

**SOLON TOWNSHIP PLANNING COMMISSION meeting minutes  
May 6, 2008**

The Solon Township Planning Commission met on May 6, 2008 at the Cedar Fire Department meeting room in Cedar, MI. Chairman Al Laskey called the meeting to order at 7:30 P.M. The Pledge of Allegiance and a moment of silence were observed.

Present were Al Laskey, George Rosinski, Frank Rosinski, Art Gosling, Tom Christensen, Jack Seamen and Michelle Wilkes.

Also present were Tim Cypher-STZA, Pat Wicksall, Jean Wicksall, Paul Glynn, Edie Glynn, Elaine Flees, Michael Flees, Gary Lautner, Matthew Dakoske, Jamie Hackett, Ann Hackett, Dan Millward and Joe Millward. Michelle Wilkes read the April 1, 2008 meeting minutes to the Commission and guests. Motion was made by Art Gosling and supported by Jack Seamen to approve the minutes as read. Motion carried 7-0.

Michelle Wilkes requested that the August meeting be moved from the 5<sup>th</sup> to the 12<sup>th</sup> due to that being Election Day. Motion was made by Tom Christensen and supported by Art Gosling to move the August meeting to the 12<sup>th</sup>. Motion carried 7-0.

**Agenda:**

**Public Hearing:**

- 1) Rezoning request from Gary Lautner for parcel 45-010-034-006-20 from AC to RA5

**New Business:**

- 1) Preliminary site plan review for Dan Millward at County Line Trade Center
- 2) Review Future Land Use map changes

**Unfinished Business:**

- 1) Review changes to updated Master Plan

**Ongoing Business:**

- 1) Update briefing from the ZA

Motion was made by Frank Rosinski and supported by Tom Christensen to approve the agenda as presented. Motion carried 7-0.

**Correspondence:**

- 1) April issue of MI Planner
- 2) Grand Vision meeting at Suttons Bay High School April 28<sup>th</sup>
- 3) Letter from NWMCG – George will handle
- 4) Leelanau County Planning – March meeting

**Public Comment:**

Jamie Hackett informed the Planning Commission that he felt that property owned by Carlton Dean II that is zoned Residential was being used for Commercial use. Tim Cypher has spoke to Mr. Dean and Mr. Dean has

denied these actions. Mr. Dean stated the logs are for personal use. Tim Cypher has spoke with the Township lawyer and has sent a letter to Mr. Dean advising him of the process needed to be followed to receive an occupancy permit. At this time Tim is in the process of violation enforcement and has requested affidavits from some adjacent property owners. Tim also requested from the concerned members of the audience affidavits of dates, times and activities.

**Closed regular meeting at 7:53 P.M. and opened Public Hearing at 7:53 P.M.**

This Public Hearing is a rezoning request from Gary Lautner (owner) and Matthew Dakoske (agent) for parcel 45-010-034-006-20 currently zoned AC to be rezoned RA5. All proper notices were sent to adjacent property owners. Gary Lautner wants to sell part of this 15.71-acre parcel to Pat and Jean Wicksall but the parcel must be rezoned before a split can occur.

Matthew Dakoske who is the agent for Mr. Lautner stated that the reason for the sale was so that the Wicksalls could square up their property that they already own. Gary Lautner would retain ownership of 6.71 acres after the sale. The Wicksalls parcel would consist of 45 acres with this additional purchase. The Wicksalls also have purchased 15 addition acres in this area.

**Closed Public Hearing at 8:14 P.M. and reopened regular meeting at 8:14 P.M.**

Motion was made by Jack Seamen and supported by Art Gosling to recommend the rezoning request from Gary Lautner for parcel 45-010-034-006-20 (southern approximate 6.71 acres) and recommend approval of the division of this parcel and rezoning take effect at the time of the split. The reasons for the action are 1) there are similar parcels in the area 2) this is consistent with the Master Plan and 3) to discourage commercial development West of Lautner Rd.

Christensen-yes, Gosling-yes, F. Rosinski-yes, G. Rosinski-yes, Seamen-yes, Wilkes-yes, Laskey-yes. Motion carried 7-0

A preliminary site plan review for Dan Millward owner of Carp River Trading. Joe Millward informed the Commission that they also own a lot in the County Line Trade Center Development and that they want to join the two properties together and put the entire piece into either one or the other association. A letter from The County Line Trade Center Association is on hand and welcomes the Millwards into the association. They propose to build three new buildings and all parcels are zoned B2. The existing Carp River Trading Center has been remodeled on the interior and the current tenants will be sprucing up the landscape. The Millwards were advised to adhere to the Zoning Ordinance and indicate on the future drawings landscaping, screening, signage and lighting. It was suggested that the

parking lots be screened and that the entire development be screened from Lautner Road by trees. Tim Cypher questioned the number of parking spots shown on the drawings and told Joe Millward to contact him so that they could determine if that many were needed. There is a Cherryland Electric easement involved and the Millwards are in the process of working with Cherryland to get this line moved. A legal description of the easement and a letter from Cherryland will be necessary. Art Gosling questioned if the capacity of the drain field is adequate as well as where the overflow will go. Joe will contact Gourdie Frasier and get all the details to prove the adequacy. Preliminary approval from the Health Department as well as approval from Soil Erosion, County Road Commission and the utility company will be needed. Contact will also have to be made with the Fire Chief for his review.

Future Land Use Map is almost complete and Tim will be checking into the conservancy areas.

**ZA Briefing:** Tim Cypher attended both Township meetings, answered 32 phone calls, issued 1 Land Use Permit, 6 site visits, Master Plan work, Amendments to the Zoning Ordinance, reviewed 1 site for junk ordinance, visited 2 sites for land use violation, completed a monthly report as well as the report on the Lautner rezoning.

Wind in the Pines- Tim will contact the Fire Chief

Driveway near Flees property – Tim is still working on it

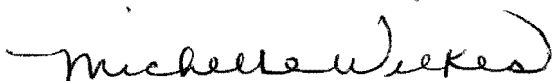
There was a call from a concerned neighbor that the Cedar Rustic Inn was clearing trees from a piece of property they own on Schomberg Road for additional parking. Tim contacted the owners and informed them that they need to obtain approval from the DEQ before any more work is done on this property.

Michelle Wilkes will attend the May 28<sup>th</sup> Zoning Enabling Act Seminar in Traverse City. Art Gosling gave a brief report on the Brownfield Development meeting that he and Michelle attended in April.

Motion to adjourn at 9:45 P.M. made by Art Gosling and supported by Frank Rosinski. Motion carried 6-0 (please note that Jack Seamen was given permission to leave the meeting at 9:15 P.M.)

Please continue to review the proposed Master Plan from page 7 forward.

Next meeting is June 10<sup>th</sup>.



Michelle Wilkes

Recording Secretary