

**City of Hudsonville  
Planning Commission Minutes**

January 23, 2019

Approved February 20, 2019

**4450 Buttermilk Court – Fusion Properties (South Buttermilk Court) – Special Use Permit  
and Formal Preliminary PUD**

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

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

Absent: VanDenBerg, Raterink

**PUBLIC COMMENTS (Non agenda items)**

Dan VanLaar of 4551 Creek View Drive addressed the issue of semi-truck traffic on Highland Drive. This is an ongoing enforcement issue that the city is working on.

**APPROVAL OF MINUTES**

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

Yeas 7, Nays 0

**NEW BUSINESS**

2. **4450 Buttermilk Court – Fusion Properties (South Buttermilk Court) – Special Use Permit**

Leatherman opened the public hearing.

South Buttermilk Court has submitted a Special Use Permit, which is required to allow a Planned Unit Development at 4450 Buttermilk Court. Todd Stuive of Exxel Engineering and Doug Gulker of Fusion Properties were present.

The staff report was presented.

The following discussion took place:

- The height of the building exception was noted to be 42.3' instead of the previously requested 40'.
- A question was raised about light pollution. Lighting details will be reviewed as part of the Final PUD.
- If or when a traffic study would happen is something that will be determined by the engineers once the users are identified. It was encouraged to look beyond averages and rush hours to make a decision.

3667 Hill Side Drive – Glen Fischer had concerns about how the introduction of a berm would affect the water drainage from his property. His other concerns were in regard to the tenants and traffic.

- Stuive addressed the drainage question by pointing out two proposed storm drains for the residential rear yards.
- The tenant concerns will have to be addressed at future public hearings once there are prospective tenants.
- It was made very clear that no form of semi-trucks or trailers will be allowed to the west of building A.

3650 Hill Side Drive – Chuck Fischer also voiced his concern for water drainage and traffic issues, specifically lost trucks.

- There will be a need for aggressive signage for truck traffic, letting them know where they cannot travel.

3653 Hill Side Drive – Jesse Moes had concerns with the berm height being close to his home elevation. He asked about the property values and taxable values of the homes. He also suggested removing the westernmost storage building. Moes inquired as to the timeline of the project.

Glen Fischer asked about creating a more natural buffer instead of a fence. He showed interest in seeing some of the existing trees being transplanted on the property.

- Where will the detention ponds drain? Stuive showed the preliminary plan, including where the water enters Buttermilk Creek.
- Why does the roof need to be so high? Gulker explained that is the current trend in the industry, and it allows the user to increase space/storage in the same footprint. The applicant is asking for the extra height so it's there to use if needed, depending on who uses the building.

4238 Vista Drive – Jeff Van Zyll showed his support for the project while also inquiring into the berm configuration. Would it be possible to allow a higher berm to coincide with the higher roof? This was discussed as a possible option.

3692 Hill Side Drive – Jeff Towne voiced his concern about noise levels.

- Stuive pointed out the building is much farther away from the property line than is required for a building that size.
- The applicant was asked to provide some perspective elevation views of the property plans that include the berm and building.
- The wall is proposed at 38' tall along the residential lot line. 35' is the permitted by right building height, so it was suggested to increase the minimum height where complete coverage is required from 8' to 11' in a type A buffer.

Leatherman closed the public hearing.

A motion by Northrup, with support by DeVree to approve the Special Use Permit for South Buttermilk Court at 4450 Buttermilk Court. This approval is based on the finding that the standards in Section 13-6 of the City of Hudsonville Zoning Ordinance have been affirmatively met.

Yeas 7, Nays 0

3. **4450 Buttermilk Court – Fusion Properties (South Buttermilk Court) – Formal Preliminary PUD**

This is the formal hearing for the Preliminary PUD presented by Todd Stuive of Exxel Engineering for an industrial complex on 29 acres at 4450 Buttermilk Court. 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 32<sup>nd</sup> Avenue. The plan is to do the grading work for the entire site this year and construct either 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.

Leatherman opened the public hearing.

The following discussion took place:

- Lighting was discussed again and it was determined any lighting concerns would be addressed at the final PUD.
- Due to all the discussions about the berm behind building A and the possible height of building A, Stuive reminded the group building A may not be built for two more years. The grading, storm drains, and berm work will be started with the project but may not be finished until a user is identified.

Leatherman closed the public hearing.

A motion was made by Waterman, with support by Northrup to approve the Statement of Conclusions for South Buttermilk Court located at 4450 Buttermilk Court. This approval is based on the finding that the standards in Section 11-8 E. of the Hudsonville Zoning Ordinance have been affirmatively met as follows:

**Statement of Conclusions**

There is definite benefit and consistency with the city’s Master Plan. This project matches the intent of the General Industrial Land Use Designation from the Imagine Hudsonville 2030 Master Plan providing for a much-needed infusion of new companies along with an employment base in Hudsonville where there is very little available industrial land outside of this property. No additional studies are needed until such time that uses are identified to determine if a study is warranted.

The plan meets the regulations as set forth with the proposed conditions and deviations:

Preliminary PUD plan conditions:

1. Provide an easement for a future watermain from south of I-196 that would loop into 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”.
4. Buttermilk Court South needs to be constructed to commercial road standards to allow truck traffic.
5. Add “No Left Turn” signage at Highland Drive for trucks.
6. Provide additional buffering along the west lot line as a safeguard for the residences from the extra height of building “A”.

Preliminary PUD plan deviations:

	<i>Required</i>	<i>Proposed</i>
<b>1. Industrial parking maximum</b>	1.5 spaces/1,000 s.f.	1.0 space/1,000 s.f.
<b>2. Building height maximum</b>	35’	42.3’
<b>3. Warehousing use</b>	Special Use Permit	By-right
<b>4. Cul-de-sac length maximum</b>	800’	853’

The safeguards, features, and/or planning mechanisms to achieve the intended regulation objective for each deviation are as follows:

1. Their site provides the required parking when the deferred spaces are included. They have shown deferred spaces in a couple locations that would bring the total number of parking spaces up to the minimum number required, if necessary. The plan may adjust in the future where this could be an issue. The intent is to make sure no more land than is necessary is used for parking lots.
2. Their proposed height of 42.3’ is more in line with current industry standards. The last few warehouse buildings constructed in Hudsonville have requested and received approval for taller buildings. Safeguards include that it is farther from the lot line than is required, the lowest part of the roof is towards residential lot line at 38’ tall, and there will be special attention given to the landscaping when it is designed. They provided a cross section that shows the intent to build a berm with a 6’ wood fence on top with trees on both sides of the berm.
3. Warehousing is a typical use in the I-2 Zone District. It was placed in the Special Use category due to this property, which has industrial abutting residential. The intent was to minimize negative impacts on the neighbors, such as 24/7 truck traffic. This design has the truck traffic on the east side of the building so the residential property will be buffered from the noise by the building. A condition is being added that specifically states “*Semi-trucks are not permitted west of building “A”*” which further safeguards residences from truck noise nuisance. The berm, fence and landscaping will buffer the vehicle traffic adjacent to the residences.
4. The cul-de-sac length is a minimal amount over the maximum allowed. This is 29 acres of landlocked property with no other options. Access was designed to function as

proposed when the property along Highland Drive to the north was platted. City Commission approval is also required for a cul-de-sac over 800' in length.

Yeas 7, Nays 0

4. **ELECTION OF OFFICERS**

A motion was made by Waterman, with support by Staal, to keep VanDenBerg as chair and Leatherman as vice-chair.

Yeas 7, Nays 0

5. **ANNUAL PLANNING COMMISSION ACTIVITY REPORT** was reviewed and updates were given.

6. **ADJOURNMENT**

The meeting adjourned at 9:02 p.m.

Respectfully Submitted,  
Ashley Perrin