Minutes – Planning Commission Meeting – Wednesday, September 23, 2026

Meeting called by: Chair Rick Sevey @ 7:00 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 __ X__ Rick Sevey __X__
Jon Tilburt__X___ Joe VandenBerg__X__

Others present: Supervisor – Ellick

Pledge of Allegiance

Approval of Minutes - Motion to accept August 26th, 2026, meeting minutes by Tilburt, second - Hoskins, all Ayes, Carried.

Approval of Agenda - Motion to accept Agenda by Sevey, second –Sawade, all Ayes, Carried.

Agenda Items to be reviewed by the Planning Commission:

1. McKenna Group- Master Planner's – Andrea Hendrick & Christopher Khorey

Hendrick: Hendrick explained the Master Plan process and timeline. McKenna Group will be bringing the passive data to the Planning Commission at the October meeting. The November meeting will consist of a future land use workshop with high level goals and objectives. They will look to the Planning Commission to assist with identifying core pieces of the community. It will then be statutorily required to be presented to utilities, adjacent municipalities and the County. As well as a 42-day public comment period. Then a public hearing for additional input will be held. She differentiated between the Zoning Ordinance and the fact that it is our "law" and the Master Plan is our "guiding document". She asked each board member to introduce themselves and identify what was important to them.
Vandenberg: Advocate for Farmland Conservation.
Carey: Biggest area of concern is middle area of schedule when Data Center moratorium comes off and what that looks like.
Sawade: Goal is to prepare the Township for the future, whatever that may be.
Sevey: Keeping a farming community and the rural feel of it.
Hoskins: Clarify what should and should not be tabled or moved forward in terms of ordinances i.e. Data Center, 17 Mile Neighborhood Commercial etc.
Tilburt: Asked questions on how to coordinate the Zoning Ordinance to match the Master Plan.
Babcock: Would like to be involved in the part of the plan pertaining to parks.

Solon Twp resident 1: Inquired on placement of public comment on agenda items.
Sevey: Decided to insert public comment on agenda items now***.*** Opened public comment.
Solon Twp resident 2: Inquired on who the Master Planners were (McKenna Group). Spoke on proposed rezoning of Algoma.
Solon Twp resident 1: Clarified resident 2 does not speak in favor of rezoning.
Sevey: Closed public comment.

2. Ordinance Amendment – Data Center – Draft 6

Sevey: Draft 6 was just received. The attorney is not present to go over it. Most have not looked at it so it will be put up on the website tomorrow and can be talked about next month.
Hoskins: Confirmed receipt from Atty Mike Homier this afternoon. Ordinance 5 was completed by Ross and Atty Homier cleaned up and this was the first draft he has prepared.

3. Approval to Cancel December 2nd Meeting and Schedule November 18th & December 16th Planning Commission Meetings.

Khorey: Need to make sure we have plenty of time in the November meeting, it is really going to be in depth. McKenna Group did not put a December meeting on their schedule but is happy to come if needed.
Sevey: Can start an hour early.
Hoskins: How much time is needed?
Khorey: Allocated two hours.
Hoskins: Motion to Cancel December 2nd Meeting, start November 18th meeting @ 6pm, start December 16th meeting @7pm. Second – Tilburt. All Ayes – Carried.

Unfinished Business:

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

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

Babcock: Motioned to table these until after the Data Center ordinance is in effect and the Master Plan adopted.
Sevey: Did you want to do that for both of them?
Babcock: Yes, I do.
Sevey: Do them both as one, Second – Sevey. All Ayes, Carried.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members:

Hoskins: Per MTA magazine Ten-Acre parcel currently can be split four times but starting in March can be split ten times in some instances. There are 100+ laws sitting on the floor in Lansing right now. There are probably 6-8 of those dealing with housing, size of properties, taking control out of the township hands. So, if you want to maintain control you need to get ahold of your State Reps.
Sevey: We have had several letters regarding the Data Center ordinance sent in that have been passed on to all Planning Commission members.

2. Correspondence Received: N/A

Report of Township Board Representative - ***Hoskins:*** N/A

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

Report of Zoning Administrator – Ellick is acting administrator

Ellick: Snowplow and Land mowing company on 17 Mile in a Neighborhood Commercial area. Currently non-existent in Special Land Use.
Carey: If we make an amendment it's a go. If not then no.
Vandenberg: Should be allowed.

Tilburt: Motion to move forward with Public Hearing. Second by Vandenburg. All Ayes, Carried.
Hoskins: One person has been interviewed for Zoning Administrator so far.

Public Comment – ***Sevey:*** Opened public comment.

Several people spoke during Public Comment. Summary comment points:

- Solon Twp resident comment on verbal interpretation from Attorney Homier that current Data Center Moratorium can be extended
- Solon Twp resident comment that ADU's (Accessory Dwelling Units) should be put in zoning ordinance like Algoma Twp.
- Algoma Twp resident comment about the current situation at Howard Christiansen Nature Center being purchased and buildings razed.
- Solon Twp Cedarfield resident comment on what to expect from Master Planner and – how public is notified when meetings are canceled
- Algoma Twp resident commented around Ohio Data Center practices that we could adopt
- Solon Twp resident commented about number of attorneys hired by Solon Township; confirmed two, our township attorney and our Data Center consulting attorney.
- Solon Twp resident commented that environmental issues top everything and are not fixable after the fact. Money is not more important.
- Pierson resident commented that she is happy to see Master Planner's and would like to discuss progression with PC in order to assist her Township.

Adjournment:

Tiburt*:* Motion to adjourn, Second -***Vandenberg*** all Ayes, Motion Carried. Meeting Adjourned: 8:12 pm.

Next Scheduled Meeting: Wednesday, October 28th, 2026, 7:00 pm at the Township Hall, Public Hearing