

CITY OF HUDSONVILLE
Planning Commission Minutes
March 15, 2017

(Approved April 19, 2017)

3523 Highland Drive – Altron Automation – Site Plan Amendment
3150 Shooks Drive – Ventures Ave, LLC – Formal Final PUD Amendment #2
3441 New Holland Street – Summergreen Loan LLC (Creekside Shores) – Informal Final PUD and Tentative Preliminary Plat
3424 Chicago Drive – Geerlings-Chicago Drive – Informal Preliminary PUD and Special Use Permit
Election of Officers
Waive Planning Commission Capital Improvement Program Authorization
2016 Annual Planning Commission Activity Report

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

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

Absent: Raterink

1. A motion was made by Westrate, with support by Staal, to approve the minutes of the January 18, 2017 Planning Commission meeting.

Yeas 8, Nays 0

NEW BUSINESS

2. **3523 Highland Drive – Altron Automation – Site Plan Amendment**

VanDenBerg opened the public hearing.

Justin Longstreth, P.E. with Moore & Bruggink, Consulting Engineers representing Altron Automation at 3523 Highland Drive, Hudsonville, MI 49426, reviewed the plans to construct a 23,725 s.f. building addition along the east side of the northern portion of their 61,728 s.f. building to bring the total building size to 85,453 s.f.. A 21 space parking lot is being added south of the addition. Spike LaCombe Jr., owner of Alton Automation was also present.

The staff report was presented.

The following discussion took place:

- Do you have more information on the landscaping? We will work with Dan to get this information.

- Parking locations were discussed. It was asked what determines the need to install the deferred parking. It is covered in the Zoning Ordinance. If it is seen as a need due to parking on the grass or excessive parking on the street, it can be required to be put in.
- It is always great to see a business grow in our community.

VanDenBerg closed the public hearing.

A motion was made by Waterman, with support by Leatherman, to approve the amended site plan for 3523 Highland Drive. This approval is based on the finding that the site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Provide detail on the proposed landscaping as required by the zoning ordinance.
2. Add the missing landscaping from the previously approved site plan.
3. Provide a copy of the signed Partial Release of Drainage Easement.
4. Add a general note to the site plan stating if there is a parking deficiency, the necessary parking will be installed.

Yeas 8, Nays 0

3. **3150 Shooks Drive – Ventures Ave, LLC – Formal Final PUD Amendment #2**

VanDenBerg opened the public hearing.

Max Scholtz reviewed the request for the changes and proposed a layout with 3 duplexes instead of constructing the approved 6-unit townhome project. They have two-stall garages instead of one-stall which each townhome unit had.

The staff report was presented.

The following discussion took place:

- The need for a stormwater easement was reviewed.
- Snow removal was discussed.
- The architectural features that were previously discussed for the building, are they going to be brought into the design of these 3 buildings? Yes, the wider trim incorporating shaker and windows in the garage doors could be added.
- Window location on the buildings were reviewed.
- The landscaping would be seen before the buildings would be seen from the South and North ends.
- It was asked if any of these have been rented. They typically wait until they have an occupancy permit and then turn it over to the property maintenance company before they are rented out.
- Renters enjoy this area off Shooks Drive. This is an upscale area and that is what drew me to this area.

VanDenBerg closed the public hearing.

A motion was made by Westrate, with support by Leatherman, to approve the Statement of Conclusions for 3 duplexes at 3150 Shooks Drive. This approval is based on the finding that the PUD Amendment Standards in Section 11-13 A. of the Hudsonville Zoning Ordinance have been affirmatively met as follows:

Statement of Conclusions

This plan meets the regulations as set forth with the proposed deviations (current zoning is in brackets based on R-2 zoning standards where applicable):

1. Lot width 100' (150').
2. Building side yard setback from the east lot line 14.5' (35')
3. Building rear yard setback from the south lot line 31' (35')
4. Spacing between buildings 17' (25')
5. Landscape buffer from the west lot line 1.5' (10')
6. Number of parking spaces 26 (16)
7. A dumpster is permitted in the front yard.

Conditions:

1. Final engineer approval is required.
2. The lights need to remain on from dusk until dawn.
3. The dumpster enclosure requires a wooden gate.
4. Change the landscaping around the dumpster to evergreen.
5. If it needed, provide an easement to allow stormwater onto the neighboring property.

Yeas 8, Nays 0

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

Todd Stuive with Exxel Engineering representing Bob Deppe of Summergreen Loan, LLC (Creekside Shores) who was also present, reviewed the request. They received Preliminary PUD approval in 2014, and received amended Preliminary PUD approval in 2015. The biggest change is that the property east of Buttermilk Creek is proposed as a 10.39 acre city park.

The MDEQ permit has been received for the flood plain and wetland impact. The construction drawings and drainage calculations have been submitted to the Ottawa County Water Resources Commissioner, the City and Condo association engineers for review and has received their comments.

Here is the current list of zoning deviations:

	<i>Required</i>	<i>Proposed</i>
<i>1. Public road width</i>	30'	26'
<i>2. Public right-of-way width</i>	66'	56'

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

The deviations were discussed and the staff report was presented.

The following discussion took place:

- Some fire hydrant locations will be moved to the ‘no parking’ side of the street.
- A letter from Summer Green Condominium Association was discussed regarding drainage and the pathway.
- What are the plat plans for maintaining the green space/commons area? Dues will be collected as part of the association to maintain these areas.
- Maintenance for the two smaller ponds was discussed.
- When does this go from the developer to the association? Is there language indicating who would be responsible for what during construction of the subdivision? Yes.
- It was asked if the sidewalks would be put in all at once. No, they would go in as the homes are built. The subdivision ordinance has a 3-year time frame.
- What is going to be allowed for accessory buildings? Possibly 12' x 12' with material matching the house. This would be part of the restrictions.

Statement of Findings and Recommendations

A motion by Northrup, with support by Westrate, to approve the Statement of Findings and Recommendations for Creekside Shores Final PUD located at 3441 New Holland Street. A public hearing will be held on April 19, 2017 if the conditions are resolved. This approval is based on the finding that the PUD standards in Section 11-11 B. of the Hudsonville Zoning Ordinance and have been affirmatively met with the following conditions:

1. Refine what the developer is responsible to complete in the proposed city park.
2. Respond to comments from the Prein & Newhof letter, to include running a HEC-RAS model with an extended-period simulation.
3. Provide more detail on the north lot line landscaping plan.
4. Provide streetlight design.
5. Provide more detail on house plans.
6. Relocate the fire hydrants as recommended to the “no parking” side of the street.
7. Sidewalks must be installed within 3 years of final plat approval as required in the Subdivision Control Ordinance.
8. Drainage plan approval is required.

Yeas 8, Nays 0

5. **3424 Chicago Drive – Geerlings-Chicago Drive - Informal Preliminary PUD and Special Use Permit**

Jack Barr with Nederveld representing Scott Geerlings reviewed the request to create a PUD for the property that Scott Geerlings is purchasing between the future extension of Harvey Street and the Service Drive, west of Terra Square to enable construction of a 2-story mixed-use 8,300 sq. ft. building. The intent is to approve the concept. The next step after this meeting is to have a public hearing for a Special Use Permit and the Preliminary PUD. The purpose of the Special Use Permit application is to determine if this development should be done as a PUD.

Here is the current list of zoning deviations:

	<i>Required</i>	<i>Proposed</i>
<i>1. Service Drive build-to zone</i>	0'	??
<i>2. Service Drive Driveway Spacing</i>	145'	??
<i>3. Harvey Street Access</i>	Not allowed	Allow
<i>4. Harvey Street Driveway Spacing</i>	145'	??
<i>5. Front property line building percentage</i>	95%	??
<i>6. Interior side building setback</i>	0'	~ 30' on west side
<i>7. Parking</i>	??	23

The deviations were discussed and the staff report was presented.

The following discussion took place:

- The drive-through is not ideal, it is too close to the foot traffic. There will be times when it will need to be closed for events on Harvey Street.
- Narrowing the drive-through and adding a right out only turn were discussed.
- The types of businesses that would potentially go into this location were discussed, including restaurant and office.
- It was suggested to have sidewalk on both sides of the property from the Service Drive.
- Landscaping along the west property line was recommended.

Statement of Findings and Recommendations

A motion by Schmuker, with support by Westrate, to approve the Statement of Findings and Recommendations for this proposed development which promotes density done well. Allowing this development will enable a mixed use multi-story, pedestrian friendly development along the soon to be constructed Harvey Street woonerf. No additional studies are needed. A public hearing will be scheduled to take place on April 19, 2017.

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

1. If the drive-through remains, narrow the width of the one-way portion with a right turn only on Harvey Street.
2. Allow the use Outdoor Dining.

Yeas 8, Nays 0

6. **Election of Officers**

A motion was made by Westrate, with support by Waterman, to keep VanDenBerg as chair and Leatherman as vice-chair.

Yeas 8, Nays 0

7. **Waive Planning Commission Capital Improvement Program Authorization**

The City Commission adopts an updated Capital Improvements Program every year. It was discovered that the Michigan Planning Enabling Act gives this authority to the Planning Commission unless they are exempted from this requirement. Since this function is currently being done by the City Commission, and they are responsible for Hudsonville's finances, it is recommended to continue the current practice. It will still be good practice to keep the Planning Commission informed and involved with the Capital Improvements Program.

A motion by Westrate, with support by Leatherman, for the Hudsonville City Commission to remain responsible for the annual preparation of the capital improvements program of public structures and improvements, thus exempting the Hudsonville Planning Commission from this requirement.

Yeas 8, Nays 0

8. **Annual Planning Commission Activity Report** was reviewed and updates were given.

- Harvey Street Woonerf was approved by the City Commission.

9. **ADJOURNMENT**

The meeting adjourned at 9:08 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant