

**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 15th day of April, 2021, at 7:30 p.m.

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

ABSENT: Members: Hoskins, Sawade

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

**RESOLUTION NO. 21-08**

**RESOLUTION APPROVING SPECIAL LAND USE AND SITE PLAN FOR ATHLETIC FIELD**

**[Creative Technologies Academy – 10 Acre Parcel Immediately West of 374 Pine Street]**

WHEREAS, Creative Technologies Academy (the “Applicant”) has applied for special land use and site plan approval in connection with the construction of an athletic/soccer field and related parking areas and drives for part of a ten (10) acre parcel (address to be determined) located immediately west of 374 Pine Street N.E.; and,

WHEREAS, the proposed lands are located in the AR Agricultural Residential District of the Township; and,

WHEREAS, the proposed athletic field and parking areas are located immediately west of the Creative Technologies Academy’s current buildings, which are located in the City of Cedar Springs; and,

WHEREAS, the site plan submitted for review also contains future locations of additional improvements, including a high school, but the Applicant is seeking only approval of the athletic field; and,

WHEREAS, the Township has limited zoning authority over public school buildings and site plans for schools, but desires to cooperate with the Applicant with appropriate review and application of the standards in the zoning ordinance; and,

WHEREAS, in the AR District non-commercial athletic grounds are permitted as a special land use under Section 5.03(A) and schools are allowed as a special land use under Section 5.03(I); and,

WHEREAS, the Planning Commission has held a public hearing on the requested special land use approval and site plan approval for the athletic field and related parking, after giving public notice as required by law, and has considered the application and related materials, together with comments and information from the public.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. *Special Land Use.* Upon the terms and subject to the conditions of this Resolution, the Planning Commission hereby approves the Applicant's request for special land use approval and site plan approval for the athletic/soccer field and related parking areas and drives for use in connection with the existing Creative Technologies Academy school uses, upon a portion of the following described lands:

Lands situated in the Township of Solon, Kent County, Michigan

The Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Town 10 North, Range 11 West. Subject to a 66.0 foot wide easement for ingress, egress and utilities over the West 66.0 feet thereof.

More particularly described as: Part of the Southwest  $\frac{1}{4}$  of Section 25, Town 10 North, Range 11 West, described as: Commencing at the West  $\frac{1}{4}$  corner of said Section; Thence South 89 degrees 55 minutes 31 seconds East 2007.50 feet along the East-West  $\frac{1}{4}$  line of said Section to the place of beginning; Thence South 89 degrees

55 minutes 31 seconds East 669.16 feet along said  $\frac{1}{4}$  line to the center of said Section; Thence South 00 degrees 11 minutes 13 seconds West 653.62 feet along the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Southwest  $\frac{1}{4}$ ; Thence North 00 degrees 14 minutes 51 seconds East 654.66 feet along the West line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Southwest  $\frac{1}{4}$  to the place of beginning. Subject to a 66.0 foot wide easement for ingress, egress and utilities over the West 66.0 feet thereof.

**Section 2. Conditions on Approval of the Special Land Use and Site Plan.** The special land use approval and site plan approval for the athletic/soccer field and related parking is subject to the following terms and conditions:

(a) **Compliance with Site Plan.** The athletic field and related parking areas, drives and stormwater facilities shall be located, constructed, operated and maintained as shown on the site plan dated November 6, 2020 with a last revision date of March 3, 2021, or as modified to comply with state regulations or the Township Engineer's requirements.

(b) **Future Improvements.** The special land use approval and site plan approval granted herein does not include the future construction of the high school building or other facilities shown on the site plan.

(c) **Site Access.** The plan shows access to the athletic field from the existing parking lot on the current school facilities located to the east of the athletic field, and also a future connection to improvements and an entrance drive off Solon Street. The Township recommends the Applicant discuss the future driveway with the Kent County Road Commission. In addition, approval of the Kent County Road Commission is required for the temporary gravel driveway off Solon Street.

(d) **Parking.** The Applicant shall pave and stripe the parking areas as shown on the site plan. Parking is not permitted on the wetland areas, stormwater basin areas or on Solon Street.

(e) Stormwater Management System and Engineering. The Applicant shall comply with the stormwater management requirements and all other requirements of the Township Engineer's letter of March 27, 2021.

Section 3. Findings Under Section 16.03, 16.04 and 14.08. The Planning Commission hereby determines that the requested special land use will comply with the general special land use standards of 16.03 and any applicable special land use standards of Section 16.04, and will comply the site plan review standards of Section 14.08 if the Applicant constructs the improvements in accordance with the site plan and the terms of this Resolution.

AYES: 5

NAYS : 0

RESOLUTION DECLARED ADOPTED.

*Hal Babcock*  
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Hal Babcock, Planning Commission Secretary

5-3-21