

**City of Hudsonville
Planning Commission Minutes**

December 19, 2018

Approved January 23, 2019

4450 Buttermilk Court – Fusion Properties (South Buttermilk Court) – Informal Preliminary PUD
3424 Chicago Drive – Midwest Construction Group (Geerlings-Chicago Drive) – Informal PUD Amendment #1

Chairman VanDenBerg called the meeting to order at 7:02 p.m.

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

Absent: None

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Raterink, with support by Northrup, to approve the minutes of the September 19, 2018 Planning Commission meeting.

Yeas 9, Nays 0

NEW BUSINESS

2. **4450 Buttermilk Court – Fusion Properties (South Buttermilk Court) – Informal Preliminary PUD**

Todd Stuive of Exxel Engineering presented a Preliminary PUD for an industrial complex on 29 acres. The preliminary plan contains 4 buildings plus another 3 storage buildings for an estimated building area total of 309,100 s.f.. This complex will use the remaining available vacant space along the north side of I-196 west of 32nd Avenue. The plan is to do the grading work in 2019, and construct building “B” or “C” in 2020. Buildings will then be constructed on an as needed basis. Doug Gulker of Fusion Properties was also present.

It is important to note that this is a preliminary plan. The concept is being reviewed. They will need final plan approval for each building. As requests come in, there may be adjustments to building and site layout and design.

Here is the current list of zoning deviations:

	<i>Required</i>	<i>Proposed</i>
1. Industrial parking minimum	1.5 spaces/1,000 s.f.	1.0 space/1,000 s.f.
2. Building height maximum	35’	40’
3. Storage/Warehousing use	Special Use Permit	By-right
4. Cul de sac length maximum	800’	853’

The deviations were discussed and the staff report was presented.

The following discussion took place:

- Location of fire hydrants were identified on the property.
- A proposed future watermain looping project was discussed.
- Accessibility of the storage units was a concern both for users and the fire department response. The fire chief was part of the initial review and he was satisfied with the amount of access.
- What type of storage will the storage buildings be used for? They are intended for long-term storage, not a lot of individual users.
- Details of the landscaping along the west property line include: 50 ft wide type A buffer with a berm and an opaque wood fence on top.
- The city engineer will be asked if the road needs to be constructed to a higher standard to accommodate the truck traffic.
- Highland Drive traffic specifically at the intersection with 32nd Ave is a concern.
- How wet will the detention ponds be? They are intended to be dry.
- Tree barrier between Pinnacle and site needs to be preserved.
- It was asked if the residents of the adjacent property have been notified yet. No, they will be for the public hearing.

A motion by Northrup, supported by Raterink was made to approve the Statement of Findings and Recommendations for this proposed development. Waterman made a motion to modify the “no additional studies needed” statement, adding the following “until such time the uses are identified and determine if warranted”.

Statement of Findings and Recommendations

The PUD will enable an upfront building design and site layout review with a uniform overall site design that includes a focus on protecting adjacent development. No additional studies are needed until such time that uses are identified to determine if a study is warranted. A public hearing will be scheduled to take place on January 16, 2019.

This plan meets the regulations as set forth with the proposed deviations as presented along with the following recommended conditions:

1. Provide an easement for a future watermain from south of I-196 that would access this property.
2. The landscape buffer along the east side of the property shall be preserved.
3. Semi-trucks are not permitted west of building “A”.

Yeas 9, Nays 0

3. 3424 Chicago Drive – Midwest Construction Group (Geerlings – Chicago Drive) – Informal PUD Amendment #1

There has been much discussion on signage for the Hudson Center Building. It has been requested to revise the permitted signage on the north side that faces Chicago Drive to ensure

they can properly advertise the building without having a cluttered appearance. Since this is the first mixed use multi-story building there is concern of precedence when the next similar style buildings are constructed. There are 3 parts to this request: building name sign, wall signage, and the ground mounted sign.

- There was consensus there shouldn't be second story wall signage.
- A larger building name sign will help identify the building, reducing the need for individual signs for each business.
- A 30 s.f. building identification sign was proposed. A 40 s.f. sign could be allowed as an option.
- It was also suggested to move the location of the building identification sign to be centered on the west side of the building.
- Changing the material and color of the building identification sign was discussed.
- It was agreed that the permitted 6' height should remain the maximum height for the ground-mounted sign.
- The sign can be 84" wide and 39" tall with a 33" base.
- For clarification, the sign will not be larger in square footage. The arrangement of the tenant signs will be changed to accommodate the new configuration.
- Masonry for the ground-mounted sign base to match the building was suggested.
- The ground-mounted sign set back will have a minimum of 5ft, pending staff approval.

There was consensus that this is a minor amendment to the approved PUD.

A motion by Waterman, with support from Northrup was made for the following:

1. Allow a deviation to reduce the setback for the ground-mounted sign to a minimum of 5 feet with staff approval based on field verification.
2. The ground-mounted sign can be 84" wide and 39" tall with a 33" base.
3. No second story signage is permitted with the exception of the building identification sign. It was suggested to move it to the west.
4. The new design of the building identification sign will need staff approval.

Yeas 9, Nays 0

4. **ADJOURNMENT**

The meeting adjourned at 8:53 p.m.

Respectfully Submitted,
Ashley Perrin