

CITY OF HUDSONVILLE
Planning Commission Minutes
June 21, 2017

Approved July 19, 2017

3424 Chicago Drive – Midwest Construction Group (Geerlings-Chicago Drive) – Formal Final PUD
3473 Kelly Street – Jensen Jewelers – Temporary Special Use Permit

Chairman VanDenBerg called the meeting to order at 7:00 p.m.

Present: VanDenBerg, DeVree, Leatherman, Northrup, Schmuker, Raterink, Strikwerda and Schut

Absent: Waterman and Staal

1. A motion was made by Raterink, with support by Northrup, to approve the minutes of the May 17, 2017 Planning Commission meeting.

Yeas 6, Nays 0

NEW BUSINESS

2. **3424 Chicago Drive – Midwest Construction Group (Geerlings-Chicago Drive) – Formal Final PUD**

VanDenBerg opened the public hearing.

Nolan Miller with Nederveld, representing Midwest Construction Group, owner Scott Geerlings, reviewed the request to construct an 8,400 s.f. 2-story mixed-use building with the addition of the barbershop property at 3410 Chicago Drive to this site plan. This property is zoned “Hud 5” - Town/Neighborhood Center and is currently vacant.

Here is the list of zoning deviations with the storefront system on west side elevation being added. The safeguards for each deviation were provided:

	<i>Required</i>	<i>Proposed</i>
<i>1. Service Drive build-to zone</i>	0'	75.5'
<i>2. Service Drive driveway spacing</i>	145'	45'
<i>3. Harvey Street access</i>	Not allowed	Allow
<i>4. Drive-through restaurant stacking spaces</i>	10	3
<i>5. Harvey Street Clear Vision Area</i>	25'	8'
<i>6. Harvey Street build-to zone</i>	0'	6'

7. Front property line building percentage	95%	81%
8. Interior side building setback	0'	West side 24.3', east side 1.9'
9. Parking requirement	77	20 on site
10. Footcandles at property line	1 max	1.8 max
11. Storefront system on west side elevation	1/4 of side	1/5 of side

The staff report was presented including the update that there is potential for a third story addition.

The following discussion took place:

- Would the third story be constructed at the same time as the rest of the building? They are applying for funding and would know soon.
- Would an elevator be added if the third story goes in? Yes.
- Is there going to be a basement? No.
- Does the drive-thru being blocked during a large event need to be discussed more? It was suggested to add a condition that the city has the right to close the drive-thru during a large event.
- What type and size of signs are allowed on the north side of the building? Standard size wall signs, a roof sign, a ground mounted sign and sandwich board signs are some options allowed.
- Would hate to see the Chicago Drive side have all box signs on it. Could a condition be added to have staff approval on what type of signs and where they are put on the building? Yes.
- It was asked if the barber shop building would be taken down. No it would stay with possible modifications made.

VanDenBerg closed the public hearing.

Statement of Conclusions

A motion was made by Northrup, with support by Raterink, to approve the Final PUD in accordance with Section 15.11 D. from the Downtown Zoning Ordinance for a mixed use, multi-story building. Allowing this development will enable a mixed use multi-story, pedestrian friendly development along the Harvey Street woonerf that is under construction. This plan meets the regulations as set forth with the proposed deviations as presented along with the following recommended conditions:

1. Complete land division permits to combine a part of 3424 Chicago Drive and 3410 Chicago Drive.
2. Provide a letter from West Michigan Community Bank that states their parking lot at 5367 School Avenue can be shared.
3. Provide documentation that allows for the construction and shared use of the 10 parking spaces being constructed on the remaining portion of 3424 Chicago Drive.
4. Engineer approval is required for the stormwater design.
5. The ground-mounted sign shall be no larger than the Terra Square ground-mounted sign.
6. Provide easements for the fire hydrant and shared access.
7. The window materials will match the wall material surrounding the window.

8. Add a deviation to allow for the reduced extension of the façade on the west side of the building.
9. If a third story is added, Zoning Administrator approval is needed for zoning requirements such as parking and architecture.
10. The City reserves the right to close the drive-thru for public events along Harvey Street.
11. Staff approval is required for signage on the north elevation of the building to ensure architectural uniformity.
12. Add signage at the Harvey Street drive-thru access so vehicles are aware of the pedestrian traffic.

Yeas 6, Nays 0

3. **3473 Kelly Street – Jensen Jewelers – Temporary Special Use Permit**

VanDenBerg opened the public hearing.

Dan Jensen owner of Jensen Jewelers located at 3473 and 3475 Kelly Street reviewed the request to allow for placement of a dunk tank on a parking space in front of his business until the end of August 2017. It will be placed in front of 3475 Kelly Street. They currently are storing it under the canopy where there is a previous Special Use Permit that allows for outdoor display for the downtown area along the entire frontage of this building as long as 5' is left available for pedestrian access.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- Is there any reason this could be done on the weekend instead of for 3 months?
- Concern was raised with people trying to park in this spot and not realizing they can't until they have pulled in.
- It was suggested to have this area closed off while the dunk tank is up.
- This is a safety concern. Concern that kids will be drawn to this area.

A motion was made by Northrup, with support by Raterink, to approve a temporary Special Use Permit for Jensen Jewelers at 3473 and 3475 Kelly Street to allow for outdoor display. This approval is based on the finding that the Special Use Permit standards from Section 17.13 A. of the City of Hudsonville Downtown Zoning Ordinance have been affirmatively met with the following conditions:

1. It can be displayed on the parking space as shown until the end of August, 2017.
2. Provide a barrier to keep people out of the driving lanes.
3. Have additional staff outside to keep people out of the driving lane.
4. Advertising of up to 32 s.f. is permitted during the promotion.
5. Provide cones along the parking space edge so it is clear the parking space is occupied.

Yeas 6, Nays 0

4. **Trailer Parking in Front Yard**

The current zoning ordinance states the following:

Section 6-3. General requirements. A. Parking location standards. 4. For all residential uses, the parking of motor homes, boats, trailers and other large recreational equipment in the front yard for longer than three days shall be prohibited.

The challenge of trailers that are in the driveway most of the summer is a concern. Limiting the total number of days was discussed. There was consensus that enough time is needed to prepare a trailer but there was a mixed reaction on if 3 or 5 days should be the limit.

No decision to change the ordinance was made.

5. **ADJOURNMENT**

The meeting adjourned at 8:06 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant