



Minutes – Planning Commission

Meeting – Wednesday, April 26, 2023

Meeting called by: Chairman Sevey @ 7:32 PM

Members Present: Chairman Sevey requested Member Roll Call

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

Others present: Attorney – Leisman, Zoning Admin - Gross

Pledge of Allegiance:

Approval of Minutes: Motion to accept February 22, 2023, minutes by Myers, second – VandenBerg, all Ayes, carried.

Approval of Agenda: Motion to accept Agenda as presented by Sevey, second – Hoskins, 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:

Agenda Item #1: Scheduled Public Hearing – Solar Energy Ordinance Amendment Add Sec. 3.37

Sevey: Called for presentation of Draft #3 and recognized Ross Leisman, Attorney, Solon Township. (Leisman) This amendment will fill a gap for small-scale solar systems; excludes anything with surface less than 5 sq. ft. and less than 5' above ground; requires zoning site review and permitting; requires maintenance of abandoned systems; addresses building and ground mounted systems; PC can review SPU for requests larger/more. Utility grade will be for another time.

Sevey: Called for public comment with explanation of procedures: No public comment, closed.

PC Discussion/Questions:

- Examined resolution language for:
  - “area” of solar array – add, “...including all interior aisles, roadways and open spaces...”
  - transforming to “chemical energy” – allowed
  - Applicability: “may only be established in districts...”
  - Section 2: Amend to permit small-scale solar energy systems as accessory use
  - Intention is can’t sell to neighbor – only back to utility for credit; only meant for 1 property’s use
  - “Fire Risk” to become “fire hazard” in maintenance section
  - Building mounted: max height to become 5 feet or not greater than roof height
  - “...integrated system...” is 1 system designed for 1 primary use – is related to the use you have
  - Screening: is determined by Zoning Administrator – what is visible to the public is what’s important

Sevey: Motion to accept amendment with changes and send to the Township Board with a recommendation for approval by Hoskins, second - VandenBerg, all Ayes, Motion Carried.

Conclusion: Attorney Leisman will make changes and prepare updated resolution for Township Board

Agenda Item #2: Scheduled Public Hearing – Special Land Use Discretionary Standards Amendment

Sevey: Called for presentation of Draft #2 and recognized Ross Leisman, Attorney, Solon Township. (Leisman) Called attention to Sec. B, allowing PC to make minor modifications to requirements for requests for parking, signage, setbacks on SPU requests; noted PC may decline and send to ZBA for variance.

Sevey: Called for public comment with explanation of procedures: No public comment, closed.

PC Discussion/Questions: None

Sevey: Motion to accept amendment as written and send to the Township Board with a recommendation for approval by Sevey, second - Hoskins, all Ayes, Motion Carried.

Unfinished Business:

1. CS Retail Management – Multi-Tenant Building Request Update (Leisman) Came to ZBA meeting, 4/19/23, for parking variance; request at meeting was different than site plan; request was tabled; he will write an

opinion to ZBA and their attorney then they can decide how to proceed; they don't want to return to PC until variance happens.

*Open Discussion for Issues not on the Agenda:*

*Correspondence Received:*

1. MDOT Input – 17 Mi & Cedarfield intersections

Sevey: Recognized Kerwin Keen, Permits Engineer, MDOT (*Gross*) Reached out to Mr. Keen due to upcoming development; asking input on what PC can do. (*Keen*) MDOT here to partner with you; Cedarfield is private so MDOT doesn't deal with that or any roads that intersect with M46; is PC choice on what applicant must provide with regard to traffic control.

*PC Discussion/Questions:*

- When presented with a traffic study, how does PC determine if good/bad?
- Cedar Spgs Ret Mgmt traffic study was approved by MDOT - - why?
- Study during middle of week...needs to be done Fri., Sat., Sun.
- Delay numbers higher because done when not as busy?
- At Xway – should we ask for traffic study – signal study – both?
- Can we require signal?
- Cannot put in signal w/o MDOT?
- Would you review and comment on CS Ret Mgmt study?
- Way to slow traffic down?

*Keen Answer/suggestion:*

- Could obligate applicant to produce solid data to determine if signal necessary – for either Cedarfield or Edgerton
- Use a pre-qualified consultant
- Look at: levels of service, gaps, delays, how this use affects what is there, where/when traffic is going to/from development
- Start with traffic study - determines delays and how many, then needs Signal Warrant Analysis
- Cannot put signal in w/o MDOT
- Isn't aware of CS Ret Mgmt communication with them
- He can review CS Ret Mgmt study and Cedarfield expansion and comment if an analysis is warranted
- Contact law enforcement for traffic speed control

*Conclusion:* Gross will forward documentation to Kerwin

2. MTA Zoning training: Jon & Jerry, KZoo; Rick, Al, Joe, Mark – recorded version after Jun 1<sup>st</sup>

*Planning Commission Members:* (*Gross*) Received request from Beth Rizzon, Premier Towing, 13889 West St., to re-enact SLU request for expansion submitted July 2020. He's explained to her there's been a time lapse on PC's deadline but she hopes to continue from where she left off. Plans have changed...up to PC.

*Applicant: Distributed new plan*

- Wants to get moving again; preference is to not submit new application, "pick up where left off..."
- Premier Towing all auto related; not doing towing anymore; don't need fenced area; current building is 40' X 60' – need more space
- Had to downsize – sold Premier Towing
- Doing only auto

*PC Discussion/Questions:*

- Previous application approval predicated on conditions – have those been satisfied?
- Currently in compliance?
- Special Land Use was good for 1 year – is well past that
- PC determined request abandoned in April, 2022
- What's being proposed now?
- Still need new site plan/prints; need flood plain study?
- Conditions now responsibility of new owner?

*Zoning/Gross Response:*

- Several differences: still operating out of current building; had no permission for expansion
- Previous conditions for plan consideration never met
- Storage area is beyond what's permitted; number of vehicles still a problem – now boats; things parked outside of fence; can't review thoroughly – can't walk on property;
- Acquired 2<sup>nd</sup> property and combined to make 1 prop; didn't sell the building - is leasing
- Property owner is technically responsible
- Now proposing a smaller building on expanded property
- Property backs up to Cedar Creek – township engineer would need to evaluate
- Use grew but can't happen – needs to be reviewed all over again

*Conclusion:* Is necessary for Premier Towing to submit new application

*Planning Commission Members, cont.: (Sevey)* Re: Solar – people around looking to purchase property in both Solon and neighboring counties; have contacted him about being in a “farm program;” need to move on Solar issue.

*(Leisman)* Is not just Solar...is other similar, e.g., wind energy; Will provide PC with additional materials as to what other townships are doing.

*Report of Township Board Representative:* N/A

*Report of Board of Appeals Representative: (Tilburt)* Nothing other than mentioned previously.

*Report of Zoning Administrator: (Gross)* Re: kennel inquire on Edgerton (Lenartz) - rec'd rough site plan sketch; no go with what they wanted so returned it and suggested more information that's necessary; property not purchased yet. Re: Rizquallah (14350 Edgerton) – hasn't heard anything further.

*Additional Public Comments:* N/A

No additional public comment, closed.

Sevey: Motion to adjourn by Sevey, second – Tilburt, all Ayes, Carried. Meeting Adjourned: 9:57 PM.

*Next Scheduled Meeting:* Wednesday, May 24, 2023

 - Secretary  
5-24-23 - Date

