

**CITY OF HUDSONVILLE**  
**Planning Commission Minutes**  
April 20, 2016

(Approved May 18, 2015)

**5197 37<sup>th</sup> Avenue – Meekhof Rentals, LLC – Special Use Permit and Site Plan Amendment**  
**3435 Oak Street – Hudsonville Christian School – Site Plan Amendment**  
**2977 Corporate Grove Drive – Grand Rapids Harley Davidson – Site Plan Amendment**

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 March 16, 2016 Planning Commission meeting.

Yeas 7, Nays 0

**NEW BUSINESS**

2. **5197 37<sup>th</sup> Avenue – Meekhof Rentals LLC (Meekhof Electric Inc.) – Special Use Permit and Site Plan Amendment**

VanDenBerg opened the public hearing.

Timothy J. Allspach from TJA Architecture, on behalf of Meekhof Electric Inc., reviewed the request, Larry Meekhof was also present.

The staff report was presented.

VanDenBerg closed the public hearing

The following discussion took place:

- What is being stored on the property? Light poles, light fixtures, wires, extra equipment for the business. We hang onto the used items to be reused or we scrap them.
- Any details on the shipping container? It was added to the site plan in case we need additional storage, the business has grown from 2 employees to 12 over the past few years. Want to make sure we have enough storage space to keep the storage inside.
- Does the property line to the north have a fence on it? No. Strikwerda indicated that the property to the north is zoned commercial with only a garage on it, so the trees should be sufficient for buffering.
- What will be put in the building? Larger equipment.

- What color will the building be? Red with white trim to match the existing building.
- What utilities will be in this building? Water only.
- Does the building require fire suppression? No, it is not large enough.
- Is there any concern with outdoor lighting interfering with neighbors? New lighting was put in 5 years ago with full cut off. There are no plans to add additional lights, the trees will help to buffer it too.
- Concern was raised about the future appearance of the storage container. There are codes to ensure it does not become dilapidated.

Trevor Vandenberg of 5183 36<sup>th</sup> Avenue – resident to the east of this property. Concerned with after-hours noise issues coming from the tenant of the property. Mr. Meekhof just found out about this and issued a letter to the tenant indicating if it continues to happen they will be asked to leave. Vandenberg indicated that it is good that trees will be added to help with the noise level.

A motion by Westrate, with support by Leatherman, to approve the Site Plan Amendment and Special Use Permit at 5194 37<sup>th</sup> Avenue for outdoor storage. This approval is based on the finding that all of the General Standards for Special Land Uses listed in Section 13-6, and the Standards for Outdoor Uses listed in Section 13-7 G along with the site plan review standards from the Hudsonville Zoning Ordinance are met with the following conditions:

1. Add 3 more evergreen trees along the east lot line and provide tree types to meet with Zoning Administrator approval.
2. Outdoor storage will be no more than 6' high.

Yeas 7 Nays 0

### 3. **3435 Oak Street – Hudsonville Christian School – Site Plan Amendment**

Nate Bosch from GMB Architecture & Engineering, on behalf of Hudsonville Christian School, reviewed the request for the removal of the older part of the former Unity Christian High School building and a 1,800 s.f. building addition that will connect the two main buildings.

The staff report was presented.

The following discussion took place:

- The two 864 s.f. portables along Oak Street and a 977 s.f. storage building will also be removed. The overall impact is that the view from Oak Street will open up quite a bit, including a view into the current courtyard area.
- The parking demand will be down with this change even though more parking is required.
- The sidewalks leading to the entrances off Oak Street will be removed with the school entrance being moved to the new addition.
- Do we see any issues with moving the bus pick up and drop off? No.
- Are you keeping the two gyms? Yes, and we are also trying to keep as many of the trees in the courtyard as possible.
- Will there be any additional signage added? Not at this time.
- When will the work begin? This summer.

- Are there any updates to the playground? Not at this time.
- A sculpture will be added in the courtyard between the two buildings.

A motion by Raterink, with support by Westrate, to approve the Site Plan Amendment for a 1,800 s.f. building addition along with building removal for Hudsonville Christian School at 3435 Oak Street. This approval is based on the finding that all of the site plan review standards from the Hudsonville Zoning Ordinance are met with the following conditions:

1. Additional parking spaces will be required to be installed when their need is evident as determined by the Zoning Administrator.
2. Combine the two parcels.

Yeas 7 Nays 0

4. **2977 Corporate Grove Drive – Grand Rapids Harley Davidson – Site Plan Amendment**

Don De Groot from Exxel Engineering, Inc. on behalf of Green Castle Properties (Grand Rapids Harley Davidson) reviewed the request for a second driveway for their property that will connect the eastern parking lot area to Corporate Grove Drive. Monica Sekulich from DP Fox Ventures, and Craig Archambault from Grand Rapids Harley Davidson were also present.

The staff report was presented.

The following discussion took place:

- Are there any fire hydrants on the property? There is one across the street.

A motion by Raterink, with support by Northrup, to approve the Site Plan Amendment for a second driveway at 2977 Corporate Grove Drive. This approval is based on Wade Trim's Access Review and the finding that all of the site plan review standards from the Hudsonville Zoning Ordinance are met with the following condition:

1. Install sidewalk through the existing driveway that meets city requirements.

Yeas 7 Nays 0

5. Staal showed a 3D model of the Pizza Ranch he made. There was discussion on the possibility of creating more.
6. Strikwerda gave an update on the Meijer project that is going on in Jamestown and how it will affect the City of Hudsonville.
7. **ADJOURNMENT**

The meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Teri Schut  
Planning / Zoning Assistant