



Minutes – Planning Commission

Meeting – Wednesday, May 28, 2025

Meeting called by: Chair Sevey @ 7:03 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 __X__ Joe VandenBerg __X__

Others present: Zoning Admin – Gross; Attorney - Leisman

Pledge of Allegiance:

Approval of Minutes: Motion to accept April 23, 2025, meeting minutes with addendum by Sevey, second – Hoskins, all Ayes, Carried.

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

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

Agenda Matters to be Reviewed by the Planning Commission:

1. Representative Pat Outman – Visit with Planning Commission
(Sevey) Recognized Rep. Outman and opened discussion with Planning Commission

Concerns brought to Rep Outman:

- State control vs. restoring local management of renewable energy facilities.
- PFAS/Hazardous waste/liquid manure are all a prominent issue in Solon Township and surrounding areas – EGLE not very helpful. Is State issue but decided prior to PFAS.
- What can we do when we have the ordinances in place but State rules?
- Where is Consumers Energy in the green energy situation?
- What should Planning Commissioners watch for in the future?
- Affordable housing issue – State control?
- Do you control election laws? E.g. “Surprise” elections.

Outman:

- Legislation to repeal State control of renewable energy facilities and restore local control passed the House of Representatives but doesn't expect it to pass the senate.
- Will look into PFAS issue.
- State control took over, but local control is whole point of PC; three options to return local authority, Legislation, Lawsuit, Citizen Ballot.
- Publicly traded utilities are under Michigan Public Works who currently have “green energy rubber stamp.”
- Gravel Pits - control is an upcoming issue.
- Transportation/Roads – on a team who is working to get a deal without raising taxes.
- Affordable housing – do have shortage; State may step in, trying to ease up local regulations.
- Cannot change legislation on election laws now, will need to try again.
- Conclusion: Solar - not leaving, road funding – will happen, focus on budget – spending has exploded even though population has decreased; will look into PFAS issue.

*Additional Comment: (*Ellick) We cannot stop contamination from coming in but should be able to, has been happening for years; EGLE is a useless arm of government; New election laws wasting thousands of Township dollars. (*Anielski) Republicans should turn narrative and push, be as aggressive as democrats – you have that control, we don't.*

Unfinished Business:

1. Application Check List: Motion to table Check List Review by Sevey, second – Babcock, all Ayes, Carried.
2. Zoning/FLU Map Rezoning: (*Hoskins*) Still trying to get corrected map – will have for June 25th public hearing.
3. Ordinance Amendment – Single Family Dwellings – Continued Review: (*Leisman*) Presented Draft #3: Sec. 3.24.C.1.e further clarified to not apply to single family dwellings in Sec. 9.02.J.4; ties all together; will be proposed amendment for public hearing in June.

PC Concerns/Questions:

- Can add and rebuild just need to meet setbacks?
- Allowed to sell? Could a new buyer rebuild?
- Include time limit – 1 year

Leisman/Gross:

- Must meet 50’ setback.
- Existing house that’s damaged can rebuild.
- “Ownership” not defined so buyer could rebuild.

Conclusion: Attorney will make changes and have final draft for June 25th meeting.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members:

(*Carey*) Report on Planning/Zoning Seminar: Gravel Pits were a matter of discussion. Do we have civil infractions or misdemeanors? Master Plan should be done every 5 years, is a good guide; ZBA is a “pressure relief valve,” so is better to have a clear ordinance than to come to ZBA; when approval of a site plan, dates are important; minutes are important; Solon is doing well...(*Leisman*) Solon changed law in ’96 – all are civil infractions.

(*VandenBerg*) Re: Gravel Pits – a lot of good gravel in other townships but rigid PC said, “no,” so wealthy owners have gone higher, to the State; Now, I have to comply with MIOSHA.

2. Correspondence – *Pierson Township – Notice of Master Plan Review*

Report of Board of Appeals Representative: (*Hoskins*) Twp Bd approved extension of 17 Mile moratorium for 6 months.

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

Report of Zoning Administrator: (*Gross*) – N/A

Additional Public Comment: N/A

Adjournment:

Sevey: No further discussion. Motion to adjourn by Sevey, Second – Tilburt, all Ayes, Motion Carried. Meeting Adjourned: 8:44 PM.

Next Scheduled Meeting: Wednesday, June 25, 2025, 7:00 PM

* Ellick, Robert – 15208 Hanna

** Anielski, AJ – 1590 Serenity Valley


 _____ Secretary
 6/25/25 _____ Date