

CITY OF HUDSONVILLE

Planning Commission Minutes

July 16, 2014

(Approved August 20, 2014)

FORMAL: Approval of the June 18, 2014 Planning Commission minutes
4676 32nd Avenue – CAWest Properties – PUD Amendment #3

INFORMAL: Master Plan discussion

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

Absent: Leatherman

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 June 18, 2014 meeting.

Yeas 8, Nays 0

3. **4676 32nd Avenue – CAWest Properties – PUD Amendment #3**

Chairman VanDenBerg opened the public hearing.

Cliff Westendorp, owner of CAWest Properties reviewed the reasons for this request.

Ron VanSingel from the Merestone Group, consultant on the project, reviewed the application for the PUD Amendment for 4676 32nd Avenue. The request is for a driveway on 32nd Avenue to add direct access to the plaza for the 6 tenants and to provide a drive-up window on the back of the building for a potential tenant. Full-movement driveway verses directional driveway options were reviewed. Biggby Coffee is the potential tenant that has requested a 32nd Avenue driveway to allow better access for a drive-thru window.

Sam Schmit, franchisee from Biggby Coffee. The first thing they look for when deciding to open a new Biggby franchise is the location. The next thing is accessibility. This location is on the wrong side of the street for us, but it is in a good location. It needs better accessibility.

Josh Schmit, franchisee partner for Biggby Coffee. This plaza has struggled with tenants in the past. Accessibility has a lot to do with businesses success. There needs to be direct access to 32nd Avenue.

Dan Nagelkerke – 4491 Creek View Drive. He likes to see the strip malls full, bringing a Biggby will be good for the businesses and it's a Michigan company. This access will be safer for the customers. He thinks BIGGBY would be great to have on this side of the City of Hudsonville.

Kirby Smith – 4676 32nd Avenue Suite A - Little Caesars is in favor of the direct access from 32nd Avenue. He would like to see more foot traffic into the mall. He has had numerous customer complaints about accessibility to their business.

Dan Worst – Little Caesars area supervisor, who helped open this business 3 years ago. While working there witnessed fender benders on Shooks Drive. Direct access is a must.

Brent Kehrwecker - Cliff's commercial lender. Biggby Coffee will be a benefit to the other businesses in the strip mall.

Brenda Mays – former tenant. Used to watch how customers would struggle to get in and out of the property. Supports direct access into the strip mall.

Strikwerda read letters from the follow residents;

Peter Retsema – 5311 32nd Avenue.
Kumar Pilli – 4676 32nd Avenue Suite B - AJ's.
Laura Allen – 5459 Wilson Avenue.
Dorothy Collins – 5069 Chestnut Court.
Maynard Vander Weide – 5071 Chestnut Court.
Hudsonville Area Chamber of Commerce.

The staff report was presented.

- Angle parking in the back of the property for employees was discussed.
- The number of parking spaces, including for employees, was reviewed. On this property, there will be a maximum of approximately 26 employees at a time.
- Delivery trucks deliver in the morning before any of the businesses open.
- The left turn radius near the dumpster was discussed. The delivery trucks currently make this turn. Cliff stated that he has put a large rock so trucks cannot go onto the grass. At this point it is not an issue.

VanDenBerg closed the public hearing.

Gary Raterink received a notice for this development. He has asked to recuse himself from the discussion and voting.

A motion was made by Waterman, with support by VanDoeselaar to recuse Raterink.

Yeas 7, Nays 0
Abstained (Raterink)

The follow discussion took place

- Moving the island down 1 parking spot was proposed.
- Egress and ingress were reviewed.
- What will be the maximum number of customers waiting for their order? 5 to 8 with an approximate 3 minute wait time.
- The parking along the rear of the building being straight or angled was discussed. The applicant is in favor of straight as it provides more flexibility.
- Review of the properties history was discussed.
- It was asked if a light might go in at this location. No.

A motion was made by Waterman, with support by Westrate, to approve the following Statement of Conclusions:

A driveway along 4676 32nd Avenue is permitted since the proposed location meets the Hudsonville zoning standards. This approval is based on the finding that the Planned Unit Development standards in Section 11-13 of the Hudsonville Zoning Ordinance, along with the site plan review standards have been affirmatively met with the following conditions:

1. The drive-thru lane and one-way access aisle along the rear of the building are permitted due to the parking spaces having minimal use by employees. 90 degree parking is permitted, but the Zoning Director may require 60 degree angle parking or less at a later time if it is deemed necessary.
2. The egress shall have a 20' radius and the ingress will have a 30' radius.
3. Provide the required soil erosion and sedimentation control measures for the construction area.
4. Add an arrow to also allow for straight through traffic in the right turn lane.
5. Move the directional sign along 32nd Avenue so it is at least 10' from the right-of-way.
6. The new landscape island will have a grass surface.
7. Shift the landscape island with the directional sign one space south.
8. The dumpster enclosure will be opaque and 6' in height.
9. The parking volume is accepted as revised with the proposed layout as there has not been a lack of parking spaces for this property.

Yeas 6, Nays 1 (VanDenBerg)
Abstained (Raterink)

INFORMAL SESSION

4. Master Plan

The draft of the Master Plan was handed out. This is part of the Ottawa County Urban Smart Growth Demonstration Project.

- It is ready for input from the Planning Commission members.
- There will be more discussion at the August Planning Commission meeting.
- The current goal is to have a joint Planning Commission meeting with Ottawa County in September.
- Presentations are scheduled with the Chamber of Commerce and the Plaza Association.
- It is currently available online and at City Hall for review.
- It is based on 4 guiding principles of “A Distinctive City”, “A Vibrant City”, “A Livable City”, and “A Connected City”.
- Continues to show Highland Drive as a bypass with some new streets that feed off it.
- There is a focus on creating non-motorized connections throughout the city, including through the former golf course and under M-121.
- Simplify residential districts.
- A couple of Public Facility lots changed to Single Family. This includes the parcel by the entrance to Hudsonville Christian Middle School and the Hillcrest Ball Diamond.
- One adjustment should be the piece north of Elm Avenue back to Public/Quasi-Public A.
- The lot behind Hudsonville Grille to High Density Residential to allow for a duplex. It was not a great office lot and would line up with the duplex across the street.
- It would be good to hear from Unity Christian regarding their land. Right now keep it as Public/Quasi-Public A.
- Changed Funeral Home to Office Service – more accurate for their use.
- The lot on southwest corner of New Holland and 32nd Avenue was discussed to allow as commercial. There are concerns of commercial expansion creeping up the street.
- It was recommended to add an incentive for fixing up older homes.

5. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant