

CITY OF HUDSONVILLE

Planning Commission Minutes

February 17, 2016

Approved March 16, 2016

3492 and 3500 Chicago Drive – Pizza Ranch – Special Use Permit and Site Plan
3308 and 3316 Hudson Trails Drive – Hudsonville Truck & Trailer – Special Use Permit and Site Plan
5075 Presidential Lane – Presidential Estates – Site Plan Amendment
5471 North Bluff Drive – Daniel and Ann Marie Meyaard – Special Use Permit
5786 Elm Avenue – Julie Roche - Special Use Permit
5410 School Avenue – Tailspin Pet Grooming – Special Use Permit
5779 Balsam Drive – Vitale’s Site Plan time extension

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

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

Absent: Raterink, Leatherman, and Westrate

1. A motion was made by Waterman, with support by Northrup, to approve the minutes of the January 20, 2016 Planning Commission meeting.

Yeas 6, Nays 0

NEW BUSINESS

2. **3492 and 3500 Chicago Drive – Pizza Ranch – Special Use Permit and Site Plan**

VanDenBerg opened the public hearing.

Kyle Visker, PE of Land & Resource Engineering, Inc. reviewed the Pizza Ranch’s request to expand their business at 3492 Chicago Drive, to include the vacant building at 3500 Chicago Drive, along with a 950 s.f. building expansion on the vacant space to the west. Their business will expand from 2,730 s.f. to 5,250 s.f. Their seating will expand from 106 to 172. Their plan includes a Special Use Permit request for a pick-up lane along the west side of the expansion. The variances related to the parking lot and building design were approved by the Zoning Board of Appeals on February 16, 2016.

The staff report was presented.

A letter from a concerned local business owner was read.

VanDenBerg closed the public hearing.

The following discussion took place:

- Will there be a double or single door opening in the front? Double.
- The additional parking space needs are going to be met from agreements with West Michigan Community Bank (good for 5 years) and 3484 Chicago Drive, and removing the snow piles from the parking lot when needed.
- How will the Pick-up window be defined? We intend to have arrows on the pavement and signage on the building directing customers where to pick their orders up.
- It was asked if the applicant would be willing to add a stop or yield sign for pick-up window traffic at Harvey Street. Yes.
- Will there be outdoor lighting? Lighting will be on the front of the building and on the west side of the building for the pick-up window, not in the parking lot. Any potential problems with neighbors and the lighting? No, because the lights will be pointing down.
- What is the average wait time for the pick-up window? 2 minutes per car is the usual wait time. The Holland location averages 4 cars in hour on their busiest days.
- There is stacking space for 3 cars.
- Brett Westra from Pizza Ranch indicated that the pick-up window will only be for orders that are called ahead of time, so the wait time is minimal. If a longer wait is needed they will be asked to park until it is ready.
- Strikwerda reviewed the current parking standards.

A motion by Waterman, with support by DeVree, to approve the Site Plan Amendment for a restaurant expansion that includes a 950 s.f. building addition, and a Special Use Permit for a pick-up window at 3492 and 3500 Chicago Drive. This approval is based on the finding that all of the General Standards for Approval listed in Section 17.06, and the Standards for Specific Special Land Uses for Outdoor Uses listed in Section 17.13 along with the site plan review standards from the Hudsonville Downtown Zoning Ordinance are met with the following conditions:

1. Combine the two parcels from this site plan.
2. A canopy with support posts with a 5' minimum access underneath will be added to the front façade.
3. Provide and continually maintain the agreements from 3484 Chicago Drive and 3467 Kelly Street allowing for the shared parking arrangement unless other parking provisions become available in the future.
4. A snow pile will not be allowed to accumulate so that it causes parking spaces to be unavailable for more than 2 weeks.
5. 3 parking spaces can be added along the front of 3484 Chicago Drive with the property owner's approval.
6. Revisit landscaping requirements along the Service Drive if parking enhancements along the Service Drive are implemented.

7. Add a stop or yield sign at the Harvey Street pick-up lane exit.
8. The signage will be reviewed and evaluated by the Zoning Administrator for compliance. If parking becomes a problem for adjacent properties and the owner wants signage in front of their business saying "Customer parking only, others will be towed", the applicant will pay for those signs.

Yeas 6 Nays 0

3. **3308 and 3316 Hudson Trails Drive – Hudsonville Truck & Trailer – Special Use Permit and Site Plan**

VanDenBerg opened the public hearing.

Steve Witte PE of Nederveld, on behalf of Hudsonville Truck & Trailer reviewed the request to expand the outdoor trailer storage on their property. They have been putting fill dirt on their property from the Action Water Sports wake park, and based on discussions with the city they submitted this request. Mark Gazan from Hudsonville Truck and Trailer was also present.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- A security gate will be added before entering the property. They are not sure what type of gate at this time.
- It was asked how many trucks will be coming and going from the new parking lot. It won't be very busy. The new parking lot will be used to store the companies leased trailers and additional equipment, nothing more.
- It was asked if the fence could run along Hudson Trails Drive. There is no way for anyone to access the property because of the grade. The evergreens along the perimeter of the property provides buffering all year, so no fence is being installed.
- They do not want to add a fence around the dumpster area because it is already cemented and is hidden by the trailers on the property. A mesh material was suggested to be used on the existing fence to hide/block the view of this area. The trailers do not completely hide the storage area.
- It was suggested to have directional signage for the new driveway and to work with Action Water Sports for the wake park.

A motion by Staal, with support by Waterman, to approve the Site Plan and Special Use Permit for a trailer storage area at 3308 and 3316 Hudson Trails Drive. 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 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. All of the catch basins will have a 10' x 10' concrete apron around them.
2. Trailer storage area will be converted to a paved parking area as needed to meet vehicle parking demand for customer and employee parking.
3. Combine the two parcels.
4. Add mesh or other material approved by the Zoning Administrator on the chain link fence along the north side of the current dumpster area and on the entrance gate.
5. The design of the easternmost catch basin must meet with city engineer approval.

Yeas 6 Nays 0

4. **5075 Presidential Lane – Presidential Estates – Site Plan Amendment**

VanDenBerg opened the public hearing.

Jim Sharkey, with Nugent Builders, Inc on behalf of Presidential Estates reviewed the request for a 336 s.f. building addition along the rear of their existing 1,176 s.f. office/clubhouse for a total building size of 1,512 s.f. Phil Heyboer was also present.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- It was asked if there was an existing sidewalk to the rear entrance. Yes

A motion by Northrup, with support by Schmuker, to approve the Site Plan Amendment for a 336 s.f. clubhouse addition at 5075 Presidential Lane. This approval is based on the finding that all of the site plan review standards from the Hudsonville Zoning Ordinance are met.

Yeas 6 Nays 0

5. **5471 North Bluff Drive – Daniel and Ann Marie Meyaard – Special Use Permit**

VanDenBerg opened the public hearing.

Dan and Ann Marie Meyaard have resubmitted a Special Use Permit application that they received approval for in a different location. The resubmittal is partly due to concern from a neighbor of the new location. All of the details of the request are the same, except for the building location. It is for a 1,700 s.f. accessory building where 864 s.f. is permitted. They also plan to rebuild the house with an attached garage that will be up to 1,200 s.f. for a total of up to 2,900 s.f. of accessory space where a total of 1,536 s.f. is permitted. The other part of this request is to allow for the accessory building to have a 20' height where 14' is the maximum height permitted by right. The main level is 1,500 s.f. The lower level that is

accessed from the farm field includes a greenhouse along the side, making for a 1,700 s.f. building footprint. There will also be an underground cellar.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- Ron Westhouse of 5502 Wilson Avenue – would like the building moved 12-15’ to the north of the proposed new location. This would not leave enough maneuvering space between the barn and the grove of trees.
- The total roof height was reviewed, with the peak being 9-10’ higher and the cupola being another 4 ½’ higher.
- The building is going to be visible no matter where it is located.

A motion by Northrup, with support by DeVree, to approve the Special Use Permit at 5471 North Bluff Drive for a 20’ building height where 14’ building height is permitted, a total 2,900 s.f. of accessory space where 1,536 s.f. is permitted, and a 1,700 s.f. detached accessory building where 864 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 with the following conditions.

1. The barn will be installed in the requested location unless approval is received from the Zoning Administrator.
2. Combine the two parcels.

Yeas 6 Nays 0

6. 5786 Elm Avenue – Julie Roche – Special Use Permit

A motion by VanDenBerg, with support by Staal, to allow Mayor Northrup to step down due to a conflict of interest.

Yeas 5 Nays 0

VanDenBerg opened the public hearing.

Julie Roche received a 2-year temporary Special Use Permit in April, 2014 to allow swimming lessons at 5786 Elm Avenue, which is owned by Zachary Jenkins of 635 Buttrick Avenue SE, Alto, MI 49302. The Special Use Permit for a home occupation is required to allow outdoor activities and more than 5 client trips to the home in a 24-hour period.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- It was asked if the city has received any complaints from this property. None.
- Customers will still park at the bowling alley.
- Evening hours are being added which is a change from the previous approval.

A motion by Staal, with support by Waterman, to approve a temporary Special Use Permit for a home occupation to operate outdoors for two years with more than 5 client trips to the home in a 24 hour period for 5786 Elm Avenue. This approval is based on the finding that the General Standards in Section 13-6, and Home Occupation standards in Section 13-7 E. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. The business owner shall be required to maintain all required certificates, licenses and liability insurance to operate this business. A copy of the liability insurance needs to be on file with the city.
2. Business owner shall require clients to park at Hudsonville Lanes bowling alley.
3. Business owner shall limit hours of operations to Monday - Thursday (with occasional Fridays) 9:00 a.m. to 1:00 p.m. for 8 weeks during the summer and from 4 – 7 pm on the same days for up to two weeks during the summer. Evening hours can be revoked if complaints arise.
4. Business owner shall be responsible for client safety and for ensuring that the business is not disruptive (noise, traffic etc.) to neighboring properties or the city.
5. Business owner will agree to instruct clients 2 years old or older.
6. The city reserves the right to revoke this temporary Special Use Permit if any of the above have not been followed or for any other reason that is believed to be in the best interest to the general welfare of the community.

Yeas 5 Nays 0

7. 5410 School Avenue – Tailspin Pet Grooming – Special Use Permit

VanDenBerg opened the public hearing.

Jennifer Vander Ploeg of Tailspin Pet Grooming has requested a Special Use Permit to allow for a Pet Grooming Operation in the HUD 5, Town/Neighborhood Center Zone District at 5410 School Avenue, which is owned by McAlpine Development Company, and also has Hudsonville Chiropractic Center on the property.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- It was asked how many dogs will be seen at one time. 1 to 3 dogs per hour. There will be no boarding at this location.
- Hopes to open by March 15, 2016.
- Jennifer indicated she is transitioning from her current job and would like to be fully operational by July.
- It was asked about signs. The plan is to have 2 printed banners one for each side of the building.

A motion by Waterman, with support by Northrup, to approve the Special Use Permit at 5410 School Avenue for a pet grooming operation. This approval is based on the finding that all of the General Standards for Approval listed in Section 17.06 from the Hudsonville Downtown Zoning Ordinance are met with the following conditions:

1. Outdoor dog storage is not permitted.
2. Extended stays, including overnight boarding, are not permitted.
3. Add a doggie pot dispenser on the property.

Yeas 6 Nays 0

8. **5779 Balsam Drive – Vitale’s Site Plan time extension**

- This project has been delayed. The building code changed from when the building plans were originally submitted, so they will need to resubmit the plans with the updates.
- A 60 day extension from February 19, 2016 was given for resubmitting the building permit.

9. **ADJOURNMENT**

The meeting adjourned at 9:38 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant