

CITY OF HUDSONVILLE

Planning Commission Minutes

April 15, 2015

(Approved May 20, 2015)

FORMAL: 5813 Balsam Drive – Hudsonville Family Dentistry – Site Plan Amendment

INFORMAL: Recreation Plan update

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

Absent: None

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 Van Doeselaar, to approve the minutes of the March 18, 2015 Planning Commission meeting.

Yeas 9, Nays 0

3. A motion was made by Waterman, with support by Van Doeselaar, to approve the minutes of the March 25, 2015 Planning Commission meeting.

Yeas 9, Nays 0

4. **5813 Balsam Drive – Hudsonville Family Dentistry – Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Dan Hula of Hula Engineering reviewed the Site Plan Amendment application for Hudsonville Family Dentistry at 5813 Balsam Drive in the Elmwood Commerce Center for a 1,370 square foot building addition on the west side of their current 3,037 s.f. building, resulting in a 4,407 s.f. building. Matthew Lubbers, owner, was also present.

VanDenBerg closed the public hearing.

The following discussion took place:

- Were there any concerns from the neighboring businesses about the addition? No.

- Were there any concerns with the building being tucked back beside the other building. No.
- Is there a crawlspace or basement under the addition? A cement slab.
- The stormwater changes were reviewed.
- They are going to match the addition to the existing façade.

The staff report was presented.

A motion was made by Leatherman, and supported by Waterman, to approve the Site Plan Amendment for Hudsonville Family Dentistry at 5813 Balsam Drive for a 1,370 s.f. building addition. This approval is based on the finding that the site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Provide the plant types for the proposed landscaping.
2. The grading will need to prevent surface stormwater from going onto the neighboring property.
3. Examine the relocated catchbasin for any other pipes that may be draining into it. If there are other pipes such as roof drains or footing drains, they will need to be shown on a revised plan and extended to the new catchbasin.
4. The EG Polylok 3008-G24 storm catchbasin cover for the new 2' diameter manhole needs to be changed to a solid cover. The EG Polylok 3008-HD24 is recommended. Any other cover needs Planning Director approval.
5. Provide the revised Master Deed documents with the revised building envelope and the two parcels combined.

Yeas 9, Nays 0

INFORMAL SESSION

5. The City of Hudsonville Recreation Plan was handed out to the Planning Commission. Strikwerda gave an update. The following discussion took place:
 - The Recreation Committee will meet again on April 28. They will be discussing potential projects to focus on.
 - The Hillcrest Ball Diamond was discussed at the City Commission meeting last night. Doug Butterworth has submitted a letter of interest in buying this property. It was suggested that if the property is to sell, it should be on the condition that a site plan is approved first. Another suggestion was brought up that if the property was to be sold the money raised could be used for other recreational uses.
6. The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant