

CITY OF HUDSONVILLE

Planning Commission Minutes

September 3, 2014

(Approved September 17, 2014)

FORMAL: **Approval of the August 20, 2014 Planning Commission minutes
2966 Highland Drive – Interstate Warehouse LLC – Special Use Permit and
Site Plan Amendment**

INFORMAL: **Master Plan discussion continued**

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

Absent: Staal

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 Sikkema, to approve the minutes of the August 20, 2014 Planning Commission meeting.

Yeas 8, Nays 0

3. **2966 Highland Drive – Interstate Warehouse LLC – Special Use Permit and Site Plan
Amendment**

Chairman VanDenBerg opened the public hearing.

Jason Bransteter, Vice President of Design and Engineering from Tippman Group, reviewed the applications submitted by Interstate Warehouse for a Special Use Permit and Site Plan request. It is for a 81,405 s.f. cold storage warehouse building addition to their existing 76,788 s.f. facility. The addition is replacing the middle portion of their facility that was damaged due to the roof collapsing from the snow this past winter. The addition will bring the total building size to 158,193 s.f. His colleague, Andy Bobay, and engineering partner, Cheryl Scales with Progressive A & E, were also present.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place.

- There is no change to the water or sewer services.
- There is a fire hydrant at the front of the building. The building will be sprinkled so a supplemental fire hydrant was not requested.
- The front wall building façade will be wrapped around the entire office area up to the loading docks and will match the existing office wall.
- The condition of the existing driveway is a concern. It was asked if this could be replaced. The applicant will look into this.
- An easement with Holland Special Delivery is needed to allow fire lane access.
- “No Parking” signage was requested to allow access to the fire lane.

A motion was made by Waterman, with support by Sikkema, to approve the Special Use Permit and Site Plan to allow for a 81,405 s.f. building addition for warehouse space at 2966 Highland Drive. This approval is based on the finding that the General Standards in Section 13-6 of the Hudsonville Zoning Ordinance, along with the site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. 137 deferred parking spaces are permitted.
2. Provide a plan for the required 137 deferred parking spaces.
3. Connect the existing and proposed sidewalk in front of the offices.
4. Add a building element to the addition that matches the office wall.
5. Provide a detail for the wall mounted lights.
6. Provide the required information for the required landscaping.
7. The stormwater design requires city engineer approval.
8. Provide the necessary easement that provides access to the fire lane.
9. Work with the Planning Director to review the condition of the sidewalk and driveway apron. They shall be replaced if needed.
10. Add “Do not block fire lane” signs on both side of the fire lane.

Yeas 8, Nays 0

INFORMAL SESSION

4. Master Plan discussion continued.

Update from the August 20th meeting.

- **5751 36th Avenue – Hillcrest Ball Diamond.** Waterman spoke with Randy Katerburg from Hudsonville Little League. If it is removed they would need to make other arrangements. It is used regularly by the league.

The following properties were discussed relating to the future land use map.

- The property west of the Library along School Avenue. It was suggested to keep it residential to help preserve the neighborhood. If this is not needed for library parking it is good.
- **3300 Van Buren Street - Love INC and 3338 Van Buren Street – City of Hudsonville Library.** It was suggested to change 3300 Van Buren property from Office Service to Mixed Use to permit some of the uses currently provided by Love INC and provide some protection to the neighborhood. The appearances of the buildings are very important to the neighbors.
 - It was suggested to get input from Nederveld and include 2 commercial parcels on the north side of Van Buren Street.
 - It was suggested to steer the commercial use out of the residential areas. Van Buren Street is not the same as it was 30 years ago. It is now more residential.
 - If the goal is to get business to the downtown area, we need to steer it in that direction and preserve the residential areas.
 - It was suggested to add language or standards to have pockets of nodes.
 - Master Plan is a 15 year picture. We need to think about what we want our grandkids to see in 30-40 years.
- The property between Chicago Drive and Van Buren Street east of 32nd Avenue where Michigan Veal and a couple auto sales businesses exist. Change from Downtown Commercial and Multi-Family Residential to Town / Neighborhood Center. This area has soil issues.
- A Traditional Residential Neighborhood is being proposed for vacant land south of Van Buren Street on the east edge of the city. This is planned as compact development with grid patterned streets, front porches and rear alleys. Rowhousing would be permitted in this district as well. A strip along the south side of Van Buren is recommended to change from Single-Family Residential to Town / Neighborhood Center. This area is currently being farmed. Another option is to change this property to Agricultural. Same soil issues in this area as well. If Highland Drive ever goes through the developer would want Multi-Family, because of the road cost.

- Should the Highland Drive extension continue to be shown as a bypass with new streets feeding into it? Yes. The value of the properties would go up.
- **The 32nd Avenue / New Holland Street intersection** is Multi-Family Residential on the southwest corner. All other corners are designated as Single-Family Residential. This matches the existing designations except the northwest corner which is changed from Multi-Family Residential to reflect its current use.

The property owner of the southwest corner wants to change this property to commercial use. Could this be accomplished with certain building criteria, such as retaining a residential appearance? A concern with allowing commercial is the impact on the other corners as there would be more pressure for the lot on the north side of the street to become commercial.

- Keeping it Multi Family as it currently is designated was suggested.
- There is a lot of spot zoning. Don't let commercial creep into residential areas.
- The focus is the appearance that works with the area.
- It was asked to review the source of commercial within 300' of New Holland.

5. The meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant