

CITY OF HUDSONVILLE
Planning Commission Minutes
November 16, 2016

(Approved January 18, 2017)

3566 Highland Drive – Apex Controls - Site Plan Amendment
3409 Van Buren Street – Trinity Protestant Reformed Church – Site Plan Review
3150 Shooks Drive – Ventures Ave, LLC - PUD Amendment discussion

Chairman VanDenBerg called the meeting to order at 7:00 p.m.

Present: VanDenBerg, Waterman, Northrup, Schmuker, Staal, Westrate, Raterink, Leatherman, Strikwerda and Schut

Absent: DeVree

1. A motion was made by Raterink, with support by Westrate, to approve the minutes of the October 19, 2016 Planning Commission meeting.

Yeas 8, Nays 0

NEW BUSINESS

2. **3566 Highland Drive – Apex Controls - Site Plan Amendment**

VanDenBerg opened the public hearing.

Tom Miedema with Miedema Metal Building Systems, Inc. of 3309 Hudson Trails Drive representing Apex Controls, reviewed the request for constructing a 4,000 s.f. building addition on an existing 12,000 s.f. building, located at 3566 Highland Drive, Hudsonville, MI 49426. They received approval from the Zoning Board of Appeals for a parking lot expansion that was installed in the landscape buffer area to better facilitate truck maneuvering for their loading dock area.

The staff report was presented.

The following discussion took place:

- What type of building material will be used on the addition? It will be metal siding to match the existing building.
- It was asked if there was sprinkling in the existing building. No, but there is a firewall.
- It was asked what type of utilities would be in the addition. The utilities would tie into the existing building.
- Do you know how they will be using the additional door in the proposed addition? To get closed trailers in and out occasionally.

- Will the addition use the green space and cut into the tree line quite a bit? Some trees will be removed, it's about a 50/50 split between grass and tree area that will be removed for the addition.
- It was asked if there would be any additional truck docks. No.

VanDenBerg closed the public hearing.

A motion was made by Westrate, with support by Waterman, to approve the amended site plan for 3566 Highland Drive. This approval is based on the finding that the site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. A Soil Erosion and Sedimentation Control Permit is required from the Ottawa County Water Resources Commissioner.
2. Take care of Fire Department concerns through the building permit process.
3. Provide a CAD compatible plan.

Yeas 8, Nays 0

3. **3409 Van Buren Street – Trinity Protestant Reformed Church - Site Plan Review**

VanDenBerg opened the public hearing.

Justin F. Longstreth, P.E., CFM, LEED AP, Moore & Bruggink, Inc. representing Trinity Protestant Reformed Church reviewed the request to construct a new 11,356 s.f. sanctuary that will seat up to 522 people according to the zoning ordinance use of 24" of pew per person. The current sanctuary seats 365 people. Their existing meeting and storage buildings will be removed. Tim VandeZande was also present.

The staff report was presented.

The following discussion took place:

- It was asked if there were any members from the church that could learn how to maintain the raingarden. Yes, they have about 4 people interested in it.
- Is this something the city will have to monitor? Yes, it could be an enforcement issue.
- Should we have a list of plants to maintain in the raingarden? Yes.
- Snow removal was reviewed.
- Driveway spacing was reviewed. There is some concern of how close they currently are but decided to keep them the same.

Jim and Bette Rohn – 3427 Van Buren Street – submitted and reviewed a letter they wrote to the Commission. The following are a few items discussed. Difficulty exiting their driveway because of people parking in the street from the church and Early Childhood Center, they like the dumpster location, grounds keeping issues such as cigarette butts being left all over the place, and oak tree removal and/or maintenance.

Christopher Christman – 3435 Van Buren Street – also indicated that he has difficulties getting in and out of his driveway because of people parking in the street. He would like to see “No Parking” signs put up near his driveway.

- A comment was made that the Planning Commission should not have to govern some of these issues. It was suggested to contact the safety committee.
- Dave Heemstra from the church indicated he would follow up with some of these issues.
- It was suggested that if the oak trees are removed they would need to be replaced.

Ronald Byker – 5653 School Avenue – asked who would maintain the rain garden. The church would.

VanDenBerg closed the public hearing.

A motion was made by Waterman, with support by Westrate, to approve the site plan for 3409 Van Buren Street based on the finding that the site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Provide a formal letter ensuring proper maintenance of the rain gardens.
2. If oak trees are removed they must be replaced with matching arborvitaes.

Yeas 8, Nays 0

OLD BUSINESS

4. 3150 Shooks Drive – Ventures Ave, LLC – Shooks Estates PUD Amendment discussion

After further review of this project, the applicant has decided to propose a layout with 3 duplexes instead of constructing the approved 6-unit townhome project. The setbacks will remain about the same. The other difference is that each unit will have a two stall garage instead of one stall. The unit size remains the same.

Their intent is to submit a PUD Amendment and come back to the Planning Commission informally in January and then to have the public hearing in February.

5. ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant