

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 22nd day of July, 2020, at 7:30 p.m.

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

ABSENT: Members: None

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

RESOLUTION NO. 20-04

**RESOLUTION APPROVING SITE PLAN
FOR EXPANSION OF BUILDING**

[Therapy Shoppe, Inc./Narnia Shoppe – 13707 West Street]

WHEREAS, Therapy Shoppe, Inc./Narnia Shoppe (the “Applicant”) has applied for site plan approval to permit the construction of an addition to the existing building at 13707 West Street, being Parcel No. 41-02-36-100-063. The applicable lands (the “Property”) are located in the HC Highway Commercial District and are legally described as follows:

That part of the Northwest 1/4, Section 36, Town 10 North, Range 11 West, Solon Township, Kent County, Michigan, described as commencing at the North 1/4 corner of Section 36; thence S00°20'33"W 2192.42 feet along the North-South 1/4 line; thence S89°19'33"W 418 feet to the point of beginning; thence S89°19'33"W 227 feet; thence N00°20'33"E 209 feet to the North line of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 36; thence N89°19'33"E 227 feet along said North line; thence S00°20'33"W 209 feet to the point of beginning. Together with a 66-foot wide easement for ingress, egress and public utilities, the North line of which is described as beginning on the North-South 1/4 line 2192.42 feet S00°20'33"W of the North 1/4 corner of Section 36; thence S89°19'33"W 1045 feet to the point of ending.

WHEREAS, retail sales establishments, consisting of less than 15,000 square feet in total, are a permitted use under Section 10.02.B, provided the business is conducted entirely within an enclosed building, subject to site plan approval under Chapter 14 of the Township Zoning Ordinance;

WHEREAS, the Applicant has submitted information for site plan review in accordance with Section 14.03.B of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED:

1. **Approval of Site Plan.** Upon the terms and subject to the conditions of this resolution, the Planning Commission hereby approves the Site Plan dated January 28, 2020, for the Therapy Shoppe, Inc./Narnia Shoppe (the "Plan"), so as to permit the proposed expansion as outlined in the Plan and accompanying application materials.
2. **Building Expansion.** The Plan will permit expansion of the existing building by construction of a 1,465.6 square feet addition, to be located on the northeast end of the existing building, as shown on the Plan. The addition will be used for product storage.
3. **Parking, Storm Water Drainage, Township Engineer Requirements.** It is anticipated that parking requirements and drainage requirements will not be substantially altered and may remain the same; provided, however, the Applicant shall comply in all respects with requirements that the Township Engineer has outlined in his March 31, 2020 letter, together with any additional requirements the Township Engineer may have during construction, requirements pertaining to storm water management or other matters disclosed in the Township Engineer's review. The Applicant shall comply with the Township Storm Water Ordinance.
4. **Findings under Section 14.08.** The Planning Commission finds that the standards of Section 14.08 have been satisfied, including the following:

a. The site plan will comply with the minimum provisions of the HC District if developed in accordance with this resolution.

b. The uses will not adversely affect the public health, safety and welfare.

c. The expansion, as proposed, will not impede the safe, convenient and uncongested circulation of vehicular and pedestrian traffic.

d. Significant natural features will not be removed or altered as a result of this expansion.

e. The expansion will not have a significant affect on adjacent properties or dwellings.

f. The expansion will not impede access by emergency vehicles.

g. Exterior lighting will not be substantially altered. All lighting must still continue to be deflected away from adjacent properties so that it does not interfere with the vision of motorists along adjacent streets or spill glare onto adjacent properties.

h. All requirements pertaining to trash disposal, fencing noise or other regulations are not altered by this proposed expansion.

i. The site plan shall conform to all applicable requirements of the County, State, Federal and Township statutes and ordinances. This approval is conditioned upon the Applicant receiving all necessary County, State, Federal and Township permits, including a Township storm water permit, before final site plan approval or an occupancy permit is granted as to the expansion.

AYES: Members: All

NAYS: Members: None

RESOLUTION DECLARED ADOPTED.



Planning Commission 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.



Planning Commission Secretary