



Minutes – Planning Commission

Meeting – Wednesday, August 26th, 2026

Meeting called by: Chair Rick Sevey @ 7:02 PM

Solon Township Hall, 15185 Algoma Ave NE, Cedar Springs

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: Attorney – Ross Leisman; Attorney Zoning Admin – Gross; Supervisor – Ellick

Pledge of Allegiance

Approval of Minutes - Motion to accept July 22nd, 2026, meeting minutes by Hoskins, second - Sevey, all Ayes, Carried.

Approval of Agenda - Motion to accept Agenda by Hoskins, second – Tilburt, all Ayes, Carried.

Agenda Items to be reviewed by the Planning Commission:

1. Scheduled Public Hearing – Ordinance Amendment – Six-Month Moratorium – Data Centers

Sevey: Recognized **Attorney Leisman** for explanation and updates:

Leisman: The township board originally adopted a six-month moratorium in February, 2026, and in July extended that to 12 months. Case law holds you can't legislate by resolution but you also don't pass ordinances to ministerial tasks. Generally, something under six months is fine with a resolution, recommend the township adopt a zoning ordinance amendment for this next six months. This ordinance would incorporate the next six months of the moratorium into the zoning ordinance in support of the township board. You have a public hearing on the moratorium, then vote to recommend that to the township board.

Sevey clarified the additional six months would extend the moratorium to February 10th, 2027

Public Hearing: **Sevey:** Opened public hearing with explanation of procedures and called for any public comment - Comments received:

Steve Brewer: Extending the moratorium to a full 12 months is good and what we want, thank you.

Sevey closed public comment; Motion to pass the moratorium ordinance onto the trustee board for approval by **Hoskins**, second – **Carey**, all Ayes, Carried.

2. Scheduled Public Hearing – Ordinance Amendment – Single Family Dwellings; extend restoration time from one year to 18 months-destroyed buildings

Public Hearing: **Sevey:** Opened public hearing with explanation of procedures and called for any public comment - Comments received: None - **Hoskins** clarified this was for homes zoned Neighborhood Commercial.

Sevey closed public comment; Motion to approve the Single Family Dwelling ordinance and pass on to the trustee board for approval by **Hoskins**, second – **Sevey**, all Ayes, Carried.

Unfinished Business:

1. Ordinance Amendment – Rezoning 17 Mile Road Algoma Avenue to Division Avenue

Hoskins: Would like to keep this for right now in the Planning Commission. We have hired a planner to review things including the Neighborhood Commercial. We have already approved it and it was sent back to us from the Trustee Board, would like to give the planner time to go over it.

Tilburt: With the planner now reviewing the master plan we have to recognize that there will be growth in the township. That's progress, we have to have growth or we'll die. We still need to maintain the country feel that everybody wants, not a 28th Street feel. With the hilly roller coaster nature of the significant portion of 17 Mile Road, issues with driveways, school busses, traffic, we have to take another serious look at this. In the master plan we approved in 2018 the commentary on pages 52 to 55 discourages strip development along 17 Mile Road and said we are better served by designated neighborhood commercial nodes such as at Algoma and 17 Mile Road area rather than spread it all out down the line from here to Kent City. I think we ought to look at nodes rather than continuous strip, that's my comment on it.

2. Ordinance Amendment – Rezoning Algoma Avenue East Side between Solon Street and 17 Mile Road

Hoskins: This is the same Neighborhood Commercial rezoning, need to keep those two ordinances together.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members:

Sevey: Attorney recommended to us, Mike Homier, was hired by the Township. We have met with him a couple times, he is currently working on Draft 6 regarding data centers, doing a really good job. I want to mention to remain transparent, his law firm also donates to The Right Place, the same as Mika Myers. Just wanted that out in the open.

Tilburt: Attorney Homier's firm has significant experience with data centers.

Hoskins: Attorney Homier recommended the Township hire a planner to review the different areas in the master plan and to take a look at the highway commercial, neighborhood commercial, and the light industrial, where he's going to start, then residential and agricultural. We are supposed to review every five years, been working on. The planner will just speed up that process and we'll look at their recommendations. Mr. Homier recommended the McKenna Group, Trustee Board held a special meeting on Tuesday at 1:00 pm, meeting all the Freedom of Information Act's requirements. The Board approved and hired the McKenna Group currently working with us.

2. Correspondence Received: N/A

Report of Township Board Representative - Hoskins: Thank you Jerry Gross for your service to this township this being his last Planning Commission Meeting.

Report of Board of Appeals Representative - Tilburt: N/A

Report of Zoning Administrator – Gross: Your packet contains the plans for a building expansion for the business located at 3500 17 Mile Road, formerly Highpoint Electric for review. The building is being used in a purpose that was approved of in the past, cannot locate previous records for this address. The proposed expansion fits the current zoning and setbacks. I can't approve anything for an expansion without building upon whatever was approved of in the past. It's going to be up to you folks to determine, on my word, that what he is looking at doing is to be able to add on to it and still meet the requirements of what is applied for there. If you want him to come in and do it, I will contact him to make sure that is done. If the use is consistent with what was approved of in the past, there's a couple of you that have been on the board long enough to know what it was based on before. So that's the best I can give you.

Leisman: He should apply for site plan approval, when he does that we can look at the use and see if it's a conforming use, a non-conforming use, and how that would fit in. The starting point would be it's a commercial business, it's allowed in there somehow.

Tilburt: At some point in time, this building was approved, relatively new. I don't see any problem with it, meets all the zoning requirements. I think we proceed as though we had all proper paperwork previously.

Gross: Thank you for working with me. You people are underestimating. You're amazing. The thought process you put into everything is top notch and you care about the people of this township.

Public Comment - Sevey: Opened public comment on agenda items with explanation of procedures and courtesies.

Several people spoke during Public Comment including data center concerns. Summary comment points:

- Appreciated the efforts in cleaning up the property on the corner near Cedarfield mobile home park, removing the silt fence
- Positive feedback regarding the data center moratorium extension
- The hiring of the McKenna Group to update the Master Plan, the potential conflict of interest and whether it is a step forward to allow the data center
- Data center concerns regarding electricity usage, water and noise pollution
- Algoma Township residents expressing concerns regarding a data center in Solon Township
- Suggestions for the data center draft ordinance amendment

Adjournment:

Sevey: Motion to adjourn by **Hoskins**, Second -**Tilburt**, all Ayes, Motion Carried. Meeting Adjourned: 8:35 pm.
Next Scheduled Meeting: Wednesday, September 23rd, 2026, 7:00 pm at the Township Hall