

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

At a regular meeting of the Township Board of the Township of Solon, Kent County, Michigan, held at the Township Hall, 15185 Algoma Avenue, N.E., Cedar Springs, Michigan, on the 3rd day of January 2018, at 10:00 a.m.

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

ABSENT: Members: none

The following preamble and ordinance were offered by Member Poulsen and seconded by Member Gunnell.

ORDINANCE NO. 18-1-Z

**AN ORDINANCE TO RE-ADOPT ORDINANCE 16-3-Z
AMENDING THE ZONING ORDINANCE
OF THE TOWNSHIP OF SOLON**

[Accessory Building and Uses – Tracks and Racing Areas]

THE TOWNSHIP OF SOLON ORDAINS:

Section 1. **Accessory Building and Uses.** Section 3.07 of the Township Zoning Ordinance is hereby amended by the addition of subsections K and L thereto as follows:

SECTION 3.07 ACCESSORY BUILDING AND USES

[A-J – Unchanged]

- K. Accessory uses are permitted in any zoning district as regulated in this Ordinance, when located on the same lot or parcel of land.
- L. A track, area or artificial or natural earth features, used for racing, practicing, exhibition, competition, trials, gatherings or testing of motorcycles, off-road vehicles, snowmobiles or other motorized vehicles, such as a motocross track, mud bog or similar use by persons other than the family members occupying a single-family dwelling or two-family dwelling unit on property located in the AR District, shall not constitute an accessory structure or accessory use of the property. In a planned unit development or an open space preservation area as provided under Chapter 13A of this Ordinance, the uses described in this subsection shall not be permitted in the planned

unit development or open space preservation lands unless specifically authorized in the ordinance establishing the planned unit development or open space preservation area.

Section 2. The Township Zoning Ordinance is hereby amended by the addition of subsection 16.04.JJ, pertaining to certain tracks and racing areas. Section 16.04.JJ shall read in its entirety as follows:

JJ. **Race Track Areas.** A race track area, as defined in this paragraph, may be permitted in the AR Agricultural Residential District or in the HC Highway Commercial district as a principal use upon receipt of special land use approval. The Planning Commission may approve a proposed special land use only if the applicant meets each of the following criteria:

- (1) The proposed use is a track, area or artificial or natural feature to be used for racing, practicing, exhibition, competition, trials, gatherings or repetitive riding of motorcycles, off-road vehicles, snowmobiles or other motorized vehicles, such as a motocross track, mud bog or similar use, whether or not on a commercial basis.
- (2) Not more than one family may reside on the premises as a caretaker of the facility, and the Planning Commission shall determine that the residential use is an accessory use to the race or track facility.
- (3) The race track area and associated facilities must be at least 100 feet from any residence on the property and at least 300 feet from any existing building on adjacent property or 100 feet from any property line or street right-of-way, whichever is greater.
- (4) Any store, drinking establishment or other use conducted in conjunction with the race track area must be found by the Planning Commission to be an accessory use to the race track area and must be within a building which is at least 300 feet from any existing building on adjacent property or 100 feet from any street right-of-way line or property line, whichever is greater.
- (5) There shall be adequate parking, with a maximum expected number of persons using the race track area. All such parking areas and all areas designated for vehicle traffic shall be paved with either asphalt, concrete or crushed gravel.
- (6) The proposed race track area use shall be conducted only between the hours of 9:00 a.m. and 7:00 p.m.
- (7) The proposed race track area activities shall be conducted no more than 10 days over the course of any calendar year.
- (8) The operation of any motorcycle, snowmobile, all-terrain vehicle, off-road vehicle or other vehicle shall not cause loud or unnecessary grating, grinding, rattling or other unreasonable noises including the noise resulting from

exhaust. Any such noise that is clearly audible from nearby properties and which is at a level or frequency that would ordinarily be disturbing to the quiet, comfort or repose of other persons shall be deemed to be an unreasonable noise. The modification of any noise abatement device on any motor vehicle or engine, or the failure to maintain such a device so that the noise emitted by such vehicle or engine is increased above that emitted by such vehicle as originally manufactured shall be in violation of this section.

- (9) Yelling, shouting, hooting, singing or the operation of a loudspeaker or any instrument or device on the property during such activities shall not be permitted if such noises would upset or disturb the quiet, comfort or repose of any persons on nearby properties or in the vicinity.
- (10) Landscaping and screening may be required in the discretion of the Planning Commission. The Planning Commission shall consider the topography, existing ground cover and proximity of the facilities to adjacent properties when making its determination.

Section 3. This Ordinance shall become effective seven (7) days after its publication or seven (7) days after publication of a summary of its provisions in a local newspaper of general circulation in the Township, as provided by law.

AYES: Ellick, Gerhardt, Gunnell, Hoskins, Poulsen

NAYS: none

ORDINANCE DECLARED ADOPTED.

Mary Lou Poulsen, Clerk
Township of Solon

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

Mary Lou Poulsen, Clerk
Township of Solon