

CITY OF HUDSONVILLE
Planning Commission Minutes
July 19, 2017

Approved September 20, 2017

4200 32nd Avenue – J & H Oil Company (Subway Restaurant) – Site Plan Amendment

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

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

Absent: DeVree

We welcomed new Planning Commission Member David Bendert to the committee.

1. A motion was made by Raterink, with support by Leatherman, to approve the minutes of the June 21, 2017 Planning Commission meeting.

Yeas 8, Nays 0

NEW BUSINESS

2. **4200 32nd Avenue – J & H Oil Company (Subway Restaurant) – Site Plan Amendment**

VanDenBerg opened the public hearing.

Joseph Grochowalski, owner of Omega Architects, 3483 Prairie St., SW Grandville, MI 49418, representing J & H Oil Company, reviewed the request to build a 36-seat, 1,500 s.f. detached building for a Subway restaurant at 4200 32nd Avenue along the ravine behind the existing Mobil gas station. There is currently a Subway restaurant in the existing 3,260 s.f. building that will be replaced by expanding the existing convenience store. The restaurant is currently open 24/7 and the hours will remain the same in the new location.

To allow for this project, fill needs to be added in the ravine and a 10' tall retaining wall is required. A 4' tall fence will be installed along the top of the retaining wall for safety. It is proposed with vertical bars in the fencing to reduce climbing ability. Craig Hoppen, owner of J & H Oil Company and Don VandenBerg with Priority Construction Inc., were also present.

The staff report was presented.

The following discussion took place:

- The existing signage along 32nd Avenue will not change? No, we hope to add a pole sign along Corporate Grove Drive and wall signs on the new building.
- How can we approve the pole sign on the site plan? That needs to go to the Zoning Board of Appeals because it would be a 2nd freestanding sign on one parcel.
- Snow removal from the steep egress drive was reviewed. This has become a seasonal driveway because that is where snow is deposited. The city has worked with the owner to keep the sidewalk clear.
- Where is the snow going to be put with the addition? There is a snow piling area at the south end of the parking lot.
- The Subway store is currently open 24/7, which could change if business warrants it. There is a lot of traffic from Corporate Grove Drive at night because of the 3rd shift from Royal Plastics. We put the building as far to the north as possible for the best visibility from 32nd Avenue. Business will dictate if it is worthy of staying a 24-hour store.
- Will they be using the existing dumpster? Yes, both businesses will continue to use the same dumpster.
- Do you expect traffic volumes to change with the restaurant expansion? We hope it will improve a little bit. It is a busy store. There are two things that hamper the business now, there is very little seating and no parking designated for the Subway. The problem today is customers will go to Subway while leaving their vehicle at the gas pump. With the new Subway they would have to move their vehicle and they will have a place to sit and relax. We hope it will become more of a destination.
- What has been the predominate entrance for traffic that is coming off the highway going to Subway. We hope they use the Corporate Grove Drive entrance. Turning left out of the 32nd Avenue driveway can be difficult. If we didn't have the Corporate Grove Drive traffic light we would probably do half the business that we do now. That light is the way to get customers in and out of this store. Getting traffic to the eastern Corporate Grove Drive would be difficult. For these reasons we need to keep the egress driveway open.
- What is the loading circulation for the Subway trucks? They typically come off 32nd Avenue and exit on Corporate Grove Drive. They have once a week deliveries.
- Could the signs be consolidated on the property instead of requesting an additional freestanding sign? With this being a 4-acre site on a corner lot we were hoping for the additional sign so there would be one on each side of the property. In other townships they allow 1 sign for each road.
- Is the existing entrance sign for Subway going to remain? That is a good question, we should have an exit sign on the other side of the driveway. This will need to be reviewed.
- Very impressed with the sidewalk along the parking lot. It will increase safety.

VanDenBerg closed the public hearing.

- There was an article recently about the upgrades Subway is doing. This is going to be one of the first stores constructed with the new upgrades. There are only 3 in the Michigan district. It's an entirely different image. It will have a self-ordering kiosk so you won't have to wait in line.

- It was made clear that site plan approval does not mean the Planning Commission endorses a second freestanding sign.

A motion was made by Leatherman, with support by Waterman, to approve the amended site plan for 4200 32nd Avenue. This approval is based on the finding that the City of Hudsonville Zoning Ordinance standards in accordance with Section 15.11 A. have been met with the following conditions:

1. An additional freestanding sign requires a variance before it can be permitted. This motion does not reflect an endorsement for a variance.
2. Provide the keybox location.

Yeas 8, Nays 0

3. **2930 Corporate Grove Drive - Reefer Services**

- The business at this location would like to add gravel behind their parking lot for additional trailer parking.
- There was consensus to keep the requirement that a non-paved surface needs a Special Use Permit.

4. **3441 New Holland Street – Creekside Shores – dimensional variance discussion**

- The applicant would like to give the option for a 3-car garage. In order to offer this option they need to adjust the side yard building setback. He would like a floating building envelope. If someone wanted a 3-car garage that parcel would have a 5' setback and the neighboring parcel would need a 10' setback. The spacing between the homes would increase to 15' from the existing 14'. In this situation not everyone could have a 3-car garage, but it would give some the opportunity to have it.
- It was suggested to talk to Dick Wendt to see if this is a PUD amendment or if it would be ok with administrative approval.

5. **Imagine Hudsonville 2030 What's Next? - Presentation**

A presentation was given on significant project updates.

6. **ADJOURNMENT**

The meeting adjourned at 8:33 p.m.

Respectfully Submitted,

Teri Schut
Planning / Zoning Assistant