

**CITY OF HUDSONVILLE
Planning Commission Minutes**

November 20, 2019

Approved December 18, 2019

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

4450 Buttermilk Court – South Buttermilk Court – Formal Final PUD of Phase One

**3007 Van Buren Street, its surroundings, and the Downtown Area – West Michigan
Beef – Master Plan Amendment**

Small Cell Ordinance – Zoning Ordinance Amendment

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

Present: Bendert, Staal, Raterink, Leatherman, VanDenBerg, Waterman, Northrup, Schmucker

Absent:

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Raterink, with support by Mayor Northrup, to approve the minutes of the October 16, 2019 Planning Commission meeting.

Yeas 8, Nays 0

2. **4450 Buttermilk Court – South Buttermilk Court – Formal Preliminary PUD
Amendment**

Chairman VanDenBerg opened the public hearing.

Todd Stuive (Exxel Engineering)

- Billboard is not in compliance so the property owner is looking to see if they can keep it.
- Grade along MDOT right of way is shown at building D, there will be a berm still existing but they will remove 6-7 vertical feet.

The Staff Report was presented.

The following discussion took place:

- Having the hotel allows for less truck traffic and less traffic overall during peak driving hours.
- The road name will be South Buttermilk Court.
- The following are deviations from the PUD:

	<i>Required</i>	<i>Proposed</i>
1. Industrial parking min.	1.5 spaces/1,000 s.f.	1.0 space/1,000 s.f.
2. Building height max.	35'	45' (was 42'3" for building D) for hotel
3. Warehousing use	Special Use Permit	By-right
4. Cul de sac length max.	800'	853'
5. Hotel use (see table below for details)	In HC Zone District	By-right at proposed location
6. Sidewalk in public r-o-w	On both sides of street	On one side of the street for 650'
7. Freeway landscape buffer	20'	15'
8. Hotel parking min.	1.2 spaces/room	1.0 spaces/room
9. Building A side yard setback	20'	10'
10. Landscape buffer along new lot line	10 – 20'	2 - 20' as shown on site plan
11. Driveway spacing	145'	83' & 85'
12. Industrial park freestanding sign	1	3

- The following are the criteria for the hotel use from point 5 in the above table:

	HOTEL
1. Degree to which use is consistent with master plan designation and underlying zoning district	A hotel is in line with the goals and policies of the master plan as it will provide an opportunity not currently available in the city with a hotel that is above a two-star rating. It is adjacent to Highway Commercial where it is permitted by right and this use is a great fit along the freeway on-ramp.
2. Compatibility with uses proposed in PUD	The hotel will have separate access from the industrial uses, which is sufficient separation since a hotel has temporary users.
3. Compatibility of PUD with surrounding	This location is along the freeway, which is the typical location for a hotel. It is also next to the Pinnacle Center property, which will be one of

development	the main users, outside of the freeway traffic.
4. Assessment of need for proposed use	A nicer hotel that will have a broader range of users that will enable people to stay in Hudsonville that otherwise go to other communities. It will benefit residents and businesses, including the Pinnacle Center who intend on using this hotel for their guests whereas they currently send them to Grandville. The extra people staying in town will support other local businesses.

- For the signs, there are only 3 for the deviation because the hotel is on its own parcel. The 4th sign is on the hotel property.
- The property line for the hotel is clarified for board members by Todd Stuiwe
- How tall is Building D? Ridge height is 45.6' on the plan and the eve is at 38'
- Request for improvement on the north side of building A from the last meeting, from the elevations there are different materials now versus the last meeting.
- Would love to see a colored rendering of what that would look like. That will be addressed in the Final PUD
- The only change in conditions is the tank is removed.

Chairman VanDenBerg closed the public hearing.

A motion by Raterink with support by Leatherman to approve the Statement of Conclusions 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 formal Preliminary PUD standards from Section 11-8 E of the Hudsonville Zoning Ordinance have been affirmatively met for the South Buttermilk Court PUD as follows:

This plan meets the regulations as set forth with the revised list of proposed deviations as presented with the following new and original conditions:

1. Provide fire protection for a 4-story hotel as approved by the city's fire chief.
2. The fire hydrant spacing needs to meet the maximum 300' spacing for industrial and commercial properties.
3. Additional parking spaces will be required where a need is evident due to vehicles parking outside of permitted parking spaces.
4. The freestanding signs need to be ground mounted.
5. Provide markings and signage across the mid-block crossing of South Buttermilk Court.
6. The billboard cannot be moved.
7. Easements are required for the detention pond, utilities, and freestanding sign by Highland Drive.

Here are the original PUD conditions:

1. Provide an easement for a future water main 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. South Buttermilk Court 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 8, Nays 0

3. **4450 BUTTERMILK COURT – SOUTH BUTTERMILK COURT – FORMAL FINAL PUD OF PHASE ONE**

Chairman VanDenBerg opened the public hearing.

Todd Stuive (Exxel Engineering)

- The fire hydrants have been rearranged on the plans to fit the spacing requirements of 300’.
- 60% of landscaping is now native for the project
- North façade for building A, grade on back of the building was brought down 5 or 6 ft. Metal paneling on wall will match the grade change
- There are different looks of vertical (light grey) and horizontal (dark grey) on the façade
- They stay with metal paneling because it is better for energy efficiency and they will use split face masonry on the south side of the building.
- Building B now has windows on the west elevation, they are 18’ up with the roof at 24’. This is the side that faces the parking lot versus the driveway of the hotel.
- Can the windows be on building A as well? It is a shorter building because the amount of light at grade level is sufficient.

The staff report was presented.

	<i>Required</i>	<i>Proposed</i>
1. Industrial parking min.	1.5 spaces/1,000 s.f.	1.0 space/1,000 s.f.
2. Building height max.	35’	42’3” for building D
3. Warehousing use	Special Use Permit	By-right
4. Billboard	Special Use Permit	By-right in new location as approved only
5. Sidewalk in public r-o-w	On both sides of street	On one side of the street for 650’

6. Freeway landscape buffer	20'	15'
7. Building A side yard setback	20'	10'
8. Driveway spacing	145'	83' & 85'
9. Industrial park freestanding sign	1	3

The following discussion took place:

- Second deviation in planning report is not necessary the building heights are within what is allowed
- The billboard deviation can be removed as well
- The water and sewer service lines go through the industrial parcel to reach the hotel parcel, easements are needed but it is allowed.
- Trees are provided along the cul de sac as well as in the parking lot areas. Trees and bushes are around the perimeter of the lot, but not along the west side of phase I where a large open space remains for the future location of building D. Some of the natural landscaping will remain in place.
- Approximation of what 85 decibels is versus what is listed? Highway noise at property line ranged from 50-90 depending on what traffic goes by.
- The filling of the tank would only happen once a month. Takes about an hour to do.
- The venting process is a hissing noise but since it is liquid is not as loud as a gas.
- The only concern was proximity to hotel and compliance with the Hudsonville hours of operation (7am – 9pm) in place it should be fine.
- Landscape buffer between the hotel lot and the parking lot between building A and B, is tight, what separates those two parking lots? There is landscaping present but it looks like cars could drive through if they wanted a shortcut. There is no spot without lawn or landscaping.
 - Is there curbing in the parking lot for the hotel? Not a final plan for that property.
 - There is good separation with trees and shrubs so not likely for cars to try to drive through.

Chairman VanDenBerg closed the public hearing.

A motion by Waterman, seconded by Raterink to approve the Statement of Conclusions for South Buttermilk Court phase I Final PUD at 4450 Buttermilk Court. This approval is based on the finding that the formal final PUD standards from Section 11-11 E of the Hudsonville Zoning Ordinance have been affirmatively met with the deviations as listed and the following conditions:

1. The fire hydrant spacing needs to meet the maximum 300' spacing for industrial and commercial properties.
2. The billboard cannot be relocated.
3. Tank filling can only take place from 7:00 a.m. to 9:00 p.m. (To be compliant with the disturbance of the peace ordinance)
4. The industrial complex sign at Highland Drive can be up to 45 s.f. The other industrial complex signs can be 40 s.f.

Yeas 8, Nays 0

4. **3007 VAN BUREN STREET, ITS SURROUNDINGS, AND THE DOWNTOWN AREA – WEST MICHIGAN BEEF – MASTER PLAN AMENDMENT**

Chairman VanDenBerg opened the public hearing.

Andy Moore (Williams & Works) is present.

The staff report was presented.

The following discussion took place:

- The planning commission is able to approve the master plan without city commission approval, then the rezoning has a public hearing at the planning commission then requires approval by the city commission in January.
- The resolution is to approve changes to the master plan.
- The change in the border between the master plan amendment and the rezoning is because in the master plan the line was conceptual. Since submitting the zoning amendment line has been shifted to be a hard measured out line.
- Is there no plan to change the use? Correct, West Michigan Beef plans to stay and they want to become conforming, the TNC is just to provide the city with somewhere for the auto related uses to move to from the downtown area.
- West Michigan Beef likes the master plan but the map adjustment is to become compliant since the company wants to stay.
- There are a lot of discussion between the West Michigan Beef staff and city staff about the west side of the property, there was a lot of time and effort to the line being where it is for the master plan amendment versus the zoning amendment line. The goal was to only have West Michigan Beef compliant not that they were planning on expanding. An opinion is to keep the line where it is for the master plan.
- The stability of the soils is going to be a factor in the amendment area for TNC. It plays a role for what can actually go there. Existing construction east of the sight shows construction is possible but it would just be more expensive.
- With the line where it is on the master plan amendment it provides a better buffer for residential.

Chairman VanDenBerg closed the public hearing.

Motion made by Mayor Northrup, seconded by Raterink to approve the following resolution to amend the master plan.

RESOLUTION

Adopting the Imagine Hudsonville 2030 Future Land Use Map Amendment

WHEREAS, the procedures as outlined in the Michigan Planning Enabling Act, Act 33 of 2008, as amended, were followed for preparing and adopting a master plan amendment;

WHEREAS, the process for input as presented in the Michigan Planning Enabling Act, Act 33 of 2008, as amended, were followed for preparing and adopting a master plan amendment;

WHEREAS, the Hudsonville City Commission and Planning Commission were provided an opportunity to thoroughly review and comment on the plan;

WHEREAS, the City of Hudsonville City Commission authorized the Hudsonville Planning Commission to be the authorizing agency for Hudsonville's Master Plan on November 11, 2014; and

WHEREAS, the Planning Commission held a public hearing on November 20, 2019 to seek public comments regarding the Future Land Use Map amendment.

NOW, THEREFORE, BE IT RESOLVED, that the Hudsonville Planning Commission hereby adopts the Imagine Hudsonville 2030 Future Land Use Map Amendment presented at this meeting, to be a guide for future development and land use decisions in the City of Hudsonville, as amended.

Adopted this date: November 20, 2019

Sarah Steffens, Recording Secretary

Charles VanDenBerg, Chairman

Yeas 8, Nays 0

5. SMALL CELL ORDINANCE – ZONING ORDINANCE AMENDMENT

Chairman VanDenBerg opened the public hearing.

The staff report was presented.

The following discussion took place:

- Small Cells will be used for many different forms of technology in the future.

- FCC Order restricts what we can set rules for. The ordinance is based on those regulations.
- Planning Commission handles outside the right of way, with the zoning ordinance.
- Ordinance is consistent with consortium ordinance drafted by neighboring communities through GVMC with a few tweaks made by the city.
- Goal is co-location, putting the small cells where there are already buildings, poles, and other utility lines, then approval can be administrative. If new structures are needed a special use permit is required.
- Health concerns, we are not permitted to use health as a reason for regulations.

The following discussion took place:

- Is this happening throughout the US? Yes, but the main focus is the urban areas, the more density the more focus it will have.
- There are multiple companies putting in this same network, the spacing will try to keep it together and possibly co-locate
- What about the equipment on the ground? Some will be underground but there will be other cabinets above ground.
- Control of what kind of antenna that is put up? In the special use permit process aesthetics are reviewed and screening as well.
- The national and states focus is to make this happen with communities not slowing the wireless companies down.
- The vast majority of this is provided by the state, this is as limiting to the companies as we can be.
- Is there enough regulation on our end that we feel can have? Yes, this was reviewed.
- Spacing requirements, we do not own our own power poles to enforce.

Chairman VanDenBerg closed the public hearing.

A motion by Raterink, seconded by Staal to recommend approval by the City Commission of the City of Hudsonville Zoning Ordinance and Downtown Hudsonville Zoning Ordinance amendments as presented in preparation for small cell wireless infrastructure.

Yeas 8, Nays 0

6. **ADJOURNMENT**

The meeting adjourned, motion by Mayor Northrup seconded by Leatherman at 8:38 p.m.

Respectfully Submitted,
Sarah Steffens