

CITY OF HUDSONVILLE
Planning Commission Minutes
May 16, 2018

Approved June 20, 2018

**5751 36th Avenue – Creekside Companies – Zoning Ordinance Map Amendment –
Rezone from PF to R-1-B**
**3633 Van Buren Street & 5751 36th Avenue – Creekside Companies – Informal
Preliminary PUD**
**3109 South Bluff Ct – Tasha Dingler – Special Use Permit for Group Day Care
Street Performers – Downtown Zoning Ordinance Text Amendment**

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

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

Absent: None

PUBLIC COMMENTS

1. Gordon DeKruyter of 5721 Lawndale Avenue. Has lived at this location since 1959. He asked what the current status on the property south of the ball field is, what has been done to the property, who owns it and if any decisions have been made on the homes they want to put in there. If there is going to be a discussion on this property he feels it is important to hear from other community members.
2. A motion was made by Raterink, with support by Staal, to approve the minutes of the March 21, 2018 Planning Commission meeting.

Yeas 9, Nays 0

NEW BUSINESS

3. **5751 36th Avenue – Creekside Companies - Zoning Ordinance Map Amendment - Rezone from “PF” to “R-1-B”**

Strikwerda reviewed the proposed project timeline for *if* there are no delays regarding proposals from Creekside Companies.

Everyone is welcome to attend any or all of these meetings, which are all held in this room. The public is allowed to provide comments whenever there is a public hearing.

May 16, 2018 Planning Commission:

- *Zoning Ordinance Map Amendment from PF to R-1-B for 5751 36th Avenue.*
 - *This rezoning request is the focus of today’s public hearing.*
 - *Action is a recommendation to the City Commission.*

- *Next item on the agenda is an Informal Preliminary PUD review.*
 - *Not a public hearing but people are welcome to stay.*
- June 12, 2018 City Commission, 7 pm on Tuesday***
- *Final vote on Zoning Ordinance Map Amendment from PF to R-1-B for 5751 36th Avenue.*
 - *Only City Commission meeting*
- June 20, 2018 Planning Commission, 7 pm on Wednesday***
- *Special Use Permit to establish property as a Planned Unit Development*
 - *Public hearing*
 - *Formal Preliminary Planned Unit Development review*
 - *Public hearing on plan concept.*
 - *Not all details will be on this plan, such as grading, utilities and landscaping.*
 - *Informal Final Planned Unit Development review*
 - *Not a public hearing but people are welcome to stay.*
 - *All plan details are reviewed.*
- July 18, 2018 Planning Commission, 7 pm on Wednesday***
- *Formal Final Planned Unit Development*
 - *Public hearing on final plan.*
 - *All plan details are reviewed.*

VanDenBerg opened the public hearing.

Doug Butterworth, President of Creekside Companies located at 3672 Chicago Drive, Hudsonville, MI reviewed the request to rezone 5751 36th Avenue, otherwise known as the Hillcrest Ball Diamond from “PF” to “R-1-B”. He has a lot of history with this property, he currently owns the property adjacent to the south that is 3.26 acres and the City owned ball diamond is 2.56 acres.

Letter from Ross and Suzann Van Klompenberg of 5750 Lawndale Avenue was read.

Letter from Justin and Melissa DeJong of 5718 Lawndale Avenue was read.

Letter from Tierney Johnsen of 5558 Marlin Avenue was read.

Letter from Rev. Dave Jolman of 5735 Lawndale Avenue was read.

Letter from Rebecca Fabiano of Hudsonville Community Education was read.

Letter from Keith and Lauri Johnson of 5671 Lawndale Avenue was read.

Letter from Mike Hoekstra of 5546 Marlin Avenue was read.

The staff report was presented.

Gordon DeKruyter of 5721 Lawndale Avenue. Commended the commission on the Imagine 2030 plan. He has been following the progress for a long time. It is a beautiful thing happening in Hudsonville and hopes that we all benefit from it. He had questions on overall development of the property.

He indicated that this piece of property south of the ball field has been a dead piece of property for years and has been used for other things. Indicated that we should not lose more green space to development. Communities are thinking of families and children when it comes to green space. It is what identifies the community.

In the past 3 years we have seen more mothers and fathers with strollers in our neighborhood than I've seen in years. This is evident of what is happening in this neighborhood. Don't worry about the tax base.

Daniel DeWeerd of 5719 36th Avenue. He bought his property 3 years ago and field is one of the reasons. He can assure us that it is used a lot. He would hate to lose this field. Not sure that condos are the best option for this property. Why not use money from the RRC grant to improve this park? Isn't that part of the city's master plan? He has concerns with the private road being too close to his fence. Where is all of the snow going to be placed and safety issues were brought up. If this does move forward with the condo development, he asked that the city keep the development up to code so the surrounding properties don't drop in value.

Keith Johnson of 5671 Lawndale Avenue. Deeply appreciates the strategic plan. What's going on around here is fantastic for a city of our size. Hudsonville has homes affordable to the millennials which is great. See attached letter for more information.

Letter presented by Daryl DeVries currently of 5779 Lincoln Avenue. Grew up on 5796 36th Avenue, has been a resident of this area for 48 years, was presented.

Tim Webber of 5475 Lawndale Avenue. He is the president of the Hudsonville Little League and also a resident in the area. Speaking on behalf of Hudsonville little league, we do not have any objection to rezoning. The league has been prepared for losing this park for a while. They have access to another diamond for league use. Keeping Hillcrest ball field up to shape is financial strain to Hudsonville Little League because we don't house equipment at that site.

As a resident of the area since 2001, the adjacent property to the south has been vacant for years and it is an eyesore. They have had problems with keying of cars, vandalism and larceny's during the night. There used to be shoes hanging from the phone lines that were there for years and from what he indicated that could be a sign of drug dealings. Do we really want that in our neighborhood? His biggest concern is if it doesn't get developed what is going to happen, it can't stay the way it is now which is vacant.

Harry Vanderbrug of 5783 Marlin Ave. He sees no advantage to rezoning this property to make it possible to build homes on the ball field area. We should follow what other communities are doing. They are adding green space, adding pocket parks etc. If it is determined that we have more than enough ball parks then use is for something different. Hudsonville is growing not shrinking we don't want to lose what we have.

Kids need a place to play. The area around the ball field is used a lot more than just ball games. Putting a bunch of condos in is not going to help the value of our homes.

Parents don't want their kids to have to cross 36th Ave or Van Buren Street which are very busy streets. They want to keep them close. Once it's developed it's gone. The parking lot is used by the church on Sundays. Hudsonville is not broke we can afford to fix it up and it would add to the value of the neighborhood not decrease the value.

It was asked what the dollar amount was to purchase that property. VanDenBerg stated that this question doesn't have anything to do with the rezoning.

Jason Sturmsma of 5832 Lawndale Avenue. Asked about the history of the ball field. If it used to be farmland and was given to the city was there any restriction on the property to keep it as a park or public facility? Strikwerda indicated that there are no restrictions. There was an agreement for the parking lot but that has expired.

Doug Butterworth – he stated that his kids went through Hudsonville Little League and they go to Hudsonville schools, he owns property in Hudsonville, has a Hudsonville mailing address and is not an outside developer. He appreciates all of the time and effort that has been put into this over the years. He owns the property to the south and is trying to make a positive effort in creating something that would fill a community need and will be in line with what the city is already doing downtown which is great. He does building in all areas of western Michigan, and Hudsonville truly has something special.

He appreciates the comments from the residents. It shows how much they care for their city and neighborhoods. He has been working hard at trying to find what will fit here, which is why it has taken so long.

Dutch Besteman property owner of 3500 Barker Street and former DPW Superintendent for the City of Hudsonville. This property has been a sore spot for the city for a while now. In his time here it didn't seem like the field got used that much. He indicated that there is 18' of ball field fencing that is not on city property. He reviewed the history of the parking lot with the use from the church and Unity Christian High School. He loves working in the parks and enjoys using the parks, but to maintain this park was difficult because nothing was housed on site and it's not connected to anything else. This property used to be a well house. It's time to do something different in this area. The area to the south is not owned by the city and is not part of the ball field. It's time to clean it up.

Stu Voght of 5770 36th Avenue. He is across the street from this property. He agrees that the property is in disrepair and disarray and he indicated that it's at the fault of the city. They are not keeping it or maintaining it. If you can't maintain it then you need to find something to do with it. We moved to Hudsonville 3 years ago and buying near a park was important to him. Once it's gone it won't come back. Look at environmental stewardship. At what point are we going stop?

Lydia Cervantes of 5734 Lawndale Avenue. In addition to the field being used for baseball games, families use this area to spend quality time together playing a pickup game of soccer. She indicated that she and her brothers learned to ride their bikes in that field. Families bring their pets to walk. I have never seen any moves to keep this park maintained. She pleads to please preserve this park.

VanDenBerg closed the public hearing.

The following discussion took place:

- Does the city have an easement on the 18' of property that is on Mr. Butterworths property? No. So he is allowing the community to use the property with no formal agreement in place? Yes.

- Is this property too small to be a Frisbee golf course? Not sure. The city has one at Hughes Park. The City Commission has looked at this area in the past to decide what to do with it and it's not working well for a green space. There are a lot of public facilities around there.
- If this does get rezoned, and the development does not go through what happens then? The current agreement is set up with the City Commission that it would need to be developed as a single-family residential development and if it isn't done within a certain time frame it will revert back to the city.
- This body will make a recommendation to the City Commission and then the City Commission will take action on it. If it is rezoned to R-1-B and the development is not approved it doesn't change anything. The property will continue to be used as it is now just under a different zoning classification.
- The Master Plan shows this property as single-family residential.
- The city does not have a parks millage and our budget is very limited. We do the best that we can to keep the parks up with the resources going to the parks that are most utilized such as Hughes Park, Sunrise Park and others.
- The city is in the process of acquiring 10 acres of property at the south end of town in conjunction with a residential development. They are going to have a 4-acre pond that will have a recreational component to it. This will be a very nice amenity to the community. So for this loss of park space the city will have a net gain 8-acres of additional park space when you remove the 2 acres for this property.
- There is a lot of comments about parks in the master plan but there is also a lot in there about housing and diversity of housing. It calls to:
 - Provide opportunities for new neighborhoods.
 - Utilize existing infrastructure for new development where land is not meeting its highest and best use.
 - Neighborhoods that provide a variety of housing opportunities and this is a new type that we do not have.
 - Increasing the number of people in the city which reduces urban sprawl, improving financial stability of the city.
 - The city's goal to promote increased access to housing options that are safe and affordable.
- There are a wealth of nearby public facilities, which includes schools, churches and parks. The loss of one for the greater community has to be considered.
- The neighbors were commended for coming in with their comments. It is evidence of a tight-knit community. Change is hard. The space cannot stay as it is now.
- Could a pocket park be added to this area? This has been vetted by the Planning Commission and the City Commission with what to do with this property. When the agreement was made it was decided it needed to be single-family residential.
- The dimensions of this property are unique. This is a very difficult lot to develop.
- The City Commission discussed this property at length. Once it was determined that single-family was the desired use they put out a RFP for proposals to builders exchange and home builders association and elsewhere for bids to try and get interest. Only 1 bid was received.
- When rezoning properties we usually go by the 3 c's, consistent with the master plan, which it is; that it has the capacity to be served by infrastructure which it is on both ends of the property; and compatibility with the surrounding neighborhood. If this was a commercial request obviously it would be no.
- The procedures the city follows for mailing out the notices were reviewed.

A motion was made by Leatherman, with support by DeVree, for the Planning Commission to recommend to the City Commission approval of a Zoning Ordinance map amendment from "PF" Public Facilities to "R-1-B" Single-Family Residential for 5751 36th Avenue 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 9, Nays 0

4. **3633 VanBuren Street and 5751 36th Street – Creekside Companies – Informal Preliminary PUD**

Doug Butterworth President of Creekside Companies, located at 3672 Chicago Drive, Hudsonville, MI reviewed the PUD request.

The staff report was presented.

The following discussion took place:

- Do all of these homes have 2 stall garages? Yes, and a third stall will be available on most homes.
- What is the square footage of the homes? The average square foot of the homes are approximately 1,300 s.f. with a daylight basement.
- What is the target cost for the homes? Between \$290,000 - \$315,000 for each home.
- Will the private road have the typical curb and gutter? No.
- Concerned with the angle and set backs of a few homes.
- Any additional comments can be sent to Strikwerda before the next meeting so they can get to the developer.

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

Statement of Findings and Recommendations

The preliminary development plan meets the city's master plan future land use designation of Medium Density Residential, which is intended for R-1-A, B and C Zone Districts. There is a definite benefit in having a blighted property along with a single use park that does not fill a community need being developed. This proposed development promotes density done well. All of the units will have an aging-in-place design that includes a zero step. This enables people to age in place for a longer period of time than traditional homes, which is a unique housing type not currently available in Hudsonville.

No additional studies are needed. A public hearing will be scheduled to take place on June 20, 2018.

This plan meets the regulations as set forth with these recommended conditions and the following deviations with the requirements shown in parentheses:

- a. Consider buffering options along the private road.
 - b. Consider shifting the drive entry point farther north.
 - c. An additional deviation is proposed to reduce the radius from 40' to 30'. Further discussion is needed.
1. Private road from adjacent property 12' (20'). A sidewalk is added along the driveway resulting in a green space that is 7' wide along the east property line. Shifting the road will cause other spacing issues along the west property line. There may be an opportunity to shift the entry portion of the road slightly north without causing a negative impact on the layout. Ideally there would be arborvitaes and/or fencing as a buffer in key locations. The road radius comes as close as 7' from the lot line. There may be some buffering at that corner and possibly along more of the property line. A couple of items to be aware of is that if a street were constructed in this location the roadway would be about 17' from the lot line and a driveway only needs to be 1' from a property line.
 2. Front yard building setback 25' (35'). The front yard building setback minimum requirement is 35' along Van Buren Street, 36th Avenue and Hillcrest Road. The adjacent house on Hillcrest Road is about 26' from the right-of-way and the homes along 36th Avenue range from as low as 21' with the homes closest to the proposed 36th Avenue homes being about 28', so this is a consistent spacing on these streets. The homes along Van Buren Street on this block match the required setback so a couple of the proposed units are closer to the road, although the homes on the block to the east are as close as 20' with none of them being over 30' so it is not out of line with the area.
 3. & 4. Side yard building setback 11' (20') & Rear yard building setback 52' (80'). The minimum side yard building setback is 10' but that assumes individual parcels so the total setback is expected to be a minimum of 20' between homes. The rear yard building setback has the same issue. In this development everyone shares the open space. The interior side yard and rear yard building setbacks vary throughout the development. The safeguard for most of the buildings is that they are angled so the average spacing is much greater. The tight spacing of the units that have 11' side yard and 52' rear yard do not affect external property owners. The smaller setbacks enable the development of a single-family development. It should also be noted that accessory buildings only need to be 8' apart on single family lots and this development will not have individual accessory buildings, reducing a lot of that kind of building clutter. This development has 4.33 units per acre, which meets the maximum density allowed of 4.5 units per acre.

Yeas 9, Nays 0

5. **3109 South Bluff Court – Tasha Dingler – Special Use Permit for Group Day Care**

VanDenBerg opened the public hearing.

Tasha Dingler reviewed the Special Use Permit request to allow for a Group Day Care Home. Her purchase of this house is conditioned on getting approval. She currently runs a facility in Zeeland that will close when this day care opens. A group day care home allows for 7 to 12

children. Proposed hours of operation are 6:00 a.m. to 6:00 p.m. from Monday to Friday with the age range being 6 weeks to 12 years old.

Letter from a resident of South Bluff Court (no name or address given) was read.
Letter from Pastor Heath & Deb Bleyenbergh of 3101 South Bluff Ct. was read.

The staff report was presented.

The following discussion took place:

- Concern was raised with the increase of traffic being introduced to this area and how cars are going to navigate for pick-ups and drop-offs. Will they be stacking up in front of the neighbor's driveway? Hours of operation will be from 6:00 a.m. to 6:00 p.m. The drop-off and pick-up times are staggered. The average stop is about 2-3 minutes for drop-off and 4-5 minutes for pick-up.
- The driveway design is different as it curves. Could a loop be added to the driveway if this becomes an issue? The applicant would like to give the parents an option for drop-off and pick-up, by parking in the driveway and cutting across the grass to access the front door which is the main entrance for the day care, or parking in front of the first stall of the garage, where they could back up and turn around to go out.
- At any one time there should not be more than 2 vehicles? Correct.
- How is the pool going to be secured? The entire back yard is fenced in. An additional fence will be added between the pool area and the children's outside play area.
- With a home occupation you are allowed up to 5 clients a day.

Jim Van Dree of 3130 North Bluff Ct. Indicated that he is not against the entire request but raised concern on the added traffic. People blow through the stop sign at the corner of Hudson Dr. and North Bluff Dr. all of the time. There are about 6 spruce trees on my property and 6 on the applicants on a berm that are getting old and you can see through them. Would like to have the applicant add a 10' privacy fence to this area to keep the headlights from shining into his home. He is ok with the good side of the fence facing the applicant's property. He indicated his neighbor has concerns with noise.

Charlene Husa of 3102 South Bluff Ct. Lives in the house directly across the street from the entrance to this property. There is very little room for anyone to park on the cul-de-sac. As it is now when neighbors have family or friends over and they park in the street, the driveway and mailboxes are blocked. Does not like the idea of having a day care across the street with all the traffic coming and going at all times of the day. Major traffic concerns were mentioned. The retirement home was brought up and as to why the neighbors were never notified about it. During the 2 years this was in operation, there were emergency vehicles coming and going at different times of day and night with the lights on. This generated a lot of traffic on a road that was not designed to hold it. Hours of operation were reviewed again. It is not compatible with the neighborhood. If this were to pass and she decides to move out someday, does this make it a commercial property? She also asked additional questions that were previously answered.

Strikwerda indicated that it will remain a single family residential house. The retirement home was only permitted up to 6 residents. The day care license is through the state so the state

license goes with her. Someone else moving in could have the same use as her now. The same conditions would remain with the property for this use.

Can a stipulation be added to stay with this owner not the property? The city will check with legal counsel for that answer.

Marty Brady of 3084 South Bluff Ct. He is opposed to the special use permit request. He moved into this neighborhood 23 years ago because it was a cul-de-sac with limited traffic. Does not see any good to come from having 12 additional cars coming and going during the day and night. Would appreciate this not being approved.

Fred Geskus of 3106 South Bluff Ct. We have lived here for 22 years and repeating what Marty said when we were looking to build we were looking for a quiet cul-de-sac. The neighborhood currently has half empty nesters and half young families living here now. The Hudson Dr. and North Bluff Dr. intersection was brought up again. He is opposed to it for the same reasons as the other people; safety, traffic, noise and quality of life.

Ron Foster of 5270 North Bluff Dr. We are at the beginning of the cul-de-sac where all of the cars would go by. They have been there since 2002 and the traffic concerns were addressed. On most heavy winter days we don't get plowed right away, it may take hours before they get to our street. The school busses do not come down our street. Safety is the biggest concern.

David Jousma of 3096 South Bluff Ct. he agrees with what has been said and objects to this business going in. Not against day care but am against all of the additional traffic. When Platinum Living was here in addition to the emergency vehicles it was also the families of the residents who parked on the street. Parking is the biggest issue. We live in a cul-de-sac for a reason.

Melissa and John Bradley of 3120 North Bluff Ct. is also concerned about the traffic as it relates to the kids being dropped off in the driveway. The headlights will shine into our living room. The trees are dense but when the assistant living was there the head lights shone through them. We strongly oppose this business moving into the neighborhood.

- The applicant reviewed the options for drop-off and pick-up. She suggested getting a new survey of the property to confirm all of her property lines. Then there will be a clear idea of where a fence can be put in. As far as parking in the street, there will never be anyone that parks in front of her property because there is a fire hydrant clearly marked. So they will be on site for pick-up and drop-off.
- The potential addition of fences being added were also reviewed from the 2 parcels on North Bluff Ct.
- The reason the request is for a group day care is because a year after she started, her client's needs changed, their families grew. I take them when they are young and keep them until they start school, so the turnover is low.
- How long have you operated day care in Zeeland? 8 years.
- Have you ever had issues with the State? No.
- Have you ever had any issues with the Township? No.
- The state license requirements were reviewed by the applicant.

- The impact to the neighborhood was reviewed. Has the city received any complaints on the Group Day Care Center that was approved 2 years ago on Barry Street? No.
- The city currently has 5 Child Care Centers and 1 Group Day Care Center.

Kristi Bayko of 3087 South Bluff Ct. She is a school bus driver so has a different take on this. The nearest bus stop is all the way around the corner at the intersection of North Bluff Ct. and North Bluff Dr. If she is getting kids off and on the bus someone has to bring them that far. Or the kids will be walking by themselves to her home. The applicant said they would take the kids to the bus stop if they have this situation.

VanDenBerg closed the public hearing

- The facts need to be looked at by taking the emotions out. This board has to make that decision. It is also our job to protect the current neighborhood.
- This request is not consistent to what the neighbors want.

A motion was made by Bendert, with support by Northrup to approve the Special Use Permit for a group day care home at 3109 South Bluff Court. This approval is based on the finding that the General Standards in Section 13-6, and Group Day Care Home Standards in Section 13-7 B. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Up to 12 kids are permitted Monday through Friday from 6:00 a.m. until 6:00 p.m.
2. On-site drop-off/pick-up is required.
3. Solid fence to be installed along north lot line.
4. A solid walking surface to front door is required.
5. Pull in and back out is required when headlights are needed.
6. No blocking of sidewalks is allowed.

Yeas 6, Nays 3 (DeVree, Schmuker & Waterman)

6. **Street Performers – Downtown Zoning Ordinance Text Amendment**

An application has been submitted by the City of Hudsonville to revise Section 2.43 “Street Performers” of the City of Hudsonville Downtown Zoning Ordinance to revise fee and age regulations.

1. Remove fees so they can be set by resolution through the City Commission to be consistent with the city’s fee approval process. Fees are traditionally reviewed and amended by the City Commission on an annual basis. It is not good practice to require amending text in the zoning ordinance whenever a fee needs to be adjusted. This is an immediate concern since we have started a program for street performers along Harvey Street. The zoning ordinance lists a \$20 fee and it is intended to have no fee. This is important to get the program activated. Especially since the main building along Harvey Street will not be open this summer.

2. Allow street performers from 15 – 17 with a parent or guardians signature and street performers 14 and under to also have a parent or guardian present. There is currently an 18-year old age limit which is a little restrictive. The ages listed are similar to Hollands program.

A motion was made by Raterink, with support by Northrup for the Planning Commission to recommend to the City Commission a revision of Section 2.43 “Street Performers” of the City of Hudsonville Downtown Zoning Ordinance to remove fees so they can be set by resolution through the City Commission to be consistent with the city’s fee approval process, and to allow street performers from 15 – 17 with a parent or guardians signature and street performers 14 and under to also have a parent or guardian present.

Yeas 9, Nays 0

7. **RRC CERTIFICATION**

There was a ceremony at the last City Commission meeting for the city receiving Redevelopment Ready Community certification through the MEDC. This certification was completed in record time due to the city having a master plan and other documents in line with MEDC requirements, along with great work by many staff persons.

8. **ADJOURNMENT**

The meeting adjourned at 10:38 p.m.

Respectfully Submitted,
Teri Schut
Planning / Zoning Assistant

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Absent: None

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In the past 3 years we have seen more mothers and fathers with strollers in our neighborhood than I've seen in years. This is evident of what is happening in this neighborhood. Don't worry about the tax base.

Daniel DeWeerd of 5719 36th Avenue. He bought his property 3 years ago and field is one of the reasons. He can assure us that it is used a lot. He would hate to lose this field. Not sure that condos are the best option for this property. Why not use money from the RRC grant to improve this park? Isn't that part of the city's master plan? He has concerns with the private road being too close to his fence. Where is all of the snow going to be placed and safety issues were brought up. If this does move forward with the condo development, he asked that the city keep the development up to code so the surrounding properties don't drop in value.

Keith Johnson of 5671 Lawndale Avenue. Deeply appreciates the strategic plan. What's going on around here is fantastic for a city of our size. Hudsonville has homes affordable to the millennials which is great. See attached letter for more information.

Letter presented by Daryl DeVries currently of 5779 Lincoln Avenue. Grew up on 5796 36th Avenue, has been a resident of this area for 48 years, was presented.

Tim Webber of 5475 Lawndale Avenue. He is the president of the Hudsonville Little League and also a resident in the area. Speaking on behalf of Hudsonville little league, we do not have any objection to rezoning. The league has been prepared for losing this park for a while. They have access to another diamond for league use. Keeping Hillcrest ball field up to shape is financial strain to Hudsonville Little League because we don't house equipment at that site.

As a resident of the area since 2001, the adjacent property to the south has been vacant for years and it is an eyesore. They have had problems with keying of cars, vandalism and larceny's during the night. There used to be shoes hanging from the phone lines that were there for years and from what he indicated that could be a sign of drug dealings. Do we really want that in our neighborhood? His biggest concern is if it doesn't get developed what is going to happen, it can't stay the way it is now which is vacant.

Harry Vanderbrug of 5783 Marlin Ave. He sees no advantage to rezoning this property to make it possible to build homes on the ball field area. We should follow what other communities are doing. They are adding green space, adding pocket parks etc. If it is determined that we have more than enough ball parks then use is for something different. Hudsonville is growing not shrinking we don't want to lose what we have.

Kids need a place to play. The area around the ball field is used a lot more than just ball games. Putting a bunch of condos in is not going to help the value of our homes.

Parents don't want their kids to have to cross 36th Ave or Van Buren Street which are very busy streets. They want to keep them close. Once it's developed it's gone. The parking lot is used by the church on Sundays. Hudsonville is not broke we can afford to fix it up and it would add to the value of the neighborhood not decrease the value.

It was asked what the dollar amount was to purchase that property. VanDenBerg stated that this question doesn't have anything to do with the rezoning.

Jason Sturmsma of 5832 Lawndale Avenue. Asked about the history of the ball field. If it used to be farmland and was given to the city was there any restriction on the property to keep it as a park or public facility? Strikwerda indicated that there are no restrictions. There was an agreement for the parking lot but that has expired.

Doug Butterworth – he stated that his kids went through Hudsonville Little League and they go to Hudsonville schools, he owns property in Hudsonville, has a Hudsonville mailing address and is not an outside developer. He appreciates all of the time and effort that has been put into this over the years. He owns the property to the south and is trying to make a positive effort in creating something that would fill a community need and will be in line with what the city is already doing downtown which is great. He does building in all areas of western Michigan, and Hudsonville truly has something special.

He appreciates the comments from the residents. It shows how much they care for their city and neighborhoods. He has been working hard at trying to find what will fit here, which is why it has taken so long.

Dutch Besteman property owner of 3500 Barker Street and former DPW Superintendent for the City of Hudsonville. This property has been a sore spot for the city for a while now. In his time here it didn't seem like the field got used that much. He indicated that there is 18' of ball field fencing that is not on city property. He reviewed the history of the parking lot with the use from the church and Unity Christian High School. He loves working in the parks and enjoys using the parks, but to maintain this park was difficult because nothing was housed on site and it's not connected to anything else. This property used to be a well house. It's time to do something different in this area. The area to the south is not owned by the city and is not part of the ball field. It's time to clean it up.

Stu Voght of 5770 36th Avenue. He is across the street from this property. He agrees that the property is in disrepair and disarray and he indicated that it's at the fault of the city. They are not keeping it or maintaining it. If you can't maintain it then you need to find something to do with it. We moved to Hudsonville 3 years ago and buying near a park was important to him. Once it's gone it won't come back. Look at environmental stewardship. At what point are we going stop?

Lydia Cervantes of 5734 Lawndale Avenue. In addition to the field being used for baseball games, families use this area to spend quality time together playing a pickup game of soccer. She indicated that she and her brothers learned to ride their bikes in that field. Families bring their pets to walk. I have never seen any moves to keep this park maintained. She pleads to please preserve this park.

VanDenBerg closed the public hearing.

The following discussion took place:

- Does the city have an easement on the 18' of property that is on Mr. Butterworths property? No. So he is allowing the community to use the property with no formal agreement in place? Yes.

- Is this property too small to be a Frisbee golf course? Not sure. The city has one at Hughes Park. The City Commission has looked at this area in the past to decide what to do with it and it's not working well for a green space. There are a lot of public facilities around there.
- If this does get rezoned, and the development does not go through what happens then? The current agreement is set up with the City Commission that it would need to be developed as a single-family residential development and if it isn't done within a certain time frame it will revert back to the city.
- This body will make a recommendation to the City Commission and then the City Commission will take action on it. If it is rezoned to R-1-B and the development is not approved it doesn't change anything. The property will continue to be used as it is now just under a different zoning classification.
- The Master Plan shows this property as single-family residential.
- The city does not have a parks millage and our budget is very limited. We do the best that we can to keep the parks up with the resources going to the parks that are most utilized such as Hughes Park, Sunrise Park and others.
- The city is in the process of acquiring 10 acres of property at the south end of town in conjunction with a residential development. They are going to have a 4-acre pond that will have a recreational component to it. This will be a very nice amenity to the community. So for this loss of park space the city will have a net gain 8-acres of additional park space when you remove the 2 acres for this property.
- There is a lot of comments about parks in the master plan but there is also a lot in there about housing and diversity of housing. It calls to:
 - Provide opportunities for new neighborhoods.
 - Utilize existing infrastructure for new development where land is not meeting its highest and best use.
 - Neighborhoods that provide a variety of housing opportunities and this is a new type that we do not have.
 - Increasing the number of people in the city which reduces urban sprawl, improving financial stability of the city.
 - The city's goal to promote increased access to housing options that are safe and affordable.
- There are a wealth of nearby public facilities, which includes schools, churches and parks. The loss of one for the greater community has to be considered.
- The neighbors were commended for coming in with their comments. It is evidence of a tight-knit community. Change is hard. The space cannot stay as it is now.
- Could a pocket park be added to this area? This has been vetted by the Planning Commission and the City Commission with what to do with this property. When the agreement was made it was decided it needed to be single-family residential.
- The dimensions of this property are unique. This is a very difficult lot to develop.
- The City Commission discussed this property at length. Once it was determined that single-family was the desired use they put out a RFP for proposals to builders exchange and home builders association and elsewhere for bids to try and get interest. Only 1 bid was received.
- When rezoning properties we usually go by the 3 c's, consistent with the master plan, which it is; that it has the capacity to be served by infrastructure which it is on both ends of the property; and compatibility with the surrounding neighborhood. If this was a commercial request obviously it would be no.
- The procedures the city follows for mailing out the notices were reviewed.

A motion was made by Leatherman, with support by DeVree, for the Planning Commission to recommend to the City Commission approval of a Zoning Ordinance map amendment from "PF" Public Facilities to "R-1-B" Single-Family Residential for 5751 36th Avenue 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 9, Nays 0

4. **3633 VanBuren Street and 5751 36th Street – Creekside Companies – Informal Preliminary PUD**

Doug Butterworth President of Creekside Companies, located at 3672 Chicago Drive, Hudsonville, MI reviewed the PUD request.

The staff report was presented.

The following discussion took place:

- Do all of these homes have 2 stall garages? Yes, and a third stall will be available on most homes.
- What is the square footage of the homes? The average square foot of the homes are approximately 1,300 s.f. with a daylight basement.
- What is the target cost for the homes? Between \$290,000 - \$315,000 for each home.
- Will the private road have the typical curb and gutter? No.
- Concerned with the angle and set backs of a few homes.
- Any additional comments can be sent to Strikwerda before the next meeting so they can get to the developer.

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

Statement of Findings and Recommendations

The preliminary development plan meets the city's master plan future land use designation of Medium Density Residential, which is intended for R-1-A, B and C Zone Districts. There is a definite benefit in having a blighted property along with a single use park that does not fill a community need being developed. This proposed development promotes density done well. All of the units will have an aging-in-place design that includes a zero step. This enables people to age in place for a longer period of time than traditional homes, which is a unique housing type not currently available in Hudsonville.

No additional studies are needed. A public hearing will be scheduled to take place on June 20, 2018.

This plan meets the regulations as set forth with these recommended conditions and the following deviations with the requirements shown in parentheses:

- a. Consider buffering options along the private road.
 - b. Consider shifting the drive entry point farther north.
 - c. An additional deviation is proposed to reduce the radius from 40' to 30'. Further discussion is needed.
1. Private road from adjacent property 12' (20'). A sidewalk is added along the driveway resulting in a green space that is 7' wide along the east property line. Shifting the road will cause other spacing issues along the west property line. There may be an opportunity to shift the entry portion of the road slightly north without causing a negative impact on the layout. Ideally there would be arborvitaes and/or fencing as a buffer in key locations. The road radius comes as close as 7' from the lot line. There may be some buffering at that corner and possibly along more of the property line. A couple of items to be aware of is that if a street were constructed in this location the roadway would be about 17' from the lot line and a driveway only needs to be 1' from a property line.
 2. Front yard building setback 25' (35'). The front yard building setback minimum requirement is 35' along Van Buren Street, 36th Avenue and Hillcrest Road. The adjacent house on Hillcrest Road is about 26' from the right-of-way and the homes along 36th Avenue range from as low as 21' with the homes closest to the proposed 36th Avenue homes being about 28', so this is a consistent spacing on these streets. The homes along Van Buren Street on this block match the required setback so a couple of the proposed units are closer to the road, although the homes on the block to the east are as close as 20' with none of them being over 30' so it is not out of line with the area.
 3. & 4. Side yard building setback 11' (20') & Rear yard building setback 52' (80'). The minimum side yard building setback is 10' but that assumes individual parcels so the total setback is expected to be a minimum of 20' between homes. The rear yard building setback has the same issue. In this development everyone shares the open space. The interior side yard and rear yard building setbacks vary throughout the development. The safeguard for most of the buildings is that they are angled so the average spacing is much greater. The tight spacing of the units that have 11' side yard and 52' rear yard do not affect external property owners. The smaller setbacks enable the development of a single-family development. It should also be noted that accessory buildings only need to be 8' apart on single family lots and this development will not have individual accessory buildings, reducing a lot of that kind of building clutter. This development has 4.33 units per acre, which meets the maximum density allowed of 4.5 units per acre.

Yeas 9, Nays 0

5. **3109 South Bluff Court – Tasha Dingler – Special Use Permit for Group Day Care**

VanDenBerg opened the public hearing.

Tasha Dingler reviewed the Special Use Permit request to allow for a Group Day Care Home. Her purchase of this house is conditioned on getting approval. She currently runs a facility in Zeeland that will close when this day care opens. A group day care home allows for 7 to 12

children. Proposed hours of operation are 6:00 a.m. to 6:00 p.m. from Monday to Friday with the age range being 6 weeks to 12 years old.

Letter from a resident of South Bluff Court (no name or address given) was read.
Letter from Pastor Heath & Deb Bleyenbergh of 3101 South Bluff Ct. was read.

The staff report was presented.

The following discussion took place:

- Concern was raised with the increase of traffic being introduced to this area and how cars are going to navigate for pick-ups and drop-offs. Will they be stacking up in front of the neighbor's driveway? Hours of operation will be from 6:00 a.m. to 6:00 p.m. The drop-off and pick-up times are staggered. The average stop is about 2-3 minutes for drop-off and 4-5 minutes for pick-up.
- The driveway design is different as it curves. Could a loop be added to the driveway if this becomes an issue? The applicant would like to give the parents an option for drop-off and pick-up, by parking in the driveway and cutting across the grass to access the front door which is the main entrance for the day care, or parking in front of the first stall of the garage, where they could back up and turn around to go out.
- At any one time there should not be more than 2 vehicles? Correct.
- How is the pool going to be secured? The entire back yard is fenced in. An additional fence will be added between the pool area and the children's outside play area.
- With a home occupation you are allowed up to 5 clients a day.

Jim Van Dree of 3130 North Bluff Ct. Indicated that he is not against the entire request but raised concern on the added traffic. People blow through the stop sign at the corner of Hudson Dr. and North Bluff Dr. all of the time. There are about 6 spruce trees on my property and 6 on the applicants on a berm that are getting old and you can see through them. Would like to have the applicant add a 10' privacy fence to this area to keep the headlights from shining into his home. He is ok with the good side of the fence facing the applicant's property. He indicated his neighbor has concerns with noise.

Charlene Husa of 3102 South Bluff Ct. Lives in the house directly across the street from the entrance to this property. There is very little room for anyone to park on the cul-de-sac. As it is now when neighbors have family or friends over and they park in the street, the driveway and mailboxes are blocked. Does not like the idea of having a day care across the street with all the traffic coming and going at all times of the day. Major traffic concerns were mentioned. The retirement home was brought up and as to why the neighbors were never notified about it. During the 2 years this was in operation, there were emergency vehicles coming and going at different times of day and night with the lights on. This generated a lot of traffic on a road that was not designed to hold it. Hours of operation were reviewed again. It is not compatible with the neighborhood. If this were to pass and she decides to move out someday, does this make it a commercial property? She also asked additional questions that were previously answered.

Strikwerda indicated that it will remain a single family residential house. The retirement home was only permitted up to 6 residents. The day care license is through the state so the state

license goes with her. Someone else moving in could have the same use as her now. The same conditions would remain with the property for this use.

Can a stipulation be added to stay with this owner not the property? The city will check with legal counsel for that answer.

Marty Brady of 3084 South Bluff Ct. He is opposed to the special use permit request. He moved into this neighborhood 23 years ago because it was a cul-de-sac with limited traffic. Does not see any good to come from having 12 additional cars coming and going during the day and night. Would appreciate this not being approved.

Fred Geskus of 3106 South Bluff Ct. We have lived here for 22 years and repeating what Marty said when we were looking to build we were looking for a quiet cul-de-sac. The neighborhood currently has half empty nesters and half young families living here now. The Hudson Dr. and North Bluff Dr. intersection was brought up again. He is opposed to it for the same reasons as the other people; safety, traffic, noise and quality of life.

Ron Foster of 5270 North Bluff Dr. We are at the beginning of the cul-de-sac where all of the cars would go by. They have been there since 2002 and the traffic concerns were addressed. On most heavy winter days we don't get plowed right away, it may take hours before they get to our street. The school busses do not come down our street. Safety is the biggest concern.

David Jousma of 3096 South Bluff Ct. he agrees with what has been said and objects to this business going in. Not against day care but am against all of the additional traffic. When Platinum Living was here in addition to the emergency vehicles it was also the families of the residents who parked on the street. Parking is the biggest issue. We live in a cul-de-sac for a reason.

Melissa and John Bradley of 3120 North Bluff Ct. is also concerned about the traffic as it relates to the kids being dropped off in the driveway. The headlights will shine into our living room. The trees are dense but when the assistant living was there the head lights shone through them. We strongly oppose this business moving into the neighborhood.

- The applicant reviewed the options for drop-off and pick-up. She suggested getting a new survey of the property to confirm all of her property lines. Then there will be a clear idea of where a fence can be put in. As far as parking in the street, there will never be anyone that parks in front of her property because there is a fire hydrant clearly marked. So they will be on site for pick-up and drop-off.
- The potential addition of fences being added were also reviewed from the 2 parcels on North Bluff Ct.
- The reason the request is for a group day care is because a year after she started, her client's needs changed, their families grew. I take them when they are young and keep them until they start school, so the turnover is low.
- How long have you operated day care in Zeeland? 8 years.
- Have you ever had issues with the State? No.
- Have you ever had any issues with the Township? No.
- The state license requirements were reviewed by the applicant.

- The impact to the neighborhood was reviewed. Has the city received any complaints on the Group Day Care Center that was approved 2 years ago on Barry Street? No.
- The city currently has 5 Child Care Centers and 1 Group Day Care Center.

Kristi Bayko of 3087 South Bluff Ct. She is a school bus driver so has a different take on this. The nearest bus stop is all the way around the corner at the intersection of North Bluff Ct. and North Bluff Dr. If she is getting kids off and on the bus someone has to bring them that far. Or the kids will be walking by themselves to her home. The applicant said they would take the kids to the bus stop if they have this situation.

VanDenBerg closed the public hearing

- The facts need to be looked at by taking the emotions out. This board has to make that decision. It is also our job to protect the current neighborhood.
- This request is not consistent to what the neighbors want.

A motion was made by Bendert, with support by Northrup to approve the Special Use Permit for a group day care home at 3109 South Bluff Court. This approval is based on the finding that the General Standards in Section 13-6, and Group Day Care Home Standards in Section 13-7 B. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Up to 12 kids are permitted Monday through Friday from 6:00 a.m. until 6:00 p.m.
2. On-site drop-off/pick-up is required.
3. Solid fence to be installed along north lot line.
4. A solid walking surface to front door is required.
5. Pull in and back out is required when headlights are needed.
6. No blocking of sidewalks is allowed.

Yeas 6, Nays 3 (DeVree, Schmuker & Waterman)

6. **Street Performers – Downtown Zoning Ordinance Text Amendment**

An application has been submitted by the City of Hudsonville to revise Section 2.43 “Street Performers” of the City of Hudsonville Downtown Zoning Ordinance to revise fee and age regulations.

1. Remove fees so they can be set by resolution through the City Commission to be consistent with the city’s fee approval process. Fees are traditionally reviewed and amended by the City Commission on an annual basis. It is not good practice to require amending text in the zoning ordinance whenever a fee needs to be adjusted. This is an immediate concern since we have started a program for street performers along Harvey Street. The zoning ordinance lists a \$20 fee and it is intended to have no fee. This is important to get the program activated. Especially since the main building along Harvey Street will not be open this summer.

2. Allow street performers from 15 – 17 with a parent or guardians signature and street performers 14 and under to also have a parent or guardian present. There is currently an 18-year old age limit which is a little restrictive. The ages listed are similar to Hollands program.

A motion was made by Raterink, with support by Northrup for the Planning Commission to recommend to the City Commission a revision of Section 2.43 “Street Performers” of the City of Hudsonville Downtown Zoning Ordinance to remove fees so they can be set by resolution through the City Commission to be consistent with the city’s fee approval process, and to allow street performers from 15 – 17 with a parent or guardians signature and street performers 14 and under to also have a parent or guardian present.

Yeas 9, Nays 0

7. **RRC CERTIFICATION**

There was a ceremony at the last City Commission meeting for the city receiving Redevelopment Ready Community certification through the MEDC. This certification was completed in record time due to the city having a master plan and other documents in line with MEDC requirements, along with great work by many staff persons.

8. **ADJOURNMENT**

The meeting adjourned at 10:38 p.m.

Respectfully Submitted,
Teri Schut
Planning / Zoning Assistant

CITY OF HUDSONVILLE
Planning Commission Minutes
May 16, 2018

Approved June 20, 2018

**5751 36th Avenue – Creekside Companies – Zoning Ordinance Map Amendment –
Rezone from PF to R-1-B**
**3633 Van Buren Street & 5751 36th Avenue – Creekside Companies – Informal
Preliminary PUD**
**3109 South Bluff Ct – Tasha Dingler – Special Use Permit for Group Day Care
Street Performers – Downtown Zoning Ordinance Text Amendment**

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

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

Absent: None

PUBLIC COMMENTS

1. Gordon DeKruyter of 5721 Lawndale Avenue. Has lived at this location since 1959. He asked what the current status on the property south of the ball field is, what has been done to the property, who owns it and if any decisions have been made on the homes they want to put in there. If there is going to be a discussion on this property he feels it is important to hear from other community members.
2. A motion was made by Raterink, with support by Staal, to approve the minutes of the March 21, 2018 Planning Commission meeting.

Yeas 9, Nays 0

NEW BUSINESS

3. **5751 36th Avenue – Creekside Companies - Zoning Ordinance Map Amendment - Rezone from “PF” to “R-1-B”**

Strikwerda reviewed the proposed project timeline for *if* there are no delays regarding proposals from Creekside Companies.

Everyone is welcome to attend any or all of these meetings, which are all held in this room. The public is allowed to provide comments whenever there is a public hearing.

May 16, 2018 Planning Commission:

- *Zoning Ordinance Map Amendment from PF to R-1-B for 5751 36th Avenue.*
 - *This rezoning request is the focus of today’s public hearing.*
 - *Action is a recommendation to the City Commission.*

- *Next item on the agenda is an Informal Preliminary PUD review.*
 - *Not a public hearing but people are welcome to stay.*
- June 12, 2018 City Commission, 7 pm on Tuesday***
- *Final vote on Zoning Ordinance Map Amendment from PF to R-1-B for 5751 36th Avenue.*
 - *Only City Commission meeting*
- June 20, 2018 Planning Commission, 7 pm on Wednesday***
- *Special Use Permit to establish property as a Planned Unit Development*
 - *Public hearing*
 - *Formal Preliminary Planned Unit Development review*
 - *Public hearing on plan concept.*
 - *Not all details will be on this plan, such as grading, utilities and landscaping.*
 - *Informal Final Planned Unit Development review*
 - *Not a public hearing but people are welcome to stay.*
 - *All plan details are reviewed.*
- July 18, 2018 Planning Commission, 7 pm on Wednesday***
- *Formal Final Planned Unit Development*
 - *Public hearing on final plan.*
 - *All plan details are reviewed.*

VanDenBerg opened the public hearing.

Doug Butterworth, President of Creekside Companies located at 3672 Chicago Drive, Hudsonville, MI reviewed the request to rezone 5751 36th Avenue, otherwise known as the Hillcrest Ball Diamond from “PF” to “R-1-B”. He has a lot of history with this property, he currently owns the property adjacent to the south that is 3.26 acres and the City owned ball diamond is 2.56 acres.

Letter from Ross and Suzann Van Klompenberg of 5750 Lawndale Avenue was read.

Letter from Justin and Melissa DeJong of 5718 Lawndale Avenue was read.

Letter from Tierney Johnsen of 5558 Marlin Avenue was read.

Letter from Rev. Dave Jolman of 5735 Lawndale Avenue was read.

Letter from Rebecca Fabiano of Hudsonville Community Education was read.

Letter from Keith and Lauri Johnson of 5671 Lawndale Avenue was read.

Letter from Mike Hoekstra of 5546 Marlin Avenue was read.

The staff report was presented.

Gordon DeKruyter of 5721 Lawndale Avenue. Commended the commission on the Imagine 2030 plan. He has been following the progress for a long time. It is a beautiful thing happening in Hudsonville and hopes that we all benefit from it. He had questions on overall development of the property.

He indicated that this piece of property south of the ball field has been a dead piece of property for years and has been used for other things. Indicated that we should not lose more green space to development. Communities are thinking of families and children when it comes to green space. It is what identifies the community.

In the past 3 years we have seen more mothers and fathers with strollers in our neighborhood than I've seen in years. This is evident of what is happening in this neighborhood. Don't worry about the tax base.

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As a resident of the area since 2001, the adjacent property to the south has been vacant for years and it is an eyesore. They have had problems with keying of cars, vandalism and larceny's during the night. There used to be shoes hanging from the phone lines that were there for years and from what he indicated that could be a sign of drug dealings. Do we really want that in our neighborhood? His biggest concern is if it doesn't get developed what is going to happen, it can't stay the way it is now which is vacant.

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Kids need a place to play. The area around the ball field is used a lot more than just ball games. Putting a bunch of condos in is not going to help the value of our homes.

Parents don't want their kids to have to cross 36th Ave or Van Buren Street which are very busy streets. They want to keep them close. Once it's developed it's gone. The parking lot is used by the church on Sundays. Hudsonville is not broke we can afford to fix it up and it would add to the value of the neighborhood not decrease the value.

It was asked what the dollar amount was to purchase that property. VanDenBerg stated that this question doesn't have anything to do with the rezoning.

Jason Sturmsma of 5832 Lawndale Avenue. Asked about the history of the ball field. If it used to be farmland and was given to the city was there any restriction on the property to keep it as a park or public facility? Strikwerda indicated that there are no restrictions. There was an agreement for the parking lot but that has expired.

Doug Butterworth – he stated that his kids went through Hudsonville Little League and they go to Hudsonville schools, he owns property in Hudsonville, has a Hudsonville mailing address and is not an outside developer. He appreciates all of the time and effort that has been put into this over the years. He owns the property to the south and is trying to make a positive effort in creating something that would fill a community need and will be in line with what the city is already doing downtown which is great. He does building in all areas of western Michigan, and Hudsonville truly has something special.

He appreciates the comments from the residents. It shows how much they care for their city and neighborhoods. He has been working hard at trying to find what will fit here, which is why it has taken so long.

Dutch Besteman property owner of 3500 Barker Street and former DPW Superintendent for the City of Hudsonville. This property has been a sore spot for the city for a while now. In his time here it didn't seem like the field got used that much. He indicated that there is 18' of ball field fencing that is not on city property. He reviewed the history of the parking lot with the use from the church and Unity Christian High School. He loves working in the parks and enjoys using the parks, but to maintain this park was difficult because nothing was housed on site and it's not connected to anything else. This property used to be a well house. It's time to do something different in this area. The area to the south is not owned by the city and is not part of the ball field. It's time to clean it up.

Stu Voght of 5770 36th Avenue. He is across the street from this property. He agrees that the property is in disrepair and disarray and he indicated that it's at the fault of the city. They are not keeping it or maintaining it. If you can't maintain it then you need to find something to do with it. We moved to Hudsonville 3 years ago and buying near a park was important to him. Once it's gone it won't come back. Look at environmental stewardship. At what point are we going stop?

Lydia Cervantes of 5734 Lawndale Avenue. In addition to the field being used for baseball games, families use this area to spend quality time together playing a pickup game of soccer. She indicated that she and her brothers learned to ride their bikes in that field. Families bring their pets to walk. I have never seen any moves to keep this park maintained. She pleads to please preserve this park.

VanDenBerg closed the public hearing.

The following discussion took place:

- Does the city have an easement on the 18' of property that is on Mr. Butterworths property? No. So he is allowing the community to use the property with no formal agreement in place? Yes.

- Is this property too small to be a Frisbee golf course? Not sure. The city has one at Hughes Park. The City Commission has looked at this area in the past to decide what to do with it and it's not working well for a green space. There are a lot of public facilities around there.
- If this does get rezoned, and the development does not go through what happens then? The current agreement is set up with the City Commission that it would need to be developed as a single-family residential development and if it isn't done within a certain time frame it will revert back to the city.
- This body will make a recommendation to the City Commission and then the City Commission will take action on it. If it is rezoned to R-1-B and the development is not approved it doesn't change anything. The property will continue to be used as it is now just under a different zoning classification.
- The Master Plan shows this property as single-family residential.
- The city does not have a parks millage and our budget is very limited. We do the best that we can to keep the parks up with the resources going to the parks that are most utilized such as Hughes Park, Sunrise Park and others.
- The city is in the process of acquiring 10 acres of property at the south end of town in conjunction with a residential development. They are going to have a 4-acre pond that will have a recreational component to it. This will be a very nice amenity to the community. So for this loss of park space the city will have a net gain 8-acres of additional park space when you remove the 2 acres for this property.
- There is a lot of comments about parks in the master plan but there is also a lot in there about housing and diversity of housing. It calls to:
 - Provide opportunities for new neighborhoods.
 - Utilize existing infrastructure for new development where land is not meeting its highest and best use.
 - Neighborhoods that provide a variety of housing opportunities and this is a new type that we do not have.
 - Increasing the number of people in the city which reduces urban sprawl, improving financial stability of the city.
 - The city's goal to promote increased access to housing options that are safe and affordable.
- There are a wealth of nearby public facilities, which includes schools, churches and parks. The loss of one for the greater community has to be considered.
- The neighbors were commended for coming in with their comments. It is evidence of a tight-knit community. Change is hard. The space cannot stay as it is now.
- Could a pocket park be added to this area? This has been vetted by the Planning Commission and the City Commission with what to do with this property. When the agreement was made it was decided it needed to be single-family residential.
- The dimensions of this property are unique. This is a very difficult lot to develop.
- The City Commission discussed this property at length. Once it was determined that single-family was the desired use they put out a RFP for proposals to builders exchange and home builders association and elsewhere for bids to try and get interest. Only 1 bid was received.
- When rezoning properties we usually go by the 3 c's, consistent with the master plan, which it is; that it has the capacity to be served by infrastructure which it is on both ends of the property; and compatibility with the surrounding neighborhood. If this was a commercial request obviously it would be no.
- The procedures the city follows for mailing out the notices were reviewed.

A motion was made by Leatherman, with support by DeVree, for the Planning Commission to recommend to the City Commission approval of a Zoning Ordinance map amendment from "PF" Public Facilities to "R-1-B" Single-Family Residential for 5751 36th Avenue 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 9, Nays 0

4. **3633 VanBuren Street and 5751 36th Street – Creekside Companies – Informal Preliminary PUD**

Doug Butterworth President of Creekside Companies, located at 3672 Chicago Drive, Hudsonville, MI reviewed the PUD request.

The staff report was presented.

The following discussion took place:

- Do all of these homes have 2 stall garages? Yes, and a third stall will be available on most homes.
- What is the square footage of the homes? The average square foot of the homes are approximately 1,300 s.f. with a daylight basement.
- What is the target cost for the homes? Between \$290,000 - \$315,000 for each home.
- Will the private road have the typical curb and gutter? No.
- Concerned with the angle and set backs of a few homes.
- Any additional comments can be sent to Strikwerda before the next meeting so they can get to the developer.

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

Statement of Findings and Recommendations

The preliminary development plan meets the city's master plan future land use designation of Medium Density Residential, which is intended for R-1-A, B and C Zone Districts. There is a definite benefit in having a blighted property along with a single use park that does not fill a community need being developed. This proposed development promotes density done well. All of the units will have an aging-in-place design that includes a zero step. This enables people to age in place for a longer period of time than traditional homes, which is a unique housing type not currently available in Hudsonville.

No additional studies are needed. A public hearing will be scheduled to take place on June 20, 2018.

This plan meets the regulations as set forth with these recommended conditions and the following deviations with the requirements shown in parentheses:

- a. Consider buffering options along the private road.
 - b. Consider shifting the drive entry point farther north.
 - c. An additional deviation is proposed to reduce the radius from 40' to 30'. Further discussion is needed.
1. Private road from adjacent property 12' (20'). A sidewalk is added along the driveway resulting in a green space that is 7' wide along the east property line. Shifting the road will cause other spacing issues along the west property line. There may be an opportunity to shift the entry portion of the road slightly north without causing a negative impact on the layout. Ideally there would be arborvitaes and/or fencing as a buffer in key locations. The road radius comes as close as 7' from the lot line. There may be some buffering at that corner and possibly along more of the property line. A couple of items to be aware of is that if a street were constructed in this location the roadway would be about 17' from the lot line and a driveway only needs to be 1' from a property line.
 2. Front yard building setback 25' (35'). The front yard building setback minimum requirement is 35' along Van Buren Street, 36th Avenue and Hillcrest Road. The adjacent house on Hillcrest Road is about 26' from the right-of-way and the homes along 36th Avenue range from as low as 21' with the homes closest to the proposed 36th Avenue homes being about 28', so this is a consistent spacing on these streets. The homes along Van Buren Street on this block match the required setback so a couple of the proposed units are closer to the road, although the homes on the block to the east are as close as 20' with none of them being over 30' so it is not out of line with the area.
 3. & 4. Side yard building setback 11' (20') & Rear yard building setback 52' (80'). The minimum side yard building setback is 10' but that assumes individual parcels so the total setback is expected to be a minimum of 20' between homes. The rear yard building setback has the same issue. In this development everyone shares the open space. The interior side yard and rear yard building setbacks vary throughout the development. The safeguard for most of the buildings is that they are angled so the average spacing is much greater. The tight spacing of the units that have 11' side yard and 52' rear yard do not affect external property owners. The smaller setbacks enable the development of a single-family development. It should also be noted that accessory buildings only need to be 8' apart on single family lots and this development will not have individual accessory buildings, reducing a lot of that kind of building clutter. This development has 4.33 units per acre, which meets the maximum density allowed of 4.5 units per acre.

Yeas 9, Nays 0

5. **3109 South Bluff Court – Tasha Dingler – Special Use Permit for Group Day Care**

VanDenBerg opened the public hearing.

Tasha Dingler reviewed the Special Use Permit request to allow for a Group Day Care Home. Her purchase of this house is conditioned on getting approval. She currently runs a facility in Zeeland that will close when this day care opens. A group day care home allows for 7 to 12

children. Proposed hours of operation are 6:00 a.m. to 6:00 p.m. from Monday to Friday with the age range being 6 weeks to 12 years old.

Letter from a resident of South Bluff Court (no name or address given) was read.
Letter from Pastor Heath & Deb Bleyenbergh of 3101 South Bluff Ct. was read.

The staff report was presented.

The following discussion took place:

- Concern was raised with the increase of traffic being introduced to this area and how cars are going to navigate for pick-ups and drop-offs. Will they be stacking up in front of the neighbor's driveway? Hours of operation will be from 6:00 a.m. to 6:00 p.m. The drop-off and pick-up times are staggered. The average stop is about 2-3 minutes for drop-off and 4-5 minutes for pick-up.
- The driveway design is different as it curves. Could a loop be added to the driveway if this becomes an issue? The applicant would like to give the parents an option for drop-off and pick-up, by parking in the driveway and cutting across the grass to access the front door which is the main entrance for the day care, or parking in front of the first stall of the garage, where they could back up and turn around to go out.
- At any one time there should not be more than 2 vehicles? Correct.
- How is the pool going to be secured? The entire back yard is fenced in. An additional fence will be added between the pool area and the children's outside play area.
- With a home occupation you are allowed up to 5 clients a day.

Jim Van Dree of 3130 North Bluff Ct. Indicated that he is not against the entire request but raised concern on the added traffic. People blow through the stop sign at the corner of Hudson Dr. and North Bluff Dr. all of the time. There are about 6 spruce trees on my property and 6 on the applicants on a berm that are getting old and you can see through them. Would like to have the applicant add a 10' privacy fence to this area to keep the headlights from shining into his home. He is ok with the good side of the fence facing the applicant's property. He indicated his neighbor has concerns with noise.

Charlene Husa of 3102 South Bluff Ct. Lives in the house directly across the street from the entrance to this property. There is very little room for anyone to park on the cul-de-sac. As it is now when neighbors have family or friends over and they park in the street, the driveway and mailboxes are blocked. Does not like the idea of having a day care across the street with all the traffic coming and going at all times of the day. Major traffic concerns were mentioned. The retirement home was brought up and as to why the neighbors were never notified about it. During the 2 years this was in operation, there were emergency vehicles coming and going at different times of day and night with the lights on. This generated a lot of traffic on a road that was not designed to hold it. Hours of operation were reviewed again. It is not compatible with the neighborhood. If this were to pass and she decides to move out someday, does this make it a commercial property? She also asked additional questions that were previously answered.

Strikwerda indicated that it will remain a single family residential house. The retirement home was only permitted up to 6 residents. The day care license is through the state so the state

license goes with her. Someone else moving in could have the same use as her now. The same conditions would remain with the property for this use.

Can a stipulation be added to stay with this owner not the property? The city will check with legal counsel for that answer.

Marty Brady of 3084 South Bluff Ct. He is opposed to the special use permit request. He moved into this neighborhood 23 years ago because it was a cul-de-sac with limited traffic. Does not see any good to come from having 12 additional cars coming and going during the day and night. Would appreciate this not being approved.

Fred Geskus of 3106 South Bluff Ct. We have lived here for 22 years and repeating what Marty said when we were looking to build we were looking for a quiet cul-de-sac. The neighborhood currently has half empty nesters and half young families living here now. The Hudson Dr. and North Bluff Dr. intersection was brought up again. He is opposed to it for the same reasons as the other people; safety, traffic, noise and quality of life.

Ron Foster of 5270 North Bluff Dr. We are at the beginning of the cul-de-sac where all of the cars would go by. They have been there since 2002 and the traffic concerns were addressed. On most heavy winter days we don't get plowed right away, it may take hours before they get to our street. The school busses do not come down our street. Safety is the biggest concern.

David Jousma of 3096 South Bluff Ct. he agrees with what has been said and objects to this business going in. Not against day care but am against all of the additional traffic. When Platinum Living was here in addition to the emergency vehicles it was also the families of the residents who parked on the street. Parking is the biggest issue. We live in a cul-de-sac for a reason.

Melissa and John Bradley of 3120 North Bluff Ct. is also concerned about the traffic as it relates to the kids being dropped off in the driveway. The headlights will shine into our living room. The trees are dense but when the assistant living was there the head lights shone through them. We strongly oppose this business moving into the neighborhood.

- The applicant reviewed the options for drop-off and pick-up. She suggested getting a new survey of the property to confirm all of her property lines. Then there will be a clear idea of where a fence can be put in. As far as parking in the street, there will never be anyone that parks in front of her property because there is a fire hydrant clearly marked. So they will be on site for pick-up and drop-off.
- The potential addition of fences being added were also reviewed from the 2 parcels on North Bluff Ct.
- The reason the request is for a group day care is because a year after she started, her client's needs changed, their families grew. I take them when they are young and keep them until they start school, so the turnover is low.
- How long have you operated day care in Zeeland? 8 years.
- Have you ever had issues with the State? No.
- Have you ever had any issues with the Township? No.
- The state license requirements were reviewed by the applicant.

- The impact to the neighborhood was reviewed. Has the city received any complaints on the Group Day Care Center that was approved 2 years ago on Barry Street? No.
- The city currently has 5 Child Care Centers and 1 Group Day Care Center.

Kristi Bayko of 3087 South Bluff Ct. She is a school bus driver so has a different take on this. The nearest bus stop is all the way around the corner at the intersection of North Bluff Ct. and North Bluff Dr. If she is getting kids off and on the bus someone has to bring them that far. Or the kids will be walking by themselves to her home. The applicant said they would take the kids to the bus stop if they have this situation.

VanDenBerg closed the public hearing

- The facts need to be looked at by taking the emotions out. This board has to make that decision. It is also our job to protect the current neighborhood.
- This request is not consistent to what the neighbors want.

A motion was made by Bendert, with support by Northrup to approve the Special Use Permit for a group day care home at 3109 South Bluff Court. This approval is based on the finding that the General Standards in Section 13-6, and Group Day Care Home Standards in Section 13-7 B. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Up to 12 kids are permitted Monday through Friday from 6:00 a.m. until 6:00 p.m.
2. On-site drop-off/pick-up is required.
3. Solid fence to be installed along north lot line.
4. A solid walking surface to front door is required.
5. Pull in and back out is required when headlights are needed.
6. No blocking of sidewalks is allowed.

Yeas 6, Nays 3 (DeVree, Schmuker & Waterman)

6. **Street Performers – Downtown Zoning Ordinance Text Amendment**

An application has been submitted by the City of Hudsonville to revise Section 2.43 “Street Performers” of the City of Hudsonville Downtown Zoning Ordinance to revise fee and age regulations.

1. Remove fees so they can be set by resolution through the City Commission to be consistent with the city’s fee approval process. Fees are traditionally reviewed and amended by the City Commission on an annual basis. It is not good practice to require amending text in the zoning ordinance whenever a fee needs to be adjusted. This is an immediate concern since we have started a program for street performers along Harvey Street. The zoning ordinance lists a \$20 fee and it is intended to have no fee. This is important to get the program activated. Especially since the main building along Harvey Street will not be open this summer.

2. Allow street performers from 15 – 17 with a parent or guardians signature and street performers 14 and under to also have a parent or guardian present. There is currently an 18-year old age limit which is a little restrictive. The ages listed are similar to Hollands program.

A motion was made by Raterink, with support by Northrup for the Planning Commission to recommend to the City Commission a revision of Section 2.43 “Street Performers” of the City of Hudsonville Downtown Zoning Ordinance to remove fees so they can be set by resolution through the City Commission to be consistent with the city’s fee approval process, and to allow street performers from 15 – 17 with a parent or guardians signature and street performers 14 and under to also have a parent or guardian present.

Yeas 9, Nays 0

7. **RRC CERTIFICATION**

There was a ceremony at the last City Commission meeting for the city receiving Redevelopment Ready Community certification through the MEDC. This certification was completed in record time due to the city having a master plan and other documents in line with MEDC requirements, along with great work by many staff persons.

8. **ADJOURNMENT**

The meeting adjourned at 10:38 p.m.

Respectfully Submitted,
Teri Schut
Planning / Zoning Assistant

CITY OF HUDSONVILLE
Planning Commission Minutes
May 16, 2018

Approved June 20, 2018

**5751 36th Avenue – Creekside Companies – Zoning Ordinance Map Amendment –
Rezone from PF to R-1-B**
**3633 Van Buren Street & 5751 36th Avenue – Creekside Companies – Informal
Preliminary PUD**
**3109 South Bluff Ct – Tasha Dingler – Special Use Permit for Group Day Care
Street Performers – Downtown Zoning Ordinance Text Amendment**

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

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

Absent: None

PUBLIC COMMENTS

1. Gordon DeKruyter of 5721 Lawndale Avenue. Has lived at this location since 1959. He asked what the current status on the property south of the ball field is, what has been done to the property, who owns it and if any decisions have been made on the homes they want to put in there. If there is going to be a discussion on this property he feels it is important to hear from other community members.
2. A motion was made by Raterink, with support by Staal, to approve the minutes of the March 21, 2018 Planning Commission meeting.

Yeas 9, Nays 0

NEW BUSINESS

3. **5751 36th Avenue – Creekside Companies - Zoning Ordinance Map Amendment - Rezone from “PF” to “R-1-B”**

Strikwerda reviewed the proposed project timeline for *if* there are no delays regarding proposals from Creekside Companies.

Everyone is welcome to attend any or all of these meetings, which are all held in this room. The public is allowed to provide comments whenever there is a public hearing.

May 16, 2018 Planning Commission:

- *Zoning Ordinance Map Amendment from PF to R-1-B for 5751 36th Avenue.*
 - *This rezoning request is the focus of today’s public hearing.*
 - *Action is a recommendation to the City Commission.*

- *Next item on the agenda is an Informal Preliminary PUD review.*
 - *Not a public hearing but people are welcome to stay.*
- June 12, 2018 City Commission, 7 pm on Tuesday***
- *Final vote on Zoning Ordinance Map Amendment from PF to R-1-B for 5751 36th Avenue.*
 - *Only City Commission meeting*
- June 20, 2018 Planning Commission, 7 pm on Wednesday***
- *Special Use Permit to establish property as a Planned Unit Development*
 - *Public hearing*
 - *Formal Preliminary Planned Unit Development review*
 - *Public hearing on plan concept.*
 - *Not all details will be on this plan, such as grading, utilities and landscaping.*
 - *Informal Final Planned Unit Development review*
 - *Not a public hearing but people are welcome to stay.*
 - *All plan details are reviewed.*
- July 18, 2018 Planning Commission, 7 pm on Wednesday***
- *Formal Final Planned Unit Development*
 - *Public hearing on final plan.*
 - *All plan details are reviewed.*

VanDenBerg opened the public hearing.

Doug Butterworth, President of Creekside Companies located at 3672 Chicago Drive, Hudsonville, MI reviewed the request to rezone 5751 36th Avenue, otherwise known as the Hillcrest Ball Diamond from “PF” to “R-1-B”. He has a lot of history with this property, he currently owns the property adjacent to the south that is 3.26 acres and the City owned ball diamond is 2.56 acres.

Letter from Ross and Suzann Van Klompenberg of 5750 Lawndale Avenue was read.

Letter from Justin and Melissa DeJong of 5718 Lawndale Avenue was read.

Letter from Tierney Johnsen of 5558 Marlin Avenue was read.

Letter from Rev. Dave Jolman of 5735 Lawndale Avenue was read.

Letter from Rebecca Fabiano of Hudsonville Community Education was read.

Letter from Keith and Lauri Johnson of 5671 Lawndale Avenue was read.

Letter from Mike Hoekstra of 5546 Marlin Avenue was read.

The staff report was presented.

Gordon DeKruyter of 5721 Lawndale Avenue. Commended the commission on the Imagine 2030 plan. He has been following the progress for a long time. It is a beautiful thing happening in Hudsonville and hopes that we all benefit from it. He had questions on overall development of the property.

He indicated that this piece of property south of the ball field has been a dead piece of property for years and has been used for other things. Indicated that we should not lose more green space to development. Communities are thinking of families and children when it comes to green space. It is what identifies the community.

In the past 3 years we have seen more mothers and fathers with strollers in our neighborhood than I've seen in years. This is evident of what is happening in this neighborhood. Don't worry about the tax base.

Daniel DeWeerd of 5719 36th Avenue. He bought his property 3 years ago and field is one of the reasons. He can assure us that it is used a lot. He would hate to lose this field. Not sure that condos are the best option for this property. Why not use money from the RRC grant to improve this park? Isn't that part of the city's master plan? He has concerns with the private road being too close to his fence. Where is all of the snow going to be placed and safety issues were brought up. If this does move forward with the condo development, he asked that the city keep the development up to code so the surrounding properties don't drop in value.

Keith Johnson of 5671 Lawndale Avenue. Deeply appreciates the strategic plan. What's going on around here is fantastic for a city of our size. Hudsonville has homes affordable to the millennials which is great. See attached letter for more information.

Letter presented by Daryl DeVries currently of 5779 Lincoln Avenue. Grew up on 5796 36th Avenue, has been a resident of this area for 48 years, was presented.

Tim Webber of 5475 Lawndale Avenue. He is the president of the Hudsonville Little League and also a resident in the area. Speaking on behalf of Hudsonville little league, we do not have any objection to rezoning. The league has been prepared for losing this park for a while. They have access to another diamond for league use. Keeping Hillcrest ball field up to shape is financial strain to Hudsonville Little League because we don't house equipment at that site.

As a resident of the area since 2001, the adjacent property to the south has been vacant for years and it is an eyesore. They have had problems with keying of cars, vandalism and larceny's during the night. There used to be shoes hanging from the phone lines that were there for years and from what he indicated that could be a sign of drug dealings. Do we really want that in our neighborhood? His biggest concern is if it doesn't get developed what is going to happen, it can't stay the way it is now which is vacant.

Harry Vanderbrug of 5783 Marlin Ave. He sees no advantage to rezoning this property to make it possible to build homes on the ball field area. We should follow what other communities are doing. They are adding green space, adding pocket parks etc. If it is determined that we have more than enough ball parks then use is for something different. Hudsonville is growing not shrinking we don't want to lose what we have.

Kids need a place to play. The area around the ball field is used a lot more than just ball games. Putting a bunch of condos in is not going to help the value of our homes.

Parents don't want their kids to have to cross 36th Ave or Van Buren Street which are very busy streets. They want to keep them close. Once it's developed it's gone. The parking lot is used by the church on Sundays. Hudsonville is not broke we can afford to fix it up and it would add to the value of the neighborhood not decrease the value.

It was asked what the dollar amount was to purchase that property. VanDenBerg stated that this question doesn't have anything to do with the rezoning.

Jason Sturmsma of 5832 Lawndale Avenue. Asked about the history of the ball field. If it used to be farmland and was given to the city was there any restriction on the property to keep it as a park or public facility? Strikwerda indicated that there are no restrictions. There was an agreement for the parking lot but that has expired.

Doug Butterworth – he stated that his kids went through Hudsonville Little League and they go to Hudsonville schools, he owns property in Hudsonville, has a Hudsonville mailing address and is not an outside developer. He appreciates all of the time and effort that has been put into this over the years. He owns the property to the south and is trying to make a positive effort in creating something that would fill a community need and will be in line with what the city is already doing downtown which is great. He does building in all areas of western Michigan, and Hudsonville truly has something special.

He appreciates the comments from the residents. It shows how much they care for their city and neighborhoods. He has been working hard at trying to find what will fit here, which is why it has taken so long.

Dutch Besteman property owner of 3500 Barker Street and former DPW Superintendent for the City of Hudsonville. This property has been a sore spot for the city for a while now. In his time here it didn't seem like the field got used that much. He indicated that there is 18' of ball field fencing that is not on city property. He reviewed the history of the parking lot with the use from the church and Unity Christian High School. He loves working in the parks and enjoys using the parks, but to maintain this park was difficult because nothing was housed on site and it's not connected to anything else. This property used to be a well house. It's time to do something different in this area. The area to the south is not owned by the city and is not part of the ball field. It's time to clean it up.

Stu Voght of 5770 36th Avenue. He is across the street from this property. He agrees that the property is in disrepair and disarray and he indicated that it's at the fault of the city. They are not keeping it or maintaining it. If you can't maintain it then you need to find something to do with it. We moved to Hudsonville 3 years ago and buying near a park was important to him. Once it's gone it won't come back. Look at environmental stewardship. At what point are we going stop?

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VanDenBerg closed the public hearing.

The following discussion took place:

- Does the city have an easement on the 18' of property that is on Mr. Butterworths property? No. So he is allowing the community to use the property with no formal agreement in place? Yes.

- Is this property too small to be a Frisbee golf course? Not sure. The city has one at Hughes Park. The City Commission has looked at this area in the past to decide what to do with it and it's not working well for a green space. There are a lot of public facilities around there.
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 - The city's goal to promote increased access to housing options that are safe and affordable.
- There are a wealth of nearby public facilities, which includes schools, churches and parks. The loss of one for the greater community has to be considered.
- The neighbors were commended for coming in with their comments. It is evidence of a tight-knit community. Change is hard. The space cannot stay as it is now.
- Could a pocket park be added to this area? This has been vetted by the Planning Commission and the City Commission with what to do with this property. When the agreement was made it was decided it needed to be single-family residential.
- The dimensions of this property are unique. This is a very difficult lot to develop.
- The City Commission discussed this property at length. Once it was determined that single-family was the desired use they put out a RFP for proposals to builders exchange and home builders association and elsewhere for bids to try and get interest. Only 1 bid was received.
- When rezoning properties we usually go by the 3 c's, consistent with the master plan, which it is; that it has the capacity to be served by infrastructure which it is on both ends of the property; and compatibility with the surrounding neighborhood. If this was a commercial request obviously it would be no.
- The procedures the city follows for mailing out the notices were reviewed.

A motion was made by Leatherman, with support by DeVree, for the Planning Commission to recommend to the City Commission approval of a Zoning Ordinance map amendment from "PF" Public Facilities to "R-1-B" Single-Family Residential for 5751 36th Avenue 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 9, Nays 0

4. **3633 VanBuren Street and 5751 36th Street – Creekside Companies – Informal Preliminary PUD**

Doug Butterworth President of Creekside Companies, located at 3672 Chicago Drive, Hudsonville, MI reviewed the PUD request.

The staff report was presented.

The following discussion took place:

- Do all of these homes have 2 stall garages? Yes, and a third stall will be available on most homes.
- What is the square footage of the homes? The average square foot of the homes are approximately 1,300 s.f. with a daylight basement.
- What is the target cost for the homes? Between \$290,000 - \$315,000 for each home.
- Will the private road have the typical curb and gutter? No.
- Concerned with the angle and set backs of a few homes.
- Any additional comments can be sent to Strikwerda before the next meeting so they can get to the developer.

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

Statement of Findings and Recommendations

The preliminary development plan meets the city's master plan future land use designation of Medium Density Residential, which is intended for R-1-A, B and C Zone Districts. There is a definite benefit in having a blighted property along with a single use park that does not fill a community need being developed. This proposed development promotes density done well. All of the units will have an aging-in-place design that includes a zero step. This enables people to age in place for a longer period of time than traditional homes, which is a unique housing type not currently available in Hudsonville.

No additional studies are needed. A public hearing will be scheduled to take place on June 20, 2018.

This plan meets the regulations as set forth with these recommended conditions and the following deviations with the requirements shown in parentheses:

- a. Consider buffering options along the private road.
 - b. Consider shifting the drive entry point farther north.
 - c. An additional deviation is proposed to reduce the radius from 40' to 30'. Further discussion is needed.
1. Private road from adjacent property 12' (20'). A sidewalk is added along the driveway resulting in a green space that is 7' wide along the east property line. Shifting the road will cause other spacing issues along the west property line. There may be an opportunity to shift the entry portion of the road slightly north without causing a negative impact on the layout. Ideally there would be arborvitaes and/or fencing as a buffer in key locations. The road radius comes as close as 7' from the lot line. There may be some buffering at that corner and possibly along more of the property line. A couple of items to be aware of is that if a street were constructed in this location the roadway would be about 17' from the lot line and a driveway only needs to be 1' from a property line.
 2. Front yard building setback 25' (35'). The front yard building setback minimum requirement is 35' along Van Buren Street, 36th Avenue and Hillcrest Road. The adjacent house on Hillcrest Road is about 26' from the right-of-way and the homes along 36th Avenue range from as low as 21' with the homes closest to the proposed 36th Avenue homes being about 28', so this is a consistent spacing on these streets. The homes along Van Buren Street on this block match the required setback so a couple of the proposed units are closer to the road, although the homes on the block to the east are as close as 20' with none of them being over 30' so it is not out of line with the area.
 3. & 4. Side yard building setback 11' (20') & Rear yard building setback 52' (80'). The minimum side yard building setback is 10' but that assumes individual parcels so the total setback is expected to be a minimum of 20' between homes. The rear yard building setback has the same issue. In this development everyone shares the open space. The interior side yard and rear yard building setbacks vary throughout the development. The safeguard for most of the buildings is that they are angled so the average spacing is much greater. The tight spacing of the units that have 11' side yard and 52' rear yard do not affect external property owners. The smaller setbacks enable the development of a single-family development. It should also be noted that accessory buildings only need to be 8' apart on single family lots and this development will not have individual accessory buildings, reducing a lot of that kind of building clutter. This development has 4.33 units per acre, which meets the maximum density allowed of 4.5 units per acre.

Yeas 9, Nays 0

5. **3109 South Bluff Court – Tasha Dingler – Special Use Permit for Group Day Care**

VanDenBerg opened the public hearing.

Tasha Dingler reviewed the Special Use Permit request to allow for a Group Day Care Home. Her purchase of this house is conditioned on getting approval. She currently runs a facility in Zeeland that will close when this day care opens. A group day care home allows for 7 to 12

children. Proposed hours of operation are 6:00 a.m. to 6:00 p.m. from Monday to Friday with the age range being 6 weeks to 12 years old.

Letter from a resident of South Bluff Court (no name or address given) was read.
Letter from Pastor Heath & Deb Bleyenbergh of 3101 South Bluff Ct. was read.

The staff report was presented.

The following discussion took place:

- Concern was raised with the increase of traffic being introduced to this area and how cars are going to navigate for pick-ups and drop-offs. Will they be stacking up in front of the neighbor's driveway? Hours of operation will be from 6:00 a.m. to 6:00 p.m. The drop-off and pick-up times are staggered. The average stop is about 2-3 minutes for drop-off and 4-5 minutes for pick-up.
- The driveway design is different as it curves. Could a loop be added to the driveway if this becomes an issue? The applicant would like to give the parents an option for drop-off and pick-up, by parking in the driveway and cutting across the grass to access the front door which is the main entrance for the day care, or parking in front of the first stall of the garage, where they could back up and turn around to go out.
- At any one time there should not be more than 2 vehicles? Correct.
- How is the pool going to be secured? The entire back yard is fenced in. An additional fence will be added between the pool area and the children's outside play area.
- With a home occupation you are allowed up to 5 clients a day.

Jim Van Dree of 3130 North Bluff Ct. Indicated that he is not against the entire request but raised concern on the added traffic. People blow through the stop sign at the corner of Hudson Dr. and North Bluff Dr. all of the time. There are about 6 spruce trees on my property and 6 on the applicants on a berm that are getting old and you can see through them. Would like to have the applicant add a 10' privacy fence to this area to keep the headlights from shining into his home. He is ok with the good side of the fence facing the applicant's property. He indicated his neighbor has concerns with noise.

Charlene Husa of 3102 South Bluff Ct. Lives in the house directly across the street from the entrance to this property. There is very little room for anyone to park on the cul-de-sac. As it is now when neighbors have family or friends over and they park in the street, the driveway and mailboxes are blocked. Does not like the idea of having a day care across the street with all the traffic coming and going at all times of the day. Major traffic concerns were mentioned. The retirement home was brought up and as to why the neighbors were never notified about it. During the 2 years this was in operation, there were emergency vehicles coming and going at different times of day and night with the lights on. This generated a lot of traffic on a road that was not designed to hold it. Hours of operation were reviewed again. It is not compatible with the neighborhood. If this were to pass and she decides to move out someday, does this make it a commercial property? She also asked additional questions that were previously answered.

Strikwerda indicated that it will remain a single family residential house. The retirement home was only permitted up to 6 residents. The day care license is through the state so the state

license goes with her. Someone else moving in could have the same use as her now. The same conditions would remain with the property for this use.

Can a stipulation be added to stay with this owner not the property? The city will check with legal counsel for that answer.

Marty Brady of 3084 South Bluff Ct. He is opposed to the special use permit request. He moved into this neighborhood 23 years ago because it was a cul-de-sac with limited traffic. Does not see any good to come from having 12 additional cars coming and going during the day and night. Would appreciate this not being approved.

Fred Geskus of 3106 South Bluff Ct. We have lived here for 22 years and repeating what Marty said when we were looking to build we were looking for a quiet cul-de-sac. The neighborhood currently has half empty nesters and half young families living here now. The Hudson Dr. and North Bluff Dr. intersection was brought up again. He is opposed to it for the same reasons as the other people; safety, traffic, noise and quality of life.

Ron Foster of 5270 North Bluff Dr. We are at the beginning of the cul-de-sac where all of the cars would go by. They have been there since 2002 and the traffic concerns were addressed. On most heavy winter days we don't get plowed right away, it may take hours before they get to our street. The school busses do not come down our street. Safety is the biggest concern.

David Jousma of 3096 South Bluff Ct. he agrees with what has been said and objects to this business going in. Not against day care but am against all of the additional traffic. When Platinum Living was here in addition to the emergency vehicles it was also the families of the residents who parked on the street. Parking is the biggest issue. We live in a cul-de-sac for a reason.

Melissa and John Bradley of 3120 North Bluff Ct. is also concerned about the traffic as it relates to the kids being dropped off in the driveway. The headlights will shine into our living room. The trees are dense but when the assistant living was there the head lights shone through them. We strongly oppose this business moving into the neighborhood.

- The applicant reviewed the options for drop-off and pick-up. She suggested getting a new survey of the property to confirm all of her property lines. Then there will be a clear idea of where a fence can be put in. As far as parking in the street, there will never be anyone that parks in front of her property because there is a fire hydrant clearly marked. So they will be on site for pick-up and drop-off.
- The potential addition of fences being added were also reviewed from the 2 parcels on North Bluff Ct.
- The reason the request is for a group day care is because a year after she started, her client's needs changed, their families grew. I take them when they are young and keep them until they start school, so the turnover is low.
- How long have you operated day care in Zeeland? 8 years.
- Have you ever had issues with the State? No.
- Have you ever had any issues with the Township? No.
- The state license requirements were reviewed by the applicant.

- The impact to the neighborhood was reviewed. Has the city received any complaints on the Group Day Care Center that was approved 2 years ago on Barry Street? No.
- The city currently has 5 Child Care Centers and 1 Group Day Care Center.

Kristi Bayko of 3087 South Bluff Ct. She is a school bus driver so has a different take on this. The nearest bus stop is all the way around the corner at the intersection of North Bluff Ct. and North Bluff Dr. If she is getting kids off and on the bus someone has to bring them that far. Or the kids will be walking by themselves to her home. The applicant said they would take the kids to the bus stop if they have this situation.

VanDenBerg closed the public hearing

- The facts need to be looked at by taking the emotions out. This board has to make that decision. It is also our job to protect the current neighborhood.
- This request is not consistent to what the neighbors want.

A motion was made by Bendert, with support by Northrup to approve the Special Use Permit for a group day care home at 3109 South Bluff Court. This approval is based on the finding that the General Standards in Section 13-6, and Group Day Care Home Standards in Section 13-7 B. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Up to 12 kids are permitted Monday through Friday from 6:00 a.m. until 6:00 p.m.
2. On-site drop-off/pick-up is required.
3. Solid fence to be installed along north lot line.
4. A solid walking surface to front door is required.
5. Pull in and back out is required when headlights are needed.
6. No blocking of sidewalks is allowed.

Yeas 6, Nays 3 (DeVree, Schmuker & Waterman)

6. **Street Performers – Downtown Zoning Ordinance Text Amendment**

An application has been submitted by the City of Hudsonville to revise Section 2.43 “Street Performers” of the City of Hudsonville Downtown Zoning Ordinance to revise fee and age regulations.

1. Remove fees so they can be set by resolution through the City Commission to be consistent with the city’s fee approval process. Fees are traditionally reviewed and amended by the City Commission on an annual basis. It is not good practice to require amending text in the zoning ordinance whenever a fee needs to be adjusted. This is an immediate concern since we have started a program for street performers along Harvey Street. The zoning ordinance lists a \$20 fee and it is intended to have no fee. This is important to get the program activated. Especially since the main building along Harvey Street will not be open this summer.

2. Allow street performers from 15 – 17 with a parent or guardians signature and street performers 14 and under to also have a parent or guardian present. There is currently an 18-year old age limit which is a little restrictive. The ages listed are similar to Hollands program.

A motion was made by Raterink, with support by Northrup for the Planning Commission to recommend to the City Commission a revision of Section 2.43 “Street Performers” of the City of Hudsonville Downtown Zoning Ordinance to remove fees so they can be set by resolution through the City Commission to be consistent with the city’s fee approval process, and to allow street performers from 15 – 17 with a parent or guardians signature and street performers 14 and under to also have a parent or guardian present.

Yeas 9, Nays 0

7. **RRC CERTIFICATION**

There was a ceremony at the last City Commission meeting for the city receiving Redevelopment Ready Community certification through the MEDC. This certification was completed in record time due to the city having a master plan and other documents in line with MEDC requirements, along with great work by many staff persons.

8. **ADJOURNMENT**

The meeting adjourned at 10:38 p.m.

Respectfully Submitted,
Teri Schut
Planning / Zoning Assistant