



Minutes – Planning Commission

Meeting – Wednesday, March 26, 2025

Meeting called by: Chair Sevey @ 7:33 PM

Members Present: Chair Sevey requested Member Roll Call

Brad Carey __X__ Hal Babcock __X__ Mark Hoskins __X__ Keith Sawade __AB__ Rick Sevey __X__
Jon Tilburt __AB__ Joe VandenBerg __X__

Others present: Zoning Admin – Gross; Supervisor - Ellick

Pledge of Allegiance:

Approval of Minutes: Motion to accept 2/26, meeting minutes with revision¹ by VandenBerg, second – Hoskins, all Ayes, Carried.

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

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: *(Anielski) RE: Joint PA425 Meeting, 3/25 - Suggestion to keep entire 425 as defensive; benefits the City more; caution about us saying we'll "promote," good to do more sidewalks but who will maintain; currently 3 properties not paying tax because City put zero value, U of M Medical, Rockford Ambulance, and new apartments, so 2 operating business not paying Solon tax; should do more follow-up and working together; need to look at a future expansion of the 425. *(Ellick) RE: Joint PA425 Meeting, 3/25 – If City requires sidewalks, is their responsibility; I don't promote either side, depends on individual requests. ***(Austin) Would PC consider meeting time at 7:00 PM instead of 7:30 PM?

Conclusion: Unanimous yes – Township Board to decide.

Sevey: No further public comment, closed.

Agenda Items – N/A

Unfinished Business:

1. Ordinance Amendment – Private Streets – Continuing Review:

Sevey: Called for motion to approve Draft #2 of the Private Street Ordinance Amendment as written.

PC Discussion/Questions: Language is what we agreed on and requested.

Conclusion: Motion by Hoskins, second – Sevey, All Ayes, Motion Carried.

Continued Discussion: (Gross) Re: request to build on 733 Solon – Unnamed "road" was allowed in 1999 and no one followed through; is not maintained now and beyond this property is another branch or road – same thing; Township allowed and never followed through; now building request would require owner to be responsible for new paved road expansion and maintenance? To what degree does the road have to be?

There are many situations like this in Township. ****(Blandford, Gary) Shouldn't be responsible for entire road; Proposes widening road to his property and creating circle drive for Fire Vehicles.

PC Discussion/Questions:

- Is a ZBA matter? If Variance required will be an issue for others, too.
- Is same as Upper Lake...if can't get fire there, shouldn't be issued a building permit.
- Should require road be brought to standards up to his property.
- Fire trucks are heavy; just gravel pad not enough.
- Who maintains? What about in 5 years?

¹ Agenda Item#2: Private Streets Amendment continued discussion re: existing ordinance on cul-de-sac? Add, "if there are 2 properties on cul-de-sac, can only use portion of cul-de-sac as footage for right-of-way."

- Number of houses beyond your property?
- How far would road be to your property?
- Road should be required to the point of support for our Fire trucks.
- Should have road Maintenance Agreement
- If approved in past – would be a challenge to deny building permit.
- Applicant is willing to address safety concerns; making a lot better for a little ways is a step in the right direction.

Blandford:

- Four residences behind my lot
- Hoping to build now and split property for future builds
- Consider installation of sprinklers? Fire hydrant? Larger Well?
- Agree to road requirements to his property – 800’ – not paved; if asphalt is required, is not worth it.

Conclusion: (Gross) Will contact Attorney Leisman for what’s legal and enforceable; perhaps a Variance Request a good idea.

2. Application Check List: Sawade absent, matter tabled.
3. Zoning/FLY Map Rezoning: Attorney Leisman absent, matter tabled.
4. Ordinance Amendment – Single Family Dwellings – Continuing Review: Attorney Leisman absent, matter tabled.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: *Re: PA425 Meeting (Hoskins)* Would’ve appreciated more explanation on
2. PFAS – it affects Solon Township residents, too; not sure what was accomplished. (Sevey) Still tension; we don’t really promote, only review applications that come to us; (VandenBerg) This year better – more relaxed than last year; any way to keep 425 from coming across 131 Xway? (Ellick) A lot of land available yet on east side of 131. (Gross) I only promote whomever I’m talking with at the given time. (Anielski) Perhaps consider putting in water and sewer ourselves.
3. Correspondence – MTA’s Planning and Zoning Training upcoming; Please contact office soon if plans to attend.

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

Report of Board of Appeals Representative: Tilburt absent – N/A

Report of Zoning Administrator: (Gross) Hand-out indicating similar road/street problems like previously discussed; several properties with unnamed roads were allowed building permits; many properties that don’t have road right-of-way now all legal non-conforming; allowing split property without road right-of-way is troublesome. (VandenBerg) Should fix what we can fix and work through from there.

Additional Public Comment: N/A

Adjournment:

Sevey: No further discussion. Motion to adjourn by Sevey, Second – Babcock, all Ayes, Motion Carried. Meeting Adjourned: 9:17 PM.

Next Scheduled Meeting: Wednesday, April 23, 2025

- *AJ Anielski – 1590 Serenity Valley, Cedar Springs, MI 49319
- **Ellick, Bob – 15208 Hanna, Cedar Springs, MI 49319
- ***Austin, Cathy – 9195 Whittall, Rockford, MI 49341
- ****Blandford, Gary – 733 Solon Road, Cedar Springs, MI 49319



4/23/25
Secretary
Date