

TOWNSHIP OF SOLON
COUNTY OF KENT, MICHIGAN

At 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 27th day of June, 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 Sevey:

RESOLUTION NO. 18-13

**RESOLUTION APPROVING MINOR AMENDMENT TO SPECIAL LAND USE
FOR ST. JOHN PAUL II CATHOLIC CHURCH**

**[Application of Roman Catholic Diocese of Grand Rapids, Michigan –
13911 Northern Springs Dr., NE and 3112 - 17 Mile Road, NE]**

WHEREAS, on February 28, 2018, the Planning Commission granted a special land use to the Roman Catholic Diocese of Grand Rapids, Michigan (the “Applicant”), for a special land use to permit the construction and use of an additional church building and rectory, associated parking, driveway access, landscaping and other facilities on the land located at 13911 Northern Springs Dr., NE and 3112 - 17 Mile Road, NE, said lands being located in the HC - Highway Commercial District;

WHEREAS, the Applicant has now requested a revision to the site plan so as to pave a portion of the future parking area as shown on a Plan dated January 2018, with the additional paved parking area designated in green and a crushed pavement parking area designated in blue, said sheet being marked number 3 of 10 (designated “Option No. 1” in this resolution);

WHEREAS, a prior site plan was also submitted by the Applicant (also designated as a January 2018 Plan), shown as Sheet 3 of 9, and designating that portion of the parking area to be paved in an orange color (designated “Option No. 2” in this resolution);

WHEREAS, the Applicant has expressed a desire to partially pave the future parking area and to install crushed gravel on the balance of the parking area, so as to use the crushed gravel portion of the parking area for staging and use during the construction of the church building;

WHEREAS, the Planning Commission has determined that the future parking area, previously approved, may now be constructed according to the terms and provisions of this resolution, and that approval of such construction at the time and in the manner requested is a minor amendment to the site plan permitted under Section 14.07.B;

WHEREAS, the Planning Commission has considered the application for amendment, the proposed site plan and alternate site plan and other materials.

IT IS THEREFORE RESOLVED AS FOLLOWS:

1. ***Amendment to Special Land Use.*** Upon the terms and subject to the conditions of this Resolution, the Planning Commission hereby grants and approves an amendment to Applicant’s special land use so as to permit partial paving and construction of the area previously designated as a “future parking area,” as outlined in the site plans referenced above as “Option No. 1” or “Option No. 2.”

2. ***Terms and Conditions of the Amendment.*** The amendment to the special land use so as to permit construction of the additional parking as outlined in Option No. 1 or Option No. 2 is hereby approved, subject to compliance with all of the following terms and conditions:

a. **Compliance with Plan.** The Applicant may, at its choice, pave the portion of the parking area designated in green on Option No. 1 or the portion of the parking area designated in orange on Option No. 2 and may, by installing crushed stone on the remaining

portion of the future parking area, use the crushed stone area for a staging area during construction of the proposed church. All paved areas shall be in compliance with the site plan and the requirements of the Township concerning such pavement and parking areas.

b. **Unpaved Portions of Future Parking Area**. Any portion of the future parking area that is constructed using gravel, rather than paving, may only be used during the construction of the church. Thereafter, before a certificate of occupancy is granted for the church, the balance of the graveled area shall be paved, or if not paved, must be barricaded to separate the area from the paved parking area. The unpaved area may not be used for parking, storage or any other use other than as a yard area. Future paving shall require an additional review and amendment unless bonding or a letter of credit is required as provided in subpart “c” below.

c. **Bonding**. In the event the Applicant wishes to pave the remaining area without returning to the Planning Commission for further approval, but cannot reasonably do so at the time it is seeking its certificate of occupancy because of weather or other contingencies, in lieu of completing the paving, the paving may be deferred to a time not more than 120 days after issuance of a certificate of occupancy if the Applicant submits to the Township a performance bond, with an acceptable surety, or a letter of credit, in an amount satisfactory to the Township (said amount to be determined by the Township engineer, estimated to be the amount necessary to complete the entire paving project), conditioned upon the timely and full completion of the paving of the parking area no less than 120 days after issuance of the certificate of occupancy. If the parking area is not fully and satisfactorily paved on a timely basis, the Township may, upon presentation of a notice indicating the paving project is not completed, draw upon the bond or letter of credit with respect to those funds, and may apply such funds to the completion of the paving project.

d. Traffic Study. No part of this amendment shall relieve or excuse the obligation of the Applicant to conduct a traffic study prior to the commencement of Phase 2 of the construction project as outlined in the site plan.

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