

CITY OF HUDSONVILLE

Planning Commission Minutes

September 16, 2015

(Approved October 21, 2015)

FORMAL: **5471 North Bluff Drive – Dan & Ann Marie Meyaard – Special Use Permit**
 5164 37th Avenue – Geothermal Loop Pros – Request to change Special Use
 permit Approval - Tabled
 6034 – 6090 Balsam Drive – Zoning Ordinance Map Amendment - Tabled

INFORMAL: **Master Plan update**

Present: Leatherman, Staal, VanDenBerg, Westrate, Nesky, Schmuker, Strikwerda and
 Schut

Absent: Waterman, Van Doeselaar, and Raterink

FORMAL SESSION:

1. Chairman VanDenBerg called the meeting to order at 7:00 p.m.
2. A motion was made by Leatherman, with support by Westrate, to approve the minutes of the August 19, 2015 Planning Commission meeting.

Yeas 6, Nays 0

3. **5471 North Bluff Drive – Dan and Ann Marie Meyaard – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Paul Fikse from Visbeen Architects, representing Dan and Ann Marie Meyaard, reviewed the Special Use Permit request to allow for 20' accessory building height where 14' is the maximum height permitted by right. This building received Special Use Permit approval for area at the last Planning Commission meeting.

The staff report was presented.

The following discussion took place:

- Has this request been granted in the past for other properties in the area, and will allowing this set a precedent? No, this is an 8 acre parcel with unique qualities, including a very steep slope. Each request is reviewed on its own merit.
- Is this building going to be used for storage? Yes, for agricultural use and farming equipment. There will not be a drive in front of the building to the top of the slope. The only vehicle access will be from the lower level, this is not going to be used as a garage.
- How tall will it be compared to the street? The peak of the roof will be approximately 5 feet above road grade.

VanDenBerg closed the public hearing.

A motion by Westrate, with support by Leatherman, to approve the Special Use Permit at 5471 North Bluff Drive for a 20' building height where 14' building height 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 6, Nays 0

4. **5164 37th Avenue – Geothermal Loop Pros – Request to change Special Use Permit Approval - Tabled**

Chairman VanDenBerg opened the public hearing.

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. We were not occupying this property at the time the Special Use Permit was approved, it was discovered that there was a 10 foot area along the south property line that we do not own.

The staff report was presented.

Letter was read from 5131 36th Avenue, Casey & Lindsay Henry to uphold the conditions that were approved in 2013.

Skip asked the applicant to explain why the approved items from the 2013 Special Use Permit have not been met.

- Cost is the main reason. DeJong indicated they are a young and growing business (less than 6 years old). They have invested over \$30,000 into the property as it is now. The trees and the berm that were in the back have been removed. Bark was put down and a new fence along the back was put in. They still need to update the electrical and put a new roof on the building.

- The area at the back and side of the property is where snow is put. If trees are planted in this area the concern is they will die and there will be no place to put the snow.
- They struggle with space as with any growing business. They try to keep things in an orderly manner on the property.
- The neighbors like what has been done so far.

The following discussion took place on the request:

- The trees along the east lot line were removed? Yes, along with shrubs, berm and other junk was cleared and removed.
- It was said there does not seem to be much improvement on this site. The heavy equipment and outdoor storage can be seen from 37th and 36th Avenue.
- The snow can be removed from the property if it gets to be too much, which is what other businesses do. It was suggested to follow the report to bring the property in compliance and have it be a business they can be proud of.

Ron Geers – 5093 36th Avenue – has owned this property for 50 years. Originally that was an open field before they changed it to an industrial park. In the past a berm with landscaping was installed along the back of their lot that was never maintained. If trees are planted, he would like to see evergreens. He does not have a problem with Mr. DeJong's business being here. Pipes are being stored in the woodchips along the rear lot line. If trees are not planted, storage could end up being placed along the rear fence again.

Harv Pastunink – 5131 36th Avenue is the tenant. He is happy with the way the fence looks on the property, but it was our understanding that the full job would be completed and there would be a visual barrier between the properties with some trees added. The main thing he sees when he looks in the back yard is a white fence and a large caterpillar back hoe. He would like to see the plan finished with a visual barrier of trees.

VanDenBerg closed the public hearing.

- It was suggested that whatever landscaping is approved be planted by October 16, 2015.
- The location of the fence was discussed along with the type of trees to be planted and where they should be placed.
- Trees are part of a site plan. They need to be planted and maintained per the approved site plan.
- DeJong indicated that in looking back he should have put the fence in and the trees behind the fence. He is asking not to have to put trees in along the north and south lot lines of the property. There are industrial businesses on both sides of this property that will not be affected either way. Also asked if chain link fence would be ok instead of a wood fence?
- It would look better with the nice fence and tree line on the residential side of the property.
- How big of a foot print would an arborvitae have? About 5' wide and 15' tall.

- What is our option for delaying planting for 12 months and deciding later on what it looks like, but only for the north and south lot line. Not sure if this is a good idea.
- DeJong suggested landscaping on neighbors own property. Landscaping cannot be on someone else's property without having control and expect it to be maintained.

A motion by Leatherman, with support by Westrate, to table until more board members are present.

Yeas 6, Nays 0

5. **6034 – 6090 Balsam Drive – Rezoning Ordinance Amendment - Tabled**

Chairman VanDenBerg opened the public hearing.

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 matches the current Future Land Use Map designation.

Letter from Cunningham Dalman PC representing Boersen Farms, Inc. was read.

The February 20, 2013 Planning Commission minutes with Boersen Farms, Inc comments were read.

The following discussion took place:

James DeVries, attorney with Nicewander, Berens & DeVries, representing Cedar Crest Dairy, Inc. gave the board members a memorandum opposing the rezoning of this area which he reviewed as follows:

- They own 3 of the 5 I-1 properties to the south of the proposed rezone area. They are concerned if the area is rezoned to residential. The neighbors will complain to us and to the city about the late night/early morning truck traffic and noise.
- Trucks make 950 turns into and out of Cedar Crest Dairy every week. If high density residential goes in, the concern is higher traffic to this area.
- Cedar Crest Dairy chose to move to this area because it was zoned Industrial away from a residential area.
- Cedar Crest is concerned about personal safety with putting more people in the area, which could involve children. They could come onto neighboring properties with the attendant risk of injury to the children and damage to the neighboring properties.
- It is nice having a commercial buffer between Industrial and Residential.

Rhonda and Dan Cobb, owners of 6090 Balsam Drive, are opposed to the rezoning of their property. Rhonda gave a review of the type of business she owns and the potential future plans for this property.

- They are independent of the other parcels.
- Their business is growing and is looking to expand. They hope to build on this property in the future.
- Leatherman is opposed to spot zoning.
- It was suggested to have more discussion when all the commission members are here.
- Rob Becker indicated that had he known this was going to happen he would not have invested the money into his property. The reason he moved his business from Jenison to Hudsonville was because it was away from residential. He has a 24 hour business, with delivery trucks and supply vehicles moving all over our property all of the time. Please keep it zoned as it is.
- Bill Cobb indicated that the triangle could be the perfect buffer. Is there zoning where you can only have light commercial and not industrial? They could have a high tech business and office buildings with a coffee shop and a medical (non industrial) building between the properties. That would address the safety concerns of the neighboring properties and protects their investment. It could go from commercial/industrial to light commercial to residential.
- There are 3 business owners who are opposed to this rezoning.
- Soil stability was questioned. It was suggested to have the soil retested.

VanDenBerg closed the public hearing.

The staff report was presented.

A motion by Westrate, with support by Staal, to table until more board members are present.

Yeas 4, Nays 2 (Leatherman, VanDenBerg)

INFORMAL SESSION

6. City of Hudsonville Master Plan – Imagine Hudsonville 2030

The City of Hudsonville's new Master Plan, Imagine Hudsonville 2030, was named as a recipient of the Daniel Burnham Award for a Comprehensive Plan. This is Michigan's highest award for a master plan. The award will be presented to the city, county, and Nederveld Associates at this year's American Planning Association (APA), Michigan Chapter conference in Detroit on October 7th.

The plan was reviewed and selected by a jury of APA Florida Chapter professionals. They included the following comments in their recommendation:

“The bold layout and succinct graphics of this plan were very impressive. The development of this plan included a “robust” public engagement plan included community meetings and the use of strategically placed kiosks used to solicit input. The guiding principles of Connected, Vibrant Livable and Distinctive were visually explained with implementation strategies that are easy for the non-planner to follow. An excellent plan and processes that other communities can emulate.”

7. The meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant