

CITY OF HUDSONVILLE

Planning Commission Minutes

August 20, 2014

(Approved September 3, 2014)

**FORMAL: Approval of the July 16, 2014 Planning Commission minutes
4235 Corporate Exchange Drive - Manufacturers Supply Company – Special
Use Permit and Site Plan Amendment**

**INFORMAL: Master Plan discussion
5525 Park Avenue - Hudsonville Public School Parking Lot addition**

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

Absent: VanDenBerg and Westrate

FORMAL SESSION:

1. Chairman Leatherman 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 July 16, 2014 Planning Commission meeting.

Yeas 7, Nays 0

3. **4235 Corporate Exchange Drive – Manufacturers Supply Company – Special Use
Permit and Site Plan Amendment**

Chairman Leatherman opened the public hearing.

Jim Mol, President of Manufacturers Supply Company, reviewed the applications for the Special Use Permit and Site Plan. Joe Geelhoed, Civil Engineer/LEED A.P., and John Deblaay, Vice President, Project Executive with Dan Vos Construction Company were also present.

The staff report was presented.

Leatherman closed the public hearing.

The following discussion took place.

- 40 new jobs will be added with this addition.
- The height of this building is shorter than the apartments in Jamestown.
- The design of the building was complimented.
- The City has never had any complaints on this property.
- How many employees could there be on site at one time. Approximately 90.
- If this property changes use in the future, are there any foundation issues with the building? The building would need to be looked at if use changed.

A motion was made by Nesky, with support by Waterman, to approve the Special Use Permit and Site Plan to allow for a 74,439 s.f. building addition for warehouse space at 4235 Corporate Exchange 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. They are permitted to have 109 deferred parking spaces.
2. Provide the additional stormwater system details for approval by the city engineer to clarify the drainage system meets requirements.
3. Provide an easement for the supplemental fire hydrant.
4. A variance is required for the 38' building height where 35' is permitted.

Yeas 7, Nays 0

INFORMAL SESSION

4. 5525 Park Avenue – Hudsonville Public School Parking Lot Addition

Strikwerda gave an update on the project for a 30 parking space increase along the Van Buren Street driveway northwest of Park Elementary School.

5. Master Plan Discussion

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

- **6340 Autumn Drive - Freedom Christian School and 3487 Oak Street - Unity Christian High School.** Should the future use of these two properties be changed? It was suggested to leave it as it is and review if they sell.
- The amount of Public Facility zoned properties was discussed. The City of Hudsonville has a high percentage of Public Facility properties compared to other communities.

- **6192 Balsam Drive – Messiah Christian Reformed Church.** The church-owned house on this property received conditional zoning so the development plans must be approved before the house is taken down. This enables the focus to be on the appearance over the use. It was suggested to keep residential.
 - The vacant land on the east side of Balsam Drive. High Density Residential is recommended. This proposed change is intended to limit available commercial space to reduce commercial sprawl. One other option to consider for part of this property is light industrial. There is demand for light industrial space in the city. It was asked if information could be obtained from the developer who performed the soil test a few years ago. VanDoeselaar will look into this.
 - **5799 Balsam Drive – Elmwood Farms Land LLC.** This is the vacant lot north of Elm Avenue. It was suggested to keep it Public Facility or change it to Agricultural.
 - The existing farmland north of Hillcrest Road and Barry Street. Keep it Agricultural due to the soil conditions.
 - **5751 36th Avenue - Hillcrest Ball Diamond.** There is interest in developing this property along with the vacant land south of it for duplexes. How the zone district is written will be a factor. Waterman will ask the Little League about the amount of use. It was suggested to look into a Little League field at Hughes Park if this property ever changes.
 - **3650 Van Buren Street - Laurels of Hudsonville.** This is a unique use within the neighborhood. Options include Office/Service, Neighborhood Commercial, or High Density Residential B. What is most appropriate for this property? Office/Service was suggested because of its current use.
6. The meeting adjourned at 9:06 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant