

**CITY OF HUDSONVILLE**

**Planning Commission Minutes**

November 16, 2015

(Approved December 16, 2015)

**FORMAL: 2740 Barry Street – Mark Pasma – Special Use Permit**

**INFORMAL: None**

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

Absent: DeVree

**FORMAL SESSION:**

1. Chairman VanDenBerg called the meeting to order at 7:00 p.m.
2. A motion was made by Waterman, with support by Raterink, to approve the minutes of the October 21, 2015 Planning Commission meeting.

Yeas 8, Nays 0

3. **2740 Barry Street – Mark Pasma – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Mark Pasma reviewed the Special Use Permit request for a 960 s.f. detached accessory building where an 864 s.f. detached accessory building is permitted for a total of 1,845 s.f. accessory space where 1,536 s.f. is permitted, and to allow 16' accessory building height where 14' is the maximum permitted. He plans to use this building for a wood shop and to store his vehicles currently being stored in Zeeland.

The following discussion took place:

- Are there plans to put a driveway in? No, the plan is to drive up the side yard through the grass. The vehicles are stored for the winter then kept in the garage during the summer months so there will not be much driving on the lawn.

- Will trees have to be cut down to access the accessory building? No, there is a 12' opening between two trees that is planned to be used to access the building.
- What type of trees are currently along the property line. 40-50' tall Blue and Green Spruce trees.
- Is this a pole design? No, a stick frame.
- Have you talked to trailer park? No, but he has tried for years to buy a piece of the property that abuts his and they had no interest in selling any of it. He has talked to the neighbors to the east and west and they are good with it.
- Waterman does not like to approve anything bigger than what the ordinance allows. He would like the criteria for the building size to be evaluated.

VanDenBerg closed the public hearing.

The staff report was presented.

A motion by Westrate, with support by Schmuker, to approve the Special Use Permit at 2740 Barry Street for a 960 s.f. accessory building where 864 s.f. is permitted for a total of 1,845 s.f. of accessory space where 1,536 s.f. is permitted, and for a 16' accessory building height where 14' 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.

Yeas 7, Nays 1 (Staal)

### **INFORMAL SESSION**

4. The meeting adjourned at 7:54 p.m.

Respectfully Submitted,

Teri Schut  
Planning / Zoning Assistant