

CITY OF HUDSONVILLE

Planning Commission Minutes

January 20, 2016

(Approved February 17, 2016)

FORMAL: 3443 Highland Drive – Magnum Equipment – Special Use Permit and Site Plan Amendment
6340 Autumn Drive – Heritage Christian School – Site Plan Amendment

INFORMAL: 6034 – 6090 Balsam Drive update
Bonding projects update

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

Absent: Raterink, Leatherman and VanDenBerg

FORMAL SESSION:

1. Waterman was designated as temporary Chairman for tonight's meeting.
2. Chairman Waterman called the meeting to order at 7:00 p.m.
3. Public Comments.
 - Ron Westhouse – 5502 Wilson Avenue. He is opposed to the request from Daniel and Ann Marie Meyaard to relocate the detached accessory building from where it is currently staked. Ron submitted a site plan to the board (included in the minutes). If the accessory building is moved 12' to 15' north of the current stakes, he would withdraw his objection. Ron encouraged the committee to visit his property to see what it looks like.
4. A motion was made by Staal, with support by DeVree, to approve the minutes of the December 16, 2015 Planning Commission meeting.

Yeas 6, Nays 0

5. **3443 Highland Drive – Magnum Equipment – Special Use Permit and Site Plan Amendment**

Waterman opened the public hearing.

James Kersman of Magnum Equipment LLC, reviewed the Special Use Permit request for the use of Heavy Commercial Services to enable the operation of a business that rents, sells, and repairs commercial equipment. Last month James Kersman of Magnum Equipment LLC received approval of a Special Use Permit for Outdoor Storage and a Site Plan Amendment. This included the outdoor storage lot, a driveway on Buttermilk Court, and landscape buffering.

The staff report was presented.

Waterman closed the public hearing.

The following discussion took place:

- How much repair work to you expect to do? 1 to 2 units per week. They are large units, so it takes a while for each one.
- What is the focus of the business? Rental is the main part of the business, repair/refurbish work is increasing.
- What are the business hours? 7:00 a.m. to 5:00 p.m. Monday to Friday, they won't work on weekends.
- Is the sand blasting done inside or outside? In an enclosed block building inside the main building so the weather is never an issue.

A motion by Westrate, with support by Schmuker, to approve the Special Use Permit at 3443 Highland Drive for heavy commercial services for the rental, sales, and repair of commercial equipment. This approval is based on the finding that all of the General Standards for Approval listed in Section 13-6 from the Hudsonville Zoning Ordinance are met.

Yeas 6 Nays 0

6. **6340 Autumn Drive – Heritage Christian School – Site Plan Amendment**

Waterman VanDenBerg opened the public hearing.

Randy Feenstra from Feenstra & Associates, Inc. reviewed the Site Plan Amendment request to allow for the addition of a 3,600 s.f. music room.

The staff report was presented.

Waterman closed the public hearing.

The following discussion took place:

- When will this project start? This spring.

A motion by Staal, with support by Westrate, to approve the Site Plan Amendment for a 3,600 s.f. music room addition for Heritage Christian School at 6340 Autumn Drive. 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 condition:

1. The deferred parking spaces will be required when their need is evident as determined by the Zoning Administrator.

Yeas 6 Nays 0

INFORMAL SESSION

7. **6034 – 6090 Balsam Drive update.**

The City Commission approved the rezoning recommended by the Planning Commission for the vacant property along the east side of Balsam Drive from “CBD-2”, General Commercial – Two to “R-4”, High Density Residential.

8. Georgetown Township’s Master Plan is available for review.

9. Update on 4 bonding projects.

- The city is going to bond for a city event center, where the Farmer’s Market will be, Chicago Drive landscaping, changing and extending Harvey Street to the city event center as a Woonerf, and the other possible project for bonding is the pathway along Buttermilk Creek going under Chicago Drive and the CSX railway. This bond will not require an increase in taxes.

10. The meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant