

**TOWNSHIP OF SOLON  
COUNTY OF KENT, MICHIGAN**

Minutes of a regular meeting of the Planning Commission of the Township of Solon, held at the Township Hall, 15185 Algoma Ave., NE, Cedar Springs, Michigan, on the 25th day of April, 2018, at 7:30 p.m.

PRESENT: Members: Gunnell, Tilburt, Sevey, Moore, Sawade, Babcock, Myers

ABSENT: Members: None

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

**RESOLUTION NO. #18 - 08**

**RESOLUTION APPROVING THIRD AMENDMENT TO  
SITE PLAN FOR STORAGE TIME, LLC  
(13265 WHITE CREEK AVENUE)**

WHEREAS, by resolution dated July 20, 2004, Storage Time, LLC has received site plan approval for a multiple-building warehouse and storage site at 13265 White Creek Avenue, amended by a first amendment dated August 28, 2013, and a second amendment dated August 23, 2016;

WHEREAS, the property is located in the IND Industrial District, which permits storage and warehousing as a principal use;

WHEREAS, Storage Time, LLC has now applied for permission to construct and operate additional outdoor parking/vehicle storage spaces, designated on the March 24, 2018 site plan as the "proposed new spots," together with new screening and landscaping as designated; and

WHEREAS, the Planning Commission has reviewed the site plan with respect to the proposed additional parking spaces.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. ***Approval of Amended Site Plan.*** Upon the terms and subject to the conditions of this resolution, the Planning Commission hereby approves, in part, the requested amendment to the site

plan of Storage Time, LLC, so as to permit the construction and operation of the additional outdoor parking area on the north side of the property as outlined in the March 24, 2018 site plan, but not approving the proposed spaces on the east side of the property. Finally, the spaces on the south shall continue to be approved for 45 spaces, rather than 30 spaces (as indicated in the March 24, 2018 plan). Except as specifically noted in this resolution, all terms of the July 20, 2004 approving resolution, as previously amended, shall continue in full force and effect; provided, however this resolution shall control, particularly with respect to the location of buildings, fences, parking and landscaping modifications.

2. ***Additional Outdoor Storage Areas.*** In addition to the 45 graveled spots located on the south side of the property, 16 new spots may be constructed and operated on the north side of the property, as indicated in the site plan. The 16 spots proposed on the east side are not approved, such spots being prohibited by Zoning Ordinance Section 11.04.C.1. Each spot shall be at least 15 feet wide and at least 20 feet long. The parking spaces shall have a graveled or better surface. Two sections of fencing, not exceeding six feet in height, shall be installed and maintained along the east side of the site, as shown on the site plan. Each section shall be at least 42 feet in length. Decorative trees shall also be installed as shown on the site plan, subject to approval by the Township Zoning Administrator. Only one vehicle for each permitted space shall be stored at any one time in the outdoor vehicle storage area.

Previously approved parking spaces and any prior approved buildings shall be superseded by this site plan, designating only the existing 11 buildings and the 61 approved parking spaces. If the applicant wishes to make further improvements, beyond those shown in the March 24, 2018 site plan as modified by this resolution, it must return to the Planning Commission to seek further approval for amendments to the site plan.

The applicant shall submit to the Township an updated site plan reflecting the changes made by this resolution before applicant commences modifications of the current use.

There shall be sufficient distance between the vehicle storage areas and the existing buildings immediately adjacent thereto, so as to provide a safe and adequate maneuvering area for motor vehicles, including larger vehicles that may be stored in these outdoor storage areas. To assist with orderly parking, applicant shall label, categorize or assign parking spaces so as to locate vehicles in spaces that are properly sized for such vehicles.

3. **Screening.** For the purpose of screening the outdoor vehicle storage area, the sections of fence at least six feet high and each section at least 42 feet long shall be installed and maintained along the easterly side of the two storage areas, for the purpose of obscuring the view of the parked vehicles from White Creek Avenue. Further, evergreen trees shall be planted as shown on the site plan. Opaque slats shall be installed throughout the fencing, so as to substantially obscure the view of the parked vehicles. The provisions of the original site plan approval, as amended, continue to apply, including prohibitions on maintenance, repair or washing of stored vehicles at this location.

4. **Compliance with Site Plan.** The additional outdoor parking areas shall be designed, constructed, maintained and used only in accordance with the site plan dated June 20, 2004, as amended, and the resolution approving that site plan, except to the extent amended by the terms of this resolution. A revised site plan shall be submitted to reflect the changes indicated in this resolution.

5. **Findings Under Section 14.08.**

(a) The use will comply with the minimum provisions of the IND District if developed in accordance with this resolution.

(b) Access to the site and motor vehicle circulation on the site would be safe and convenient. Adequate off-street parking space would be available on the site.

(c) The use would not adversely affect the public health, safety or welfare. The development of the site, as shown on the plan, would not impede the orderly development or improvement of nearby lands for permitted uses.

(d) There would be adequate entrance space and operational area for Township fire department vehicles and equipment, for fire protection and rescue purposes.

(e) The drainage of surface waters on the site would be satisfactorily accomplished, so long as the volume and rate of storm water flow off the site, after the proposed development would not exceed the volume and rate of storm water flow off the site prior to such development.

(f) Upon full compliance with this resolution, the general purposes of the Township Zoning Ordinance would be achieved.

AYES: All

NAYS: None

RESOLUTION DECLARED ADOPTED.

  
\_\_\_\_\_  
, Planning Commission Secretary

I hereby certify the foregoing is a true and complete copy of a resolution adopted by the Planning Commission 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.

  
\_\_\_\_\_  
, Planning Commission Secretary