

**City of Hudsonville
Planning Commission Minutes**

September 19, 2018

Approved December 19, 2018

3320 & 3340 Highland Drive –Betten Baker (Pre-Owned & Buick GMC) – Site Plan Review
Part of 3331 Highland Drive – Quality Car Wash (Tommy Express Car Wash) – Site Plan Review

Chairman VanDenBerg called the meeting to order at 7:00 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 Northrup, with support by Staal, to approve the minutes of the August 15, 2018 Planning Commission meeting.

Yeas 9, Nays 0

NEW BUSINESS

2. **3320 & 3340 Highland Drive – Betten Baker (Pre-Owned & Buick GMC) – Site Plan Review**

Kyle Visker of LRE in association with Betten Baker reviewed the request for a 26,155 s.f. new car dealership along 32nd Avenue and a 15,156 s.f. used car dealership along Highland Drive. This proposal will use all of the available 8.9 acres of vacant land southwest of 32nd Avenue and Highland Drive surrounding Burger King and in front of the Pinnacle Center. Pete Ricards of Betten Baker and Michael Bouman of Pioneer Construction were also present.

The staff report was presented.

The following discussion took place:

- The location, content, and design of the signage was discussed. Along with the possibility of adding directional signage.
- The driveways were discussed in terms of the shared drive easement. Who will maintain the drive? There will be shared maintenance. Will there be issues with parking from events at the Pinnacle Center? The answer is unknown.
- The commission left it up to the applicant if they would want to install “no parking” signs in the shared drive with The Pinnacle Center.
- Questions were raised regarding traffic volumes at Highland Dr and 32nd Ave.
- Inquiries were made about MDOT’s future plans for the highway overpass.
- Will the applicant remove all vegetation other than the Bur Oak trees during construction? Yes.
- What would be done with overstock vehicles? Pete Ricards of Betten Baker informed the commission Betten Baker owns a lot on 28th St. that is available to use for any overstock that may accumulate.
- What is the snow removal plan for the property? Pete Ricards of Betten Baker replied that the snow would pile on the pavement and if too much accumulated, equipment would be brought in to remove the snow from the property.
- Lighting levels were discussed. Auto dealerships typically are allowed higher light levels. The Hudsonville Downtown Zoning Ordinance permits up to 20 footcandles for vehicle sales.

A motion was made by Waterman, with support by Northrup, to approve the Betten Baker Pre-Owned and Buick GMC Site Plan for a 26,155 s.f. new car dealership and a 15,156 s.f. used car dealership at 3320 and 3340 Highland Drive. This approval is based on the finding that all of the site plan review standards from Section 15-2 A of the Hudsonville Zoning Ordinance are met with the following conditions:

1. Tees will not be installed on the existing watermain unless an existing tee cannot reasonably be used.
2. A FDC and keybox will be provided for each building that require Fire Chief approval.
3. Two fire hydrants will be provided that require Fire Chief approval.
4. Coordinate with MDOT on the car pool parking lot correction.
5. It is recommended to add signs for the cart path traffic where they intersect with the existing driveway.
6. It is recommended to add ‘Yield’ signs for the proposed driveways where they intersect with the existing driveway.
7. Reduce the dumpster enclosure height to a maximum of 6’.
8. Add 2 additional understory trees along 32nd Avenue and 3 more around the northwest corner of the car pool lot.
9. Lower lighting levels to no more than 20 footcandles.
10. Add a silt fence along the drip line of the Bur Oak trees to preserve them during construction.
11. If the applicant feels it is necessary, “no parking” signs can be installed along the shared driveway.

3. **3331 Highland Drive – Quality Car Wash (Tommy Express Car Wash) – Site Plan Review**

Steve Witte of Nederveld in association with Tommy's Express Car Wash reviewed the request for a 5,182 s.f. fully automated car wash on 1.88 acres that will operate 6 a.m. to 10 p.m., 7 days a week. It will use all of the available vacant land along 32nd Avenue between Flagstar Bank and Arby's. They had an earlier version where the building was rotated 90 degrees to enable another parcel along 32nd Avenue. That is a preferred layout, but the applicant preferred the proposed option which will eliminate the ability for one more use along 32nd Avenue. Their 2 driveways will provide access to the remaining vacant property behind this use, which will also have access to Highland Drive. There will be 19 vacuum stations installed behind the building. Mandi Brower with Quality Car Wash was also in attendance.

The following discussion took place:

- Resident John Blom of 4685 Crescent Dr. voiced his concerns for the project. He stated the notice seemed misleading due to the fact that the actual address of the site is listed as Highland Dr. He raised concern if another carwash was needed in the area. Blom asked about water runoff from the carwash towards the condo association due to the higher elevation of the carwash. Lastly, Blom inquired about the amount of buffer for sound between the site and the condos.
- Resident Kurt Potter of 4677 Crescent Dr. raised concerns about the buffer for sound and lighting between the two properties as well. He also inquired about the hours of operation.
- Resident Scott Vedders of 4675 Crescent Dr. had concerns about the buffer for sound and lighting between the two properties.

The staff report was presented.

The following discussion took place:

- Steve Witte addressed the resident concerns. The hours of operation will be no more than 6 a.m. to 10 p.m. seven days per week but may be less. The facility has a water reclamation system in place to collect and reuse wash water. There will be a detention pond along the back of the lot, and the storm water will be routed back to the 32nd Ave storm system so there will be less runoff towards Kirkridge Condominiums. The applicant is willing to add additional vegetation to the NW area of the property to aid in the buffer between the property and the condo association. The lot lights and internal lighting will be dimmed and/or shut off completely during non-operating hours via timers. The lighting level will be a maximum of 5 footcandles.
- The mat cleaning vacuum producers will be inside the building which will aid in noise reduction.
- The proposed driveways were reviewed and some changes were suggested which include making the easternmost drive on the south entrance a one-way in only and moving it as far west as possible.
- The type of parking lot material was discussed (concrete/asphalt) with concerns as to how it will wear. Concrete will be used but it is not known for how much of the parking lot.
- Why did the original layout change? There were a number of challenges that caused that layout to not work well.

- Headlight disturbance from vehicles using the wash was discussed.
- Snow removal was addressed for the property. An inquiry was made into the number of employees that will staff the facility. Mandi Brower offered there would typically be four at the most.
- Directional signage to be added to the shared drive with Arby's.
- Resident Blom spoke again inquiring about the other Tommy Wash's locations in relation to residential areas. This is similar to Grandville's layout.

A motion was made by Leatherman, with support by Northrup, to approve the Quality Car Wash (Tommy's Express Car Wash) for a 5,182 s.f. building with 19 vacuum bays at 3331 Highland Drive. This approval is based on the finding that all of the site plan review standards from Section 15-2 A of the Hudsonville Zoning Ordinance are met with the following conditions:

1. Provide a signed copy of the first amendment to real estate option contract.
2. Relocate the Eastern Redbud trees and add additional evergreen trees to the NW section of the property to buffer sound and light (including headlights) with Zoning Administrator approval.
3. Verify access and maintenance easements for both of the driveways that will be used by the proposed site.
4. Lower light levels to no more than 5 footcandles.
5. Install a grease trap to catch vehicle oils.
6. Change the easternmost drive on the south entrance to one-way in and shift as far west as possible.
7. Reduce the lane width south of the building.

Yeas 9, Nays 0

4. **32nd Avenue Banner**

Interest was expressed in having a banner hung over 32nd Ave. near Central Blvd. to advertise city events. The location for the banner was proposed to be farther north on 32nd Ave., closer to Central Blvd. which works better with zoning, and the road width is narrower. The Planning Commission will need to recommend an amendment to the ordinance to continue with this idea. There was consensus to move forward.

5. **5692 School Avenue**

The Creative Kids Child Care Center is closed and a discussion was raised over ideas for new uses of the building. It was advised to be open to low impact uses but there was concern with the use of city funds.

6. **ADJOURNMENT**

The meeting adjourned at 9:10 p.m.

Respectfully Submitted,
Ashley Perrin