

CITY OF HUDSONVILLE
Planning Commission Minutes

April 21st, 2021

(Draft)

6245 Balsam Drive - Balsam Meadows – Informal Final PUD

Chairman VanDenBerg called the meeting to order at 7:07 p.m.

All commissioners are attending the meeting remotely from the City of Hudsonville, Ottawa County, Michigan.

Present: Altman, Bendert, Northrup, Nyitray, Raterink, Schmuker, Strikwerda, Steffens, VanDenBerg, Waterman

Absent: Staal

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Raterink, with support by Bendert, to approve the minutes of the March 17th, 2021 Planning Commission meeting.
Yeas 8, Nays 0, Absent (Staal)

2. 6245 Balsam Drive - Balsam Meadows – Informal Final PUD

Jon Male from Exxel Engineering presented the request. Mark Pruim from Ledger Builders was present.

The staff report was presented.

The following discussion took place with Planning Commissioners:

- Did the Fire Chief review the plan for the spacing between the condo buildings and fire hydrant placement? He approved the fire hydrant placement. He did not comment on building spacing. The building inspector will also review the plans. Extra fire protection is typically needed if buildings are less than 10' apart.
- The two track by the storage building on Port Sheldon Sports Complex property will that still be able to be used being close to the property line? Yes. It is up to that property owner to make sure they aren't using Balsam Meadows property. It could always be moved to the west side of their building if necessary.
- Has there been any resident feedback? There was a letter from a resident that expressed concern on traffic and the building spacing but those were addressed at the previous meeting in March.
- Is there an age restriction on the condos? No there is not.
- The naming of the streets is after birds, suggest renaming Starling Drive as it is an invasive species.

- The street lighting has been changed to be dark sky compliant.

A motion was made by Schmuker, with support by Raterink, to approve the Statement of Findings and Recommendations for Balsam Meadows at 6245 Balsam Drive. This approval is based on the finding that the informal final PUD standards from Section 11-11 B of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. The utility design requires city engineer approval.
2. Provide the Master Deed and restrictive covenants.
3. Provide a copy of the required utility easements.
4. The sidewalk needs to be 8" thick through the driveways.
5. The Zoning Administrator will review the site when it is being prepared for construction to ensure as much natural landscaping is preserved as possible.

There will be a public hearing on May 19, 2021.

Yeas 8, Nays 0, Absent (Staal)

Discussion

- Betten Baker project is moving along, they hope to move in at the end of the month. They installed freestanding signs but want larger ones.
- Ryan Aukeman Special Use Permit for accessory building. He received approval for size. Now that working with builder the builder said roof slope should be 4/12 or 6/12. Walls are 12' tall. Wants to put 5th wheel in building so that is why he wants additional height.
- The Family Fare building has been publicly announced that it will be occupied by B2 Outlets. Avon will continue to sublease.
- Traffic study from Balsam Dr Rush Creek bridge to Barry St. 32nd Ave is eligible for a road diet. Rear end crashes at Barry St and Allen St are very common so this road diet will improve safety. In this situation MDOT has shown that adding a center turn lane reduces rear end accidents by 80%.
- The city purchased the property at the corner of Barry St and 32nd. Plan to move the house on the existing property to enable realignment of Barry St.
- Looking at bike lanes on Balsam? There will be some extra room. Will look into if it is wide enough for an actual bike lane or just striping.

4. ADJOURNMENT

A motion was made by Waterman, with support by Altman, to adjourn at 7:52 pm.

Yeas 8, Nays 0, Absent (Staal)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant