

**CITY OF HUDSONVILLE**  
**Planning Commission Minutes**  
June 15, 2016

(Approved July 20, 2016)

**2987 Barry Street – Deb Essling – Special Use Permit**  
**NPDES MS4 – DEQ Permit**  
**3150 Shooks Drive – Development Proposal**  
**Front Yard Trailer Storage**  
**3441 New Holland Street – Buttermilk Creek – DEQ Permit update**

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

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

Absent: None

1. A motion was made by Raterink, with support by Northrup, to approve the minutes of the May 18, 2016 Planning Commission meeting.

Yeas 9, Nays 0

**NEW BUSINESS**

2. **2987 Barry Street – Deb Essling – Special Use Permit**

VanDenBerg opened the public hearing.

Deb Essling reviewed the Special Use Permit request to allow for a Group Day Care Home at 2987 Barry Street, which allows for the care of 7 to 12 children. She currently holds a state license for a child care center at this address for up to 6 children up to 17 years old on Monday through Friday from 6:30 am to 5:30 pm. Zoning permits a child care facility by right. She will have a relative and her daughter helping with the business.

Letter from Stephen and Nancy Lentner of 2992 Barry Street was read.

Mike Steenwyk from 3000 Barry Street went to the City Commission – is in support of this request.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- Have you had any complaints from neighbors? No, not any.
- When the bike path went in on Barry Street, there was concern with people backing out onto Barry Street. Would like to see a turnaround on this property so customers won't have to back out of the driveway.
- Driveway was widened to allow vehicles to park along the side of the driveway. How many vehicles fit on the right? 4. The left side is kept open for access to the day care.
- Where does the snow from the driveway go in the winter? It is blown in the front yard, and into the back yard. The driveway is always cleared.

A motion by Westrate, with support by Northrup, to approve the Special Use Permit for a group day care home for 2987 Barry Street. This approval is based on the finding that the General Standards in Section 13-6, and Group Day Care Home Standards in Section 13-7 B. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Install a permanent fence to confine an outdoor play area of at least 5,000 s.f.
2. Up to 12 children are permitted Monday through Friday from 6:30 a.m. until 5:30 p.m.
3. One employee is permitted.
4. An access plan must be approved by the Zoning Administrator. Drop off and pick up times must be staggered so no more than 4 customers are on the property at one time. Access to the property must be kept open at all times, and have the ability to turn around. Customers must exit going forward in a safe manner. The driveway must maintain a clear vision area for safe egress.

Yeas 9 Nays 0

3. **National Pollutant Discharge Elimination System, Municipal Separate Storm Sewer System Permit**

- GVMC is leading the effort on this stormwater management plan permit that is required by the DEQ.
- It involves a model stormwater ordinance that is being adopted by all of the communities in the Lower Grand River Watershed.
- There are some options in the model ordinance that were listed.
- The biggest impact appears to be a new requirement that stormwater for up to a 2-year, 24-hour storm will be required to be infiltrated through the ground via things like rain gardens, vegetated swales and roofs, and pervious hard surfaces.
- This will cause an ongoing enforcement item.
- Property owners will need to have a recorded maintenance agreement since these items require maintenance in perpetuity.
- The draft ordinance will require the City Commission's acceptance as it will go to the DEQ for approval and then it cannot be changed once it comes back for adoption.
- Is this retroactive? No.

4. **3150 Shooks Drive – Development Proposal**

There is interest in constructing a 6 unit building on this property. It is currently zoned Light Commercial and is Master Planned for multi-family residential.

- 6 units seems too dense.

5. **Front Yard Trailer Storage**

- During enforcement there has been questions about the 3-day limit for trailers parked in the front yard.
- The original purpose for this requirement was to avoid trailers on corner lots that could create a safety issue. The ordinance affected the whole city to deal with the corner lot problem.
- It can be difficult to get the necessary work done in 3 days.
- A 5-day limit was mentioned. With 5 days trailers could be gone on the weekend and be in the driveway all week and that would not be good.

6. **3441 New Holland Street - Buttermilk Creek – DEQ Permit update**

The city received notification from the State of Michigan, Department of Environmental Quality (DEQ), that the applicant has submitted their request. As part of the process, there will most likely be a public hearing in the future.

7. **ADJOURNMENT**

The meeting adjourned at 8:23 p.m.

Respectfully Submitted,

Teri Schut  
Planning / Zoning Assistant