

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 Avenue, N.E., Cedar Springs, Michigan, on the 23 day of August, 2023, at 7:00 p.m.

PRESENT: Members: Babcock, Hoskins, Myers, Sevey, Tilburt

ABSENT: Members: Swade, Vandenberg

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

RESOLUTION NO. 23-12

**RESOLUTION APPROVING SPECIAL LAND USE AND SITE PLAN FOR PET
CREMATORIUM, JEEP ARMORY, AND SINGLE FAMILY DWELLING**

**[Application of Phil DeVries/ PD Machine Inc. and Zach Doerr/ Bridge Gate Pet
Cremations, 13470 White Creek Avenue]**

WHEREAS, Phil DeVries on behalf of himself and PD Machine Inc. and Zach Doerr on behalf of himself and Bridge Gate Pet Cremations (collectively “Applicants”), have applied for special land use approval and site plan approval for the 7.66 acres located at 13470 White Creek Avenue, Cedar Springs Michigan 49319 (the “Property”); and,

WHEREAS, the Applicants requests pertain to the use of several buildings which have been operating as a single integral development including joint parking, shared driveways and similar features on the Property; and,

WHEREAS, the Property is located in the NC-Neighborhood Commercial District, which allows as permitted uses in Section 9.02 automobile related establishments, including repair shops

and vehicle sales; and which if amended will also allow pet crematoriums as a special land use either as a principal or accessory use; and,

WHEREAS, the Planning Commission has held a public hearing on the requested special land use and site plan approval and has considered whether the application should be approved.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. **Findings of fact.** The Planning Commission makes the following findings of fact concerning the Property:

(a) **Residential Buildings and Uses.** Although single family dwellings are not permitted in the NC-Neighborhood Commercial District, the Planning Commission finds that the single family dwelling labeled as building “D”, and the related storage building labeled as building “C” and a third storage building labeled as building “A” on the July 31, 2023 site plan are lawful nonconforming residential uses.

(b) **Jeep Armory.** The Planning Commission also finds that the building depicted on the July 31, 2023 site plan as building “B” and being used for a “Jeep Armory” is also either a lawful nonconforming or lawful conforming building which has coexisted with the residential structures as an approved business. The Planning Commission further finds that the “Jeep Armory”, which is being operated pursuant to a lease with the applicant owner, is a permitted automobile related service establishment under Section 9.02(E) of the zoning ordinance.

(c) The Planning Commission finds that in addition to being lawful nonconforming uses, the complex of buildings shown on the site plan as buildings A, B, C, and D, as described above, may be considered a principal use collectively under Section 3.02 since they have been planned and designed as a single integral development.

Section 2. **Special Land Use.** Upon the terms and conditions of this Resolution, the Planning Commission hereby grants and approves the special land use requested by the Applicants to operate a pet crematorium in approximately a 200 square foot portion of building A as an accessory use to the nonconforming residential dwelling and related storage uses in buildings A, C, and D. The special land use is granted specifically on the condition that the pet crematorium remains a subordinate residential accessory use and that the property remains under single ownership and as one parcel.

Section 3. **Site Plan Approval.**

(a) **Jeep Armory.** The Planning Commission also grants site plan approval for the permitted automobile related services establishment known as Jeep Armory, to be operated out of building B.

(b) **Pet Crematorium.** The Planning Commission also grants site plan approval to the pet crematorium to be operated out of building A.

Section 4. **Conditions on Special Land Use and Site Plan Approval.** The special land use and site plan approvals set forth above are subject to the following terms and conditions:

(a) **Site Plan.** The special land use and site plan for the pet crematorium and the site plan for the Jeep Armory shall be operated in accordance with the site plan dated July 31, 2023 and received by the Township on August 8, 2023 along with all related documents and the narratives submitted to the Township. The Planning Commission modifies the requirements for a site plan and waives some of the technical requirements as permitted by the zoning ordinance and

accepts the site plan based on the existing use of the buildings as one integrated use and because the footprint of the buildings is not being changed.

(b) Operators. The special land use for the pet crematorium is personal to Zach Doerr and Bridge Gate Cremations, Inc. and shall not run with the land. The pet crematorium operated by Bridge Gate Pet Cremations, Inc. and Zach Doerr is for cremation operations only, and must continue to maintain a main office at another site, currently 50 East Lake Street, Sand Lake Michigan 49343. The pet crematorium may only be operated out of the area indicated in building A, and the remainder of building A may only be used for personal storage related to the residential use on the property use.

(c) Signage. There shall be no signage for the pet crematorium. The Jeep Armory may maintain the existing signage on the property.

(d) Hours of Operation. Pet Crematorium. The pet crematorium may be operated only between the hours of 5 am and 11 pm Monday- Saturday. In addition, one employee may work inside of the buildings on evenings and weekends so long as there is no sound or noise or smoke created by the additional work at the property line.

(e) Parking and vehicle limits. Parking of customer vehicles, employee vehicles and any other parking related to the operation of the automobile related services establishment or pet crematorium shall take place only in the parking areas indicated on the July 31, 2023 site plan. There shall be no junk vehicles or unlicensed or inoperable motor vehicles parked outside of the fenced area by the Jeep Armory shown on the site plan.

(f) Screening. The Jeep Armoy lessee or Property Owner shall construct the two fences indicated on the site plan by July 1, 2024. The fence shall be a privacy fence of solid material and six (6) feet in height.

(g) Chimney emissions and smoke. The pet crematorium shall be operated to prevent any noxious or hazardous smoke, soot, fumes, odors, air pollution, particles, or other products of combustion from adversely impacting any neighboring properties.

(h) Animal Remains. Only the following may be cremated in the pet crematorium: dogs, cats and other small animals. There shall be no storage of animal carcasses on the Property for more than two (2) hours at a time, other than in a properly cooled storage enclosure.

(i) Crematorium furnaces. The crematorium furnaces shall comply with mechanical code and all other applicable codes, and shall be operated and maintained in a safe and well maintained condition.

(j) Residential character. The operation of buildings D, C and A shall in all respects be maintained in a manner consistent with the residential uses of those buildings. The use of those buildings may not be converted to any other use without site plan approval by the Planning Commission.

(k) Township Fire Chief. The site plan for the Property and the operation of the pet crematorium shall be subject to the review and approval of the Township Fire Chief.

Section 5. **Findings under Section 16.03 and Section 14.08.** If the pet crematorium, Jeep Armory, and residential buildings are operated such that they comply with the terms and conditions of this Resolution, the Planning Commission finds that those operations will comply with the standards in Section 16.03 governing special land uses and Section 14.08 governing site plans.

Section 6. **Conditional Approval of Pet Crematorium.** The granting of the special land use approval for the pet crematorium is conditioned on the Township Board amending the

special land uses in the NC-Neighborhood Commercial District to include pet crematoriums as a special land use, either as a principal or accessory use. This special land use is also conditioned on the Township being provided written consent by PD Machine Inc. or title documents showing Phil DeVries individually as the property owner. In addition, the granting of the special land use approval and site plan approvals is conditioned on all of the Property being operated in compliance with the Township zoning ordinance, building code, and all other local and state regulations.

AYES: 5

NAYS: 0

ABSENT: 2

RESOLUTION DECLARED ADOPTED.



Al Myers, Planning Commission Secretary
Township of Solon

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.



Al Myers, Planning Commission Secretary
Township of Solon

To whom it may concern / Solon Township Zoning,

I Phil Devries am the owner of PD Machine and subsequently the owner of the property at 13470 White Creek Ave. Cedar Springs, MI 49319. I approve of the use of the property as presented in the site plan submitted to Solon Township officials per resolution No.23-12

Print Phil DeVries

Sign Phil DeVries Date 10/09/2023