

CITY OF HUDSONVILLE

Planning Commission Minutes

May 21, 2014

(Approved June 18, 2014)

FORMAL: **Approval of the April 16, 2014 Planning Commission minutes**
3441 New Holland Street – Summer Creek - Special Use Permit
3441 New Holland Street – Summer Creek - Preliminary PUD
3310 and 3320 Van Buren Street – Love INC – Site Plan
5775 Balsam Drive – Luke Vandenberg, Fireworks sales tent – Special Use
Permit and Site Plan Amendment
3704 Chicago Drive – Painted Farmgirl – Special Use Permit and Site Plan
Amendment
Recreation Plan – Public Open House

INFORMAL: **5535 School Avenue – Hudsonville Public School Early Childhood Center**
Presentation

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

Absent: Van Doeselaar

FORMAL SESSION:

1. Chairman VanDenBerg called the meeting to order at 7:00 p.m.
2. A motion was made by Leatherman, with support by Raterink, to approve the minutes of the April 16, 2014 meeting.

Yeas 8, Nays 0

3. **3441 New Holland Street – Summer Creek – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Todd Stuive, P.E. with Exxel Engineering Inc., representing the applicant, Bob Deppe of RDI Companies, along with Mike Bruggink, RLS from Fen View Design, LLC who gave a review of the proposed landscaping.

The staff report was presented.

Laura Saura - 5122 Waterside Drive – Letter was read.

A motion was made by Raterink, with support by Sikkema, to approve the Special Use Permit to allow for Summer Creek PUD located at 3441 New Holland Street. This approval is based on the finding that the standards in Section 13-6 of the Hudsonville Zoning Ordinance have been affirmatively met.

Yeas 8, Nays 0

4. **3441 New Holland Street – Summer Creek – Preliminary PUD**

Chairman VanDenBerg opened the public hearing.

Ken Doss – Attorney for Summergreen Condominium Association, 301 Harvey Blvd, Holland MI. We cannot analyze the drainage issue yet. The houses are 5-7' higher than the adjacent condominiums. Summergreen Condominiums filed a lawsuit for adverse possession for a narrow strip of land along the north property line. There is concern of future homeowners maintaining the property, including the pond and natural areas. There is concern the pond will create a lot of mosquitoes. There is a 10' strip of property owned by the association that is needed for the pathway, but that can be addressed at a later time.

Doug Vandeguchte - 4872 36th Avenue. Concerned about ponds and habitat living in the natural area. Feels the 60' x 125' lots are too small as they are below the typical Hudsonville lot size minimum. Asked about buffering for the homes along 36th Avenue.

Marylou Bogema – 3482 Golfside Drive. When she moved into Summergreen in 1983, she was told that nothing could be built in a floodplain area. After a heavy rain, there is a lot of flooding on the property. What would prevent Summer Creek walkers from cutting through Summergreen property to get to 32nd Avenue because there would be no direct access to 32nd Avenue, other than New Holland Street and the school property?

Harvey Ringerwole – 4879 Summergreen Lane. Asked about the water table depth for the proposed pond and how much water is in the existing pond. Todd Stuive said it varies. The water table is about 4' by the pond and will be 8' when the pond is constructed. It will be aerated. The existing pond will have no less than 8' of water in it. Also have concern about the slope by the pond. The maximum permitted slope is 1:3 that needs to be maintained.

Kevin Heemstra – 4858 36th Avenue. What is the plan for the open ditch on his lot that goes to the property with a city easement? A culvert is planned. The water was 30-40' from his house from the rain last May.

Timothy Dillon – 4950 36th Avenue. Has concern in the future with stormwater damage. He has never had any issues with water in the 25 years he has lived at this location.

Ed Cotts – 3248 Greenvale Court. This property is zoned a flood plain, which cannot be built on and you cannot alter the flow of the water.

Ruth VanderWerf – 4907 Summergreen Lane. Addressed the condition of the Berryfield property in Holland, built by Bob Deppe. It has 6 units and a street. It is now a dust bowl with a cracked road and grass growing in it. If this project starts and fails, we will be left with a dust bowl. If this goes through and during construction there is a heavy rainfall and Summergreen floods, who is going to be liable for that damage?

Jerry Heyboer – 4831 Summergreen Lane. When it floods there is a backflow valve to prevent flood waters from coming into Summergreen's pond. He mentioned concern for water backing up into the lower areas.

Kyle Takken – 3490 Golfside Drive. This property can be a nature area and used for future high school expansion.

Susan Bosnjak - 4855 Dell View. She purchased the property a year ago because of the beautiful natural habitat behind her condo. Has an Environmental Impact study been done on this proposed development? It's a wildlife sanctuary now.

Peter Hoekstra – 4955 Summergreen Lane. What will this do to property values?

Hank Holtrop - 5109 Waterside Drive. Who will maintain the pond? If leaves are not raked out of the pond, it will stink.

- The storm design was explained. The proposed pond will be 8' minimum depth.
- The floodway cannot be altered and a floodplain can be.
- It was suggested to have no parking for the first part of the road up to the looped portion, or to widen the road for that portion to ensure emergency vehicles can get in.

Bob Deppe requested that the landscape buffer along the north lot line be removed since there is a lawsuit to claim some of that property.

VanDenBerg closed the public hearing.

The staff report was presented.

The following discussion took place:

- Does the city have any control over the upkeep of the property? Yes, it has to be maintained under the city code.
- The schedule for building is later this year or next year. A lot of permitting needs to be done.
- Because of so much common space and the pathway going through the property, it was suggested to involve the city attorney to ensure we have an understanding of what is required to be maintained.

- What is the time frame on the water studies? DEQ is the next major step. Two – three months are needed for permits.

A motion was made by Leatherman, with support by Waterman, to approve the Statement of Conclusions for Summer Creek located at 3441 New Holland Street. This approval is based on the finding that the standards in Section 11-8 E. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Relocate the pathway to the east side of the creek and to work with the city in order to align the paths on both sides of New Holland Street.
2. Add sidewalk to the east side of the road, connecting to New Holland Street.
3. All ~~The~~ streets shall have face curbing. *
4. Work with the city to ~~make sure emergency vehicles have adequate access to the property.~~ ensure that the first 500 feet of the new entrance can accommodate emergency vehicles. *

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

	Required	Proposed
1. Public Road Width	30'	26'
2. Maximum cul-de-sac length	800'	1,575'
3. Front yard building setback	NA	30'
4. Side yard between buildings	25'	14'
5. Rear yard	50' (for 2 story)	30'
6. Lot width	150'	60'

The safeguards for each deviation are as follows:

1. The narrower 26' wide road is not a through street, which keeps the traffic volume to a minimum and results in less stormwater detention demand. On-street parking will only be permitted on one side of the street to ensure no issues for emergency vehicles.
2. Most of the development is a looped street. Due to the small frontage and the creek, there aren't feasible options for a second access point.
3. 30' is a standard front yard building setback. A front yard setback has not been established since this is a new street.
4. The reduction in space between homes allows for a less intense development by having single-family homes instead of multi-family buildings. There is also open space behind all of the lots, except where they back onto the lots off of 36th Avenue, which have deeper than usual rear yards.
5. A single-family lot more commonly has a 40' rear yard building setback. There will be open space behind all of the lots, except where they back onto the lots off of 36th Avenue, which have deeper than usual rear yards so there is more open space to the rear than what a traditional development has.
6. The minimum 60' lot width is slightly narrower than what is permitted in a single-family subdivision with 65' being the narrowest allowed outside of the downtown

area. This is seen as a more efficient design with an excessive amount of open space preserved throughout the development and east of the creek.

This project is less intense than the underlying zoning. This project is consistent with the Master Plan Policy for residential PUD's to create flexibility in design and housing choice as well as to encourage open space and innovative subdivision design. It is also consistent with the Master Plan's Goal for maintaining the city's strong single-family residential character. The open space character of the development meets the Parks/Recreation Future Land Use Designation. The single-family residential use is compatible with the surrounding uses being less dense than the attached residential development to the north, east and south, and matching the single-family use to the west. The Master Plan encourages residential PUD's with one of the purposes being to encourage open space. 25% is the minimum amount of open space required and this project has 71%.

Yeas 8, Nays 0

5. 3310 and 3320 Van Buren Street – Love INC – Site Plan

Chairman VanDenBerg opened the public hearing.

Todd Stuive, with Exxel Engineering Inc., representing the applicant, Love INC reviewed the Site Plan application prior to removing the two homes they own along Van Buren Street in line with the Conditional Rezoning for this property. The addition is a 2 story, 9,660 s.f. building addition. Board members, Jack Katerburg and Mitch Newenhouse were also present.

The amount of retail area in the 'Outback Shoppe' is being shifted to the proposed addition from the existing portion of the building it currently uses. The current space will become warehouse/volunteer work space.

The staff report was presented, including a review on the elevation of the building.

Sheri Monroe - 3337 Van Buren Street. Had detailed questions regarding the site plan including parking calculations and landscaping requirements. It was suggested to meet with the Planning Director at a different time to address her questions in more detail.

- Strikwerda will continue to work with the applicant regarding the façade.
- Directional signage for the parking lot was discussed.
- It was suggested to adjust the trees along the west lot line to help hide the side of the building from the street.
- Cottage retail standards for the building were discussed.

VanDenBerg closed the public hearing.

The following discussion took place:

- Where are the air-conditioning and gas utility units from the existing building being moved to when the addition is constructed? Not sure at this time. Would like to see them buffered.
- No parking on the street was discussed.
- The addition of a pocket park was questioned. There isn't enough room for a park.
- A comment was made on the setback of the building is better, because the existing homes block the view onto Van Buren Street coming out of the library's driveway.
- Is this plan coming back to the Planning Commission in June? Yes, for the building facade. The intent is to get approval so the applicant can continue working on getting the bidding knowing what the rest of the property will look like.
- There was safety concern about the new exit location in reference to the on-street parking. It was indicated that this could be reviewed by the Safety Committee.

A motion was made by Waterman, with support by Sikkema, to approve the amended site plan for 3300 Van Buren Street. This approval is based on the finding that the site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Provide head curb, bollards or landscape elements to protect the fire hydrant.
2. Adjust the building elevation to more closely match the Cottage Retail Shopfront Frontage building type with Planning Commission approval at a later date.
3. Clarify the relocation of the air-conditioning and gas utility units on the revised plans.
4. Make sure everything checks out from the zoning standpoint.
5. Review at the staff level for the necessity of adding additional no-parking signs on either side of the proposed exit onto Van Buren Street.

Yeas 8, Nays 0

6. **5775 Balsam Drive – Luke Vandenberg, Fireworks sales tent – Special Use Permit and Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Luke Vandenberg, owner of PPI Michigan, reviewed the Special Use Permit application and Site Plan to allow for a sales tent selling fireworks to take place outdoors one month per year at 5775 Balsam Drive, which is Hudsonville Lanes. The applicant had a fireworks sales tent in front of Hudsonville Grille in 2009. The hours of operation are from 10 a.m. to 9 p.m. daily.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- One concern is the stakes not being seen by the public. There needs to be something to identify the stakes so no one gets hurt.

- The flags are prohibited in the ordinance.
- Cones or neon colored ropes or thin caution tape where suggested to be used.

A motion was made by Sikkema, with support by Nesky, to approve the Special Use Permit and Site Plan to allow for a sales tent selling fireworks to take place outdoors daily from 10 a.m. to 9 p.m. for 30 consecutive days per year at 5775 Balsam Drive. This approval is based on the finding that the General Standards in Section 13-6, and Outdoor Use standards in Section 13-7 G. 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. Allow up to 32 s.f. of signage, not including the sign that is a part of the tent, the open sign and the credit card sign.
2. The applicant shall work closely with the Fire Department.
3. Provide a copy of the agreement from the property owner allowing for the outdoor sales of fireworks prior to installing the tent.
4. A current state permit must be on file.

Yeas 8, Nays 0

7. **3704 Chicago Drive – Painted Farmgirl – Special Use Permit and Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Karen Mead, special events and marketing for Painted Farmgirl, along with Jana Lynema, the owner, reviewed the Special Use Permit and Site Plan request to allow for outdoor markets. There would be a weekly Thursday evening farmer's market from 2 pm to 7'ish pm, and a monthly vintage market on a Friday and Saturday from 8 am to 4 pm. Both uses will operate from June to October. These applications would take place on the same property as the existing Painted Farmgirl business at 3700 Chicago Drive, which is connected to the Mobil gas station.

The staff report was presented.

The following discussion took place:

- They were hoping to collaborate with the co-op. We don't want to compete we hope to complement each other.
- Overnight security was discussed. Last year there were no problems. Someone stayed overnight.
- Restrooms were discussed. There is access to the restrooms in the building.
- Access doors to the building, and debris around the property were discussed.

VanDenBerg closed the public hearing

A motion was made by Waterman, with support by Westrate, to approve the Special Use Permit for a Thursday afternoon Farmer's Market and a monthly Friday-Saturday Vintage Market from June to October, along with the amended site plan for 3700 Chicago Drive. This approval is based on the finding that the General Standards in Section 13-6, and Outdoor Use standards in Section 13-7 G. 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. No structures are permitted on the site, except on the days a market is in operation.
2. Customer and vendor parking must be contained where permitted. If there is a problem with parking not taking place where it is permitted, the number of vendors will need to be reduced to an amount as approved by the Zoning Administrator to resolve the parking conflict.
3. Painted Farmgirl may run the market each year, as approved, without subsequent approval by the city. However, if the owner violates any provisions of this approval, the city reserves the right to revoke their Special Use Permit.

Yeas 8, Nays 0

8. Recreation Plan – Public Open House

No one was present for the open house, so it was decided to discuss this at the June 18th Planning Commission meeting.

INFORMAL SESSION

9. 5535 School Avenue – Hudsonville Public School Early Childhood Center Presentation

Travis Vrugink from GMB Architects presented the plan to convert the Hudsonville Public School 9th grade building into an Early Childhood Center. The city engineer has reviewed and their comments have been forwarded to GMB Architects.

10. The meeting adjourned at 10:25 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant

*Amended per Planning Commission, June 18, 2014.