

**CITY OF HUDSONVILLE**

**Planning Commission Minutes**

June 18, 2014

(Approved July 16, 2014)

**FORMAL:**      **Approval of the May 21, 2014 Planning Commission minutes**  
**2966 Highland Drive – Interstate Warehouse Inc. – Special Use Permit and**  
**Site Plan Amendment**  
**3310 and 3320 Van Buren Street – Love INC – Site Plan**  
**3500 Barker Street – Daniel Besteman – Zoning Ordinance Map Amendment**  
**3500 Barker Street – Daniel Besteman – Special Use Permit**  
**5875 Balsam Drive – Mitch Koster – Temporary Special Use Permit**

**INFORMAL:** **4676 32<sup>nd</sup> Avenue – CAWest Properties – PUD Amendment #3**  
**Recreation Plan - Presentation**

Present:        VanDenBerg, Leatherman, Staal, Waterman, Raterink. Sikkema, Westrate,  
Strikwerda and Schut

Absent:         Van Doeselaar and Nesky

**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 Sikkema, to approve the minutes of the May 21, 2014 meeting as amended.

Yeas 7, Nays 0

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

Chairman VanDenBerg opened the public hearing.

Jason Bransteter with Tippmann Group and Interstate Warehouse presented the request for the Special Use Permit and Site Plan. His colleague, Andy Bobay, and engineering partner, Cheryl Scales with Progressive A & E, were also present. The request is to add a 2,650 s.f. mechanical room. 97,247 s.f. of their building was taken down due to a roof collapse this past winter, leaving a gap between the two remaining parts of their building. The total

existing square footage will be 79,438 s.f., with the proposed addition. The current mechanical room is not connected to the remaining warehouse.

The staff report was presented.

- What types of vehicles need to get to the mechanical room on the service road? Small service vehicles, such as pickup trucks.
- Does the existing easement allow for access to the service drive? Yes, documentation can be provided, if required.
- Are their potential noise issues to be concerned with? The new mechanical room location is better than the current location since it will now be behind the building instead of along the front.
- Are you putting new equipment in or moving existing equipment to the new location. Some being moved and some new.
- Are their nitrogen tanks outside? No.
- Is the proposed pump station for sanitary? Yes, for runoff from the machines.
- When do you plan to start phase II? The goal is to be back next month.

VanDenBerg closed the public hearing.

A motion was made by Leatherman, with support by Raterink, to approve the Special Use Permit and Site Plan to allow for 2,650 of additional 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. Provide the necessary easement that provides access to the mechanical room.
2. City engineer approval is required for the water system.
3. The sanitary sewer pump station needs to have the appropriate alarms and stand-by power provisions with city engineer approval.
4. The additional 77 required parking spaces are deferred since they are not needed.

Yeas 7, Nays 0

4. **3310 and 3320 Van Buren Street – Love INC – Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Jack Katerburg, board member of Love INC, presented the two proposals for the front elevations for the Love INC building expansion. Plan 'A' shows the recommended extension of the Cottage Retail portion of the building to the front and plan 'B' is without the extension.

The staff report was presented.

- Is the main building entrance moving to the front instead of the side? There will be a front entrance but the main entrance will be on the side mainly due to the site layout.

VanDenBerg closed the public hearing

The following discussion took place:

- Waterman reviewed the meeting that took place between one of the residents from last month's meeting that had a few detailed questions. Some of the concerns were evident in the changes made to part of these two building elevation options.
- What was the reason for the removal of the window in the front and why was the peak shifted inward between the columns. It was suggested by the city's architect to make the change.
- The piers should have a split face CMU.
- Run a bank of windows on the west (Library) side of the building even if they are false windows.
- The building sets back about 10' behind the Library.

A motion was made by Waterman, with support by Raterink, to approve the proposed façade for 3300 Van Buren Street. Plan 'A' is required unless the required dimensional variance is denied. If the dimensional variance is denied, Plan 'B' is required. This approval is based on the finding that the façade requirements based on the conditional zoning have been affirmatively met with the following condition:

1. The final design requires zoning administrator approval.

Yeas 7, Nays 0

## 5. **3500 Barker – Daniel Besteman – Zoning Ordinance Map Amendment**

Chairman VanDenBerg opened the public hearing.

Daniel (Dutch) Besteman reviewed the requests related to moving a house from 3320 Van Buren Street to 3500 Barker Street.

The 3' dimensional variance needed for this house from the railroad right-of-way was approved by the Zoning Board of Appeals.

The staff report was presented.

3500 Barker Street is part of a plat intended for single-family residential. The city had a pump house on this lot until 5-6 years ago when it was removed. Since then it has been a vacant parcel. The parcel is currently zoned "PF" Public Facilities and is designated as Public/Quasi Public on the Future Land Use map. The current zoning and master plan designations are due to the parcels past use for a pump house. It was originally intended for

single-family use and that still is a reasonable use now that it is a vacant lot no longer intended for a pump house or any other public facility need.

The following discussion took place:

- The route that will be taken for moving the house was discussed. It will go behind the library and across Hudsonville Public School property.

VanDenBerg closed the public hearing.

A motion was made by Raterink, with support by Westrate, for the Planning Commission to recommend to the City Commission the rezoning of 3500 Barker Street from “PF” Public Facilities to “R-1-A” Single-Family Residential. This recommendation is based on the finding that the proposed rezoning will be consistent with the original intent of the parcel as a single-family residential parcel, consistent with the parcels to the west and north.

Yeas 7, Nays 0

**6. 3500 Barker – Daniel Besteman – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

The house that would be moved is the first house the east of the Hudsonville Public Library. It is one of two houses that need to be removed to make way for the expansion at Love INC.

The staff report was presented.

The following discussion took place:

- It was advised that the moving company add the City of Hudsonville as a beneficiary to its insurance policy.
- What is the time frame for the move? The house has to be through the school property by July 14.
- Will the garage be moved? Yes.
- Will a basement be added? Yes.

VanDenBerg closed the public hearing.

A motion was made by Leatherman, with support by Sikkema, to approve the Special Use Permit for 3500 Barker Street. This approval is based on the finding that the standards in Section 13-6 and 4-25 of the Hudsonville Zoning Ordinance have been affirmatively met with the following condition.

1. The moving company must add the City of Hudsonville as a beneficiary to its insurance policy for the move and provide a copy.

Yeas 7, Nays 0

7. **5875 Balsam Drive – Mitch Koster – Temporary Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Mitch Koster, with Five Star real-estate, reviewed the request for a two-year Temporary Special Use Permit to operate his realty/construction business office from this location.

The staff report was presented.

Multiple temporary Special Use Permits have been approved in the past at this location. Currently there is not an active permit. Last year the Planning Commission discussed the property, which was then improved.

The following discussion took place:

- Is this commercial or residential real estate? Residential.
- What percentage of the business is real estate verses construction? Approximately 70% is real estate and 30% is construction.
- Any construction trucks? No.
- What is the current zoning? CBD-2
- What happens after the two years and you want to stay.
- The plan is to build a new office in Allendale, which is why the request is for a temporary permit.

VanDenBerg closed the public hearing.

- It was asked if the applicant would be responsible for maintaining the property. Yes.
- It was suggested that the applicant would be responsible to maintain the property in accordance with the approved site plan.
- It was asked how many people will be using this property. Approximately 3 at one time.

A motion was made by Sikkema, with support by Raterink, to approve the Temporary Special Use Permit for 5875 Balsam Drive. This approval is based on the finding that the standards in Section 13-6 of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions.

1. Construction equipment may not be stored on the property.
2. Approval is for a period of two years from date of approval and it may not be extended beyond the two years.
3. The property must be maintained in accordance with the approved site plan.

Yeas 7, Nays 0

**INFORMAL SESSION**

**8. 4676 32<sup>nd</sup> Avenue – CAWest Properties – PUD Amendment #3**

Ron VanSingel from the Merestone Group, representing the owner Cliff Westendorp, who was also present, reviewed the application for the PUD Amendment for 4676 32<sup>nd</sup> Avenue. The request is for a driveway on 32<sup>nd</sup> 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 32<sup>nd</sup> Avenue access for a drive-thru window.

- The potential tenant projects 300 vehicles per day going to the business.
- A full-movement driveway will allow potential customers going south on 32<sup>nd</sup> Avenue to use this access instead of driving through the parking lot.
- During the afternoon there are backups with the Little Creaser’s and AJ’s convenience store jamming the exit off Shooks Drive.
- Every tenant they have had or could have had requested direct access from 32<sup>nd</sup> Avenue. This is a major concern.
- They currently have a letter of intent, pending approval of the driveway access from 32<sup>nd</sup> Avenue.
- Deliveries are done very early in the morning before any businesses open.

Strikwerda reviewed the background of this property. A right turn only was recommended since it has the smallest impact on 32<sup>nd</sup> Avenue safety while providing access to the proposed drive-thru and plaza.

**Statement of Findings and Recommendations**

*The plan meets the regulations as set forth with the proposed deviations:*

	<b><i>Requirement</i></b>	<b><i>Proposed</i></b>	<b><i>Definite benefit</i></b>
<i>Driveway spacing for driveways on the opposite side of the street</i>	<i>150’</i>	<i>107’</i>	<i>It enables increased access for the Plaza 32 complex and enables a coffee shop to provide a drive-thru lane. If it is a directional driveway that does not permit a left out, accident potential could be reduced.</i>
<i>Driveway spacing for driveways on the same side of the street</i>	<i>245’</i>	<i>139’</i>	<i>It enables increased access for the Plaza 32 complex and enables a coffee shop to provide a drive-thru lane.</i>

*This is a PUD amendment. It is consistent with the Master Plan, which specifically permits a second access for this development. No studies are required. To meet the Hudsonville Zoning Ordinance Standards, the following conditions are required to be met:*

- 1. Provide a more detailed estimated trip generation for the property to show if a deceleration lane is needed.*
- 2. Either shift the order sign to the west along the building to provide a better left turn around the back of the building, or move the order sign along the back of building ahead of the drive through window.*
- 3. City engineer acceptance of the driveway design is required.*
- 4. All of the dumpsters must be within an enclosure.*
- 5. The parking spaces adjacent to the drive thru lane should be at a 45-degree angle.*
- 6. Show the turn radius for the trucks.*

The following discussion took place:

- The safest access would be the right turn in only. There are more conflict points when allowing egress onto 32<sup>nd</sup> Avenue.
- There are limitations for curb cuts on 32<sup>nd</sup> Avenue because of safety.
- Angle parking was suggested behind the building due to the drive-thru lane.
- A deceleration lane may be needed.
- The applicant wants direct access to 32<sup>nd</sup> Avenue to help keep the plaza fully occupied.
- The applicant indicated this is the only business in the area with no direct access to 32<sup>nd</sup> Avenue. This is a side street access, not easily accessed. A couple examples of other businesses that do not have direct access were provided.
- The driveway across the street is one of three shared driveways on 32<sup>nd</sup> Avenue and Highland Drive that serve the vacant 19 acres.
- If people want to go to the business they will find a way.
- How busy is Little Creasers drive-thru? 70% of their business is drive-thru.

## 9. **Recreation Plan Presentation**

Dan Strikwerda presented the 2014 Recreation Plan. The survey results were presented. The initial draft of the Goals and Objectives, and the short and long range plans of the Recreation Plan were discussed.

- The reasons for removing the tennis courts from Hughes Park were discussed. They needed to be replaced.
- The Hillcrest ball diamond was discussed. The future use is being reviewed with the master plan.

- Unity Christian High School is moving. A discussion on a potential site for a Senior Center was reviewed, including the possibility to use a few classrooms. This should be checked into.
- A review of combining a senior center with Georgetown was mentioned.

10. The meeting adjourned at 9:20 p.m.

Respectfully Submitted,

Teri Schut  
Planning / Zoning Assistant