

**CITY OF HUDSONVILLE**  
**Planning Commission Minutes**  
April 19, 2017

(Approved May 17, 2017)

- 5489 32<sup>nd</sup> Avenue – James Luikens – Site Plan Amendment and Special Use Permit - Adjourned**  
**3424 Chicago Drive – Midwest Construction Group (Geerlings-Chicago Drive) – Special Use Permit, Formal Preliminary PUD and Informal Final PUD - Adjourned**  
**3441 New Holland Street – Summergreen Loan LLC (Creekside Shores) – Final PUD and Tentative Preliminary Plat**

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

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

Absent: None

1. A motion was made by Raterink, with support by Northrup, to approve the minutes of the March 15, 2017 Planning Commission meeting.

Yeas 9, Nays 0

**NEW BUSINESS**

2. **5489 32<sup>nd</sup> Avenue – James Luikens - Site Plan Amendment and Special Use Permit - Adjourned**

VanDenBerg opened the public hearing.

This request is being adjourned until the May 17<sup>th</sup> meeting due to medical reasons from the applicant.

A motion was made by Northrup, with support by Raterink, to adjourn this request until the May 17, 2017 meeting.

Yeas 9, Nays 0

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

VanDenBerg opened the public hearing.

This request is being adjourned until the May 17<sup>th</sup> meeting to give the applicant more time to make plan modifications.

A motion was made by Westrate, with support by Leatherman, to adjourn this request until the May 17, 2017 meeting.

Yeas 9, Nays 0

4. **3441 New Holland Street – Summergreen Loan LLC (Creekside Shores) – Formal Final PUD and Tentative Preliminary Plat**

VanDenBerg opened the public hearing.

Todd Stuive with Exxel Engineering representing Bob Deppe of Summergreen Loan, LLC (Creekside Shores) who was also present, reviewed the request. This is the Final PUD and Tentative Preliminary Plat public hearing review for the proposed 59 single-family detached homes on 30.83 acres of which 10.39 acres will be a public park and green space. They received a permit from the DEQ. Modifications have been made based on the conditions from the last meeting.

The following zoning deviations from the R-3 “single-family attached” Zone District are recommended:

	<i>Required</i>	<i>Proposed</i>
<i>1. Public road width</i>	30'	26'
<i>2. Public right-of-way width</i>	66'	56'
<i>3. Maximum cul-de-sac length</i>	800'	1,575'
<i>4. Front yard building setback</i>	N/A	30'
<i>5. Side yard between buildings</i>	25'	14'
<i>6. Rear yard</i>	50' (for 2 story)	30'
<i>7. Lot width</i>	150'	60'
<i>8. Building type</i>	Single-family attached	Single-family detached
<i>9. Landscape buffer</i>	20'	0'

The following discussion took place:

Ken Doss – Attorney for Summergreen Condominium Association, 301 Harvey Blvd, Holland MI., had major concerns with the drainage. Based upon the information that has been provided by Exxel Engineering, and reviewing this with the Water Resource Commissioner, we are satisfied that the drainage issues have been met and we can move forward.

4858 36<sup>th</sup> Avenue – Kevin Heemstra. There is drainage that runs from the west side of 36<sup>th</sup> Avenue into the creek on the east side of his property. In 2013 the creek overflowed its banks and the water flowed backwards onto the golf course. He wanted to make sure that the water issues have been addressed. It is his understanding that the ditch on his property will remain open and they are going to run a pipe from his property line to the creek. What will happen if the creek backs up and there is nothing flowing through that pipe? The pipe is designed for the 100-year storm.

4855 Meadowview Court - Suzanne Leathley. It was asked how the pond and park will be maintained, will the pathway have lighting.

- Waterman indicated that the city will be working with our environmentalist on the design of this pond. It will be maintained regularly by the city, as all of our parks are. It will be a natural designed pond. It will not be manicured like you would see on a golf course. The purpose for this is to deter geese from nesting. There will be some type of aeration device in the pond. Part of the developer's contribution is money toward this pond and the development of the park.
- It was asked how deep the pond would be. Approximately 15 feet deep.
- Will there be any barrier put along the property line? City staff meet with representatives of the Summergreen board and discussed putting up a fence in there. Our recommendation was that we would prefer not to put a fence up because it was felt that the residences of the condominium association would be able to utilize the pathway and with having a fence there would create a barrier. We do not want to put one up and then be asked to take it down. We did agree to mitigate either through landscaping or fencing in areas of concern that arise with regards to trespassing at a later date.

4853 Meadowview Court – Jim Bolthouse. There is no left turn lane on 32<sup>nd</sup> Avenue to go onto New Holland. Is there anything in the works to have this changed, with the addition of 100 or more cars to this area for the new development? It is difficult to make a turn onto New Holland now.

Strikwerda indicated that the city is looking at this area as a potential future capital improvement project.

4865 Summergreen Lane – Ron Yaw. Is there any plan to increase security for this park? Waterman reviewed how the parks are patrolled regularly now by our sheriff's department in the morning and at night and that this will be added to the routine patrol schedule.

5024 36<sup>th</sup> Avenue – Jim Krikke. How big is the park going to be versus the size of the entire property? Will there be restrooms added? Waterman indicated that the city is in the process of developing the plan for the park, we do have long range plans to install a public restroom where the clubhouse used to be. The idea was that this would be a trailhead location with public restrooms. The size of the park is about 10.4 acres with the entire property a little over 30 acres. There are also private parks in the development.

4950 36<sup>th</sup> Avenue – Ruth Dillon. She shares ownership with the existing pond. With the new development there will be additional owners. Could the city add aeration to this pond because it currently sits stagnant and is very dirty?

Stuive discussed the drain near 4858 36<sup>th</sup> Avenue. There is an open drain that runs through, and there is about 33 acres that drains from the area by the water tower with a small pond at that location along 36<sup>th</sup> Avenue. That pipe is designed for a 100 year storm, so there is adequate advance to get the water through. Buttermilk Creek does come up high enough that the water would back up into that area. There is flood plain on the back of these lots.

As far as the smaller pond on the west side of the property goes, the water quality of this pond is not under the jurisdiction of the city as that is private property. Any type of aeration or

treatment of this pond is up to the individual lot owners. It is not an advantage to the overall drainage system or the association at large.

3482 Golfside Drive – Mary Lou Bogema’s letter was read.

1. Stormwater is the biggest concern. Dan read part of an email from Summergreen Condominium Association’s engineer, James Kirkwood from Prein & Newhof written to Creekside Shore’s engineer, Jon Male from Exxel Engineering. It stated that the proposed detention pond will create a net reduction of flow in the Buttermilk Drain by approximately 50% or more. Eighty percent of the 65 acre area being intercepted by the pond now flows freely into the drain with no detention whatsoever. The entire area should see a benefit to this pond being constructed, reducing the stress on the Buttermilk Drain during all-size storm events. Summergreen has minimal storm design. This project helps make up for that.
  2. 3.7 acre pond. It will have aeration with vegetation around perimeter of pond which is a deterrent for geese.
  3. No public property abutting Golfside Drive is the biggest preventer from people cutting across the property. If people do cross, the first step is to ask them not to. If they continue, let the Sheriff Department know where they live and they will be talked to. The process was reviewed.
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1. There are different kinds of parks. This is seen as a passive recreation park. The Parks and Recreation Committee along with the city can look into options for other uses, such as a picnic area.
  2. Emergency personnel have been involved in the review. There is a curb cut on New Holland that will be kept. A path from the subdivision up to creek will be built to road standards to give quicker access to the pond with an inflatable boat.
  3. There will be park hours similar to other parks. Most likely close at 10:00 p.m.
  4. The City will maintain the park. The future plan is to create a small parking lot off New Holland Street.

The staff report was presented.

5024 36<sup>th</sup> Avenue – Jim Krikke. Asked the developer for more detail on the elevation changes to the property and average cost of the homes. Stuive stated in general, the elevation changes from the roadways in the front of the lot would be built up between 5 to 6 feet and the back areas would be close to the existing grade for walkout type home site for each of the lots. Each basement would be elevated about 2 feet above the 100 year flood plain. The average cost would be \$280,000 to \$350,000, which includes the price of the lots. Strikwerda stated that the walkout floor elevation appears to be about the same as the floor elevation for the condominiums along the north lot line.

4951 Summergreen Lane – Joan Bass. Asked if the smaller pond in the northeast corner is a retaining pond and how is it going to be taken care of as opposed to the larger pond. Stuive stated that the smaller pond is a stormwater quality basin. All of the water from the site is routed to that pond, which would be a shallow area with the intent that it would have cattails and vegetation that would filter the stormwater and take on more of a natural caricature like you might see in a wetland area.

4858 36<sup>th</sup> Avenue – Kevin Heemstra. Asked if the city would consider running a pipe through his property as well as the new development. It will be the only open spot on this drainage ditch that runs into the creek.

- It was asked if this was going to be an underground culvert with the development or will there be an open ditch through his lot. 3/4 of it will be enclosed.
- Why not cover up the rest of the ditch? The developer is not going to spend money on an area that is not his property. The city does not get into stormwater. That would be the Ottawa County Water Resources Commissioner who would look at this. Would encourage you to call Joe Bush and have him look at it to see if there is anything that can be done as part of the project.
- Lighting of the pathway will be considered, solar lighting was suggested.

3248 Greenvale Court – Ed Cotts. It was asked how wide will the street be? The roadway will be 26 feet wide except at the entrance that will be 33 feet because it will have 2 exit lanes. One side of the street will have “no parking” to offset the narrowness.

- If flooding should take place after construction, who is going to pay for damages? It would be looked at on a case by case basis. With this project the city, the developer and the Summergreen Condo Association have done a tremendous amount of due diligence in reviewing engineering to minimize their risk.
- On the east side of the lake, how far is water from Summergreen Condo’s property line? Approximately 48 feet at the closest point.
- How wide are the lots going to be? The narrowest lots will be 60 feet wide and go up from there.
- It was asked if the city attorney gave a specific way to address the flexibility to calculate homeowner’s association financial assessment in the declaration. It was a general comment.
- Overall the city attorney was happy with the declarations. Some of it will need to be cleaned up.

5082 Waterside Drive – Doug Postema. Doesn’t see any parking provision on this site. This will be part of the future plans for the park.

VanDenBerg closed the public hearing.

- The pathway was reviewed. The school is supportive of the pathway, the location is still being discussed.
- Waterman stated, as we look at this project, this is what we should be striving for in terms of a development pattern where you have close to 1/3 of the property that is designated to open space. When you talk about compact form development in a city this is a really good example of that. We commend the developer for working with us and proposing a concept like this. The fact that you have narrower streets every foot or two that you can cut down on the width of the road is less stormwater that’s running off into the creek.

- It was asked at what point the developer turns over control to the association. Deppe indicated the association is part of the documents that are recorded with the final plat approval, so the association is in place from day one. Anyone who holds title or a deed to that property is automatically a member of the association. The developer is in it until the last lot sells. It is different than a condo development where there is a certain percentage that has to be sold and then it gets turned over to the association.
- At what point is a board appointed? Typically people are excited about being in a new neighborhood like this and are proactive. People usually volunteer to be on. The sooner he can get someone to look over the landscaping the better.
- The city code covers sidewalk installation so remaining segments can be installed in the future.
- The difference between other developments and this one is that we won't sell lots separately, meaning the home will be sold with the property. In some developments people will buy the lots and hold on to them and sell to someone else to put a house on it in 5 years. There will be spec home built first, landscaping will be part of these home packages.
- It was asked if there were restrictions on how similar homes can be next to each other or across the street, how is that dealt with? No, we will try to watch for that as they are built out. There will be certain floor plans that people will be able to pick from. People will be able to customize color, the porch, stone, and brick to make it their own, they will just have to fit within the lot size.
- How many spec homes will you have built? 1 model home is typically built as the sales office. Could have 6 or 7 houses started at the beginning. Sometimes spec homes sell faster than they can be built.

A motion was made by Waterman, with support by Westrate for the property located at 3441 New Holland Street to recommend approval of the Tentative Preliminary Plat to the City Commission for Creekside Shores in accordance with Section 21-13 (3) of the Subdivision Control Ordinance from the City Code of Ordinances, including a 56' wide right-of-way, 26' wide roadway, and 1,575' to the farthest point of the loop road from New Holland Street. And to approve the Statement of Conclusions for Creekside Shores Final PUD based on the finding that the PUD standards in Section 11-11 B. of the Hudsonville Zoning Ordinance are met.

### **Statement of Conclusions**

This development will allow for a lower density development under R-3 zoning with 59 single-family detached residential parcels along with open space throughout the development which includes a 10.39-acre public park and the list of deviations as presented. The requirements have been affirmatively met with the following conditions:

1. The plat infrastructure, including the storm water design, streetlights, and sidewalks will be installed as submitted prior to any parcels being sold.
2. Prior to Final Plat approval, the required plat documents will be approved and recorded.

3. Prior to Final Plat approval, the developer will provide a performance guarantee for items that have not been completed, including \$30,000 to cover sidewalk installation.
4. The developer will contribute \$60,000 towards construction of the public pathway and park prior to Final Plat approval or the beginning of pathway or park construction, whichever comes first.
5. Adjust the notes on the plat to remove reference to the city park.
6. Add more flexibility for being able to increase the amount of the annual lot assessment in the Declaration of Restrictions.
7. The city will address park screening issues as they arise.
8. Insert in the Homeowners Association document that if they have not maintained the common areas as required, the city will give them 10 days' notice prior to performing the maintenance and will invoice the association. This language cannot be removed without the approval of the city.
9. The plat is required to comply with the city's zoning ordinance standards.

Yeas 9, Nays 0

5. Commissioners were encouraged to attend the Strong Towns Workshop on May 18<sup>th</sup> in Grand Haven.

6. **ADJOURNMENT**

The meeting adjourned at 9:08 p.m.

Respectfully Submitted,

Teri Schut  
Planning / Zoning Assistant