

TOWNSHIP OF SOLON
COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Township of Solon, held at the Solon Township Hall, 15185 Algoma Ave., NE, Cedar Springs, Michigan, on the 30th day of November 2018, at 7:00p.m.

PRESENT: Members: Robert Ellick, Fred Gunnell, Art Gerhardt, Mark Hoskins,
Mary Lou Poulsen

ABSENT: Members: none

The following preamble and resolution were offered by Member Ellick and seconded by Member Gunnell:

RESOLUTION NO. 18-17

RESOLUTION APPROVING A TEMPORARY MORATORIUM ON APPLICATIONS FOR ZONING REVIEWS WITH RESPECT TO CERTAIN RESIDENTIAL DISTRICT USES WITHIN THE TOWNSHIP

WHEREAS, the Township has revised its Master Plan and the regulations pertaining to single-family residential dwellings and other permitted uses located in the AR - Agricultural Residential District (“AR District”) within the Township;

WHEREAS, as part of that revision, the Township Board adopted a zoning ordinance amendment which, after a referendum vote of the electorate, did not become effective;

WHEREAS, the Township Board desires to evaluate whether the adopted Master Plan provisions concerning the AR District are appropriate and whether zoning ordinance amendments are desirable to accomplish the Master Plan goals and initiatives;

WHEREAS, the Township Board believes that this review should include consideration of larger developments, including open space planned unit developments and open space preservation projects;

WHEREAS, the Township Board believes that it would be in the public's best interest to evaluate possible zoning ordinance provisions, ensuring that the Township goals, potentially including those goals identified in the proposed Master Plan for residential developments, will be safely and effectively met;

WHEREAS, the Township finds that it is in the public interest to enact a temporary moratorium lasting until April 1, 2019, unless sooner terminated by the Township Board, with respect to the Township's review of applications for rezoning and other approvals, as specified below, so as to preserve the status quo in the interim, to prevent the development of land uses which may not be in the best interest of Township development plans, to prevent the development of what might eventually become non-conforming lots or uses, and to prevent the development of uses that might be detrimental to the health, safety and welfare of the Township residents.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. ***Temporary Moratorium.*** A temporary moratorium on Township consideration of certain residential development applications is hereby adopted under the following terms, conditions and limitations:

(a) During the temporary moratorium, the Township shall not review the following types of land use or zoning applications:

- (i) Applications seeking rezoning of property from the AR District to the R-1 Residential District or the R-2 Residential District.
- (ii) Applications for rezoning to a planned unit district based on the underlying densities available in the AR, R-1 or R-2 Districts.
- (iii) Applications for open space preservation districts under Chapter 13A, as otherwise permitted for lands in the AR District under Section 5.02.H.
- (iv) Applications for residential site condominium developments as to lands lying within the AR District of the Township.

(b) The temporary moratorium is effective as to all of the above-mentioned types of applications received in the Township after November 30, 2018, at 11:00 p.m.

(c) The temporary moratorium shall remain in effect until April 1, 2019, unless previously terminated or otherwise extended by the Township Board.

(d) Completed applications that were received in the Township office on or before November 30, 2018, at 11:00 p.m., shall not be subject to the moratorium and shall be processed in accordance with existing Township rules, regulations and ordinances and applicable federal and state law.

(e) If it is determined that the Master Plan and zoning ordinance amendments need not be amended, or if such amendments are adopted and made effective before April 1, 2019, the Township Board shall rescind the moratorium at the time such amendments become effective, or if appropriate, as soon thereafter as is practical and convenient.

(f) The moratorium applies only to the types of applications stated in this resolution.

2. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

AYES: Members: Ellick, Gunnell, Gerhardt, Hoskins

NAYS: Members: Poulsen

RESOLUTION DECLARED ADOPTED.

Mary Lou Poulsen, Township Clerk

I hereby certify the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Township of Solon at a regular meeting held on the date stated above. I further certify that public notice of such meeting was given as provided by law.

Mary Lou Poulsen, Township Clerk