

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

At a regular meeting of the Planning Commission of the Township of Solon, Kent County, Michigan, held at the Township Hall, 15185 Algoma Avenue, N.E., Cedar Springs, Michigan, on the 17th day of November, at 7:30 p.m.

PRESENT: Myers, Babcock, Hoskins, Sawade, Sevey

ABSENT: Tilburt

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

**RESOLUTION NO. 21-12**

**RESOLUTION AMENDING SPECIAL LAND USE FOR VETERINARY CLINIC,  
ANIMAL HOSPITAL, AND OTHER ASSOCIATED USES**

**[Pinnacle Construction - LJM Properties, LLC - 14351 Edgerton Avenue]**

WHEREAS, Pinnacle Construction (the "Applicant"), on the behalf of LJM Properties, LLC, has requested approval for an amended special land use to construct an addition to the existing veterinary clinic and animal hospital, together with associated vehicle parking areas, sanitary sewer systems, and other associated land uses on lands in the Highway Commercial (HC) District located at 14351 Edgerton Avenue within the Township;

WHEREAS, animal hospitals and veterinary clinics are listed as a special land use in the HC Highway Commercial District; and

WHEREAS, the Planning Commission has held a public hearing on the application, after the giving of public notice, and has considered the application for special land use approval, the proposed site plan and other materials, and the comments received from the public.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1.     *Special Land Use.* Upon the terms and subject to the conditions of this resolution, the Planning Commission hereby grants and approves the amended special land use requested by the Applicant to construct an addition to the existing veterinary clinic and animal hospital, together with parking areas and associated land uses as shown in the site plan, upon land commonly known as 14351 Edgerton Avenue and legally described as follows:

Commencing at the South  $\frac{1}{4}$  corner of Section 26, Town 10 North, Range 11 West,; thence N89°28'22"E 430.48 feet along the South section line; thence N9°51'49"W 552.66 feet to the point of beginning located on the Easterly line of Edgerton Avenue; thence N89°28'22"E 450.17 feet; thence N45°31'06"E 563.23 feet along the Westerly line of Highway U.S. 131; thence N38°34'51"E 252.67 feet along said Highway; thence N23°42'39"E 202.56 feet along said Highway to the North line of the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 26; thence S89°33'06"W 525.33 feet along said North line to a point located 700 feet N89°33'06"W 650.25 feet to the Easterly line of Edgerton Avenue; thence S9°51'49"E 479.67 feet to the point of beginning, Solon Township, Kent County, Michigan.

Section 2.     *Conditions on the Special Land Use.* The amended special land use for the addition to the veterinary clinic and animal hospital, together with the preliminary site plan approval granted hereby, is expressly subject to all of the following terms and conditions:

(a)     Compliance with Site Plan. The amended special land use shall be designed, constructed, located, operated and maintained in accordance with the site plan received on August 25, 2021, with a last revision date of October 13, 2021, the narrative and other materials submitted to the Township and reviewed by the Planning Commission.

(b)     Compliance with Township Ordinances. The special land use shall comply with all of the minimum provisions specified in the district regulations for the Highway

Commercial District, with the specific regulations in Section 16.04D and 16.04AA and with all other provisions of the Township ordinances, except to the extent modified by this resolution.

(c) Compliance with Laws and Regulations. The special land use will comply with the requirements of the Kent County Health Department, the Cedar Field Sanitary Sewer Authority, the Michigan Department of Environment, Great Lakes, and Energy, MDOT, and all other applicable state and federal laws and regulations.

(d) Stormwater Management System. Stormwater drainage shall be adequately controlled so that there are no adverse effects on adjacent or nearby lands by reason of excess stormwater runoff. The collection, management and control of stormwater shall be accomplished in accordance with the Township's Storm Water Ordinance, and shall comply with the site plan dated August 23, 2021, as modified by the revised site plan, dated October 13, 2021, along with the requirements of the Township Engineer.

(e) Stormwater Maintenance Agreement. The Applicant shall submit a stormwater management maintenance agreement for the review and approval of the Township prior to the issuance of a building permit.

(f) Lighting. All outdoor lighting shall be such that the lighting is directed downward and does not shine onto any adjacent lands and shall comply with all applicable provisions of the Township Zoning Ordinance.

(g) Parking. All parking spaces shall comply with the minimum requirements of the Zoning Ordinance and shall be located as designated on the site plan.

(h) Gentle Way Drive. Gentle Way Drive shall not be treated as a private road. The road that was previously known as Gentle Way Drive shall be a driveway, subject to the

Zoning Ordinance regulations for driveways. The Applicant has provided the Township with title work dated November 1, 2021, demonstrating that there was never a recorded easement relating to Gentle Way Drive. The Applicant shall not create a new easement relating to Gentle Way Drive. All Township approvals for Gentle Way Drive as a private road are also extinguished.

(i) Landscaping and Buffering. All landscaping shall be constructed in accordance with the site plan. Existing landscaping shall be preserved in accordance with the site plan. Landscaping shall be installed in accordance with the requirements of the Zoning Ordinance, including specifically Section 3.12.

(j) Signs. All signage must comply with the Zoning Ordinance and shall be submitted for approval by the Zoning Administrator before installation or construction. Signage shall not be illuminated.

(k) Water Supply and Sanitary Sewer Systems. The water supply and sanitary sewer systems shall be in accordance with all state and local health requirements. The Applicant shall obtain the approval of the Kent County Health Department and provide a copy of the permit from the Kent County Health Department prior to the construction of the new well. The Applicant shall submit a copy of off-site sanitary sewer plans to the Township. The Applicant shall comply with the requirements of the Cedar Field Sanitary Sewer Authority. The Applicant shall obtain the approval from the Cedar Field Sanitary Sewer Authority and the Michigan Department of

Environment, Great Lakes & Energy for the connection to the public sanitary sewer and shall submit copies of the permits to the Township prior to construction.

(l) Township Fire Chief and Township Engineer. The site plan shall be subject to the review and approval of the Township Fire Chief. The site plan shall comply in all respects with the requirements of the September 14, 2021 and October 20, 2021 reports of the Township Engineer, together with any other requirements of the Township Engineer.

(m) There shall be no overnight sleeping facilities permitted.

Section 3. ***Findings under Section 14.08.*** The Planning Commission hereby determines that the requested site plan will comply with 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.

Section 4. ***Findings under Section 16.03.*** In considering the requested special land use, the Planning Commission makes the following findings under the general standards for special land uses:

(a) If the addition to the animal hospital is constructed, designed, operated and maintained in compliance with this Resolution, it will be harmonious and appropriate in appearance with respect to the existing or intended character of the areas in the general vicinity and the use will not change the essential character of the area.

(b) The amended special land use would adequately be served by essential public facilities including streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities.

(c) The amended special land use will not create excessive additional

requirements at public cost for public facilities and services.

(d) The veterinary clinic and animal hospital would not involve uses, activities, processes, materials or equipment or conditions of operations that would be detrimental to other persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

AYES: 5

NAYS: 0

RESOLUTION DECLARED ADOPTED.

*Hal Babcock*

---

Hal Babcock, 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.

*Hal Babcock*

---

Hal Babcock, Planning Commission Secretary  
Township of Solon

*11/22/2021*