

CITY OF HUDSONVILLE
Planning Commission Minutes
March 21, 2018

Approved May 16, 2018

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

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

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

Absent: Raterink and DeVree

1. A motion was made by Northrup, with support by Schmuker, to approve the minutes of the February 21, 2018 Planning Commission meeting.

Yeas 7, Nays 0

NEW BUSINESS

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

VanDenBerg stated that the public hearing was still open.

This is a continuation of the public hearing for the request from Herman Hanco and Chris Dykstra to rezone 3340 Highland Drive from “HC” Highway Commercial to “I-2” Industrial. Based on the recommendation of the Planning Commission there has been additional review of the applicant’s options. This included discussions with the city’s attorney, Dick Wendt.

The staff report was presented.

3330 Highland Drive – Bill Worst, The Pinnacle Center’s letter was received and reviewed.

The following discussion took place:

- Another alternative instead of rezoning the property is to amend the HC Zone District. To minimize the impact on the HC Zond District, more specific language is proposed so the uses similar to those requested by the applicant could be permitted, but no more than that. One challenge with this issue is that the entire Zone District is being amended by adding uses that are not completely in line with the other uses in the district.
- Adding general wording to the HC Zone District was also reviewed.
- The potential of creating a PUD for the area was considered, but the lot is too small. This still wouldn’t change that the use doesn’t fit in this location.
- Noise from the dust collection system is a big concern. The dust collection system that is going to be used will be a reclaimed air circulation system. What that means is the fan is in inside the building and not mounted on the outside of the building. The noise that is

normally heard is the howl from the discharge of the air, because this will be inside the noise is cut down to almost nothing. The tools that we will be used for the cabinet assembly can be purchased at any hardware store. They are no different than what people use in their homes.

- Would not like to see spot zoning, it could allow I-2 to creep into the HC Zoned District.
- It was stated that it would be a mistake for the Planning Commission recommend this change to the City Commission for approval.
- There is a level of noise in general that is allowed in I-2 that is higher than HC. Changing the zoning for this specific use could open up other issues because it would be a lot more than just cabinet making that would be allowed. It seems like a dangerous precedent to set at this point.
- Would love to find a home for your businesses in our community that fits the right zoning district.
- The cabinet manufacturing was the biggest concern, but the majority of the building is being used for storage of inventory, and vehicles, and there is some outdoor storage of trailers. The majority of the building was not going to be use for the uses listed in the HC Zone District.

VanDenBerg closed the public hearing.

A motion was made by Leatherman, with support by Staal, for the Planning Commission to recommend to the City Commission denial of a Zoning Ordinance map amendment from "HC" Highway Commercial to "I-2" Industrial for 3340 Highland Drive in accordance with Section 5-1.B of Article 5 of Appendix A - Zoning Ordinance of the Code of Ordinances of the City of Hudsonville, "The Zoning Map of the City of Hudsonville, Ottawa County, Michigan".

Yeas 7, Nays 0

3. **Update on "Understanding Your Role as a Planning Commissioner"** was given by Schmuker. Below are a few highlights from the training on March 6, 2018.

- MSU Extension has a vast library of helpful topics and checklists related to our role on the Planning Commission.
- Non-Conforming uses are vulnerable to limitations from lenders and insurers, which could lead to future concerns for the City. It will also hinder nonconforming uses to even advance because they may not be approved for loans in the first place. Possible concern could be for example, if we allow a non-confirming use and it is half built, without a bond. Who could finish the project and use it within the narrower uses allowed?
- Emphasized to me the cautions that must be exercised when a request for Spot Zoning or Rezoning is presented to the Planning Commission and the liability we are exposing ourselves to if we decide to accommodate a request for that.
- We were however reminded that it is reasonable to spot zone when matching the master plan because, sometimes you have to start somewhere.
- We learned about conditional zoning and that the property owner is to give a written offer to have acceptance from the municipality only. Not a negotiation. We are encouraged to look at the lists of uses and not the site plan, because once approved, the list is what's looked at. On this note, we may not outlaw prior nonconforming land uses.

- Overall thankful for the job that Dan does at preparing his recommendations for the Planning Commission. There is a lot of background work that goes into each application, all of which is important to protect the Planning Commission from recommending an approval or disapproval that would expose the City to possible legal issues down the road.

4. **3424 Chicago Drive – Midwest Construction Group (Geerlings – Chicago Drive) – update**

The Planning Commission approved a 2 story building with the ability for a third story. The applicant received a grant from the Michigan Economic Development Corporation for just under \$700,000, which made adding the third story feasible.

There was an official groundbreaking on March 15, 2018 that was well attended by the community along with quite a few politicians and the news media. The attention this project is receiving, including from other people such as Scott Geerlings in constructing another significant project shows that all the planning and effort that has been done up to this point has been a success.

5. **An Ordinance Review Committee** is being put together. If you have any ordinances that you feel need to be looked at, please get the information to Dan.

6. **ADJOURNMENT**

The meeting adjourned at 8:03 p.m.

Respectfully Submitted,
Teri Schut
Planning / Zoning Assistant