

**CITY OF HUDSONVILLE**

**Planning Commission Minutes**

April 16, 2014

(Approved May 21, 2014)

**FORMAL: Approval of the March 19, 2014 Planning Commission minutes  
4917 32<sup>nd</sup> Avenue – VanderLaan Funeral Home - Site Plan Review  
5786 Elm Avenue – Julie Roche – Special Use Permit**

**INFORMAL: Planning Commission Operation  
Consumers Energy discussion  
3441 New Holland Street – Summer Creek Preliminary PUD**

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

Absent: Westrate

**FORMAL SESSION:**

1. Chairman VanDenBerg called the meeting to order at 7:00 p.m.
2. Welcomed new member, Robert Nesky to the Planning Commission board.
3. A motion was made by Sikkema, with support by Raterink, to approve the minutes of the March 19, 2014 meeting.

Yeas 8, Nays 0

4. **4917 32<sup>nd</sup> Avenue – VanderLaan Funeral Home – Site Plan Review**

Chairman VanDenBerg opened the public hearing.

Earl Hemmeke of Architects Collective P.C. presented the application for VanderLaan Funeral Home's Site Plan Application to allow for a 760 s.f. building addition, canopy addition, and a 44-space parking lot expansion. Two dimensional variances were approved prior to this meeting. The variances are to allow for 150' driveway spacing between driveways where 245' is required, and to allow 124 parking spaces where the Planning Commission can allow up to 98 parking spaces. Joanne VanderLaan and Rich VanderLaan were also present.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- Moving the driveway increases safety and provides better traffic flow onto the property.
- It is safer both for 32<sup>nd</sup> Avenue traffic and on-site traffic.
- Pavement markings for going through and left in middle lane needs to be clearly marked for the driveway across from Beechcrest Drive.
- Current and future landscaping requirements were discussed.
- A new detention pond is proposed along the west property line, draining into a storm main to the southwest on Summergreen Condominium's property. It was noted that this will typically be a dry pond.
- New LED lighting was discussed. It will be no more than one foot candle beyond the property line.
- Plans to keep existing sign.

A motion was made by Waterman, with support by Raterink, to approve the site plan for 4917 32<sup>nd</sup> Avenue. This approval is based on the site plan review standards from the Hudsonville Zoning Ordinance having been affirmatively met with the following conditions:

1. The proposed deciduous trees need to have a minimum installation caliper size of 2 ½”.
2. Final landscape plan needs Planning Director approval.
3. Due to the overhead wires, provide understory trees along the frontage instead of the canopy trees.
4. Burying the overhead line along the north property line is advised.
5. The driveway slope shall not exceed 5%.
6. Provide curbing along the entrance driveways around the edge of the landscape area adjacent to the driveways.
7. Provide a signed agreement from Summergreen Condominiums that allows for connection to their storm catch basin.

Yeas 8, Nays 0

5. **5786 Elm Avenue – Julie Roche – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Julie Roche has submitted a Temporary Special Use Permit request for 5786 Elm Avenue, which is owned by Zachary Jenkins of 635 Buttrick Avenue SE, Alto, MI 49302. She explained the business operation and her certifications. The neighbors on both sides are supportive. The Temporary Special Use Permit is required for a home occupation to allow:

1. Outdoor activities and
2. More than 5 client trips to the home in a 24-hour period.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- The two main adverse impacts are traffic and noise.
- The traffic issue can be resolved due to an agreement for customers to park at the bowling alley, which has been supplied to the city.
- Her certifications and insurance were mentioned.
- The noise will have a negative impact on the neighborhood, causing a nuisance condition due to the amount of kids having lessons. There will be the yelling of instructions and kids screaming and crying since they do not want to be there and screaming out of fear since they will be dunked against their will.
- The applicant indicated the lessons are one on one, with up to 3 clients sitting on the pools edge at a time with her assistant, who will also be certified.
- The age of the clients were discussed.

A motion was made by Leatherman, with support by Van Doeselaar, to approve a two-year Temporary Special Use Permit for a home occupation to operate outdoors with more than 5 client trips to the home in a 24 hour period for 5786 Elm Avenue. This approval is based on the finding that the General Standards in Section 13-6, and Home Occupation standards in Section 13-7 E. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. The business owner shall be required to maintain all required certificates, licenses and liability insurance to operate this business. A copy of the liability insurance needs to be on file with the city.
2. Business owner shall require clients to park at Hudsonville Lanes bowling alley.
3. Business owner shall limit hours of operations to Monday - Thursday (with occasional Fridays) 9:00 a.m. to 1:00 p.m.
4. Business owner shall be responsible for client safety and for ensuring that the business is not disruptive (noise, traffic etc.) to neighboring properties or the city.
5. Business owner will agree to instruct clients 2 year old or older.
6. The city reserves the right to revoke this temporary Special Use Permit if any of the above have not been followed or for any other reason that is believed to be in the best interest to the general welfare of the community.

Yeas 8, Nays 0

## **INFORMAL SESSION**

### **6. Planning Commission policy discussion**

- The review process was discussed.
- It was suggested to have more review at the staff level and to bring that back to the Planning Commission.
- It was asked if we need to create guidelines for our own use that are not spelled out in the current policy. There was interest in this.

### **7. Consumers Energy discussion**

- The tree trimming from Consumers Energy was discussed. They gave a presentation at the City Commission meeting.
- What we can do at the Planning Commission level was discussed. Consumers Energy has guidelines that can be provided to applicants.

### **8. 3441 New Holland Street – Summer Creek - Preliminary PUD**

There will be a public hearing at the May 21<sup>st</sup> Planning Commission meeting. This was on the agenda, but there was no discussion.

### **9. The meeting adjourned at 8:30 p.m.**

Respectfully Submitted,

Teri Schut  
Planning / Zoning Assistant