

CITY OF HUDSONVILLE

Zoning Board of Appeals

July 19, 2016

(Approved September 20, 2016)

4265 Corporate Exchange Drive – Corporate Grove Hudsonville LLC – Dimensional Variance

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

Present: VanDenBerg, Leerar, Lubbers, Vander Maas, Herweyer, Strikwerda and Schut

Absent:

1. A motion was made by Leerar, with support by Vander Maas, to approve the minutes of the May 17, 2016 Zoning Board of Appeals meeting.

Yeas 5, Nays 0

NEW BUSINESS

2. **4265 Corporate Exchange Drive – Corporate Grove Hudsonville LLC – Dimensional Variance**

Chairman VanDenBerg opened the public hearing.

JP Koop from Corporate Grove Hudsonville LLC, reviewed the request for a 6-acre dimensional variance. This property currently has four buildings that contain the former Spartan Headquarters building, which has offices and warehouse space, Koleasco Trucking, Smittys Truck Wash, and the former bakery building on the south side of the property that someone has interest in purchasing. There is no reasonable way separate the building someone has interest in purchasing from the rest of the property. By resubmitting this property as a PUD they will be able to take care of issues such as legal access, no property frontage or landscape buffers in certain places.

Craig Hoppen 4200 32nd Avenue – A letter of support was read for the proposed reduction in acreage.

Here is the proposed variance:

<u>4265 Corporate Exchange Drive</u>	Existing Regulation	Proposed Regulation	Variance Required
Size of Industrial PUD - Zoning Ordinance Section 11-5 A. 3.	20 acres	14 acres	6 acres

The staff report was presented.

- If this requested variance is granted, and the property becomes a PUD, will the owner of one of the buildings have to come back to the Planning Commission to make changes? Yes. Any changes to the property in the future would have to be a PUD Amendment not a Site Plan.

Chairman VanDenBerg closed the public hearing.

Are there unique circumstances or conditions that apply to your property? Yes

- It is landlocked property with Consumers Power property to the north, road to the east and private property to south and west.
- The complex was built with a PUD feel to it with 4 separate and distinct buildings operating independently.

Does the request of this variance go beyond the possibility of increased financial return for you, the applicant? Yes

- The utility of the property remains the same.
- The property is more useable if it is designated as a PUD since it is designed as if it were a PUD.
- The 20-acre minimum size for an industrial PUD does not seem practical.

Has the immediate practical difficulty been caused by anything other than what the applicant has done? Yes

- It was built as a PUD without going through the PUD process with multiple uses sharing access.
- It isn't practical to have various uses with various owners sharing a lot.
- There is a practical difficulty in finding future users under the current setup.

Will granting this variance uphold the spirit of the ordinance, secure public safety, and uphold substantial justice to property owners in the district? In turn, will denying this variance prevent you, the applicant, substantial rights and privileges that others in the same zoning district are able to enjoy? Yes

- This will only affect owners of this property and their working with the land.
- The property layout will remain the same.

Have you explored all possible alternatives? Please explain/list other alternatives and the reasons why these options are not feasible. Yes

- It was recommended to build a public road although that isn't practical with an existing site.
- They looked at creating lot lines that would provide the necessary frontage for each lot. The current, already unique property layout did not allow for that.

- A private drive to allow for the necessary frontage is not permitted in this I-2 Zone District.
- A Zoning Ordinance text amendment was going to proceed to reduce minimum acreage for an industrial PUD, but that would affect the whole city for an individual lot issue.

A motion was made by Leerar, with support by Herweyer, to approve a 14 acre PUD where 20 acres is the minimum for a 6-acre dimensional variance for an industrial PUD at 4265 Corporate Exchange Drive per Section 11-5 A. 3. of the City of Hudsonville Zoning Ordinance. This approval is based on the finding that the 5 questions are answered affirmatively.

Yeas 5, Nays 0

3. A motion was made by Leerar, and supported by Herweyer, to adjourn at 7:23 p.m.

Yeas 5, Nays 0

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant