

CITY OF HUDSONVILLE

Planning Commission Minutes

March 19, 2014

(Approved April 16, 2014)

**FORMAL: Approval of the February 19, 2014 Planning Commission minutes
3310 & 3320 Hudson Trails Drive – Grand Equipment – Special Use Permit
and Site Plan Amendment**

INFORMAL: 3441 New Holland Street – Summer Creek - Preliminary PUD

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

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 Waterman, to approve the minutes of the February 19, 2014 meeting.

Yeas 8, Nays 0

3. **3310 & 3320 Hudson Trails Drive – Grand Equipment – Special Use Permit and Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Steve Witte of Nederveld presented the request for a 13,650 s.f. building addition plus a 4,000 s.f. accessory building to the west that will be used for storage and Special Use Permits to expand heavy-equipment sales and repair, and outdoor storage that includes the Lamar storage area. The required site plan elements were presented. A 12" watermain is being relocated due to the building expansion. The proposed building appearance will match the existing building. They do not want to add a sidewalk that connects to the public sidewalk. Cell tower access needs approval from the neighbor. For safety and maintenance they want to store equipment upright. Matt and Jeff Grasman from Grand Equipment and Harry Terpstra of Dan Vos Construction were also present.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- The main building will be used for servicing equipment. The accessory building will be used for storage.
- The cell tower was purchased by the property owner. The intent is to tear it down, but if it gets used proper access needs to be provided, which may require an agreement.
- The detention pond will be dry.
- On site stormwater connects to the regional detention pond west of Rainbow Grill.
- The stormwater rate to the creek will be reduced, but the overall volume will increase.
- The Lamar storage equipment was discussed. An agreement is needed for proper access.
- The owner does not want a sidewalk connection to the public sidewalk from the building.
- They originally stored manlifts that could extend 100'. They no longer have those.
- Does the mast need to be extended? No, just raised. They extend about 17-18'.
- Some equipment gets nests and water buildup when it is stored in the lowest position.

A motion by Waterman, and support by Westrate, to approve the Special Use Permit for heavy-equipment sales and repair, and outdoor storage, along with the amended site plan for 3310 & 3320 Hudson Trails 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. Provide the final fixture detail to be used for the exterior lights if they are different from what was submitted.
2. Provide the required easement for the relocated watermain and hydrant that extend to the north property line.
3. Shift the north fire hydrant so it is on a 'T' instead of at the end of the line per city engineer approval to enable future watermain extension.
4. Provide 5' tall arborvitaes every 20' along the west and south walls of the accessory building.
5. The existing trees buffering the storage area west of the cell tower can count towards the buffer if they are evergreen trees.
6. Add landscaping from previously approved site plans where it is missing.
7. Add another type of evergreen tree to meet the variety requirement.
8. Provide an agreement with the neighboring property owner allowing access to the cell tower and adjacent storage area.
9. Store outdoor equipment in the raised, but not extended state in the display area to the north and east of the existing building.
10. Combine the two lots this site plan encompasses.

Yeas 8, Nays 0

INFORMAL SESSION

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

Don DeGroot of Exxel Engineering presented the request. The property is zoned R-3 for single-family attached residential, which allows up to 7 units per acre for a PUD. The plan includes 60 single-family home sites. The streets are proposed to be public. All but one home are west of the creek. Over 40% of the property is common open space. A new pond will be constructed that is 10 times larger than what is required for stormwater detention. The fill will be used for building up the home sites. There will be a pathway along Buttermilk Creek. There is buffer for the condominiums along the north lot line. Most of the abutting property is zoned R-3 with R-1-D to the west. There is a looped road off of New Holland Street. This plan is a prime example of how a PUD works. The plan has one third of the permitted density. There are deviations for lot width, rear yard, side yard, building setback, street width and the front yard building setback is set at 30'. Less future maintenance is required since this is a clustered development. There is less street and infrastructure. They have been in formal discussion with the Ottawa County Water Resource Department and have talked to the DEQ.

- Flood plain elevations were discussed. The lowest openings will be at least 1' to 3' above the flood plain level.
- It was decided not to build the previously approved design. The market has given direction to this building type.
- How big is the pond? 3.7 acres. It will be 10' deep and can store 8' of water.
- They plan to build it as a plat. There will either be plat restrictions or covenants.
- On-street parking will be limited to one side. The garages will be two-stall.
- Deppe is planning to be the only builder with four different looks so it doesn't have a cookie cutter appearance.
- The garage will be set back so it is not the first thing that will be seen from the street.
- It is preferred to do the project in 2 phases but there is no practical way to build the road in 2 phases.
- The north end landscape buffer was questioned. A berm will not work due to existing drainage. Landscaping is intended to go up with individual homes.
- On-street parking will not be encouraged.
- There is more street width for emergency vehicles versus a standard street if there is only parking on one side of the street.
- The pathway is presented as 8' wide but it will need to be 10' wide with a 14' boardwalk for federal funding. A variance may be possible if the boardwalk cannot be 14' wide.
- Preference was expressed for the pathway to be shifted to the west side of lot 60 along with room for a bench.
- Will there be any improvements to Buttermilk Creek? The DEQ will do an inventory of the creek. It is possible some bank stabilization needs to be done.

- Mike Bruggink of Fen View Design has signed a contract to design and plant all of the plantings around the pond and by the homesites in native Michigan species plants that attract native Michigan wildlife.
- The kids in the district will have a competition for naming the project. The student will get \$2,500 and the school will get \$10,000. The schools are excited about participating in this. There is a class that focuses on native planting so the high school class may help plant it and the pond will be used for classroom work. Hoping all of the schools can use this area. The entrance will have landscaping and a sign.
- What is the price range? Between \$225,000 and \$300,000 per site. This month's builder's magazine promoted cluster development. They want the front porch to be large enough for chairs. Plus a deck on the back.
- Does the city have to worry about setting precedent for street width? Each project is unique but it can be a factor. Benefits of narrower streets were mentioned, such as less maintenance cost, less impervious surface for stormwater, slows traffic down, is more appealing in a neighborhood, and there will be no through traffic.
- There will be additional width on the northeast corner and possibly northwest corner for turning.
- More detail on floor plans was requested.
- Public street was encouraged rather than private street.
- Another option was suggested for having the pathway cross the creek by lot 60.

A motion by Westrate, and support by Sikkema, to approve the Statement of Findings and Recommendations for Summer Creek located at 3441 New Holland Street. This approval is based on the finding that the standards in Section 11-8 B. of the Hudsonville Zoning Ordinance have been affirmatively met with the following Statement of Findings and Recommendations:

The plan meets the regulations as set forth with the proposed deviations (requirements are in parentheses) and safeguards:

1. *Public Road Width - 26' (30')*. A narrower street results in less stormwater detention demand, less maintenance cost, calms traffic, is more appealing for a neighborhood. It is recommended to reduce on-street parking to one side of the street if this is a public street. There is no through street, which keeps traffic volume to a minimum.
2. *Maximum cul-de-sac length - 1,080' (800')*. 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. *Front yard building setback - 30' (NA)*. 30' is a standard front yard building setback. A front yard setback has not been established since this is a new street.
4. *Side yard building setback between buildings - 14' (25')*. The reduction in space between homes allows for a less intense development by allowing 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. *Rear yard building setback - 30' (50' for 2 story)*. 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. *Lot width - 60' (150')*. 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 development with an excessive amount of open space preserved throughout the development and east of the creek.
7. *Building type - single-family detached (single-family attached)*. This allows for a less intense cluster development that preserves over 40% of the property as common open space outside of the individual lots.

This project is less intense than the underlying zoning, and it is not consistent with Master Plan Future Land Use Plan. The Master Plan would allow for this to be changed to a park. The Master Plan encourages residential PUD's with one of the purposes being to encourage open space. This project has approximately 80% open space as defined in the Zoning Ordinance.

The following information needs to be provided for the public hearing:

1. A more accurate percentage of area that will be preserved for open space.
2. Provide more detail regarding the natural features.
3. Zoning classification of adjacent properties.
4. Verify that the proposed development will be Site Condominiums, or a Plat.
5. Provide detail on the impact of the development, on the ground water level.
6. Adjust the pathway so it is west of 'lot 60'.
7. Provide more floor plan detail.

If this information is provided and prepared, the public hearing will be on April 16, 2014.

Yeas 8, Nays 0

5. **Planning Commission operations**

There was discussion on Planning Commission operations. It was advised to review the Planning Commission chapter of the City Code for the next meeting for discussion.

6. The meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Daniel J. Strikwerda, AICP
Planning & Zoning Director