

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 on the 23rd day of September, 2020, at 7:30 p.m.

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

ABSENT: Members: None

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

RESOLUTION NO. 20-05

**RESOLUTION APPROVING SITE PLAN FOR
EXPANSION OF BODY SHOP USE IN THE
IND-INDUSTRIAL DISTRICT**

[13399 White Creek Avenue NE – Car Center Cedar Springs, Inc.]

WHEREAS, Car Center Cedar Springs, Inc. (the “Applicant”) operates a body shop in an existing building located at 13399 White Creek Avenue NE, located in the Industrial District;

WHEREAS, the Applicant has requested an expansion of the existing building, according to a site plan dated August 19, 2020 (the “Plan”);

WHEREAS, the Planning Commission has reviewed the Plan, and the other materials submitted by the Applicant, requesting site plan approval of the expanded building and associated site improvements.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. Permitted Use. The Planning Commission has determined that the use of the building, being the body shop with associated offices, is a permitted use in the Industrial District, in

accordance with Section 11.02.J, and the Applicant has indicated that the use will continue as previously stated.

Section 2. Site Plan Review. Upon the terms and subject to the conditions of this resolution, the Planning Commission hereby grants and approves the amended site plan as requested by the Applicant, so as to permit the building expansion and other associated landscaping, parking area and other site plan improvements as indicated on the Plan, upon the following described lands:

13399 White Creek Avenue NE

That part of the Southeast 1/4 of Section 35, Town 10 North, Range 11 West, Solon Township, Kent County, Michigan, described as: Commencing at the Southeast corner of Section 35; thence North 00°33'05" West 1065.97 feet along the East Section Line to the Point of Beginning; thence South 89°23'18" West 400 feet; thence North 00°33'05" West 250 feet; thence North 89°23'18" East 400 feet along the North line of the Southeast 1/4 of the Southeast 1/4 of Section 35; thence South 00°33'05" East 250 feet to the Point of Beginning.

Section 3. Terms and Conditions. Approval of the site plan shall be subject to all of the following terms and conditions:

(a) **Site Plan.** The Applicant shall conduct all operations as described in the application and materials submitted with the applicant, unless otherwise approved by this resolution. The site plan shall comply in all respects with the requirements of the September 11, 2020 report of the Township engineer, together with any other requirements of the Township engineer.

(b) **Improvements.** The Applicant shall install all parking improvements, new concrete pad, the proposed holding tank and other associated improvements as indicated in the Plan.

(c) **Trash.** The Applicant shall designate a location for a trash receptacle and shall appropriately screen that receptacle, as required by the Zoning Ordinance.

(d) **Landscaping and Lighting.** To the extent Applicant intends to alter the landscaping or lighting on the site, it shall do so in a manner consistent with the site plan as

submitted and shall obtain the prior approval of the Township Zoning Administrator for final plans.

No additional lighting is currently proposed or authorized for the building or the site.


(e) Signage. The Applicant shall submit any proposed signs to the Township Zoning Administrator before installing such signs. All such signs shall comply with the Township regulations with respect to signage. No new sign is currently proposed or authorized for the building or the site.

(f) Parking Areas. The Applicant shall construct the parking areas as shown in the site plan documents.

AYES: Members: All

NAYS : Members: None

RESOLUTION DECLARED ADOPTED.


_____, Planning Commission Secretary