

CITY OF HUDSONVILLE
Planning Commission Minutes
May 18, 2016

Approved June 15, 2016

**3310 Hudson Trails Drive – Dig Real Estate LLC (Grand Equipment) – Special Use
Permit and Site Plan Amendment**
4906 36th Avenue – Dennis Buist – Special Use Permit

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 Westrate, to approve the minutes of the April 20, 2016 Planning Commission meeting.

Yeas 7, Nays 0

NEW BUSINESS

2. **3310 Hudson Trails Drive – Dig Real Estate LLC (Grand Equipment) – Special Use Permit and Site Plan Amendment**

VanDenBerg opened the public hearing.

Ian Remijn, Operations Manger from Grand Equipment, reviewed and acknowledged the history of the property, the changes to the business and the request for an amendment to the Site Plan and Special Use Permit for additional outdoor storage. Brett Huizenga from H & K Landscaping was also present.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- Ownership of the property changed in December 2015.
- The display area has had ongoing enforcement issues. The applicant indicated that the equipment needs to be up to the property line for the circulation area they need. It was suggested that the applicant continue working with Dan regarding the display area. If they cannot come to a resolution, then the applicant may need to apply for a variance.

- What is the future plan for development along Hudson Trails Drive? The biggest change is the new Wake Park that will open this summer. There will be more traffic than in the past.
- Is there sidewalk on Hudson Trails Drive? Yes, but not along the driveway down to the wake park.
- Where is the access drive to Grand Equipment's westernmost storage area? Along the north side of the property.
- Is there going to be enough additional employee parking? Yes, we are at maximum capacity for this location.
- What is the time frame for planting the trees? First the slope needs to be stabilized then the trees can be planted. The landscaping area can be completed within a month or so.

A motion by Northrup, with support by Raterink, to approve the Special Use Permit for outdoor storage, along with the amended site plan for 3310 Hudson Trails Drive. This approval is based on the finding that the General Standards in Section 13-6, and Outdoor Use standards in Section 13-7 G. of the Hudsonville Zoning Ordinance, along with the site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. The two expanded areas are approved for storage only, not display.
2. Other areas on the site plan remain approved for storage or display as previously approved.
3. 6 Red Maples are being added to the site.
4. Add landscaping from previously approved site plans where it is missing or dead.
5. The fence being added by the storage lot along Hudson Trails Drive is a 6' chain link parallel to Hudson Trails Drive and concrete blocks along the east and west sides to match the existing.
6. The non-paved surface shall be 6" of asphalt millings.
7. Where turf is not established stabilize, seed and install erosion blanketing.

Yeas 7 Nays 0

3. **4906 36th Avenue – Dennis Buist – Special Use Permit**

VanDenBerg opened the public hearing.

Dennis Buist of 4906 36th Avenue reviewed the Special Use Permit application request to add a 1,120 s.f. accessory building in the rear yard for a total of 1,724 s.f. of accessory space.

The staff report was presented.

4918 36th Avenue – Scott Van Dyke, indicated he likes the look of the building and it fits in with the neighborhood.

VanDenBerg closed the public hearing.

The following discussion took place:

- Will there be an overhang? No.
- What will it be used for? Storing a boat and a truck.
- How will you access it? Through the grass along the side of the house maybe once per week during the summer. There will be no driveway.
- Are there any windows in the back? No, I don't want people looking into it from the rear when the vacant property is developed.
- Will this be on a concrete pad? Yes.
- There is a little more accessory space on this property compared to the neighbors. It was agreed that the other shed should also be removed.

A motion by Westrate, with support by Schmuker, to approve the Special Use Permit at 4906 36th Avenue for a 1,120 s.f. detached accessory building for a total of 1,604 s.f. of accessory space where 1,220 s.f. is permitted. This approval is based on the finding that all of the General Standards for Approval listed in Section 13-6, and the Standards for Specific Special Land Uses for Accessory Uses at Single Family Dwellings listed in Section 13-7 K of the Hudsonville Zoning Ordinance are met

Yeas 7 Nays 0

4. Flag Retirement Pit – Saturday May 21st a group of Scouts will be installing a flag retirement pit at Veterans Park. A sign will also be installed.
5. Is Magnum Equipment completely moved in yet? No. There is equipment being stored where it wasn't approved.
6. **ADJOURNMENT**

The meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant