

CITY OF HUDSONVILLE
Planning Commission Minutes
September 20, 2017

Approved February 21, 2018

5850 and 5900 Balsam Drive – Robert Becker Properties, LLC (Cedar Crest Dairy) – Site Plan Review

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

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

Absent: None

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

Yeas 9, Nays 0

NEW BUSINESS

2. **5850 and 5900 Balsam Drive – Robert Becker Properties, LLC (Cedar Crest Dairy) – Site Plan Review**

VanDenBerg opened the public hearing.

Tom Miedema with Miedema Metal Buildings representing Cedar Crest Dairy reviewed the request to increase their truck and trailer storage capacity and to add a 14,536 s.f. building addition to their existing 11,461 s.f. cold storage space at the rear of their property by the railroad tracks. To enable this expansion, they are purchasing the adjacent property to the north where a propane business is located. The propane business will remain on the front part of the property with Cedar Crest Dairy expanding their truck and trailer storage area on the back 2/3's of the property. Robert Becker, owner of Cedar Crest Dairy was also present.

The staff report was presented.

The dimensional variance was approved by the Zoning Board of Appeals to reduce the northern side yard landscape buffer from 50' to 20'.

The following discussion took place:

- The applicant indicated they have a proposed lease agreement with the propane company to lease part of the property for up to 15 years.
- It was asked if the parking lot was in the 100-year flood plain. The master plan map makes it appear to be but this was reviewed by the engineer, so it should be fine. This will be verified.
- There is a proposed detention pond on the east corner of the property.

- It was asked if both properties are zoned Industrial? Yes, they are both zoned I-1. Does the ordinance permit multiple uses or buildings on one property? It should be ok.
- It was asked if this could be confirmed that combining these two properties would not create a non-conforming use.
- There is concern that when the propane company is gone some other type of business would go in.
- As part of the lease agreement states, no other business is allowed to operate out of this location under another name or LLC.
- Is the building addition deep freeze? Yes, it will be kept at minus 18. What is the flooring in the actual freezer? We are using the same product that was used in the original building. The product is great, we have had no problems at all.
- How much landscape buffering will be along Balsam Drive? Nothing additional in this area because there will be no changes to the propane company.
- Will new signage be added? No.
- Traffic flow on the site was reviewed. Trucks go in and out throughout the day. Most leave early in the morning and return late at night. How many more trucks do you anticipate adding with this expansion? We are not sure, the business is expanding that is why we are adding the addition to the freezer. We currently have about 40 trucks. The only time you will see them all on site at the same time would be on Sundays, otherwise they are moving throughout Michigan 6 days a week.
- It was asked if there have been any traffic volume issues from this property. No, none at all.
- Do most of the routes go down to the interchange or do they take Chicago Drive? Most go to the expressway.

A motion was made by Leatherman, with support by Waterman, to approve the amended site plan for 5850 and 5900 Balsam Drive. This approval is based on the finding that the City of Hudsonville Zoning Ordinance standards in accordance with Section 15-2 A have been met with the following conditions:

1. Extend the landscape buffer along the north lot line to the west so it connects with the existing vegetation.
2. Adjust the plant varieties so the zoning requirements are met.
3. Provide an easement document for the supplemental fire hydrant.
4. Combine 5850 and 5900 Balsam Drive, after confirming compliance by city staff.

Yeas 9, Nays 0

3. The city brought home the Community Excellence Award cup from the MML Convention for our Terra Square project.

4. **ADJOURNMENT**

The meeting adjourned at 7:48 p.m.

Respectfully Submitted,
Teri Schut
Planning / Zoning Assistant