



Minutes – JOINT PA 425 MEETING

Solon Township and City of Cedar Springs Planning Commissions

Tuesday, March 31, 2026

Call to Order: Chair, John Nixon (CSPC) @ 7:00 PM

Roll Call:	Solon Township Planning Commission		Cedar Springs Planning Commission	
	Rick Sevey, Chair	<u> X </u>	John Nixon, Chair	<u> X </u>
	Jon Tilburt, VC	<u> X </u>	Brayen Marvel, V-Chair	<u> AB </u>
	Mark Hoskins	<u> X </u>	Dustin Bremer	<u> X </u>
	Keith Sawade	<u> X </u>	Shandell Napieralski	<u> AB </u>
	Hal Babcock	<u> X </u>	Jill Owen	<u> X </u>
	Brad Carey	<u> X </u>	Clayton Chargot	<u> X </u>
	Joe VandenBerg, Sec	<u> X </u>		

Also present: Mayor Atchison, City Manager Falcon, Asst City Manager Johnson, City Clerk Decess
Zoning Admin Gross, Supervisor Ellick

Roll Call: **Nixon:** Motion to excuse Marvel and Napieralski by **Owen**, second, **Chargot**, All Ayes, Motion carried.

Sevey: Motion to accept all members present, second, **Hoskins**; All Ayes, Motion carried.

Pledge of Allegiance:

Approval of Agenda: Motion to accept City of Cedar Springs Agenda by **Owen**; Second, **Bremer**,
All Ayes, Motion Carried

Motion to accept Solon Township Agenda by **Hoskins**; Second, **Tilburt**; all Ayes, Motion Carried

Public Comment:

Rose Powell, 316 W. Cherry St, Cedar Springs: This is the third combined meeting I have spoke, I really appreciate you, have a great understanding of the two entities, keep up the good work.

Agenda Matters to be Discussed:

1. PA 425 Agreement – Roundtable Discussion between City of Cedar Springs and Solon Township

A. Historical Information – N/A

B. Recent Projects -

1. 2025 Highway Commercial Sidewalk Report

City of Cedar Springs, City Manager **Falcon (CS)**:

- Importance of safety and lack of sidewalks
- 2025 Sidewalk Report created by Cedar Springs City staff
- City of Cedar Springs has updated a sidewalk ordinance
- CDBG sidewalk funding secured for two previous sidewalk projects

- A quote of \$15,250.00 was obtained from the city engineer regarding extensive sidewalk studies to obtain necessary information before any funding can be applied for, possibly for a joint CDBG sidewalk grant application through Kent County
- Presenting the option to Solon Township to contact their own engineering company regarding a quote to secure the same information. Doesn't matter who it comes from, this information is required to apply for a CDBG sidewalk grant
- Past two grants, pledged 25 percent to secure CDBG funding like this, more points if you pledged up to 25 percent, can pledge 5 percent and see how we score, all based on a scoring system
- Hoping to promote a discussion amongst the boards by providing information and a quote

Discussion:

Tilburt (Solon): *What does the quote specifically include?*

Falcon (CS): *An overall map identifying the existing and proposed sidewalk locations, the extent and location of sidewalk gaps. Determine where sidewalks should be constructed to capture the most pedestrian traffic based on current and future development types. Determine where private sidewalk easements may be necessary due to site constraints. Identify site constraints that may impact construction costs and develop preliminary engineering opinion of probable construction costs that could be utilized in grant funding if it were to be pursued. This would cover all white Creek north and south to the limits, 17 Mile Road from White Creek to Taco Bell, the bridge, and Solon Road from White Creek to the city limits.*

Sawade: (Solon): *Anything in the agreement for the new apartments to put in their own sidewalks?*

Falcon: *Yes within the development sidewalks are being installed, but not along the highways because they don't extend all the way up to white Creek.*

Sawade: *Is the intent that future businesses that go in are required to put in their own sidewalk or will that be a part of what you're proposing with CDBG grant?*

Falcon: *Within city limits sidewalks are required, unsure how many have followed through. Could make it a requirement for all future developments.*

Hoskins (Solon): *Those seeking city water and sewer, Solon has no jurisdiction and little back in taxes to Solon. Most everything back to city. Long term, we have very little to gain.*

Falcon: *Safety feature, people walking in the road on 17 Mile Road. Some property is still in Solon Township, a joint application is favorable. If we pledge 25 percent of that, we'll get maximum points for that section of the grant application. If we pledge 10 percent we'll get some points, but not maximum. The more points the better.*

VandenBerg (Solon) *Problematic areas that belong to Solon?*

Nixon (CS): *White Creek Ave between 17 Mile Road and Solon, where all the businesses are.*

Additional discussions:

- What businesses have not put in sidewalks?
- Maintenance of sidewalks including upkeep and snow removal by business owner
- Putting in sidewalks on vacant parcels, good and bad points such as having to replace it once construction equipment has damaged it in future construction. The new business would be required to maintain and fix any damage to existing sidewalk.
- Who has the site plans or agreements for each property, city or Solon, to determine the sidewalk agreements? The city requires a sidewalk installed per site plan and building agreement
- Indentations by existing businesses allow future ones to connect to sidewalk

- Phase 1, looking at existing businesses and who has a sidewalk and who needs to add one
- Sidewalk extending to campground south of 17 Mile Road on White Creek
- Inconsistency in existing sidewalks, need to review all business, who was required to put in a sidewalk, who haven't followed through
- City of Cedar Springs has not moved forward with estimate submitted by engineer

Conclusion: City of Cedar Springs and Solon Township will review which businesses in their jurisdiction have sidewalk requirements to complete, which ones will be included in the grant and will need a sidewalk.

C. Future Development: N/A

2. Set 2027 Meeting Date – March 30th, 2027 at 7:00 pm

Open Discussion for Issues not on the Agenda:

1. *Solon PC Members:* N/A
2. *City of Cedar Springs:* N/A

Motion to adjourn Cedar Springs PC Meeting by **Nixon** at 7:38 pm

Motion to adjourn Solon Township PC Meeting by **Sevey**, All Ayes, Motion Carried. Adjourned 7:38 pm