



Meeting called by: Chairman Sevey @ 7:33 PM

Members Present: Chairman Sevey requested Member Roll Call

Al Myers __X__ Hal Babcock __X__ Mark Hoskins __X__ Keith Sawade __AB__ Rick Sevey __X__
Jon Tilburt __AB__ Joe VandenBerg __X__

Others present: Attorney – Leisman, Zoning Admin - Gross

Pledge of Allegiance:

Approval of Minutes: Motion to accept September 27, 2023, minutes by Sevey, second – Myers, Ayes = 5, absent = 2, motion carried.

Approval of Agenda: Motion to accept Agenda as presented by Sevey, second – Hoskins, Ayes = 5, absent = 2, motion carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No comments, public comment closed.

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #1: Master Plan Evaluation

Sub-Committee Report: (Hoskins, Myers, VandenBerg) Met and discussed: 17 Mile – south side doing more Ind and HC; line is drawn behind Meijer; looking to go back to 2640'; on north side, to Algoma, to 1320'; from Algoma to Division 600-800' setback; since 17 Mile is Class A is best location to set up commercial.

Issues: existing houses – if had 60% destruction from fire, and needed rebuild, consider keeping use (AG, etc.) for simple lending process. Concerns for existing farms having a problem in commercial – 1, possibly 2, residences affected, shouldn't be a problem. Everything from Algoma to the east not a problem...more complicated from Algoma to Division.

Re: 425 (map displayed) began examination.
Got a good start – will be meeting again.

Agenda Item #2: Joint Meeting Invitation with City of Cedar Springs – ACT 425 Agreement

PC Discussion/Questions:

- Proposed first meeting cancelled
- Prefer time to review and have “round-table” discussion at Solon Community Room
- They have 5 – 7 members

Leisman: Both parties must comply with OMA; can have topics on an agenda; should post; have “work session”; is just for Zoning and land uses.

Ellick: Should have meeting every year; can do at beginning of 2024 to give time for study; don't see the need for any changes. We should keep our minutes – they should keep their minutes.

Conclusion: PC will set date/time for January or February, 2024, at next month's meeting.

Unfinished Business: N/A

Open Discussion for Issues not on the Agenda:

1. Projected 2024 Township Meeting Schedule Distributed: PC to review and comment next month

Report of Township Board Representative: (Hoskins) N/A

Report of Board of Appeals Representative: (Tilburt) N/A

Report of Zoning Administrator: (Gross) ZBA has dimensional variance request for – meeting in November; CS Retail Management submitted revised site plan for ZBA variance request for number of parking spaces needed; parking space size still questionable so unsure if coming to ZBA; may be coming to PC in November. Kennel proposed on Edgerton – back and forth on plans so will probably come to December PC Meeting; Is HC but is SPU – public hearing required.

Additional Public Comments: N/A

Sevey: Motion to adjourn by Mark, second – Babcock, all Ayes, Carried.

Meeting Adjourned: 8:04 PM.

Next Scheduled Meeting: Wednesday, November 22, 2023

Alan Myers - Secretary
11-22-23 - Date

TO Clerk
11/27/23