

CITY OF HUDSONVILLE

Planning Commission Minutes

March 18, 2015

(Approved April 15, 2015)

FORMAL: **Approval of the December 17, 2014 Planning Commission minutes
Apio Lake East Site Condominium Subdivision – Site Plan
5234 36th Avenue – Gettin’ Fresh Food Truck – Special Use Permit
5779 Balsam Drive – Vitale’s – Site Plan Extension**

INFORMAL: **Hudsonville Public High School Renovations Presentation
Election of Officers
Annual Report**

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

Absent: Raterink

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 Van Doeselaar, to approve the minutes of the December 17, 2014 Planning Commission meeting.

Yeas 8, Nays 0

3. **Apio Lake East Site Condominium Subdivision – Site Plan**

Chairman VanDenBerg opened the public hearing.

Bill Aukeman of Aukeman Development Company gave a review of the Apio Lake East Site Condominium project. This is the next phase of Apio Lake Site Condominiums, which is on the Georgetown Township side of the municipal boundary. Most of the challenges of having a development in two municipalities were resolved by creating two separate condominium documents for each side of the boundary. This project received approvals in Georgetown Township in 2012 and the construction for that portion of the project is well underway.

The staff report was presented.

The following discussion took place:

- Water and Sewer bills will come from Georgetown Township.
- The approval process through Georgetown Township planning commission was reviewed.
- The approval process here in Hudsonville is the last phase of this project.
- Emergency response will most likely be from Georgetown Township.

VanDenBerg closed the public hearing.

A motion was made by Leatherman, with support by Westrate, to approve the Apio Lake East Site Condominium Subdivision Site Plan for 6 single-family detached residential units. This approval is based on the finding that the General Standards for a Site Condominium development in accordance with Article 12 of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. An agreement will need to be approved by Hudsonville and Georgetown's governing bodies to allow for this development to extend over two municipalities.
2. The residential buildings shall be at least 20' apart.
3. Combine the two parcels for the subject property.
4. Provide an updated Master Deed and any other restrictive covenants for Hudsonville.

Yeas 8, Nays 0

4. **5234 36th Avenue – Gettin' Fresh Food Truck – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Gettin' Fresh has submitted a Special Use Permit request to allow outdoor use for the occasional use of a food truck in the White Flame parking lot at 5234 36th Avenue. This request is to allow for Sunday brunch until 1 p.m. and 10 special events per year for up to two days per event.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- Why this location? Because White Flame does not serve food.
- What type of food will they be selling? Not sure, fresh organic?
- Our master plan promotes this type of business. This type of business is not traditional; it's different which is good.
- Who inspects this type of food service? The county health department.
- What the truck looks like was questioned.

A motion was made by Westrate, and supported by Staal to table the request until the next meeting so the applicant can be in attendance.

Yeas 8, Nays 0

5. **5779 Balsam Drive – Vitale’s Site Plan Extension**

Maurizio LoGiudice reviewed why construction has not started on this project and why an extension is being requested.

Vitale’s received site plan approval for a 974 s.f., 32-seat building expansion along the front of their building at 5779 Balsam Drive on February 19, 2014. Since it has been over a year, they are looking for a time extension.

A motion was made by Waterman, with support by Staal, to approve a time extension for the Vitale’s site plan at 5779 Balsam Drive for an additional year from the date of their Planning Commission approval, giving the applicant until February 19, 2016 to begin construction, extending their date of completion until August 19, 2016.

Yeas 8, Nays 0

INFORMAL SESSION

6. **5037 32nd Avenue – Hudsonville High School Renovation Presentation**

Travis Vrugink of GMB Architects gave a presentation on the renovations for the high school property. The biggest change is a new 138-space student parking lot on the south side of their property. It is on land they purchased from the Carpenter’s House church at 4995 32nd Avenue. This parking lot will have access from both high school and church properties. The school will secure an easement with Carpenter’s House church to enable joint access to the parking lot. Scott Malefyt was also present.

- The pedestrian paths along Buttermilk Creek connecting to 32nd Avenue and potentially extending to the south were discussed.
- The stormwater drainage system around the original parking lots north, east and south side of the school was reviewed.
- There is a building addition for 2 administration offices.

7. **Election of Officers**

A motion was made by Westrate, with support by Waterman, to keep VanDenBerg as chair and Leatherman as vice-chair.

Yeas 8, Nays 0

8. **Annual Report**

- A question was raised about VanderLaan Funeral Homes progress.
- Dan gave an update on the Master Plan kiosks and survey results.
- Interstate Warehouse Inc. plans to begin construction in July.
- Love INC will begin the construction on their building this spring.

9. We welcomed new member Julie Schmuker to the Planning Commission.

10. The meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant