



*Meeting called by:* Chairman Sevey @ 7:30 PM

*Members Present:* Vice-Chair Sevey requested Member Roll Call

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

*Others present:* Attorney - Leisman, Zoning Administrator – Gross, Supervisor – Ellick, Treasurer – A.J. Anielski

*Pledge of Allegiance:*

*Approval of Minutes:*

*Sevey:* Called for motion to accept July 24th, meeting minutes as written. Motion by Babcock, second by Tilburt; all Ayes, Motion Carried.

*Approval of Agenda:*

*Sevey:* Called for motion to accept Agenda as written. Motion by Sevey, second by Babcock; all Ayes, Motion Carried.

*Public Comment - Matters not the Subject of Public Hearing/Agenda Items:*

*Sevey:* Called for public comment – no public comment, public comment closed.

*Agenda Items to be reviewed by the Planning Commission:*

*Agenda Item #1:* Thermal Tec Addition – 13801 Francis Way

*Sevey:* Called for information and recognized Zoning Administrator Gross and Attorney Leisman. (Gross) Received addition site plan referring to 2016 Amendment; no public hearing necessary. (Leisman) Resolution allows construction of storage building; Conditions: Sec. 2a for general office, Sec. 2b – proposed 6,960 sq. ft.; resolution indicates they must put in correct size, Sec. 2c – drainage approval from township engineer, Sec. 2d – landscaping same as indicated in 2016.

*PC Discussion/Questions: (Tilburt)* Any indication on addition appearance? (Hoskins) Well moved? Where?

*Response: (Gross)* Building is one story, is same type of building as existing; well about 1 ft. off asphalt.

*Conclusion: (Sevey)* Called for motion to approve amended site plan as submitted. Motion by Tilburt, second by Hoskins; all Ayes, Motion Carried. Attorney will prepare final resolution.

*Agenda Item #2:* Ordinance Amendment to add Pet Crematorium Special Land Use in HC District.

*Sevey:* Called for information and recognized Zoning Administrator Gross and Attorney Leisman; as well as Zach Doer, potential business owner/operator. (Gross) Had referred issue to Township Board who recommends to PC an amendment adding Pet Crematorium SPU in HC District; PC can review and choose to modify; this puts it in the book.

*PC Discussion/Questions: (Sawade)* Where does that leave Jeep Armory? Link between home and building? (Tilburt) Refer back to accessory as SPU? (Babcock) If in HC could end up with restaurant next to it? How clean is that? e.g. Rockford crematorium; This doesn't fix that situation. (Tilburt) Is SPU in Ch. 16 added to it? Could determine specifics, e.g., next to restaurant. (VandenBerg) How many in area? (Hoskins) Different from Rockford? (Sawade) Difficult to do specific requirements now, should look at each (request) individually.

*Response: (Leisman)* Isn't allowed now – will be allowed as SPU; this is General Ordinance amendment; principle or accessory use – might have to be connection between home and crematorium; perhaps as principal use – accessory has to be "assessory" to something; SPU is flexible; restaurant could be next to it; if an SPU request, could decide on cleanliness – is up to applicant to determine; standards could be addressed; would need a public hearing; this only adds to HC. (Gross) Issues would be addressed when comes to PC; (Doer) Biggest competition in Rockford who does humans; mine – no signage, not evident to passerby(s); machine has afterburner – odorless and smokeless.

*Conclusion: (Seavey)* Called for motion to approve amended resolution as written and set public hearing for September 28<sup>th</sup> meeting. Motion by Sawade, second by Hoskins; all Ayes, Motion Carried. Attorney will prepare public notice.

### Agenda Item #3: Airbnb – Solon Township Short-Term Rental Ordinance

*Sevey*: Called for update and recognized Zoning Administrator Gross and Attorney Leisman. (*Gross*) Attended latest MTA seminar – recommends all do so; Can't really take any action tonight. (*Leisman*) Currently awaiting outcome of House Bill 4722; townships now generally no action taken on complaints; could consider beginning a draft ordinance with variety of approaches; e.g., licensing, what districts to allow in, min./max. rental period, limits on occupancy, parties, vehicles, etc. (*Gross*) Parking should be considered.

*PC Discussion/Questions*: (*Sevey*) State override of what we adopt? A lot of complainers last mo.; Twp Board directed back to PC. If we adopt – public hearing required? (*Tilburt*) Problem with one existing now? Grandfathered? (*Babcock*) Problem now just this lake? Can H.O.A. manage? Restricted to R3 now? (*Hoskins*) Enforcement? Opening ourselves up if new ordinance? What makes it illegal now – a lot residents rent part-time now. Consider input in Newsletter. Township has lakes – more popular on lakes. (*VandenBerg*) How addressing boats?

*Response*: (*Leisman*) State's decision could override township; now, an illegal use would be covered by Zoning – e.g. send letter. Now, "single family dwelling" is exclusive to defined "family." Zoning area would require public hearing; (*Gross*) Could be transient "family," perhaps could be considered mobile up to 30 days; very difficult to enforce; need disclosure of their occupancy count. Option: look at "motel/hotel." Not every R3 property has a lake. (*Anielski*) Current issue is listed on Airbnb who has their own enforcements; City of GR – must have hotel license so limits Airbnb; Here, no zoning – your property is your property. (*Ellick*) Boat concern - other access to lake; should get something started re: registering, parking, advertising, fee(s); receives phone inquiries – doesn't encourage; some booked for next summer – was no principal residence; not a fan of regulation – Mich Bldg Code can regulate somewhat.

*Sevey*: Called for additional comment. (*Sawade*) Good for community; already regulated but nice for township to know Who's renting and constraints; need to register like in GR; vehicles park only on that property. (*VandenBerg*) A good thing - is family oriented; opening ourselves up to regulating the entire thing. (*Babcock*) Consider impact on current residents. (*Tilburt*) May need more fees; rather not regulate but may avoid a later legal situation; should prepare for next rental season. (*Hoskins*) Re: non-homestead – can be revoked if needed.

*Conclusion*: (*Sevey*) Called for motion to table matter until January 2023. Motion by Sawade, second by Hoskins; all Ayes, Motion Carried. Attorney will keep PC informed with new information/other township's steps.

*Unfinished Business*: (*Gross*) Stonefield Engineering is coming back to ZBA with variance request; presented 2 plans – one would require 4 variances – won't work; bringing plan w/less parking and smaller footprint; Could come back to PC. Re: Cedarfield Expansion: property sale signed; they're looking at 2016 approved expansion plan – may need to return with a new site plan review.

### Open Discussion for Issues not on Agenda:

1. *Correspondence distributed*: N/A

2. *Planning Commission Members*: (*Hoskins to Zoning*) Any update with auto mechanic on Wiersma? Re: Stonefield – have approval for water/sewer? (*Gross*) Wants to get Ron (Code Enforcement) in and post 24 hours in advance. Re: Premier – some clean-up, still not in compliance; letter needs to go out. Re: Stonefield – they're thinking they'll tie into Meijer system but are tied to Cedarfield – no approval yet.

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

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

*Report of Zoning Administrator*: (*Gross*) Noted above.

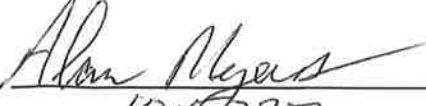
### Additional Public Comment:

*Sevey*: Called for additional public comment. with no further public comment, public comment closed.

*Sevey*: Called for motion to adjourn: Motion by Tilburt, second by Hoskins, all Ayes, Motion Carried.

Meeting Adjourned: 9:06 PM.

*Next Scheduled Meeting*: Wednesday, September 28th, 2022

 - Secretary  
10-27-22 - Date