

CITY OF HUDSONVILLE
Planning Commission Minutes

February 20, 2019

Approved July 17, 2019

3489 Kelly Street – Real Estate Hub, LLC – Special Use Permit

Chairman VanDenBerg called the meeting to order at 7:05 p.m.

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

Absent: Waterman, Raterink

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Leatherman, with support by Northrup, to approve the minutes of the January 23, 2019 Planning Commission meeting.

Yeas 7, Nays 0

NEW BUSINESS

2. **3489 Kelly Street – Real Estate Hub, LLC – Special Use Permit**

VanDenBerg opened the public hearing

Kris Keegstra of Real Estate Hub, LLC presented a request to allow for Professional Offices Use in the HUD 6 – Mixed Use Zone District. The intent is for Re/Max offices to move into the property previously occupied by CCS Technologies.

The staff report was presented.

The following discussion took place:

- Why is proposed business not considered retail since they are selling a product? Retail is more in line with selling physical product on the site. This space will be used for offices, similar to an insurance agency. They are providing a service.
- Why are they moving the business? Keegstra thinks there will be significantly more foot traffic at this location, which will increase business.
- Hours of operation will be Monday through Friday 8:30 a.m. to 5:00 p.m. to start and a possibility of adding Saturday hours in the future.

- Will the windows be full of flyers? Not initially but possibly in the future when the market slows down. Keegstra stated there is a new electronic “flyer” that they have considered installing in the front window, however it is not in the current budget and can be addressed at a later date through working with the Planning & Zoning Department.
- Do they do property management? That is not their main focus.
- What will the signage look like? Their sign will be the same dimensions and in the same location of the current CCS sign. It will also be illuminated.
- Has there been any input from the neighbors? There has not been any input from the neighbors brought to the city’s attention.
- How many employees? They currently have one staff and six agents. They plan to expand to a total of ten agents.
- Where will their trailer be kept? The trailer will be kept behind the fence on the north side of the building.
- There were concerns as to whether this will set a precedent for future tenants to be “office” also. The OAISD office in the Family Fare building was brought up. Some thought it was a gray enough area in terms of retail vs. professional services to not allow precedent.
- Will any updates or advertising be done on Harvey street frontage? As of right now it’s not possible due to the adjacent business blocking their building.

VanDenBerg closed the public hearing

A motion by Northup, supported by Bendert to approve the Special Use Permit in accordance with Section 3.05, Table 3.3 of the City of Hudsonville Downtown Zoning Ordinance for Professional Office Use at 3489 Kelly Street. This approval is based on the finding that the standards in Section 17.06 of the Hudsonville Downtown Zoning Ordinance have been affirmatively met.

Yeas 6, Nays 1 (VanDenBerg)

3. **3633 Van Buren Street & 5751 36th Avenue – Creekside Companies - update**

The Van Klompenberg’s case against the City of Hudsonville for the approved City Park Villas was dismissed.

4. **3441 New Holland Street – Summergreen Loan LLC (Creekside Shores) - update**

The City Commission approved transferring the park portion of the Creekside Shores PUD at 3441 New Holland Street to the city. That means the city is gaining a new 10.5-acre public park with a 3.7-acre pond along with a lot of Buttermilk Creek frontage. The city is working towards grants for a pathway that will lead to downtown and another grant for trees. Building permits are being issued for homes. One design was removed since it did not match PUD approvals.

5. Public concerns with downtown parking have been an issue. The city is installing signs and created a parking map to help educate people where parking is available.
6. A possible project was brought up regarding adding pickleball courts to Hughes Park.
7. The City Commission approved the ability to negotiate the purchase of part of the proposed Highland Drive right-of-way north of Barry Street. The rest of this property, owned by Bill Aukeman, may be sold to a neighboring resident. This property includes a potential location for a neighborhood park for the southeast quadrant of the city. It is the only quadrant without a neighborhood park.
8. **ADJOURNMENT**

The meeting adjourned at 7:55 p.m.

Respectfully Submitted,
Ashley Perrin