



Minutes – Planning Commission

Meeting – Wednesday, August 27, 2025

Meeting called by: Chair Sevey @ 7:01 PM

Members Present: Chair Sevey requested Member Roll Call

Brad Carey X Hal Babcock X Mark Hoskins X Keith Sawade X Rick Sevey X
Jon Tilburt X Joe VandenBerg Absent

Others present: Zoning Admin – Gross; Attorney - Leisman

Pledge of Allegiance:

Approval of Minutes: Motion to accept June 25, 2025, meeting minutes by Tilburt, second – Hoskins, all Ayes, Carried.

Approval of Agenda: Motion to accept Agenda by Sevey, second – Sawade, 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: N/A

Unfinished Business:

1. Application Checklist

(Sevey) Recognized Keith Sawade/Jon Tilburt: Presented draft with changes, mostly to cover page; checklist goal is to insure that applicant's are acknowledging requirements. Additions? Deletions?

PC Discussion:

- (Gross) Hasn't been used in the past – is a good thing – makes (*process*) less complicated; any application submitted would be reviewed by him first then to PC; some redundancy in list.
- Anyone who wants a site plan review should be given this first.
- This gives applicants an itemized list making them aware of what's necessary; have had some strange situations in the past.
- Need addition of two signatures in cases where applicant is not the property owner – keep.
- Currently two check lists – this for Site Plan Review for applicants, and different one for PUD only for PC member's evaluation. Perhaps combine?
- PUD checklist – pay particular attention to roads.
- Need to have Building Department look over – add signature line.
- Need to add applicant signature for permission for township representative to access property.

Conclusion: All PC members to re-examine both; Attorney and Zoning to go through checklists, combine to one and submit new draft.

2. Zoning/FLU Map Rezoning

(Sevey) Recognized Mark Hoskins: Subcommittee met to consider comments/questions from public hearing; looked at IND vs. LIGHT IND; had Ross make changes to LIGHT IND because we don't have public water/sewer; wanted to be able to farm – still can under GAAMPS (General Accepted Agricultural Management Practices) category; talked about contamination checks of water systems every few years – put a number on it?

(Sevey) Recognized Atty Leisman: *Re: Chapter 5 and Chapter 11 Amendments from Sub-Committee:*

- Chapter 11 = Changed IND to LIGHT INDUSTRIAL per sub-committee; changes to Sec. 11.02 are item J, "Body shops" to "motor vehicle body shops..." and added item P with same language as Ch. 5's AG farming use, Sec. 5.02, A.
- Chapter 5 = Only change is in Sec. 5.04, "Minimum Lot Area" from 1 acre to 2 acre.

2. Zoning/FLU Map Rezoning Discussion, Cont.

PC Discussion:

- Can do both text amendments into one public hearing and set for next month? Need to check on current moratorium.
- Sub-Committee examined each public hearing comment and addressed accordingly.
- Can address this and FLU Map on same night?
- Why “vehicles” in changed language?
- Why another public hearing?
- If there’s an application prior to text amendment is that a problem?
- If FLU going to 2 acres in AG, another public hearing?
- *Re: Ch. 11, Item J* – Add, “warehouse,” to language so trucking/storage facilities are covered?

Leisman/Gross:

- Can hold public hearing next month for both Ch. 11 and Ch. 5 amendments; PC can adjust then recommend to Township Board.
- “Vehicles” now allows for motor vehicles instead of just, “body shops.”
- Public hearing is necessary for text amendments – separate from rezoning – no 300’ letters needed.
- Any applications received prior to amendment implementation have to be considered under the current zoning.
- Trucking/Storage facilities are covered under “terminals.”

Conclusion: Attorney will add language to include water system checks. Motion by Hoskins for attorney to make text amendments to IND and AG Ordinances and set public hearing for September 24th meeting. Second – Sawade, all Ayes, Carried.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members:

(Babcock) Master Plan text/chart data is waiting to be updated; bring in outside help to bring current? Perhaps good idea since there were disgruntled comments at June Public Hearing *(Carey)* How to get updated? Cost?

(Tilburt) Last Master Plan consultant was Bob Toland – contact him? *(Leisman)* Can hire professional – ‘tis Township Board’s decision to approve expense; perhaps could find college student; data is available through KCRC and State’s census; need to be clear only updating demographic info, not recreating plan.

Conclusion: Hoskins to bring matter to Township Board.

(Hoskins) He and Algoma Supervisor, Green, had PFAS Meeting with KCHD - KC Commissioners are not Responding; Asked about the sludge brought in on farming fields - KCHD says they can’t do anything - is state law; information from Rep. Outman shows is allowed at 120 PPB – we’re poisoning ourselves until law changes. Another meeting planned with KCHD and EGLE. *(Babcock)* What about city residents’ drinking water – they have city sewer; *(Gross)* Is filtered. *(Leisman)* Not aware of any new legislation on the subject.

(Sevey) Attended Ensley’s PC Meeting – our meetings are run well and our PC does a good job.

2. Correspondence –

- MDOT Speed Study Response: *(Gross)* Traffic was a big issue at the June public hearing; planning to take this info to Cedarfield and post.
- City of Cedar Springs – Hwy Commercial Sidewalk Report: *(Gross)* Was received due to Joint 425 Meeting discussions about City and Solon Twp. working together; City is preparing for regulation of needed sidewalks and hopes Solon Township can do something that’s similar and consistent, and works for both in PA425 areas both north and south of 17 Mile on White Creek; Township Board would have to approve also. Some complaints that White Creek is not wide enough – perhaps center lane coming.

PC Discussion:

- *(Tilburt)* Consider looking at a sidewalk ordinance solely for PA425?
- *(Babcock)* What if they adopt and we pay for?

2. Correspondence – Sidewalks Discussion, Cont.

- (Sevey) Sidewalks beneficial on east side of White Creek, primarily north of 17 Mile, due to increased foot traffic – not as much south of 17 Mile.
- (Gross) Currently we have no sidewalk ordinances; may have development in 425 that's not part of the City so could be a patchwork of those with and without; if PUD, would be part of the site plan; expense would belong to the applicant.

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

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

Report of Zoning Administrator: (Gross) – Has heard nothing from Cedar Springs Retail Management; permit expired – letter sent from PC.

Additional Public Comment: N/A

Adjournment:

Sevey: No further discussion. Motion to adjourn by Sevey, Second – Tilburt, all Ayes, Motion Carried. Meeting Adjourned: 8:17 PM.

Next Scheduled Meeting: Wednesday, September 24, 2025, 7:00 PM



9/24/25

Secretary
Date

