

**CITY OF HUDSONVILLE  
Planning Commission Minutes**

October 16, 2019

Approved November 20, 2019

**3320 & 3340 Highland Drive – Betten Baker – Site Plan Approval Extension**

**4450 Buttermilk Court – South Buttermilk Court – Informal Preliminary PUD  
Amendment**

**4450 Buttermilk Court – South Buttermilk Court – Informal Final Preliminary  
PUD of Phase I**

Vice Chairman Leatherman called the meeting to order at 6:56 p.m.

Present: Bendert, DeVree, Staal, Raterink, Leatherman, Waterman, Northrup, Schmuker

Jack Fetkenhier (Betten Baker)  
Todd Stuive (Excel Engineering for Fusion Properties)  
Doug Gulker (Fusion Properties)

Absent: VanDenBerg

**PUBLIC COMMENTS (Non agenda items) - none**

1. A motion was made by Waterman, with support by Staal, to approve the minutes of the August 21st 2019 Planning Commission meeting.

Yeas 7, Nays 0

**OLD BUSINESS**

2. **3320 & 3340 Highland Drive – Betten Baker – Site Plan Approval Extension**

Leatherman opened the public hearing

Jack Fetkenhier of Betten Baker is present

The staff report was presented.

The following discussion took place:

- Looking to get a one-year extension to their site plan due to time constraints that were out of their control. They have gotten a few more quotes for the work and hope to break ground soon.

Vice Chairman Leatherman asked for consensus to be given for a one-year extension so the applicant has more time due to external circumstances they don't appear to be able to rectify.

Yeas 7, Nays 0

**NEW BUSINESS**

3. **4450 Buttermilk Court – South Buttermilk Court – Informal Preliminary PUD Amendment**

Todd Stuive from Excel engineering has brought forward the plans for the PUD for phase 1 of the development. Doug Gulker the applicant was also present.

- The main change is a hotel 10,913 sq. ft in size, that is 4 stories tall with 98 rooms will be in place of a 39,750 sq. ft industrial building. They would have their own access and own their own parcel.
- Parking would be one space per room as that is what the hotel said is needed.
- Would like to just have sidewalk on the east side of the street instead of both the east and west side of the street. Around 650 ft of sidewalk would be removed.
- Proposing a small identification sign on Highland Dr and South Buttermilk Ct, would be on the adjacent landowner's property with their approval if the city would allow it.

The staff report was presented.

The following discussion took place:

	<b><i>Required</i></b>	<b><i>Proposed</i></b>
<b><i>1. Industrial parking min.</i></b>	1.5 spaces/1,000 sq. ft	1.0 space/1,000 sq. ft
<b><i>2. Building height max.</i></b>	35'	45' (was 42'3" for building D) for hotel
<b><i>3. Warehousing use</i></b>	Special Use Permit	By-right
<b><i>4. Cul de sac length max.</i></b>	800'	853'
<b><i>5. Hotel use</i></b>	In HC Zone District	By-right at proposed location
<b><i>6. Billboard</i></b>	Special Use Permit	By-right in new location as approved only
<b><i>7. Sidewalk in public r-o-w</i></b>	On both sides of street	On one side of the street for 650'
<b><i>8. Freeway landscape buffer</i></b>	20'	15'
<b><i>9. Hotel parking min.</i></b>	1.2 spaces/room	1.0 spaces/room
<b><i>10. Building A side yard setback</i></b>	20'	10'

<b>11. Landscape buffer along new lot line</b>	10 – 20'	2 - 20' as shown on site plan
<b>12. Driveway spacing</b>	145'	83' & 85'
<b>13. Industrial park freestanding sign</b>	1	3

- The industrial property owner will still have unified control of the land with the hotel having ownership of their own parcel.
- What about traffic studies? Traffic wise there will be slightly more trips per day due to the hotel but overall there should be less peak rush hour traffic and it will be shifted to the weekends. There will be less large truck traffic as well.
- Walking path between Pinnacle Center and the new hotel? A path between the Pinnacle Center and the hotel would not be feasible with the grade of land due to the creek, but they will still look into it.
- The height for building D has already been talked about but the additional 10 ft for the hotel above the original 35 ft needs to be discussed.
- Zoning District of HC okay for hotel use? The zone district for the hotel is considered fine due to typical location of hotels being highway commercial along with the adjacent Pinnacle Center being in Highway Commercial as well.
- Having the hotel would benefit those in town due to it being at a higher standard than those that exist now. Pinnacle Center would be able to send their guest to a hotel in Hudsonville versus Grandville.
- What about fire protection and hydrants? the fire chief has confirmed he will be fine with the way the hotel is set up with the driveway going all the way around
- The applicant says they will work with the fire chief to make sure they have the correct amount of hydrants
- What about snow removal for the site? Snow removal would be pushed to the area east of the hotel
- What is the threshold for the additional parking required? It is a condition whether tenants were parking outside of the given spaces; it would be an enforcement issue where they would be required to put more parking in if cars are parking outside of parking spaces.
- Given the sidewalk on the west side has been removed is that City Commission approval because it would be a city street and need to meet those standards? Will check on this.
- With the omission of the sidewalk it would be good to have crosswalk signage for pedestrian crossing at midblock crosswalks.
- With more than one parcel Fusion may need an easement around the detention area if that is the location for storm water for the entire area for maintenance.
- Bottling tanks tend to be noisy and it would be a concern with being so close to the hotel. It's an existing tank on property where Fusion offices are located. It is rarely filled (and not too noisy?)

- Need an easement for the sign on Highland Dr since there would be electrical and lighting involved.
- Clarity on the number of signs. Three on the cul-de-sac and one at Highland Dr. The deviation would be for the signs not including the hotels on their parcel.
- The hotel is currently on I-2 do they need a special use permit? Being a PUD, it can be approved as it is an overlay district and it is adjacent to HC where it is permitted.
- The billboard was discussed. Being privately owned they would need an easement for it to be on their property.
- The driveway at the end of the cul-de-sac would remain with a deviation from setbacks to keep it for safety and to have better access on the cul-de-sac versus traffic going through other parking lots.
- There are arborvitaes around the dumpster in a 2 ft setback they are skinnier so they would do a decent job blocking the wall. A deviation is needed due to the lot line being added for the hotel.
- Could the bottling tank be flipped to the other side of the building so it could be away from the hotel?
  - The tank is currently located by the applicant's office.
  - The tank is added to keep from multiple deliveries a day. Filling doesn't happen very often.
  - The future tenant is a small run bottle company that does specialty cans.
  - They signed a lease for 20,000 sq. ft of the building, and wouldn't move the tank unless necessary.
  - If it was moved it would be more visible from the cul-de-sac and to the other businesses.
  - Having it alleviates traffic noise but it would need to be looked into more for the noise it creates
- Path to Pinnacle Center is through protected wetland and would cost around \$300,000 to do, it would be great to do but not practical.
- South Buttermilk Court is the street name that was given, do we decide to keep it or change the name?
- What hotel is considering the site?
  - The Hilton chain is considering the site. They would choose one of their different types of hotels to go there.
  - Pinnacle Center told them they would like to see a hotel along with other businesses asking for it.

A motion was made by Raterink, supported by Bendert to approve the Statement of Findings and Recommendations for South Buttermilk Court Preliminary PUD at 4450 Buttermilk Court. The street will be called South Buttermilk Court. This approval is based on the finding that the informal Preliminary PUD standards from Section 11-8 B of the Hudsonville Zoning Ordinance have been affirmatively met for the South Buttermilk Court PUD as follows:

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. The hotel will benefit other businesses and provide a nicer place to stay in Hudsonville.

No additional studies are needed until such time that uses are identified to determine if a study is warranted. The reduction in industrial building and the addition of a hotel may produce slightly more traffic but appear to reduce the peak hour traffic since a hotel has a more variable traffic pattern. A 43,350 sq. ft reduction in the amount of industrial building will result in less semi-truck traffic.

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

1. Provide the bottling company tank height.
2. Provide fire protection for a 4-story hotel as approved by the city's fire chief.
3. The fire hydrant spacing needs to meet the maximum 300' spacing for industrial and commercial properties.
4. Additional parking spaces will be required where a need is evident due to vehicles parking outside of permitted parking spaces.
5. The freestanding signs need to be ground mounted.
6. Provide information on bottle tank use, including a decibel reading.
7. Provide crosswalk signage and markings on South Buttermilk Ct.
8. Easements are required for the detention pond, billboard and freestanding sign by Highland Dr.

Here are the original PUD conditions, which still apply:

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 "D".
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 D.

Yeas 7, Nays 0

Motion by Raterink with support by Mayor Northrup to call for a public hearing  
November 20, 2019

Yeas 7, Nays 0

4. **4450 Buttermilk Court – South Buttermilk Court – Informal Final PUD of Phase I**

The staff report was presented.

The following discussion took place:

- Buffering on the west side of the lot, are there going to be plantings put in? The landscaping would only need to be done once building B was actually built. There is still a large buffer there, but there was a fair amount of clearing done in the open area. There is approximately 200 ft of property that wasn't cleared.
- Architecture looking similar to Fusion's building along Chicago Dr would be great to see. Would there be interest in improving the rear wall of building A due to the addition of the hotel?
  - The applicant plans on putting in deciduous trees to help camouflage that. With it being a 20 ft wall right along the hotel entrance the scale is large.
  - Could additional material be added between the pine trees?
  - Are there windows on that side of the building? No, they are all on the south side.
  - What about masonry? Masonry is used less due to energy code the metal paneling is more efficient.
  - Could wrap the horizontal paneling along the back wall as well. With the two different greys and change in orientation would be good.
  - With the mix of the hotel and the industrial any way to soften the industrial look would be great for the hotel guests.
- The hotel will have their own landscaping plan when the phase is submitted.
- Satisfied with the lighting plan? Yes

A motion was made by Mayor Northrup, with support by Raterink to approve the Statement of Findings and Recommendations for South Buttermilk Court phase I Final PUD at 4450 Buttermilk Court. 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 fire hydrant spacing needs to meet the maximum 300' spacing for industrial and commercial properties.
2. Adjust the bush types so a minimum of 60% are regional native.
3. Add a tree next to the building A loading dock.
4. Provide the driveway ingress and egress radii.
5. The sidewalk needs to be 8" thick through the driveways.
6. Label the building plans as Building A and Building B so they are consistent with the other plans.
7. Provide more detail on the façade materials.
8. Adjust the plans in accordance with the city's engineer recommendations.
9. Adjust the wall on the north side of building A

10. Provide the easements as noted in previous motion for the detention pond and signage.
11. Provide a decibel count for the bottling plant.

Yeas 7, Nays 0

5. **Project Updates**

- The request for a PILOT project was mentioned for 3331 Highland Dr
- Tommy's Car Wash is open.
- There continues to be dialogue on the triangle property.
- An ordinance is being developed for small cell wireless facilities.

6. **ADJOURNMENT**

The meeting adjourned, motion by Mayor Northrup seconded by Waterman at 8:21 p.m.

Respectfully Submitted,  
Sarah Steffens