

**HUDSONVILLE CITY COMMISSION**  
**City Commission Minutes**  
Special Session and  
Joint Meeting with Planning Commission

October 28, 2014

Commission Brandsen called a Special Session of the Hudsonville City Commission to order on Tuesday, October 28, 2014 at 6:30 PM.

Present: Mayor Pro tem O'Brien, Commissioners Brandsen, Bolhuis, Leerar, Northrup, Raterink, City Manager Waterman, Planning Director Strikwerda, and City Clerk Wiersum. Planning Commission members present: Skip Vandenberg, Robert Nesky, Nancy Westrate, Virgil Leatherman and Dave Sikkema.

Absent: Mayor Van Doeselaar, Scott Staal

8431. Utility Easement relocation at 3310 and 3320 Hudson Trails Drive.  
Motion by Raterink, seconded by Leerar, to approve Resolution 14-1576, accepting utility easement from J & M Prospects, LLC and approving and authorizing execution of partial release of easement agreement with Grand Equipment Company, LLC.

Yea 6, Nay 0, motion carried.

8432. Review of Proposed Hudsonville 2030 Master Plan.  
Planning Director Dan Strikwerda and City Manager Waterman gave a review of the proposed Hudsonville 2030 Master Plan.

A history was given by Dan Strikwerda on the development of the plan and he gave a review of the implementation strategies including a definition of each principle, the reasons why they are important and a summary of the implementation strategy of each principle. City Commission members and the Planning Commission members were then given an opportunity to comment on each of these guiding principles.

The Four Guiding Principles of the Master Plan that were reviewed included:

- (1) A Distinctive City.
- (2) A Livable City.
- (3) A Vibrant City.
- (4) A Connected City.

The following discussions took place.

- Limiting the amount of downtown parking while making sure there is enough. Provide on-street parking and making downtown more bikeable and walkable.
- A new amphitheater could be part of the Downtown Village Green. It could be used to centralize activities from some of the City's events and festivals. The summer concert series could be moved from Veteran's Park to an amphitheater. It would have a different use than the Hudsonville Public Schools Fine Art Center.
- The City is actively looking at Farmers Market ideas. A Farmers Market building could be used as a mixed use facility and used all year around.
- Being aware of and monitoring development in the communities surrounding the City.
- Non-motorized pathway system - options for funding are being reviewed for extension of the bike path along Buttermilk Creek through the City including going under Chicago Drive. A hydrology study is currently being done to see if that project is feasible.
- Include train service as an option for public transportation in the City.
- Suggestion of taking advantage of Rush Creek & Buttermilk Creek areas for viewing or recreation.

The Future Land Use Map was also reviewed. City Manager Waterman stressed that this map does not dictate zoning, but it is a guide that can be used for future zoning decisions.

The following discussion took place.

- In the downtown area, south of Chicago Drive has had and will retain ability for commercial development. This area now permits mixed use development and residential uses.
- The extension of Highland Drive on the east side of the City is developer driven versus City driven because of the cost. There could be potential down the road for funding through the GVMC. This could help alleviate some of the traffic on 32<sup>nd</sup> Avenue.
- Ideally Highland Drive would extend to Balsam Drive, but it would be acceptable to end at Chicago Drive due to the difficulties and costs of going over Chicago Drive and the railroad tracks.
- Some history of the intended use of 32<sup>nd</sup> Avenue was given with an emphasis of preventing commercial expansion from extending up 32<sup>nd</sup> Avenue and limiting traffic, possibly through lane reduction and extending Highland Drive as an alternative route.
- Concern was expressed that limiting 32<sup>nd</sup> Avenue traffic limits the traffic that would go to our downtown area and that will impact the businesses.
- A suggestion was made that the original homes along 32<sup>nd</sup> Avenue should be saved and preserved as historical structures. This could extend into the older neighborhoods.

Dan Strikwerda stated that the next steps to finalize the Master Plan will be to receive public comments in the next month. The Planning Commission will then hold a public hearing on the master plan and make a recommendation to the City Commission for final approval. The City Commission has the ability to be the final voting authority, if that is approved by resolution.

Doug Butterworth of Creekside Companies was present and addressed the Commissioners. He stated that he owns three parcels in the City of Hudsonville. One of the properties he owns is at 4771 32<sup>nd</sup> Avenue. He would like to rezone that property to Light Commercial. He feels that 32<sup>nd</sup> Avenue is the main corridor in Hudsonville and that the volume of traffic on 32<sup>nd</sup> Avenue will not go down. Therefore, he feels that Light Commercial would be the correct zoning for this property.

**ADJOURNMENT**

8433. Motion by Leerar, seconded by Northrup, to adjourn at 9:00 p.m.

All aye, motion carried.

Minutes Recorded by:

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Jan Wiersum  
Hudsonville City Clerk

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Mayor Van Doeselaar