

**CITY OF HUDSONVILLE**

**Planning Commission Minutes**

October 21, 2015

(Approved November 18, 2015)

**FORMAL: 6034 – 6090 Balsam Drive – Zoning Ordinance Map Amendment  
5164 37<sup>th</sup> Avenue – Geothermal Loop Pros – Request to change Special Use  
Permit Approval**

**INFORMAL: 5471 North Bluff Drive – Dan and Ann Marie Meyaard – Special Use Permit**

Present: Leatherman, Staal, VanDenBerg, Westrate, Nesky, Schmuker, Waterman, Raterink,  
Dick Wendt (City Attorney), Strikwerda and Schut

Absent: Van Doeselaar

**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 September 16, 2015 Planning Commission meeting.

Yeas 8, Nays 0

3. **6034 – 6090 Balsam Drive – Rezoning Ordinance Map Amendment**

A motion by Waterman, with support by Leatherman, to remove from the table.

Yeas 8, Nays 0

Per previous discussions on the vacant property along the east side of Balsam Drive it has been recommended to rezone the portion that is currently zoned “CBD-2”, General Commercial – Two to “R-4”, High Density Residential, which corresponds to the current Future Land Use Map designation.

Letter from Ronald Kregel, Walter Neller Enterprises, Inc. was summarized.

Letter from Harold Pothoven, 5991 Elmwood Court was read.

The following discussion took place:

- Robert Becker, Cedar Crest Dairy 5850 Balsam Drive – indicated it would be unfair to rezone this area to residential with the industrial already operating next door. If this change is approved, they would consider looking for a new location for their business.
- Mark Northrup, 2<sup>nd</sup> ward commissioner indicated that when he talks to neighbors in his district and this topic comes up, most people would like to see this area become residential.
- The discussion from last month's meeting was reviewed.
- It was mentioned that they would rather see commercial development happen along Chicago Drive and residential along Balsam Drive.
- Dick Wendt, city attorney, indicated that the Master Plan is the guide that should be used and as the zoning ordinance is rewritten this area will transition into High Density Residential.

A motion by Raterink with support by Leatherman, for the Planning Commission to recommend to the City Commission a Zoning Ordinance map amendment in accordance with Section 5-1.B of Article 5 of Appendix A - Zoning Ordinance of the Code of Ordinances of the City of Hudsonville by amending "The Zoning Map of the City of Hudsonville, Ottawa County, Michigan" by changing the zone district for the portions of 6034, 6040, 6044, and 6090 Balsam Drive that are currently zoned "CBD-2" Central Business District-Two to "R-4" Multiple-Family Residential District since this property was previously rezoned to CBD-2 due to a development plan that has expired. R-4 will make this property match the current Future Land Use Plan.

Yeas 8, Nays 0

4. **5164 37<sup>th</sup> Avenue – Geothermal Loop Pros – Request to change Special Use Permit Approval**

A motion by Westrate, with support by Waterman, to remove from the table.

Yeas 8, Nays 0

The following discussion took place on the request:

- Marcus DeJong owner of Geothermal Loop Pros reviewed the request to waive a number of the conditions from the Special Use Permit approval they received in 2013.
- They are in the process of looking for a larger property because they are outgrowing their current location and are asking for leniency.
- The discussion from last month's meeting was reviewed.
- They planted 12 trees along the back property line on the inside of the fence. It was noted that the property looks a lot nicer from last month.

- It was asked what the plan would be if this business moves. What would go in and would they sell the property? Not sure at this time.
- The issues that are being discussed do not go with the owner, they go with the land, which is why the issues need to be taken care of so no matter what business is occupying this property it will be in compliance.
- It was said that when this first came to the planning commission in 2013, we were dealing with a property that had a lot of enforcement issues from the previous owner and the idea of it looking as bad as it did, they didn't want this to happen again. It needs to be in compliance.
- Could a temporary suspension be considered? Yes.

A motion by Nesky, with support by Leatherman, to approve the following amendments to the Special Use Permit for the on-premise storage of heavy equipment, the outdoor storage of geothermal pipes, and the on-premise storage of rental trailers and trucks at 5164 37th Avenue:

1. Eliminate 2 arborvitae trees and 6 bushes along the south lot line between the front lot line and the fence.
2. Eliminate the berm along the rear lot line.
3. Suspend the conditions for a 6' opaque wood or vinyl fence around the perimeter of the storage area, and arborvitae trees along the side lot lines as shown on the site plan a minimum of 5' from the lot line, until October 1, 2016 at which time the request must be met.

Yeas 8, Nays 0

### **INFORMAL SESSION**

#### **5. 5471 North Bluff Drive – Dan & Ann Marie Meyaard – Special Use Permit**

They are asking to move the building that was approved last month closer to North Bluff Drive.

- Their potential options were reviewed.
- A dimensional variance is suggested as the best potential option.
- Dick Wendt, city attorney, indicated if they move the house to a different location, it would make the accessory building non-conforming.

#### **6. The meeting adjourned at 8:40 p.m.**

Respectfully Submitted,

Teri Schut  
Planning / Zoning Assistant