

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 23rd day of February, 2022, at 7:30 p.m.

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

ABSENT: Members: Sawade, Tilburt

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

RESOLUTION NO. 22-01

RESOLUTION APPROVING SITE PLAN FOR SELF-STORAGE FACILITIES

**[Jason Dexter / 2nd Chance Corporation / DexKo Construction Services
810 17 Mile Road NE]**

WHEREAS, Jason Dexter, on behalf of 2nd Chance Corporation and DexKo Construction Services (the “Applicant”) has applied for site plan approval in connection with the construction of five self-storage buildings and associated parking areas for 810 17 Mile Road;

WHEREAS, the proposed lands are located in the HC-Highway Commercial District of the Township;

WHEREAS, the Applicant applied to rezone the property from the AR–Agricultural Residential District to the HC–Highway Commercial District. The Township Board approved the rezoning such that the property at 810 17 Mile Road is now located in the HC-Highway Commercial District;

WHEREAS, in the HC District self-storage facilities are a permitted use under Section 10.02(J);

WHEREAS, the Planning Commission determines that the lot coverage requirements of Section 10.08(6) applies to buildings and structures but not parking lots; and,

WHEREAS, the Planning Commission has considered the application and related materials, together with comments and information from the public at a public meeting.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. ***Site Plan Approval.*** Upon the terms and subject to the conditions of this Resolution, the Planning Commission hereby grants and approves the site plan submitted by the Applicant to construct five self-storage buildings with 30 self-storage units per building, and associated parking areas, together with other associated land uses as shown in the site plan.

Section 2. ***Conditions on Approval of the Site Plan.*** The site plan approval for the self-storage buildings and related drives is subject to the following terms and conditions:

(a) Compliance with Site Plan. The self-storage buildings and relates drives shall be located, constructed, operated and maintained as shown on the site plan dated August 23, 2021 with a last revision date of November 15, 2021, the narrative and other materials submitted to the Township and reviewed by the Planning Commission, and the reports from the Township Engineer, Kevin Gritters of Prein & Newhof, except to the extent modified by this resolution.

(b) Compliance with Township Ordinances. The self-storage buildings and associated pavement shall comply with all of the minimum provisions specified in the district regulations for the HC District and with all other provisions of the Township ordinances.

(c) Compliance with Laws and Regulations. The self-storage buildings and associated pavements shall comply with the requirements of the Kent County Road Commission and other applicable state and federal laws and regulations.

(d) Site Access. The plan shows access to the self-storage facilities from Olin Lakes Drive via a driveway shared with 862 17 Mile Road. The Applicant shall obtain approval and a permit from the Kent County Road Commission prior to the issuance of a building permit. The Applicant shall execute a cross-access driveway easement in favor of 862 17 Mile Road and provide a copy of that easement to the Township prior to the issuance of a building permit. The Applicant shall execute a driveway maintenance agreement with 862 17 Mile Road and provide a copy of that agreement to the Township.

(e) 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 disposal 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 plans, dated September 16, 2021, October 21, 2021, and November 15, 2021, along with the requirements of the Township Engineer. The Applicant shall provide a stormwater drainage easement and maintenance agreement for the stormwater management facilities that will be located at 862 17 Mile Road in favor of 810 17 Mile Road prior to the issuance of a building permit. The Applicant shall submit the easement and stormwater maintenance agreement for the Township's review and approval prior to the issuance of a building permit.

(f) Site Design. The self-storage buildings shall be constructed in compliance with the site design requirements in the HC District, Section 10.04(M). The self-storage buildings

shall be designed and constructed and consist of materials as depicted in the elevations of the building approved by the Planning Commission on February 23, 2022.

(g) 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. The applicant shall submit a lighting plan to the Township and the lighting plan shall be subject to the review and approval of the Township Zoning Administrator.

(h) 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.

(i) 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. A directional sign on the entrance to Olin Lakes is permitted but must be shared with 862 17 Mile Road as agreed to by the owner of both properties at the Planning Commission meeting on February 23, 2022.

(j) Parking. There shall be no designated parking and no parking is allowed other than to add or remove items from a storage unit. Signs shall be posted explaining the above parking regulation.

(k) Prohibited Storage. Outdoor storage of any materials, vehicles, recreational vehicles, trailers, boats, or other similar items is not permitted. No hazardous materials, fertilizer, fuels, solvents or similar materials shall be stored within any of the storage buildings without the approval of, and subject to any conditions required by the Township Fire Chief.

(l) Township Fire Chief and Township Engineer. The site plan shall be subject to the review and approval of the Township Fire Chief. It shall also comply in all respects with the requirements of the September 8, 2021 and October 25, 2021 reports of the Township Engineer, together with any other requirements of the Township Engineer.

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.

AYES: 5

NAYS: 0

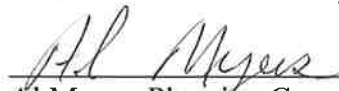
ABSENT: 2

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

