

CITY OF HUDSONVILLE

Planning Commission Minutes

July 15, 2015

(Approved August 19, 2015)

FORMAL: 3471 & 3469 Kelly Street – DJ’s Pizza, Inc. – Special Use Permit and Site Plan Amendment
2977 Corporate Grove Drive - Special Use Permit and Site Plan Amendment

INFORMAL: 3284 & 3320 Chicago Drive and 3287 Prospect Street – Hudsonville Winery / Pike 51 – Preliminary PUD
3441 New Holland Street – Buttermilk Creek – Summer Creek PUD Amendment
5471 North Bluff Drive - Accessory building discussion
6034 – 6090 Balsam Drive – Rezoning discussion

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

Absent: Nesky

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 Westrate, to approve the minutes of the June 17, 2015 Planning Commission meeting.

Yeas 8, Nays 0

3. **3471 & 3469 Kelly Street – DJ’s Pizza, Inc. – Special Use Permit and Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Dan Snoeyink owner of DJ’s Pizza, Inc. reviewed the Special Use Permit and Site Plan application. As part of DJ’s Pizza restaurant expansion, they are requesting a permanent outdoor restaurant seating area abutting the front of their business.

VanDenBerg closed the public hearing.

The staff report was presented.

The following discussion took place:

- Will the asphalt be removed? Yes, before the concrete is poured.
- When customers exit to the east, will there be a step or landscaping? West Michigan Community Bank is looking at a step at this time.
- Why have gates? The state requires them and it helps with control when serving alcohol.
- They plan to use servers after 4:00 p.m. The gates will remain open when the bank is open. This will also give us more space, when gates are closed, for additional seating.
- When the gates are closed will they be locked? No, they can be opened from the inside.
- It was asked if the tables will be permanent or removed during the winter months. Permanent.
- It was requested that a true site plan be submitted that shows all of the required components.
- It was requested to combine the two existing signs on the building to one.

A motion was made by Waterman, and supported by Raterink, to approve the Site Plan Amendment and Special Use Permit for outdoor restaurant seating area at 3471 and 3469 Kelly Street. This approval is based on the finding that the General Standards for a Special Use Permit in Section 17-6, and Outdoor Use standards in Section 17.13 along with the site plan review standards from the Hudsonville Downtown Zoning Ordinance have been affirmatively met with the following conditions:

1. The final landscape design needs Zoning Administrator approval.
2. A minimum 30' wide access aisle is required in front of the landscaping.
3. The gates that block the sidewalk in front of the plaza need to remain open while the adjacent bank is open.
4. If the gate opens onto the neighboring property, their approval is needed.
5. If the gas main goes through the neighboring property, their approval is needed. Provide an easement from the bank, if necessary.
6. Combine the two parcels.
7. While the gates are open, retain an access aisle on the sidewalk with a minimum 5' width.
8. Submit a true site plan showing dimensions and landscaping.

Yeas 8, Nays 0

4. **2977 Corporate Grove Drive - Special Use Permit and Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Tom Rothwell of Green Castle Properties, LLC, reviewed the Special Use Permit and Site Plan application for Harley Davidson. This request is to allow for outdoor motorcycle sales and special events. They want to have up to 24 days of outdoor events that will operate no later than 9 p.m.

VanDenBerg closed the public hearing.

The following discussion took place:

- How long will the tents be up? From May to the end of September.

The staff report was presented.

A motion was made by Westrate, and supported by Waterman, to approve the Site Plan Amendment and Special Use Permit for outdoor sales and special events at 2977 Corporate Grove Drive as shown on their site plan. This approval is based on the finding that the General Standards for a Special Use Permit in Section 13-6, and Outdoor Use standards in Section 13-7 G. along with the site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Up to 24 days of outdoor events are allowed per year that will operate until no later than 9 p.m.
2. Install missing landscaping per the approved site plan.

Yeas 8, Nays 0

INFORMAL SESSION

5. 3284 & 3320 Chicago Drive and 3287 Prospect Street – Hudsonville Winery / Pike 51 – Preliminary PUD

Steve Guikema, President and Ron Snider, Vice President of Hudsonville Winery, Inc. reviewed their request for a Restaurant/Winery/Microbrewery/Banquet Facility that will include outdoor seating on the ground level and on the second story. Edward J. Zwylghuizen, with Gen1 Architectural Group was also present.

The following discussion took place:

- There have been a number of iterations for how to lay out this site to take advantage of the creek and handle truck deliveries while maximizing the number of on-site parking spaces.
- This project is being done as a PUD due to the unique nature of the project and the property it sits on. These are DDA-owned properties.
- A unique feature is that the western portion of the parking lot will be under DDA control, and the pathway easement along the east edge of the property will be

maintained by the city. The building and some of the adjacent parking and open space will be maintained by the property owner.

- Exterior materials for the building will include:
 - Wood – Timber from the turn of the century
 - Brick
 - Block
 - Metal Roof
 - Red paint to match the current look of Hudsonville Winery.

Statement of Findings and Recommendations

This project meets implementation strategies for each of the 4 master plan guiding principles. No additional studies are needed. A public hearing will take place on August 19, 2015.

6. 3441 New Holland Street – Buttermilk Creek – Summer Creek PUD Amendment

Bob Deppe of Summergreen Loan, LLC reviewed his request for an amendment for a Preliminary PUD that received approval last spring for a 60-unit subdivision. The main change from the approved Preliminary PUD is the proposed ownership of the property east of Buttermilk Creek. The PUD Amendment focuses on that change from the approved plan. The rest of the plan is the same.

The following discussion took place:

- On the approved plan the property east of Buttermilk Creek was under the common ownership of the neighborhood. On this plan that was submitted all of the property is under the ownership of one private lot owner. He didn't want 60 property owners responsible for an area that has public use. Hudsonville Public School does not have interest in this property.
- There would still be an easement over the pond since it is needed by the development for stormwater retention.
- There would also be an easement for the pathway along Buttermilk Creek.
- There will be 8 – 12 styles of homes with a 2 stall garage behind the home. They will cost from \$240,000 – to the low \$300,000's, with 1,900 – 2,800 s.f. living space. Most of them will be walk-out.
- One builder will be used for the entire project.
- A home owner association will be developed to maintain the green space and sign.
- There was support for transferring ownership of lot #60 to city owned verses a private owner. Cost is a concern so it was suggested to look into the cost to maintain it.
- It was suggested to have an Ottawa County Water Resource representative at the public hearing.

Statement of Findings and Recommendations

This PUD amendment does not change the development's consistency with the Master Plan, as long as a design plan is provided along the east property line as recommended by the Planning Commission that provides consideration for the adjacent Summergreen Condominium development. An additional study is not warranted. There will be a public hearing for the PUD amendment to the Preliminary PUD on August 19, 2015 if the required additional information is provided. The Statement of Findings and Recommendations from the original Summer Creek PUD remain in effect.

7. 5471 North Bluff Drive - Accessory building discussion

The following discussion took place:

- Dan and Ann Marie Meyaard, property owners of 5471 North Bluff Drive are looking to build a larger barn on their property. They want to construct a 2-story 1,296 s.f. accessory building for farm operations. There would also be a small cellar and a small greenhouse that are not included in that square footage. There is approximately 600 s.f. in two accessory buildings that will be removed. Since this property is on a slope, the building will sit low compared to the street that the house is on.
- They intend to rebuild the house as well.
- Dave Bolhuis of 5436 North Bluff Drive, neighbor of the Meyaard's is in support of the request.

8. 6034 – 6090 Balsam Drive – Rezoning discussion

The following discussion took place:

- Bill and Rhonda Cobb, the property owners of 6090 Balsam Drive were present. They own a 1.82-acre parcel in the middle of the vacant land. They feel it should remain commercial since that is why they purchased the property.
- This parcel was rezoned from R-1-E, "Single-Family Residential" to CBD-2, "General Commercial – Two". Rezoning was approved to match the development that was proposed around it, which has expired.
- There is interest in it as commercial property.
- They feel rezoning to high density residential will hurt them.
- Concern was expressed with spot zoning if this remains commercial with all the other property around it zone4d to high density residential.
- Concern was expressed with the amount of vacant commercial property in the city.

9. The meeting adjourned at 9:52 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant