

**CITY OF HUDSONVILLE
Planning Commission Minutes**

December 18, 2019

Approved February 19, 2020

3007 Van Buren St – West Michigan Beef – Zoning Ordinance Map Amendment

City of Hudsonville Recreation Plan – Public Hearing & Recommendation to Planning Commission

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

Present: Bendert, Nyitray, Staal, Raterink, Leatherman, VanDenBerg, Waterman, Northrup, Schmuker

Absent:

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Raterink, with support by Bendert, to approve the minutes of the November 20, 2019 Planning Commission meeting.

Yeas 9, Nays 0

2. 3007 Van Buren St – West Michigan Beef – Zoning Ordinance Map Amendment

Chairman VanDenBerg opened the public hearing.

The Staff Report was presented.

The owner of West Michigan Beef was present, Don Vander Boon.

Requested a compromise between the two choices of the west border for I-1 to extend to 200' or 357' with a jaunt to the east.

The following discussion took place:

- No public comment from the 300' mailing list. Sara's Pizza expressed interest in this being approved.
- The jaunt in the zoning division line is from discussion, for providing space for auto dealerships along Chicago Dr.
- Distance of building from proposed line between CBD-2 and I-1 is adequate for setbacks and could allow a small expansion to the west in the future.
- There is little impact from agreeing to the compromise to remove the jaunt and use the line that is 357' east of the west lot line.

Chairman VanDenBerg closed the public hearing.

A motion by Leatherman with second from Raterink. for the Planning Commission to recommend to the City Commission approval of a Zoning Ordinance map amendment from CBD-2 “Central Business District – Two” to I-1 “Light Industrial” for 3007 Van Buren Street except for the westernmost 357 feet in accordance with Section 5-1.B of Article 5 of Appendix A - Zoning Ordinance of the Code of Ordinances of the City of Hudsonville, "The Zoning Map of the City of Hudsonville, Ottawa County, Michigan".

Yeas 9, Nays 0

3. **City of Hudsonville Draft Recreation Plan 2020-2024– Public Hearing & Recommendation to Planning Commission**

Chairman VanDenBerg opened the public hearing.

The Staff Report was presented.

The following discussion took place:

- Pickleball Courts, possibility of 4 courts at Hughes is not enough the club wants 12 courts together so they can have tournaments so it could be taken off the priority list for now.
- When the ball diamond was sold the money was set aside for different recreation opportunities, city commission should reauthorize the money to something else, like bathrooms at the new park.
- County parks 5-year plan for millage, would be nice to see priority for the mountain biking trails park since the city residents pay into the millage.
- Verbiage in the goal for the mountain bike trails project, collaborate with Jamestown and the Water Resources Commissioner for the project at southeast end of the city.
- Connection of nature center under the freeway to the space that is being considered for mountain bike trails, Nature Center has its own purpose so do not want to mix with mountain bike trails.
- Environmental bonus to the connection would be for wildlife to have a larger area to roam if the area for the mountain bike is preserved as a park.
- Should remember that there was a proposal to build the interpretive center for educational purposes. There were different entities that could have come up with the money to build the center, but city commission turned it down. Bathrooms were in the plan that was turned down.
- Encouraging no more parking at the bottom of the hill, but go into where the picnic area is and have permanent bathrooms with a deck that could then see the lookout where the ravine is.
- Bathrooms at the nature center would be high priority due to wanting to use the nature center for educational purposes; more people could use the area.

- The interpretive building is low on the list so maybe bathrooms if it was a separate question might be higher on the list since they have otherwise done well on the city's surveys.
- Once we raise the level of interest at the nature center by making it more accessible maybe there could be interest in the interpretive building.
- The money to build an interpretive building at the nature center could have the same donors that came forth in the previous call for the building when it was first introduced as an option.
- The questions on the new park were clearly high in priority for amenities in general and then the secondary question to rank possible amenities bathrooms clearly won.
- The order of the short-range plan should closer reflect the survey results due to the overwhelming support of those issues; For example, moving amenities at the new park to 2021. It has helped in the past to get more support to spend the money to do the project.
- The Hughes Park loop could be included anywhere in the budget due to the small cost for an asset.
- From the public there is a need for more benches around the parks within the city. With our program there could be a chance for more benches to be donated and we can also add that to the plan itself.
- One other completion since the last plan, Macatawa River Greenway that takes non-motorized path all the way to Lake Michigan from its connection to the Fred Meijer Kenowa Trail. The connection to the trail is in Jamestown that then connects to either Lake Michigan or downtown Grand Rapids.
- Some of the old amenities at Hughes Park were removed, but they were still used by the children.
- Hill Side's water fountain is broken.
- Disk golf course is a great draw based on the survey.

Chairman VanDenBerg closed the public hearing.

A motion by Raterink seconded by Mayor to recommend adoption by the City Commission of the City of Hudsonville Recreation Plan 2020-2024 with the recommended changes.

Yeas 9, Nays 0

Discussion

- The name of the new park where Summergreen Golf Course used to be is up to the City Commission to make the final call on the name. Parks & Recreation Committee can come up with a name which was suggested to keep simple then go more specific for naming the pond.

- Updates on the hotel from Fusion properties PUD?
 - No updates on who or when the hotel will be built.
 - Still need that phase of Fusion's development to come back to planning commission with final plans.
- Betten Baker Extension
 - A one year time extension was granted to them. Construction has not started.
 - Could be due to having to get the approval of corporate.
- Grant for Village Green South Half
 - We did not receive the grant money to purchase the south half of Village Green.
 - Talks with the property owner will happen in the coming weeks about next steps.

4. **ADJOURNMENT**

The meeting adjourned, motion by Mayor seconded by Schmuker at 8:19 p.m.

Respectfully Submitted,
Sarah Steffens