

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 August, 2018, at 7:30 p.m.

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

ABSENT: Members: None

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

RESOLUTION NO. 18-15

**RESOLUTION APPROVING SPECIAL LAND USE FOR A TRUCK AND FREIGHT
TERMINAL BUSINESS WITH TRUCK AND CONTAINER WASH AREA AND
FOR TEMPORARY STORAGE OF VEHICLES AND CONTAINERS**

[Granger Waste Services, Inc. – 13707 Woodlawn Hills Drive, NE]

WHEREAS, Granger Waste Services, Inc. (the “Applicant”) has requested special land use approval for a truck and freight terminal business, which business shall contain an existing office building, existing service buildings, proposed outdoor container and truck wash areas and proposed parking areas for temporary storage of trucks and containers, together with associated land uses on land located at 13707 Woodlawn Hills Drive, NE within the Township;

WHEREAS, the land at 13707 Woodlawn Hills Drive, NE, legally described below, is located in the IND Industrial District;

WHEREAS; a truck and freight terminal business is listed as a special land use in the IND Industrial 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.

IT IS, THEREFORE, RESOLVED:

1. ***Special Land Use.*** Upon the terms and subject to the conditions of this resolution, the Planning Commission hereby grants and approves the special land use requested by the Applicant for the construction and use of a truck and freight terminal business, with existing office and service buildings, with truck and container wash areas, with temporary storage areas for truck and containers, and other accessory uses as shown in the site plan, upon the following-described lands:

13707 Woodlawn Hills Drive, NE

Part of the NE 1/4 of Section 34, T10N, R11W, Solon Township, Kent County, Michigan, described as commencing at the North 1/4 corner of said section; thence S00°16'05"W along the North-South 1/4 line of said section 1521.20 feet to the place of beginning; thence N89°04'13"E parallel with the North line of said section 573.54 feet; thence Southeasterly 506.40 feet along a 700 foot radius curve to the left, the chord of which bears S51°37'30"E 495.43 feet; thence S17°39'01"W 265.91 feet; thence S89°04'13"W parallel with the North line of said section 884.0 feet to the North-South 1/4 line of said section; thence N00°16'05"E along the North-South 1/4 line of said section 566.0 feet to the place of beginning. Subject to easements and restrictions of record.

2. ***Findings of Fact.*** The Planning Commission makes the following findings of fact concerning the application for the special land use:

- a. The lands for the proposed use are located in the IND – Industrial District.
- b. The site where the proposed use would be located complies with the setback and other district regulations contained in the IND Industrial District.
- c. The special land use shall be conducted wholly within the enclosed office and service buildings, except to the extent that the outdoor parking of trucks and storage of

containers shall be permitted at the locations indicated and the proposed truck and container wash areas may be operated at the locations indicated on the site plan.

d. Access to the special land use shall be by means of three driveways extending from Woodlawn Hills Drive, NE, as depicted on the site plan. To the extent not already approved, the driveway locations and entrances shall be subject to the approval of the Kent County Road Commission. Further, in light of the industrial nature of Woodlawn Hills Drive, the Planning Commission finds that the requirements for direct access to a primary county road are hereby satisfied by the connection by means of Woodlawn Hills Drive, a private street, which was intended as a direct access to 17 Mile Road for all industrial uses on Woodlawn Hills Drive, including uses of this type.

e. The wooded area on the west side of the subject property provides adequate screening from the adjacent residentially zoned lands.

3. ***Conditions on the Special Land Use.*** The special land use to permit the foregoing truck and freight terminal business, with truck and container wash areas, parking areas, storage areas and other accessory uses, together with the preliminary site plan approval granted hereby, is subject to all of the following terms and conditions:

a. This special land use shall be designed, constructed and operated in accordance with the site plan dated June 21, 2018, and the narrative and other materials submitted to the Township and reviewed by the Planning Commission, except to the extent modified by this resolution.

b. The special land use shall comply with all of the minimum provisions specified in the district regulations for the Industrial District and with all other provisions of the Township ordinances, except to the extent modified by this resolution.

c. Ingress and egress to the special land use shall only be by means of the driveway onto Woodlawn Hills Drive.

d. 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 final drainage plan and system for the special land use shall be reviewed by the Township engineer and shall be subject to the engineer's approval prior to the commencement of operations pursuant to this special land use.

e. All outdoor lighting shall be such that the lighting is directed downward and does not shine onto adjacent lands and shall comply with all applicable provisions of the Township zoning ordinance. A lighting plan shall be submitted to the Township and shall be subject to the review and approval of the Township Zoning Administrator.

f. The driveway and parking areas shall be constructed using the materials indicated on the site plan.

g. All containers and trucks shall be properly cleaned prior to storage so that they do not attract vermin, insects and do not create odors, fumes, dust or other adverse conditions for neighboring properties.

h. The maximum number of trucks parked on the property shall be limited to the truck capacity shown on the site plan. Such storing of vehicles is to occur in the designated parking areas only, but is otherwise hereby approved by the Planning Commission.

i. All parking spaces shall comply with the minimum requirements of the zoning ordinance and shall be in the locations designated on the site plan.

j. All landscaping shall be constructed in accordance with the landscaping plan submitted with the site plan. Landscaping shall be installed in accordance with the requirements of the zoning ordinance, including specifically Section 3.12.

k. Proposed fencing shall be as shown on the site plan. Such fencing shall also comply with the requirements of the zoning ordinance, including Section 3.10.

l. The Applicant shall submit a specific sign plan to the Zoning Administrator for review. The replacement sign shall comply in all respects with the Township zoning ordinance.

m. The site plan shall comply in all respects with the requirements of the August 14, 2018 report of the Township engineer, together with any other requirements of the Township engineer.

n. All truck service areas and all truck and container washing areas shall be subject to the review and approval of the Township engineer so as to assure that wastewater is properly collected and disposed at an off-site location.

o. The site plan, as well as the gate securing Woodlawn Hills Drive, shall be subject to the review and approval of the Township Fire Chief.

p. The applicant shall submit a private road maintenance agreement governing Woodlawn Hills Drive.

4. ***Findings under Section 16.03.A of Zoning Ordinance.*** The Planning Commission determines that the general special land use standards stated in Section 16.03 of the zoning ordinance are satisfied as follows:

a. The special land use, if established and operated in compliance with this resolution, would be designated, operated and maintained so as to be reasonably harmonious and

appropriate, in comparison with the existing character of the general vicinity, and the use will not change the essential character of this area.

b. The special land use would be served adequately by essential public facilities and services, including public streets.

c. The special land use would not create excessive, additional requirements at public cost for public facilities and services.

d. The special land use would not involve uses, activities or conditions that would be detrimental to persons, property or the general welfare, so long as the conditions of this resolution are satisfied.

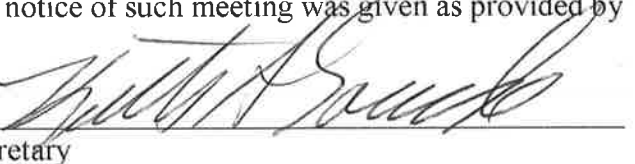
AYES: Members: All

NAYS: Members: None

RESOLUTION DECLARED ADOPTED.


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.


Secretary