

**CITY OF HUDSONVILLE**

**Planning Commission Minutes**

February 19, 2014

(Approved March 19, 2014)

**FORMAL: Approval of the November 20, 2013 Planning Commission minutes  
5779 Balsam Drive – Vitale’s – Site Plan Amendment**

**INFORMAL: 5040 40<sup>th</sup> Avenue – Hudsonville Public Schools Building Addition  
Election of Officers  
Annual Planning Commission Report**

Present: Westrate, VanDenBerg, Van Doeselaar, Leatherman, Staal, Waterman and Strikwerda

Absent: Raterink and Sikkema

**FORMAL SESSION:**

1. Chairman VanDenBerg called the meeting to order at 7:00 p.m.
2. A motion was made by VanDoeselaar, with support by Waterman, to approve the minutes of the November 20, 2013 meeting.

Yeas 5, Nays 0

3. **5779 Balsam Drive – Vitale’s Restaurant - Site Plan Amendment**

Chairman VanDenBerg opened the public hearing.

Todd Olin an owner of Land & Resource Engineering, Inc presented the request. Maurizio LoGiudice, owner of Vitale’s Restaurant, plus a representative from Pioneer Construction were also in attendance. They are adding 974 s.f. to Vitale’s Restaurant which is approximately 4,300 s.f. This site was originally approved as a site condominium and it has setback limitations. The site plan review comments were addressed with a couple outstanding issues as follows:

1. There is a dumpster pad that is too close to the lot line. Changing the dumpster pad needs condominium association approval.
  2. To alleviate the parking challenge, there is an agreement with Hudsonville Lanes for staff and they can park 25 cars there. They have a noon and evening peak for parking, which varies from the peak of other businesses in the complex. Occasionally bowling alley patrons will use the complex parking so there currently is shared back and forth parking.
- Property access was discussed, including the potential addition of a driveway connection directly west of Vitale's connecting to the Hudsonville Lanes property where the dumpsters currently are located.
  - There are 57 spaces in front of the building. Direct access to Hudsonville Lanes could provide additional spaces that are more accessible for customers.
  - It was suggested to work with the Planning Director to try and make that happen. This will also need approval of the bowling alley and condominium association.
  - It was asked if there could be directional signage to direct people to parking in the back.
  - Lannie Vu, owner of Lannie's Nails and Hair Salon, located at 5797 Balsam Drive asked about the potential for directional signage directing vehicles to the additional parking behind all of the businesses. There are parking space signs for the business that are very low to the ground. They get buried in the snow and knocked over by the landscapers. It was advised to work with the Planning Director on directional signage options.
  - Maurizio LoGiudice questioned what directional signage could be allowed. Said he will pay for higher signs in front of Lannie's Nails and Hair Salon. It was suggested to work on that signage now. He is not opposed to additional access behind his business but cannot guarantee it can be allowed and is concerned about pedestrian safety with the extra traffic flow.

VanDenBerg closed the public hearing.

The staff report was presented.

A motion was made by Leatherman, with support by Westrate, to approve the amended site plan for 5779 Balsam Drive. This approval is based on the finding that site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Shift the dumpster enclosure so it is at least 8' from the lot line and is big enough to contain all of the dumpsters.
2. The handicap signs shall meet ADA requirements.
3. Work with the Planning Director on the possibility of additional access connecting to the bowling alley property along the west side of Vitale's Restaurant.
4. Work with the Planning Director on directional signage.
5. If feasible, obtain a joint parking agreement with Hudsonville Lanes that runs with the land for Vitale's customers.

Yeas 5, Nays 0

## **INFORMAL SESSION**

### **4. 5040 40<sup>th</sup> Avenue - Hudsonville Public Schools Building Addition Presentation**

Travis Vrugink of GMB Architects gave a presentation on the district storage building addition. The schools get big shipments on products and supplies and it is a growing school district. This is the best location for expansion and continuing to do their operation. The building size was adjusted to stay out of the building setback even though that is not required by schools. David Wilkins of GMB Architects was also in attendance.

- What type of trucks will be making the deliveries to this site? Smaller box trucks make the deliveries. Larger box trucks and semi-trailer trucks will not fit in the truck docks.
- How long has the school owned this property? It was estimated at 10 years.
- This building stores school supplies, but does not store food.

### **5. Election of Officers**

- According to the Planning Enabling Act a new chairperson is needed since an “ex officio” member cannot be the chairperson.
- A set of rules guiding the Planning Commission were recommended to be created within the next 6 months.
- It was commented that it would be nice to see the chair change every couple years.
- It was stated that there are laws in the City Code that regulate the Planning Commission. This section will be shown to the Planning Commission.

A motion was made by Westrate, with support by Leatherman, to nominate VanDenBerg as chair.

Yeas 5, Nays 0

A motion was made by Westrate, with support by Staal, to nominate Leatherman as vice-chair.

Yeas 5, Nays 0

### **6. Annual Planning Commission Report**

The annual Planning Commission report was discussed.

- The Geothermal Loop Pros fencing was questioned. They will finish their site plan requirements in the spring.
  - Food truck rules were questioned.
  - Master Plan timing was talked about. It is anticipated that it will come to the Planning Commission in the spring.
  - Commissioners were encouraged to take the Parks and Recreation Plan survey on Hudsonville's website.
  - The 36<sup>th</sup> Avenue/Chicago Drive traffic light improvements were discussed.
7. The meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Daniel J. Strikwerda, AICP  
Planning & Zoning Director