

CITY OF HUDSONVILLE
Planning Commission Minutes
August 17, 2016

(Approved September 21, 2016)

**4265 Corporate Exchange Dr. – Corporate Grove Hudsonville LLC / JP Koop – Special
Use Permit & Informal Preliminary PUD
3409 Van Buren Street – Trinity Protestant Reformed Church - Discussion**

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

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

Absent: Raterink and Leatherman

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

Yea 7, Nays 0

NEW BUSINESS

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

Paul Henderson, P.E. of Roosien & Associates, P.L.L.C. 5055 Plainfield Avenue NE on behalf of Corporate Grove Hudsonville LLC reviewed the request to create a PUD over an existing development to facilitate future ownership and use. The Zoning Board of Appeals approved a 14-acre PUD on this site where 20-acres is otherwise the minimum size allowed for a PUD. Cathy Bottema, Associate Broker with Signature Associates was also present.

The staff report was presented.

The following discussion took place:

- Does the existing landscaping meets the intent from the original approved site plan? Some landscaping will need to be added.
- Any idea of how many students there will be? Not yet, they are currently located in Battle Creek but would like to relocate to Hudsonville and draw from the lakeshore area.
- What time of day will classes be held? During the day.
- Will this be an all-day class or switch classes every few hours? Not sure.
- Signage for the school will need to be looked at because of its location.
- Could the existing on-site stop sign be changed to standard size? Yes.

- Are there going to be any modifications to the inside of the building? They are looking into this. The ovens and coolers will need to be removed. The design will allow for small classrooms and stations for the school.
- The plan is to obtain cross access easement agreement to the property. It was suggested to have this striped.

The consensus of the Planning Commission was to approve the following Statement of Findings and Recommendations:

This plan meets the regulations as set forth with the proposed deviations (current zoning is in brackets) and reason to allow the deviation:

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

The following conditions are recommended:

1. Shift the west lot line for 4265 Corporate Exchange Drive east to the middle of the landscape buffer. This will maximize landscape buffer for each lot and allow the trade school to meet the minimum 20' building setback.
2. Shift the north lot line for 3020 Corporate Grove Drive to the north so there is 10' of landscape buffer and their entire truck dock is on their parcel.
3. Provide a parking calculation for each new parcel.
4. Provide an open space calculation for the overall PUD.
5. Provide the necessary utility and access easements.
6. Add zoning and land use for the proposed site and adjacent property.
7. Provide an estimated trip generation for the trade school.
8. Stripe the cross access easement locations.
9. Replace the existing under sized on-site stop sign with a standard sized stop sign.

3. **3409 Van Buren Street – Trinity Protestant Reformed Church Discussion**

Timothy Vande Zande from The Architectural Group, Inc., 3100 Prairie Street S.W. Grandville, MI 49418 on behalf of Trinity Protestant Reformed Church reviewed the request to construct a new sanctuary that will increase their parking need to 171 spaces, which is an increased need of 49 spaces. Their site plan shows a total of 98 parking spaces, which is an increase of 5 from the current plan. They may lose some of the proposed spaces through site plan review.

The intent of this meeting is to gain acceptance from the Planning Commission for sharing the Hudsonville Christian School parking lot prior to developing a site plan application package since this has a big impact on their direction going forward.

The following discussion took place:

- Do they currently park in the street? Yes.
- Can people park at the Library? Yes, but it is farther away.
- Is there a church that meets at Hudsonville Christian now? Yes, but they meet in the Gym on the other side of the property.
- The city received a letter of support from Hudsonville Christian School to share their eastern Oak Street parking lot.
- How many services do you have? 1 a.m. and 1 p.m. Sunday service, and bible study on Wednesday evenings.

4. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant