

CITY OF HUDSONVILLE
Planning Commission Minutes
May 17, 2017

Approved June 21, 2017

- 5489 32nd Avenue – James Luikens – Site Plan Amendment and Special Use Permit - Withdrawn**
- 3424 Chicago Drive – Midwest Construction Group (Geerlings-Chicago Drive) – Special Use Permit, Formal Preliminary PUD and Informal Final PUD**
- 2966 Highland Drive – ARCO Design/Build, Inc. (Hutt Properties, Ltd.) – Special Use Permit and Site Plan Amendment #2**

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

Present: VanDenBerg, Waterman, Staal, Leatherman, Northrup, Schmuker, Raterink, Strikwerda and Schut

Absent: DeVree and Westrate

1. A motion was made by Raterink, with support by Northrup, to approve the minutes of the April 19, 2017 Planning Commission meeting.

Yeas 7, Nays 0

NEW BUSINESS

2. **5489 32nd Avenue – James Luikens - Site Plan Amendment and Special Use Permit**

VanDenBerg closed the public hearing.

This request has been withdrawn.

3. **3424 Chicago Drive – Midwest Construction Group (Geerlings-Chicago Drive) – Special Use Permit, Formal Preliminary PUD and Informal Final PUD**

VanDenBerg stated that the public hearing was still open.

Nolan Miller with Nederveld, representing Scott Geerlings owner of Midwest Construction Group who was also present, reviewed the request to construct an 84,000 s.f. 2-story mixed-use building. This property is zoned “Hud 5” - Town/Neighborhood Center and is currently vacant. This will be a mixed use building where the uses currently being considered are permitted-by-right, except Outdoor Restaurant Seating Area and Drive-through and Ground-mounted sign which are otherwise permitted by Special Use Permit.

This is the list of known zoning deviations:

	<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'
<i>7. Front property line building percentage</i>	95%	81%
<i>8. Interior side building setback</i>	0'	West side 24.3', east side 1.9'
<i>9. Parking requirement</i>	77	20
<i>10. Footcandles at property line</i>	1 max	1.8 max

The staff report was presented with the following updates. The lighting plan has been submitted. There is up to 1.8 footcandles along the Harvey Street lot line where 1.0 is the maximum permitted so a deviation is needed. Outdoor display is an added use.

The following discussion took place:

- Geerlings: plans to follow ordinance for building signage. All of the lights will be facing down, nothing going out.
- It was recommended to wait on a lighting design to coordinate with the city on Harvey Street lighting. There may be enough lighting on the woonerf without having to add wall packs.
- There are 3 large trees on the barber shop property that should be shown on the existing condition plan. I assume these will be removed? Yes.
- The overhead utilities are proposed to be buried.
- It was asked to show details on the fence for the outdoor seating area. There is going to be an easement with the city for the shared seating area.
- Add a connecting sidewalk to the parking spaces on the bank property.
- Will there be any signage at the end of the drive through lane? Yes, a right turn only arrow will be put in the asphalt and if you require any additional we will add it. We want it to be as safe possible. A caution pedestrian crossing sign can be added as well.
- Is there enough room on the drive-through lane for trucks with trailers? It will be looked at. The intent is not for truck traffic.
- Would daily deliveries be on large trucks or box trucks? Usually box trucks for food deliveries, with an occasional semi delivery.
- It was noted that the 3rd drive on this site is owned by McConomy and if it is going to be used for deliveries the city would need to buy it since it could shut down at any time.
- It was asked if the woonerf had any truck weight limits on it. No it does not.
- Could the drive-through be narrowed to 12 feet? Yes, this could be looked at.
- Are you concerned with the limited number of stacking spaces? No, he is confident that this will work itself out. Mentioned a busier property he has where this works fine.
- It was suggested to add striping in front of the building for pedestrian crossing. Decretive bollards are going to be added to signal to the pedestrians or bicycles they need to slow down in this area.

- This is what is unique about this street. It serves as the sidewalk. You have to look at the road as an extension of what is in front of the building. When you walk out of this building it is the woonerf. This will be a learning curve for everyone.
- The city plans to convert part of the Service Drive to one way with angle parking. This should add approximately 30 additional parking spaces.
- How will customers enter the building? There are doors in the front and in the back.
- This is near the splash pad correct? Yes.
- The fencing was reviewed. The reason for the fence is because of alcohol sales. But there can be seating both in and outside of the eating area. This area would be a great spot to add bike racks as well.
- The reconstructed Pizza Ranch has their frontage on the Service Drive, now we have the frontage to Harvey Street, it doesn't seem that we are being consistent with where the front is. This is an evolution of where we were and where we are going. With the construction of Terra Square and now with this building it was realized that Harvey Street will be the front. When Pizza Ranch first came to the Planning Commission, the front was Chicago Drive. They are going to improve their sidewalk to have a nicer looking connection to match Harvey Street when that block is completed.
- Concern was raised about people not seeing this nice area from Chicago Drive and just passing through.
- There is going to be a large gateway sign added over Harvey Street which will be seen from Chicago Drive. There will be some lighting over part of it. Even the Terra Square wall sign is visible from Chicago Drive.
- Waterman indicated that this has been the challenge for the city, people just drive through, which is what Chicago Drive was designed for. Our Master Plan focuses on walkability. Walkability normally takes place on a main street which we don't have. So we are creating a new main street that the buildings front on. Vehicular traffic is designated to the back of those buildings instead of the front where the people are. We are going through a transition period now, but as new development comes in, it give us the opportunity to make changes.

VanDenBerg closed the public hearing.

Statement of Conclusions

A motion was made by Waterman, with support by Raterink, to approve the Special Use Permit to enable a PUD in accordance with Section 15.02 A. and the Statement of Conclusions for the Formal Preliminary PUD in accordance with Section 15.08 E. and the Informal Final PUD in accordance with Section 15.11 A., all from the Downtown Zoning Ordinance. There is a definite benefit and consistency with the city's master plan. This request promotes density done well. A mixed use, multi-story building being constructed along Harvey Street is precisely the type of development that was envisioned with the city's Master Plan. Allowing this development will enable a mixed use multi-story, pedestrian friendly development along the soon to be constructed Harvey Street woonerf. The additional permitted uses are outdoor seating and display area, drive-through and a ground-mounted sign. No additional studies are needed. A public hearing will be scheduled for the Final PUD on June 21, 2017.

This plan meets the regulations as set forth with proposed deviations as presented along with the following recommended conditions:

1. The ground-mounted sign shall be 10' from the right-of-way line and can be no larger than 22 s.f.
2. Bury the on-site utilities.
3. Consider the suggestion to add on-site bicycle accommodations.
4. Provide easements for the fire hydrant and shared access/parking with the City of Hudsonville.
5. Add silt fencing along Chicago Drive.
6. Provide the missing building elevation details.
7. Coordinate the lighting plan in conjunction with the Harvey Street lighting plan.
8. Provide more details on the proposed fence.
9. Add location of fiber if applicable.
10. Provide an easement for use of city owned property for outdoor dining.
11. Provide details for the current barber shop property.
12. Provide a pedestrian connection between the 10 parking spaces on the bank property and the woonerf.

Yeas 7, Nays 0

4. **2966 Highland Drive – ARCO Design/Build, Inc. (Hutt Properties, Ltd.) – Special Use Permit and Site Plan Amendment #2**

VanDenBerg opened the public hearing.

Josh Cronan, Project Manager with Arco Design/Build, on behalf of Hutt Properties, Ltd., reviewed the request of a Special Use Permit for outdoor storage to the east of their existing building. The storage surface will be crushed concrete from the original floor of the building that they received approval to replace. Jim Hutt was also present.

The staff report was presented.

VanDenBerg closed the public hearing.

The following discussion took place:

- Is the fire lane going to be paved? No, it will be crushed concrete on the east side of the building.
- Will trees be planted only along the south lot line? Yes, there currently is a lot of buffering from the freeway property. Trees will be added to this area because MDOT could remove their trees at any time.
- Will they be running the refrigeration units while they are out there? No, they will be empty trailers, we don't want anything heavy in this area.
- What about the east lot line, should trees be added to this area? They offered to tie in the buffer to the existing tree line.
- It was asked if a silt fence was needed. No.
- On the north end of the property where it dips down and overlooks the nature center, do we need to be concerned with run off into the nature center? They have added a catch basin at the top of the hill for this area, so the stormwater will get caught before it goes to the nature center.

A motion was made by Leatherman, with support by Raterink, to approve the amended site plan for 2966 Highland Drive, and a Special Use Permit for outdoor storage. This approval is based on the finding that the site plan review standards from Sections 15-2 A and E and Special Use Permit standards in accordance with Section 5-20 E. 3, all from the City of Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. A detailed landscape plan requires zoning administrator approval, including an evergreen tree every 25' along the freeway property line.
2. If the deferred parking is needed, it will take precedence over the outdoor storage use.

Yeas 7, Nays 0

5. We said goodbye to Nancy Westrate after serving on the Planning Commission since 2006.
6. **ADJOURNMENT**

The meeting adjourned at 8:34 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant