

CITY OF HUDSONVILLE
Planning Commission Minutes
July 20, 2016

(Approved August 17, 2016)

3471 Kelly Street – DJ’s Pizza Inc. – Site Plan Modification During Construction
3150 Shooks Drive – Ventures – Ave, LLC – Shooks Estates PUD Amendment – Informal
National Pollutant Discharge Elimination System (NPDES) – Stormwater Regulation
Presentation

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

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

Absent: Waterman and DeVree

1. A motion was made by Raterink, with support by Northrup, to approve the minutes of the June 15, 2016 Planning Commission meeting.

Yeas 7, Nays 0

OLD BUSINESS

2. **3471 Kelly Street – DJ’s Pizza Inc. – Site Plan Modification During Construction**

The Planning Commission granted a Special Use Permit and Site Plan approval for the outdoor seating area at DJ’s Pizza & Pub, located at 3471 Kelly Street. The approved site plan showed a wrought iron fence around the perimeter of the outdoor seating area. A wood fence is being installed instead.

Dan Snoeyink reviewed the reasons for the changes. The intent with the cedar fencing is to block wind, prevent debris from collecting in the outdoor dining area, give diners some privacy, headlights from vehicle would be blocked, and it is more secure than aluminum.

A petition from neighboring businesses supporting the change, was submitted to the board members.

The following discussion took place:

- It would have been nice if you had come in before the changes were made, am frustrated that you did not.
- Would you be willing to remove some of the wood slats and put wrought iron in for more of a decorative look? Aesthetically this would look better.
- It was asked if the cedar was going to be painted. Maybe gray to tie into the brick and the awning.
- Does the ordinance allow for this change? No.

- The intent was to keep the sightline open, where a solid structure does not do that.
- If a decorative top was added would that help?
- The pillars look beautiful, but the wood feels like you are trying to hide something.
- What are our options now? Concern about setting a precedent.
- Should this go back to the Zoning Board of Appeals? It could as the next step in an effort to keep the wood fencing.
- Being a modification to an approved site plan, the Planning Commission needs to either approve or deny this change as it alters the appearance of the project.

A motion was made by Leatherman, with support by Raterink, to deny the modifications made to the Site Plan.

Yeas 5, Nays 2 (Westrate, Northrup)

NEW BUSINESS

3. 3150 Shooks Drive – Ventures – Ave, LLC – Shooks Estates PUD Amendment - Informal

This amendment is for a vacant parcel between Hudsonville Plaza (with Hudsonville Grille, Biggby's and Little Caesars) and the duplex development. This is an informal meeting with the next meeting being a public hearing for approval of the PUD Amendment.

The staff report was presented.

The following discussion took place:

- Concern was raised about overcrowding this area with too much traffic and no place for the snow to go.
- If we don't allow high density now what should we allow? It fits this transitional lot.
- There is a need for multi-family.
- Buffering between the existing duplexes and this site was suggested.
- A second access was suggested at the south end. The neighboring property owner would need to agree with it.

A motion was made by Northrup, with support by Schmuker, 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):

1. Lot width 100' (150')
2. Building side yard setback form the east lot line 13' (40')
3. Landscape buffer from the west lot line 1' (10')
4. Landscape buffer from the north side 5' (20')
5. Number of parking spaces 24 (16)
6. Size for a two-story unit 1450 s.f. (1500 s.f.)

Conditions:

1. Provide a plan for snow removal. This may require shifting the play area to the east.
2. Provide 6' opaque fencing along the west lot line, a landscape buffer along the east lot line, and fencing protection for the play area as there is a detention pond about 100' to the southwest.
3. Adjust the parking spaces to meet zoning standards.
4. Show how vehicles will be able to turn around on the site.

ROLL CALL

Yeas 4 Nays 3 (Leatherman, Raterink
and Staal)

4. **National Pollutant Discharge Elimination System (NPDES) - Stormwater Regulations Presentation.**

Strikwerda gave a presentation and reviewed the draft Proposed Model Stormwater Ordinance and Stormwater Standards.

- Why is this being done? The EPA is requiring this through the DEQ. GVMC has spent the past few years developing the model ordinance and manual for the Lower Grand River Watershed communities. This will be submitted to GVMC who will send it with other community and county documents to the DEQ as part of a larger National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System permit.
- Do we know if Metro Council or some other committee met with legal counsel and reviewed this and are passing this on to us because they see this as the best way of dealing with it? A committee worked on the model ordinance. It wasn't known if attorneys looked at it. We should show this to our legal counsel to make sure they are ok with it.
- The recommendation is for the City Commission to 'accept' the ordinance and manual not to 'approve' them. Once it is submitted to the DEQ it cannot be changed, although they can require changes. When the documents are returned by the DEQ they will need formal approval.
- Do we know if neighboring communities are using the same draft? Everyone has a similar draft, with the ability to make minor modifications.
- How different is this draft from what we currently have? There are significant changes. Projects of an acre or more are required to have water infiltrated through the ground for up to a 2-year storm. Developments will also need a recorded maintenance agreement.
- It was suggested to keep researching what our neighboring communities are doing between now and when the City Commission meets, in case we learn more about what they are doing and not doing and how our plan deviates from theirs, that we might want to include in ours.
- It's the 1" part that I am afraid of. It's not the 100 year storm that's getting taken care of, it's the every time we get an inch of rain, that can't go into the creek, you have to hold it back.

- Where possible the intent is to provide as much flexibility and remain as consistent as possible with our current practices.

A motion was made by Northrup, with support by Westrate, for the Planning Commission to recommend to the City Commission the acceptance of the draft model Stormwater Ordinance to replace Article IV Stormwater Control, of Chapter 23 Utilities in the City of Hudsonville Code of Ordinances, and the Stormwater Standards manual with the following condition:

1. Further research will be done by Dan and he will advise the City Commission of what other communities are doing on a graph.

Yeas 7, Nays 0

5. **3441 New Holland Street - Buttermilk Creek – DEQ Permit update**

The city received notification from the State of Michigan, Department of Environmental Quality (DEQ), that there will be a public hearing held here at City Hall on August 4, 2016 at 6:00 p.m.

6. **ADJOURNMENT**

The meeting adjourned at 9:21 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant