

TOWNSHIP OF SOLON
COUNTY OF KENT, MICHIGAN

Minutes of a regular meeting of the Planning Commission of the Township of Solon, held at the Solon Township Hall, 15185 Algoma Ave., NE, Cedar Springs, Michigan, on the 23rd day of January, 2019, at 7:30 p.m.

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

ABSENT: Members: None

The following preamble and resolution were offered by Member Tilburt and seconded by Member Sawade:

RESOLUTION NO. 19-02

**RESOLUTION APPROVING SPECIAL LAND USE FOR TRUCK
TERMINAL BUSINESS, LIGHT MAINTENANCE OF SEMI-TRUCKS
AND OFFICE SPACE FOR BUSINESS**

[Secure Logistics, LLC – 13617 Woodlawn Hills Drive, NE]

WHEREAS, Secure Logistics, LLC (the “Applicant”) has requested special land use approval to construct and operate a trucking terminal that, as proposed, would include parking surfaces for numerous trailers, a shop for light maintenance of semi-trucks, and an office building for the business, together with landscaping, storm water facilities and other associated land uses on land located at 13617 Woodlawn Hills Drive, NE within the Township;

WHEREAS, the land at 13617 Woodlawn Hills Drive, NE, legally described below, is located in the IND Industrial District;

WHEREAS; a truck terminal business is listed as a special land use in the IND Industrial District; and

WHEREAS, the Planning Commission has held a public hearing on the application, after the giving of public notice, and has considered the application for special land use approval, the proposed site plan and other materials, and the comments received from the public.

IT IS, THEREFORE, RESOLVED:

1. *Special Land Use.* Upon the terms and subject to the conditions of this resolution, the Planning Commission hereby grants and approves the special land use requested by the Applicant to construct and operate a trucking terminal that, as proposed, would include parking surfaces for numerous trailers, a shop for light maintenance of semi-trucks, and an office building for the business, together with landscaping, storm water facilities and other associated land uses as shown in the site plan, upon the following-described lands:

13617 Woodlawn Hills Drive, NE

Part of the Northeast 1/4 of Section 34, T10N, R11W, Solon Township, Kent County, Michigan, described as commencing at the intersection of the East section line and the North line of the former Grand Trunk Railroad right-of-way (66.00 feet wide); thence West along said North line to a point 319.96 feet S89°24'47"E from the West line of the East 1/2 of the Northeast 1/4 to the place of beginning of this description; thence N00°32'48"W 729.56 feet; thence N89°58'20"W 453.01 feet; thence Westerly 215.30 feet along a 700.00 foot radius curve to the right, the long chord of which bears N81°09'39"W 214.45 feet; thence S17°39'01"W 265.91 feet; thence N89°04'14"E 16.00 feet; thence S00°16'05"W 485.00 feet; thence S89°24'47"E 418.83 feet to the West line of the East 1/2 of the Northeast 1/4; thence S00°05'09"E along said West line 17.00 feet; thence S89°24'47"E 319.96 feet to the place of beginning. 12.03 A.

2. *Conditions on the Special Land Use.* The special land use to permit the foregoing truck terminal business, parking areas, storage areas and other accessory uses, together with the preliminary site plan approval granted hereby, is subject to all of the following terms and conditions:

a. This special land use shall be designed, constructed and operated in accordance with the site plan dated December 17, 2018, and the narrative and other materials

submitted to the Township and reviewed by the Planning Commission, except to the extent modified by this resolution.

b. The special land use shall comply with all of the minimum provisions specified in the district regulations for the Industrial District and with all other provisions of the Township ordinances, except to the extent modified by this resolution.

c. Ingress and egress to the special land use shall only be by means of the driveway onto Woodlawn Hills Drive.

d. Stormwater drainage shall be adequately controlled so that there are no adverse effects on adjacent or nearby lands by reason of excess stormwater runoff. The final drainage plan and system for the special land use shall be reviewed by the Township engineer and shall be subject to the engineer's approval prior to the commencement of operations pursuant to this special land use.

e. All outdoor lighting shall be such that the lighting is directed downward and does not shine onto adjacent lands and shall comply with all applicable provisions of the Township zoning ordinance. A lighting plan shall be submitted to the Township and shall be subject to the review and approval of the Township Zoning Administrator.

f. The driveway and parking areas shall be constructed using the materials indicated on the site plan.

g. All trucks shall be properly cleaned prior to storage so that they do not attract vermin, insects and do not create odors, fumes, dust or other adverse conditions for neighboring properties.

h. The maximum number of trucks parked on the property shall be limited to the truck capacity shown on the site plan. Such storing of vehicles is to occur in the designated parking areas only, but is otherwise hereby approved by the Planning Commission.

i. All parking spaces shall comply with the minimum requirements of the zoning ordinance and shall be in the locations designated on the site plan.

j. All landscaping shall be constructed in accordance with a landscaping plan which shall be submitted prior to the commencement of construction. The plan shall include for approval the location and design of the dumpster enclosure, if a dumpster is to be installed and used. Landscaping shall be installed in accordance with the requirements of the zoning ordinance, including specifically Section 3.12.

k. Proposed fencing shall be as shown on the site plan. Such fencing shall also comply with the requirements of the zoning ordinance, including Section 3.10.

l. The Applicant shall submit a specific sign plan to the Zoning Administrator for review. The replacement sign shall comply in all respects with the Township zoning ordinance.

m. The site plan shall comply in all respects with the requirements of the January 11, 2019 report of the Township engineer, together with any other requirements of the Township engineer.

n. All truck service areas shall be subject to the review and approval of the Township engineer so as to assure that wastewater is properly collected and disposed at an off-site location.

o. The site plan, as well as the gate securing Woodlawn Hills Drive, shall be subject to the review and approval of the Township Fire Chief.

p. The applicant shall submit a private road maintenance agreement governing Woodlawn Hills Drive.

q. The water supply and septic systems shall be in accordance with all state and local health requirements. Prior to the issuance of a certificate of occupancy as to the

building, the water supply well and septic system shall be completed and approved by the Kent County Health Department. It is a condition of this building that the septic tanks for the sanitary sewer system shall be pumped every two years. In order to ensure compliance with this condition of approval, the Applicant shall be required to provide written documentation to the Township Zoning Administrator that each bi-annual pumping event has been completed. Such written documentation shall be submitted to the Township no later than December 31 of each even-numbered year, commencing with the first report of pumping being due on or before December 31, 2022.

Each septic tank and drainfield system shall at all times be maintained in good order and working condition, and in compliance with all applicable governmental requirements.

r. The applicant has submitted an alternate site plan which may be required if wetlands on the property require relocation of the building. The Planning Commission has tentatively approved the alternate site plan. If applicant desires to use the alternate plan, it shall notify the Zoning Administrator, and if Township staff (including the Township Engineer and Attorney) approve the alternate plan, it may be used.

3. ***Findings of Fact.*** The Planning Commission makes the following findings of fact concerning the application for the special land use:

- a. The lands for the proposed use are located in the IND – Industrial District.
- b. The site where the proposed use would be located complies with the setback and other district regulations contained in the IND Industrial District.
- c. The special land use shall be conducted wholly within the enclosed office and service buildings, except to the extent that the outdoor parking of trucks shall be permitted at the locations indicated on the site plan.

d. Access to the special land use shall be by means of an existing private street and will be subject to a maintenance agreement along with the other properties sharing the street. There is also a 66-foot wide easement for a future private street extension along the north property line. To the extent not already approved, the driveway location and entrances shall be subject to the approval of the Kent County Road Commission. Further, in light of the industrial nature of Woodlawn Hills Drive, the Planning Commission finds that the requirements for direct access to a primary county road are hereby satisfied by the connection by means of Woodlawn Hills Drive, a private street, which was intended as a direct access to 17 Mile Road for all industrial uses on Woodlawn Hills Drive, including uses of this type.

e. The wooded areas on the west and south sides of the subject property provide adequate screening from the adjacent residentially zoned lands.

4. ***Findings under Section 16.03.A of Zoning Ordinance.*** The Planning Commission determines that the general special land use standards stated in Section 16.03 of the zoning ordinance are satisfied as follows:

a. The special land use, if established and operated in compliance with this resolution, would be designated, operated and maintained so as to be reasonably harmonious and appropriate, in comparison with the existing character of the general vicinity, and the use will not change the essential character of this area.

b. The special land use would be served adequately by essential public facilities and services, including public streets.

c. The special land use would not create excessive, additional requirements at public cost for public facilities and services.

d. The special land use would not involve uses, activities or conditions that would be detrimental to persons, property or the general welfare, so long as the conditions of this resolution are satisfied.

AYES: Members: All

NAYS: Members: None

RESOLUTION DECLARED ADOPTED.


Secretary

I hereby certify that 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 thereof held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.


Secretary

