

CITY OF HUDSONVILLE
Planning Commission Minutes
January 18, 2017

(Approved March 15, 2017)

3380 Chicago Drive – Terra Square Project – Special Use Permit and Site Plan Review
2966 Highland Drive – Hutt Properties LTD – Special Use Permit and Site Plan Review
4832 40th Avenue – Brad Nederveld – Special Use Permit
3284 & 3320 Chicago Drive and 3287 Prospect Street – Hudsonville Winery – Informal Final PUD
3150 Shooks Drive – Ventures Ave, LLC – Informal PUD Amendment #2

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

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

Absent: Northrup, Schmuker and Raterink

1. A motion was made by Westrate, with support by Staal, to approve the minutes of the November 16, 2016 Planning Commission meeting.

Yeas 6, Nays 0

NEW BUSINESS

2. **3380 Chicago Drive – Terra Square Project – Special Use Permit and Site Plan Review**

VanDenBerg opened the public hearing.

Nate Bosch with GMB Architecture & Engineering, 85 East Eighth Street, Suite 200, Holland MI 49423 representing the City of Hudsonville, reviewed the Terra Square project located at 3380 Chicago Drive where an existing building that was run down is being repurposed.

Variances were approved by the Zoning Board of Appeals, for a larger roof sign, a taller dumpster wall and a wall made of wood. The variance was denied for the wall height. Special Use permits are being requested as part of this application for roof sign illumination, a ground mounted sign and outdoor display and seating.

The staff report was presented.

The following discussion took place:

- It was asked how the vendors are going to fit. There was a lot of discussion on the design of the market area.
- The dumpster location was discussed.
- The woonerf connection location was reviewed.

- The parking lot shared with Don's Barber Shop and McConomy Photography will be paved together. The city will have an easement across this area.

Rhyse Altman – 5537 Pleasant Avenue – Indicated he didn't like where the dumpster was placed, and that Chicago Drive looks more like front yard than the back yard.

- The old building fronted Chicago Drive, but the function of the building has changed with the main entrance on School Avenue at the south end of the building.
- The hours of business were discussed along with market hours and staffing.

VanDenBerg closed the public hearing.

A motion was made by Westrate, with support by Leatherman, to approve the site plan in accordance with Section 18.04 A of the City of Hudsonville Downtown Zoning Ordinance to allow for an indoor/outdoor farmers market, co-work space, gathering and community space, and restaurant use for 3380 Chicago Drive, along with Special Use Permits in accordance with the City of Hudsonville Downtown Zoning Ordinance to allow for roof sign illumination per Section 13.11 G. 1. g., a ground mounted sign per Section 13.12 A. 1. i. v., and outdoor display and outdoor seating per Section 3.04, Table 3.2. with the following conditions:

1. Final stormwater approval from the City Engineer is required.
2. The stormwater design may be modified due to the splash pad.
3. Provide a knox box in a location that requires fire chief approval.
4. 25' egress radius is permitted due to box truck use of the parking lot.
5. The final plans will reflect the updated property lines.
6. Shift the freestanding sign so it is 10' from the right-of-way.

Yeas 6, Nays 0

3. **2966 Highland Drive – Hutt Properties LTD – Special Use Permit and Site Plan Review**

VanDenBerg opened the public hearing.

Josh Cronan, Project Manager from ARCO Design/Build, 380 Interstate North Pkwy, Suite 210, Atlanta, GA 30339, representing Hutt Properties LTD at 2966 Highland Drive, Hudsonville, MI 49426, reviewed the request to construct an 81,405 s.f. building addition for cold storage space. This will replace the middle portion of a building that was damaged due to a partial roof collapse. Jim Hutt and Curt DeJonge were also present.

The staff report was presented.

The following discussion took place:

- Are there any future explanation plans for this building? No, not at this time.
- What was the previous height of the building? 30' tall, 35' on the addition and 25' to 28' for the dock area.
- What type of cold storage is this? It is -20°F deep freeze storage.

- Will there be additional trailer storage outside? No, this is a staging area only. Trucks and trailers are moved within 24 hours.
- Will there be lights signaling for safety? The red and green lights are LED used to signal when the trailers are locked.
- The fire lane must remain open.
- It was asked if the city has received any complaints from this area. No.
- The condition of the gutter pan was discussed.

VanDenBerg closed the public hearing.

A motion was made by Staal, with support by Westrate, to approve the amended site plan in accordance with Sections 15-2 A and E of the City of Hudsonville Zoning Ordinance for 2966 Highland Drive, and a Special Use Permit for warehousing and truck terminal use. This approval is based on the finding that the site plan review standards and Special Use Permit standards in accordance with Sections 5-20 E. 4 and 8 of the Zoning Ordinance have been affirmatively met with the following conditions:

1. The gutter pan design along the Highland Drive driveway requires Hudsonville Department of Public Works approval.
2. The southeast corner of the addition may encroach into the I-196 building setback by 7.2' as shown on the site plan.
3. Provide a lighting plan.
4. The wall material will match the existing building.
5. Provide revised plans that meet with city engineer approval.
6. Change the maple trees to evergreen trees and add 6 more evergreen trees with the design getting Zoning Administrator approval.
7. The fire lane must remain open.

Yeas 6, Nays 0

4. **4832 40th Avenue – Brad Nederveld – Special Use Permit**

VanDenBerg opened the public hearing.

Brad Nederveld reviewed his Special Use Permit request to allow for a 576 s.f. detached accessory building.

The staff report was presented.

Letters of support were received from:

- Beverly DeWitt of 4824 40th Avenue
- Joseph VanBennekom of 4838 40th Avenue
- Doug DeBoer of 4852 40th Avenue

The Hudsonville Public School Superintendent also said he is in support of this request.

The following discussion took place:

- What type of siding will be used? Vinyl siding to match the house.
- What will this building be used for? For winter storage of an extra vehicle that is only used in the summer for his driver’s education business and other lawn equipment.
- Is a driveway needed? No, vehicles will only access the garage approximately 4 times a year.
- The other small building will be removed.
- Will there be any lighting on the building? Yes, 1 light over the service door.

VanDenBerg closed the public hearing.

A motion was made by Westrate, with support by Waterman, to approve the Special Use Permit at 4832 40TH Avenue for a 576 s.f. detached accessory building for a total of 1,192.5 s.f. of accessory space where 1,024 s.f. is permitted. This approval is based on the finding that all of the General Standards for Approval listed in Section 13-6, and the Standards for Specific Special Land Uses for Accessory Uses at Single Family Dwellings listed in Section 13-7 K of the Hudsonville Zoning Ordinance are met.

Yeas 6, Nays 0

5. 3284 & 3320 Chicago Drive and 3287 Prospect Street – Hudsonville Winery / Pike 51 Microbrewery – Informal Final PUD

Matt Cole, PE, LEED AP of Paradigm Design, Inc. 550 3 Mile Road, NW Suite B, Grand Rapids, MI 49544 on behalf of Hudsonville Winery/ Pike 51 Microbrewery, reviewed the PUD request. This plan received Preliminary PUD approval in 2015. Since that time, the building footprint has been reduced and the 2nd story has been removed. This is a shared development where the west portion will become a public parking lot that will be shared by this project and other development and activity in the area, including by Terra Square.

Here is the current list of zoning deviations:

	<i>Required</i>	<i>Proposed</i>
1. Industrial Shop build-to setback from Prospect St	0’ – 40’	61.5’ – 76.5’
Industrial Shop build-to setback from Chicago Dr.	0’ – 40’	47’
2. Industrial Shop side yard setback	10’	6’
3. Waste receptacle location	Side or rear yard	Front yard
4. Driveway spacing on same side of street	145’	85’ and ?
5. Driveway spacing on the other side of street	150’	15’
6. Driveway width	30’	24’ - 40’
7. Parking space depth	20’	18’ - 20’
8. Window percentage	15%	Unknown
9. Parapet wall with cornice expression	Required	Eliminate most
10. Window header	Required	Eliminate
11. Horizontal expression line	Required	Eliminate part
12. Extent of other wall treatments	Required	Eliminate part
13. Wall base	Required	Eliminate part

The deviations were discussed and the staff report was presented.

The following discussion took place:

- It was asked who would maintain the snow removal on the shared parking lot. An agreement would need to be created similar to what the city has with the Family Fare parking lot.
- The building location was discussed.

A motion was made by Leatherman, with support by Waterman, to allow approval of the building location to be decided with city staff so the applicant would not need to come back to the Planning Commission.

Yeas 6, Nays 0

STATEMENT OF FINDINGS AND RECOMMENDATIONS

A motion was made by Waterman, with support by Westrate, to approve the Statement of Findings and Recommendations for the Hudsonville Winery located at 3284 and 3320 Chicago Drive, and 3287 Prospect Street. This approval is based on the finding that the Final PUD standards in Section 15.11 A. of the Hudsonville Downtown Zoning Ordinance have been affirmatively met with the following conditions:

1. If possible, shift the building closer to Prospect Street to more closely meet the build to zone and eliminate a driveway that does not meet spacing requirements.
2. Add the landscaping and hedge to buffer the loading area from the bike path.
3. Complete additional review recommendations.
4. The parking lot is permitted as a separate use for the parcel owned by the DDA.
5. The signs on the north wall need to stay above the horizontal expression line.

Yeas 6, Nays 0

6. 3150 Shooks Drive – Ventures Ave, LLC – Informal PUD Amendment #2

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 following discussion took place:

- People like end units, with this change each unit is an end.
- It was noted that the duplexes look nice, better than the townhomes.

A motion was made by Westrate, with support by Waterman, to approve the Statement of Findings and Recommendations 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 Findings and Recommendations.

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 30' (35')
4. Spacing between buildings 15' (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. Provide a detail for the proposed lighting.
3. The lights need to remain on from dusk until dawn.
4. Increase the side-to-side building spacing to 15' from the proposed 13'.
5. The dumpster fence will be no more than 6' tall.
6. Rotate the dumpster and visitor parking spaces so the dumpster pad is not in the utility easement.

Yeas 6, Nays 0

7. **ADJOURNMENT**

The meeting adjourned at 9:18 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant