

CITY OF HUDSONVILLE
Planning Commission Minutes
September 21, 2016

Approved October 19, 2016

4265 Corporate Exchange Dr. – Corporate Grove Hudsonville LLC / JP Koop – Special Use Permit & Formal Preliminary PUD, and Informal Final PUD
3150 Shooks Drive – Ventures – Ave, LLC – Shooks Estate PUD Amendment

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

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

Absent: None

1. A motion was made by Waterman, with support by Northrup, to approve the minutes of the August 17, 2016 Planning Commission meeting.

Yeas 9, Nays 0

NEW BUSINESS

2. **4265 Corporate Exchange Drive – Corporate Grove Hudsonville LLC / JP Koop – Special Use Permit, Formal Preliminary PUD and Informal Final PUD**

VanDenBerg opened the public hearing.

JP Koop, owner of Corporate Grove Hudsonville LLC at 4265 Corporate Exchange Drive, Hudsonville MI, reviewed the history on the property and the request to create a PUD over an existing development to facilitate future ownership and use. Kevin Roosien, President of Roosien & Associates, P.L.L.C and Cathy Bottema, Associate Broker with Signature Associates, were also present.

The staff report was presented.

The following discussion took place for the Special Use Permit:

- Do we need to make sure there is a maintenance plan in place for the striping? That is normally taken care of by the owner of the property.
- Because this is a shared easement with heavier traffic, should striping be included in the conditions to maintain it? The city attorney will review the agreement to ensure the necessary details are covered.

VanDenBerg closed the public hearing.

A motion was made by Waterman, with support by Raterink, to approve the Special Use Permit for Corporate Grove Hudsonville LLC/JP Koop located at 4265 Corporate Exchange Drive. This approval is based on the finding that the general standards in Section 13-6 of the Hudsonville Zoning Ordinance have been affirmatively met.

Yeas 9, Nays 0

VanDenBerg opened the public hearing for the Preliminary PUD.

The following discussion took place:

- How many students are expected? What are the parking demands going to be? 20-25 students with class running from 7:00 a.m. to 5:30 p.m. It is one large class.
- How many faculty? The existing 50 parking spaces are enough. There is not a 1 to 1 student to teacher ratio.
- Are there any evening classes? Only special interest classes such as MIOSHA that meets 3 times a year from 7:00 – 10:00 p.m.
- What is the target date for opening? As soon as possible.

VanDenBerg closed the public hearing.

A motion was made by Westrate, with support by Raterink, to approve the Statement of Conclusions for Corporate Grove Hudsonville LLC/JP Koop, located at 4265 Corporate Exchange Drive. This approval is based on the finding that the standards in Section 11-8 E. of the Hudsonville Zoning Ordinance have been affirmatively met. A trade school use at 3020 Corporate Exchange Drive is compatible with existing uses in the PUD. The configuration is not negatively impacted by creating a PUD. The deviations and conditions are as follows:

Deviations:

1. Lot frontage: 0' (100'). The necessary easements will be provided to accommodate access, infrastructure, and maintenance.
2. Landscape buffer from internal lot lines: 0' (20'). The existing landscaping will need to remain.

Preliminary PUD Conditions:

1. Provide a parking calculation for each new parcel.
2. Provide the necessary utility and access easements.
3. Provide an estimated trip generation for the trade school.

Final PUD conditions:

1. An access/maintenance agreement with city approval that will get recorded.
2. Parking need determination for a trade school as it does not fit any of the categories in the zoning ordinance.
3. Show the landscaping with the provision that missing landscaping gets installed.
4. Provide striping for the cross access easement.

5. The on-site stop signs will be replaced with a standard sized signs.

Yeas 9, Nays 0

3. **3150 Shooks Drive – Ventures – Ave, LLC – Shooks Estate PUD Amendment**

VanDenBerg opened the public hearing.

Raterink removed himself from the public hearing because his property is within the 300' of the subject property.

Max Scholz with Ventures – Ave, LLC, reviewed the request to allow a 6-unit townhome project at 3150 Shooks Drive and the changes that were made from the last meeting. Andy Van Eerden with Ventures – Ave, LLC was also present.

The staff report was presented.

The following discussion took place:

- Shakes and stone were added to the north elevation of the building.
- The play area fencing has been removed from the plan so there is more room for snow.
- Snow removal would be a concern with a fence along the lot line. Part of the south edge of the driveway turnaround area can be used.
- The maneuvering lane width is shown to function properly and it is 26' wide.
- No one is cutting through the vacant field, but when it is developed, that might change.
- Architecture and design elements were discussed.
- Do you know what the height difference between the commercial building to the west and this building? Not sure, may be 10'.
- Concern with how cramped the parking is. Can we require "No Parking" signs along the fence? Yes.
- It was asked if the dumpster was enclosed. Yes.
- Would it be appropriate to have lighting added to the play area and the dumpster for safety concerns? This will be left in the conditions so it can be reviewed. The lights were removed from the original plan with lighting added to the residential units instead of poles.
- Fencing was reviewed.

VanDenBerg closed the public hearing.

A motion was made by Westrate, with support by Northrup, to approve the Statement of Conclusions for a 6-unit townhome building at 3150 Shooks Drive. This approval is based on the finding that the PUD Amendment Standards in Section 11-13 A. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

The following is a proposed **Statement of Conclusions**.

This plan meets the regulations as set forth with the proposed deviations (current zoning is in brackets based on R-2 zoning standards where applicable):

1. Lot width 100' (150').
2. Building side yard setback form the east lot line 13' (40') based on R-2 zoning.
3. Landscape buffer from the west lot line 1' (10')
4. Number of parking spaces 20 (16)
5. A dumpster is permitted in the front yard.

Conditions:

1. The site plan requires final engineer approval.
2. The proposed lighting requires final administrative approval.
3. The dumpster wall will be 6' tall and the brick or stone will be compatible with the townhouse building.
4. Provide a keybox on the northernmost unit.
5. Add a 6' opaque wood fence along the west and south lot line.
6. Provide unit numbering.
7. Provide a CAD compatible plan.
8. The landscaping plan requires final administration approval.
9. There will be uniform blinds and wider trim on all windows.
10. Add no parking signs on the fence and on the south end of the parking lot.

Yeas 8, Nays 0

4. **ADJOURNMENT**

The meeting adjourned at 8:31 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant