

CITY OF HUDSONVILLE

Planning Commission Minutes

December 16, 2015

(Approved January 20, 2016)

FORMAL: 3443 Highland Drive – Magnum Equipment – Special Use Permit & Site Plan Amendment

INFORMAL: None

Present: Leatherman, Staal, VanDenBerg, Westrate, Schmuker, Waterman, Raterink, Northrup, DeVree and Strikwerda

Absent: None

FORMAL SESSION:

1. Chairman VanDenBerg called the meeting to order at 7:00 p.m.
2. A motion was made by Raterink, with support by Waterman, to approve the minutes of the November 18, 2015 Planning Commission meeting.

Yeas 9, Nays 0

3. **3443 Highland Drive – Magnum Equipment – Special Use Permit and Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Robert Lamer, PE of Exxel Engineering reviewed the Site Plan Amendment and Special Use Permit request for the outdoor storage lot. He discussed the concern of crushed concrete getting into storm sewer system. There is a 2' deep sump at the base of each catch basin that will catch debris. He would like to see this design work in the field first before requiring asphalt. They will store semi-trucks behind the building along the rear lot line. James Kersman of Magnum Equipment LLC, and Stu Kingma of NAI West Michigan were present.

The staff report was presented. The applicant is not going to construct the building additions. The city engineer has approved the revised stormwater design. The oil/sand separator is planned for installation. It still needs to be designed and it will need to be capped.

VanDenBerg closed the public hearing.

The following discussion took place:

- Trees often die on berms since they aren't getting the water they need. They need to be planted right. A landscape architect will be involved to make sure of this.
- Tires will pick up mud and gravel that can go on the street. The equipment will be hauled on trailers, so it will only be the hauling equipment that will go into the street. There will be tracking pads on-site that will help alleviate dirt getting into the street. The storage lot slopes inward. Only the proposed driveway slopes out towards the street.
- The proposed oil/sand separator may be installed for future use but it has to be capped since the wash bay is not being constructed. The trench drain for the oil/sand separator will not be constructed.
- Without the wash bay, they will clean equipment inside but will not use water since there is no drain inside. They will not pressure wash anything.
- The Planning Commission has been told previously that the only way to store boom lifts properly is for them to be extended into the air. At 22' tall, they will be much taller than the landscape buffering. Half of the equipment is scissor lifts. The boom lifts will be stored behind building. There will be up to 20 and they will go in 2 rows behind building.
- Visibility of people from along Highland Drive is the biggest concern.
- James Kersman said they want it to be aesthetically pleasing. It is a beautiful area and they want to hold up their end of the block.

A motion by Waterman and support by Westrate to approve the Site Plan Amendment and Special Use Permit at 3443 Highland Drive for outdoor storage. 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. Final engineer approval of the oil/sand separator design is required. It will need to be capped if the wash bay is not constructed.
2. The proposed driveway is permitted to be 120' from the closest driveway to the north.
3. Semi tractors shall be stored in the rear yard along with the equipment that is stored at 9' tall.
4. Equipment over 9' tall shall be stored directly behind the building.
5. Where there is berm, the trees will be planted on top of it.
6. Final landscaping design requires Zoning Administrator approval.
7. Catch basins shall be regularly maintained and cleaned out by the property owner.

8. This approval is contingent upon a future public hearing with final approval by the Planning Commission to allow for Heavy Commercial Service for the rental, sales, and repair of commercial equipment.

Yeas 9, Nays 0

4. 5291 32nd Avenue - Angie Wilson asked about an enforcement letter she received related to not being allowed to park on the grass, which they have done for many years.
 - Due to an increase in vehicles parking in the grass, enforcement has increased.
 - The intent is to work with property owners to help resolve this issue.

INFORMAL SESSION

5. Strikwerda mentioned an exploratory study that is nearing completion for the feasibility of a coast-to-coast passenger rail from Detroit to Holland. A stop in Hudsonville is possible.
6. Waterman mentioned that the MDEQ awarded Hudsonville a grant for a new restroom at Hughes Park.
7. Toben DeVree was welcomed as a new member on the Planning Commission.
8. The meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Daniel J. Strikwerda, AICP
Planning & Zoning Director