

CITY OF HUDSONVILLE
Planning Commission Minutes
October 19, 2016

(Approved November 16, 2016)

4265 Corporate Exchange Dr. – Corporate Grove Hudsonville LLC / JP Koop – Special Use Permit & Formal Preliminary PUD, and Informal Final PUD

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

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

Absent: Waterman and Northrup

1. A motion was made by Raterink, with support by Westrate, to approve the minutes of the September 21, 2016 Planning Commission meeting.

Yeas 7, Nays 0

NEW BUSINESS

2. **4265 Corporate Exchange Drive – Corporate Grove Hudsonville LLC / JP Koop – Formal Final PUD**

VanDenBerg opened the public hearing.

This is the Final PUD public hearing review for the proposal to split 4265 Corporate Exchange Drive into 4 parcels and to allow a trade school use. The property has received preliminary approval with the following zoning deviations:

	Required	Approved
1. Frontage	100'	0'
2. Landscape buffer	20'	0' in certain locations
3. Industrial PUD area	20 acres	14 acres

The staff report was presented.

The following discussion took place:

- Location of striping for the easement was discussed. It was suggested to have a stripe down the middle and on both sides of the lane.
- It was asked if there would be striping to the trade school parcel. This could be directional signs instead of striping. It was stated, that the striping wouldn't be seen in the winter due to snow.

- It was asked who would plow the easement. Should this be added to the agreement? It was suggested to add seasonal maintenance with shared service to the agreement.

VanDenBerg closed the public hearing.

Statement of Conclusions

A motion was made by Staal, with support by Westrate, to approve the Statement of Conclusions for Corporate Grove Hudsonville LLC/JP Koop, located at 4265 Corporate Exchange Drive. This approval allows for the property to be split into 4 parcels and for a trade school use at 3020 Corporate Grove Drive. Approval is based on the finding that the standards in Section 11-8 E. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. The access/maintenance agreement, including seasonal maintenance, requires city approval and must be recorded.
2. Provide documentation that allows the use of neighboring property for backing into loading docks.
3. Provide a copy of the shared parking agreement for the trade school to use the parking lot east of 3020 Corporate Grove Drive.
4. The minimum parking requirement for the trade school will match the industrial use minimum parking requirement.
5. The final landscape plan requires city approval.
6. The on-site stop signs will be replaced with standard sized signs.
7. Add directional signage leading to 3020 Corporate Grove Drive.

Yeas 7, Nays 0

OLD BUSINESS

3. 5800 Balsam Drive – Robert Becker Properties LLC - discussion
 - Cedar Crest wants to add 5 loading docks to one of their existing buildings on this property. Does this need to come before the Planning Commission for a Site Plan amendment or can this be handled administratively? It can be handled administratively as long as there aren't significant violations on the site.
4. Civil Air Patrol will be holding a Flag burning ceremony on Monday October 24th at 7 p.m. and the Planning Commission is invited to attend.

5. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant