet the setbacks. Also expressed concern with the abutment being built at the end of Algoma at 22-mile rd. Thanks those on the board that voted to send the ordinances back to the PC for looking and the proposed ordinances with a clean mind. The real job is enforcement.

Adjournment

Motion by Zank to adjourn. Support from Straub. Motion carried, 5-0

Meeting adjourned 9:35pm.

Elizabeth Mulder, Clerk

Gary Johnson, Supervisor