

**CITY OF HUDSONVILLE**  
**Planning Commission Minutes**  
February 21, 2018

Approved March 21, 2018

**3340 Highland Drive – Duthler Harvey A. Trust – Zoning Ordinance Map Amendment  
- Adjourned**  
**5211 Cherry Avenue – Cherry Plaza LLC – Special Use Permit**

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

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

Absent: Raterink

1. A motion was made by Waterman, with support by Northrup, to approve the minutes of the September 20, 2017 Planning Commission meeting.

Yeas 8, Nays 0

**NEW BUSINESS**

2. **3340 Highland Drive – Duthler Harvey A. Trust – Zoning Ordinance Map Amendment – Adjourned**

VanDenBerg opened the public hearing.

Herman Hanko with TruBuilt builders and Chris Dykstra with Dykstra Cement of 1729 24<sup>th</sup> Avenue, Hudsonville, MI 49426 have submitted a Zoning Ordinance Map Amendment application on behalf of Duthler Harvey A Trust of 2800 28<sup>th</sup> Street SE, Grand Rapids, MI 49508 to rezone 3340 Highland Drive from “HC” Highway Commercial to “I-2” Industrial. They would like to operate construction companies with 4 40’ x 80’ suites with office and showroom in the front and warehouse or other use in the back. Trent Wieringa with Colliers International was also present.

The staff report was presented.

The following discussion took place:

- This location is ideal for our business, near the highway for our customers. My current location is in Jenison and Chris is in Zeeland
- If it is rezoned then anything from the I-2 district would be allowed to operate out of that property.
- This parcel is not adjacent to the existing Industrial General land use designation.
- How does this request deviate from the current zoning, what would not be permitted by right or by special use under the HC zoning district? The businesses are heavy

commercial service uses which are allowed in the Industrial Zone District. These uses have a higher risk for noise and outdoor storage appearance type issues. One example is TruBuilt will have a cabinet building shop.

- Is a showroom in HC ok? Yes. The warehouse use and the manufacturing of kitchen cabinets are the issue.
- We don't want to introduce a spot zone, but this is one of those hybrid uses that straddles the line of industrial and commercial. If this company moved in what is the worst use that would be allowed? As noted in the report, it could be a manufacturing use in I-2, and that may not be a suitable use for the surrounding properties. Noise from manufacturing is a big concern.
- What type of truck traffic does this business bring? The hours of operation are from 6:00 a.m. to 4:00 p.m. with pickup trucks, cargo trailers and occasional semi-trucks for deliveries. All of these vehicles would be contained indoors as much as possible.
- As far as the noise from our business goes, none of our work is outside, it is all contained indoors. Staining and painting are not done on site. This site would be assembly only.
- What is the type of venting for the sanding for the cabinet company? The system is a contained system inside.
- Any concern for noise? No.
- The building footprint was reviewed. What types of uses would there be in the 4 units? Each will have individual storefronts.
  - 1) TruBuilt builders - custom home building – office/showroom up front with storage for inventory and vehicles in the back.
  - 2) Cabinet assembly –office/showroom in front with storage/assembly in the back. Will go to the painter or to the site for installation.
  - 3) A+ Lighting – office in front with inventory for part of space in the back, the rest is unknown.
  - 4) Custom Concrete – office/showroom up front – with storage for vehicles and inventory in the back.
- The goal is as our companies grow to utilize the entire building space ourselves, but until then we would lease it out, at least the office space.
- Would there be any outdoor storage of equipment? The goal is to keep it all inside.
- What part of these uses don't fit in the current zoning? The manufacturing of wood products is one but still not sure about the concrete company. Outdoor storage of equipment is a concern. It was stated the goal is to keep the vehicle and trailers inside.
- Christopher indicated he currently has 2 pickups and 2 trailers, and does residential flatwork. He occasionally will meet with clients in the office, and the showroom is needed for the client to view the products.
- It was asked how much floor space would be used for cabinet making? About 2/3 to 3/4 of it is office space. We would share conference room and office space in the 2<sup>nd</sup> unit.
- Conditional zoning could be allowed if the request is made by the applicant that would restrict the use. It would be zoned for this use but for any subsequent use it would revert back to the original zoning.
- It was suggested to look into the use to see if the majority of the use is compatible with highway commercial.
- Would it make a difference if the cabinetry was more assembly as opposed to manufacturing? They are both under industrial.

- A lot of what is going on in there fits highway commercial. Like that the building is being designed with a retail storefront with space that can be converted to commercial.
- Could it be approved with limitations on square footage so the predominate use is compatible with highway commercial? HC Zone District does not give that option.
- Would this need rezoning if conditions could be added to the site plan? We would have to look into this more.
- We don't want industrial use to shift to the east.

Bill Worst – 3330 Highland Drive, owner of The Pinnacle Center LLC. His business is directly behind this property and would be most affected by this request. He has millions of dollars invested into his business and has 2 main concerns. First being the noise and second being the unknown about the woodworking business. When working with wood there are air tools, compressors, sanding machinery and dust collection. If the dust collection is outside they sound like jet engines. He indicated that he has a lot of woodworking experience. His concern with this is how to control the noise. It's great to keep it inside but once it is outside it is very loud and hard to control.

Hanko indicated that they would have a special room that would be insulated to control the noise. He doesn't want the noise in the shop any more than we want it outside.

Worst is concerned that if this is allowed then the next person will want a metal shop and so on. Where would it end? If it is allowed then add a restriction on the noise decimal so that it doesn't travel and interfere with neighboring businesses. His business depends on a quiet environment. That is why we have highway commercial zones and industrial zones, to keep them separate.

- Concern was raised again with changing the zoning to I-2 at this location. We could have creep, there could be other businesses come in and make a plea to keep the noise and dust down. If we are truly looking at an I-2 zone, what does our attorney say about how much control the city would have with putting conditions on? Would hate to have a new business come in and destroy another business that has been here for 18 years.
- It was suggested to have staff review the options for the applicant within the current designation or a conditional rezone.
- Would like to hear what our attorney would say about this.

A motion was made by Leatherman, with support by Schmuker, to adjourn this request until the next Planning Commission meeting.

Yeas 8, Nays 0

### 3. **5211 Cherry Avenue - Cherry Plaza LLC - Special Use Permit**

VanDenBerg opened the public hearing.

Joel Keegstra owner of Cherry Plaza LLC reviewed the Special Use Permit request to allow for the Ottawa Area Intermediate School District to expand their Transition Services Center operation. They are currently in Suite 150 and are requesting to expand into Suite 170. They are in the Mixed Use A Zone District where Educational Uses require a Special Use Permit. They did not receive approval to be in the existing unit so that is included in this request. Angela

Brown, Director of Facilities and Pete Johnson, Director of Young Adults Service for Ottawa Area ISD were also present.

The staff report was presented.

The following discussion took place:

- It was asked if more definition of the program could be given. Johnson indicated that the students they serve are Ottawa County special education students between the ages of 18 and 26 years old. The program has been in downtown Hudsonville on Harvey Street for over 25 years. We have experienced great growth as have Hudsonville and the schools. We have 16 classes throughout the county and are seeing similar growth. At our Hudsonville location we have gone from 1 classroom to needing 4. That is why we moved into this current location. We are being intentional with keeping the students in the community where they live.
- What hours are you open? 8:00 a.m. to 4:00 p.m. Monday thru Friday.
- How many students during this time? About 40 students now and with the growth in the community, up to approximately 70 student in the next 4 years.
- Do the students come mainly from Hudsonville? The students for this site come from Hudsonville and Jenison.
- How many staff members do you have? We currently have 10 staff members but will add up to 15 to 20 over the next few years.
- When the students are moving around from the classroom to the work site, do they get on buses? No, we have 4 vans to transport them or they walk.
- The buses arrive around 8:30 a.m. for drop off and 3:15 p.m. for pick up. We currently have 3 buses with up to 5 with the increase of students.

VanDenBerg closed the public hearing.

- Strikwerda reviewed the process for the new business registration forms the city will be using to aid in identifying businesses before they move into a location.

A motion was made by Leatherman, with support by DeVree, to approve a Special Use Permit for an Educational Accessory Facility for educational services in accordance with Section 3.05, Table 3.3 Specific Function and Use, of the City of Hudsonville's Downtown Zoning Ordinance in the "HUD 6" Mixed-Use A Zone district for the property at 5211 Cherry Avenue, Suites 150 and 170, Hudsonville, MI 49426.

Yeas 8, Nays 0

#### 4. **Election of Officers**

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

Yeas 8, Nays 0

5. **Annual Planning Commission Activity Report** was reviewed and updates were given.
  
6. **The Michigan Economic Development Corporation's** Redevelopment Ready Communities (RRC) program was reviewed. The city has completed the necessary tasks. The intent is to assist with business attraction and retention. This program also makes state funding available, with Scott Geerlings already receiving money that enabled him to add a third story to his building. There will be an official certification event that is planned for the May City Commission meeting.
  
7. **Changes in Jamestown Township** were reviewed.
  
8. **ADJOURNMENT**

The meeting adjourned at 8:36 p.m.

Respectfully Submitted,  
Teri Schut  
Planning / Zoning Assistant