

**CITY OF HUDSONVILLE
Planning Commission Minutes**

July 17, 2019

Approved August 21, 2019

3291 Hudson Trails Drive – Action Water Sports – Special Use Permit & Site Plan

3007 Van Buren Street – West Michigan Beef – Master Plan Amendment

3101 Elmwood Park Drive – Elmwood Park Condominiums Phase 2 – Informal Preliminary PUD

Chairman VanDenBerg called the meeting to order at 7:03 p.m.

Present: VanDenBerg, Leatherman, Northrup, Schmuker, Bendert, Staal, Strikwerda, and Steffens, Raterink

Andy Moore, Don VanderBoon, Bill Aukeman, Todd Stuive, Bill Aukeman

Absent: Waterman, DeVree

PUBLIC COMMENTS (Non agenda items) - none

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

Yeas 7 , Nays 0

NEW BUSINESS

2. **3291 Hudson Trails Drive – Action Water Sports – Special Use Permit & Site Plan**

VanDenBerg opened the public hearing

Steve Witte of Nederveld presented a request to approve a site plan and special use permit for 3291 Hudson Trails Drive Action Water Sports. The intent is to build additional parking and storage. Kevin Zoodsma from Action Water Sports was also present.

The staff report was presented.

The following discussion took place:

- Happy with the trees and the sidewalk; could more trees be added in the future along the rainbow grill entrance? When the building is done.

- What would the sign look like? Specs? They are allowed a 160 sq ft sign to allow for visibility along the freeway
- Does there need to be a crosswalk from the parking area to the building? Majority of parking will be for boat storage but question if the crosswalk is still needed.
 - Zoodsma says employees park along the road when there are busy days but they would be moved to the new parking lot during the fall and summer. Not enough traffic to warrant a crosswalk.
- Landscaping is important, but trees need to be watched as to not have leaves fall onto the boats.
- Half the year the lot would be basically empty. Summer and winter the original property is fairly empty. Spring and fall boats are coming in needing to be serviced then move to offsite storage on 48th Avenue.
- The empty trailers that are on the property currently. Would be able to be stored in their warehouse buildings off of 48th Avenue when they are finished being built.
- Why is the fence not being done now when the parking lot goes up? They do not know what they are doing with the new building so they do not want to put up a fence until they know the primary use.
- Is chain link a fencing material that is allowed? Chain link would be allowed without looking further into it because it is allowed to be used at a storage lot.
- Notify the Water Resources Commission that this project is happening due to the storm drain on the property.

VanDenBerg closed the public hearing

A motion was made by Mayor Northrup, supported by Leatherman to approve the Site Plan, and a Special Use Permit for the outdoor use of boat storage and display at 3291 Hudson Trails Drive. This approval is based on the finding that the site plan review standards from Sections 15-2 A and E, the General Standards for a Special Use Permit in Section 13-6, and Outdoor Use standards in Section 13-7 G., all from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Consumers Energy, Verizon, and City of Wyoming approval are required as it relates to their infrastructure and easements.
2. Provide a CAD compatible copy of the site plan.

Yeas 7, Nays 0

3. **3007 Van Buren Street – West Michigan Beef – Master Plan Amendment**

Andy Moore from Williams & Works presented the proposal to change the properties Future Land Use Map designation from TNC to light industrial. This would allow them to start the process of becoming fully compliant with the master plan and the zoning ordinance. Don Vander Boon was also present.

The staff report was presented.

The following discussion took place:

- Soil conditions are not in line with the designation of the property in the master plan. Along with a 100 year flood plain on the east side of the property.
- What was the idea behind designating 3007 Van Buren TNC in the master plan? At the time this property was still having nuisance problems and the existing use was not seen as part of Hudsonville's future, it matched the current CBD-2 zoning.
- Were they located on that property before the zoning was put in place? Yes, it has been a slaughterhouse since around the 1920's.
- Comment made that we need to fix this for them and the city. They have been here before most of us and have made changes to improve the situation. Raterink would like to table this to make a new plan for the whole neighborhood rather than just change one parcel.
- Comments about next steps in amending the master plan.
 - Communities, agencies and utilities have been notified the master plan is being amended.
 - The Planning Commission will agree on the limits of the amendment and then the city commission will vote to allow distribution to neighboring communities, agencies, and utilities.
 - After a notification period there will be a public hearing at the Planning Commission Meeting.
 - Purpose of this meeting is to let the city know that West Michigan Beef wants to be compliant. They considered moving, but found that it would be easier to stay in place because they have shown they want to clean up their act from previous issues.
- Questions that the soil can handle an expansion of West Michigan Beef.
 - They would be operating within the same scope of where they are now with a possible small addition. The neighboring properties being changed would still present issues with developing at the industrial standpoint.
 - It is good to retain a buffer of TNC along the west side and extend IND-L to the west. TNC area is a place where auto uses can be relocated to from the downtown. Also, good to rearrange other areas to match draft zoning.

VanDenBerg asks for consensus to move forward with considering changing the master plan for West Michigan Beef and the surrounding area at 3007 Van Buren Street.

Yeas 7, Nays 0

4. **3101 Elmwood Park Drive – Elmwood Park Condominiums Phase 2 – Informal Preliminary PUD**

Bill Aukeman of Aukeman Development Company presented the request.

The staff report was presented.

The following discussion took place:

- Where will construction vehicles enter? They plan to use the adjacent vacant commercial property to bring construction traffic through with a gravel driveway to avoid the main entrance to phase 1. As long as it is not sold by those who own it first.
- How would the utilities be placed there/ work? Would look the same as in the PUD from 2014. Some buildings would have no basement to make the utilities work. They would run two laterals into the buildings instead of one and the basement bathroom would have a grinder pump that would pump the sewage 4 ft up to the line.
- Would there be an easement change for the bike trail? Aukeman says that will stay the same.
- The deviations are:
 - Side yard setback of 20' would instead of 25'.
 - the length of the cul-de-sac should be 800' but this one is about 1200' but an engineer needs to do the calculation. It is recommended to add a roadway link to the vacant property to the south by either shifting the units or taking out building 37 or build that unit last so the property to the south is not cut off to retain access for future development.
 - There is a sliver of property zoned PF. A PUD allows for other uses, including if it matches the master plan. The future land use designation for this property is High Density Residential.
- It was recommended for the applicant to provide estimated traffic counts for the entrance by Vitale's for the next meeting.
- Is the limited length for dead ends for fire trucks to get back there more quickly? At Creekside Shores the road was widened (by the entrance) to improve access for a fire truck to get around. They also did not allow parking on one side of the street.
- The cul-de-sac length is a little less when measured from Elmwood Lake Drive.
- The only access for the future development area is a 66' easement. It would not be a public street but an extension of the commercial driveway.
- The future development area is farmed. How do they go back there once this is developed? It wasn't known how the farmer accesses the property.

A motion by Raterink, supported by Leatherman to approve a Statement of Findings and Recommendations in accordance with Section 11-8 B of the City of Hudsonville Zoning Ordinance to enable the second phase of Elmwood Park Condominiums. No additional studies are needed. A public hearing will be scheduled to take place on August 21, 2019. This plan meets the regulations as set forth with the proposed deviations as presented and the following condition:

1. Provide private road access from the proposed Elmwood Park Drive extension to the adjacent vacant property.

- Condition of motion is questioned. Does access need to be permanent or just temporary like discussed earlier? It is suggested we encourage Aukeman to consider options. Would be good to have more discussion to not lose the access entirely.
- Aukeman would rather have unit 36 not unit 37 as the last one to be built in ordered to temporarily leave option for access to future development. Could have landscaping help to buffer unit 33 from lights as it is directly across from unit 36 where the access could go.
- VanDenBerg asks applicant to consider leaving unit 36 undeveloped as long as possible to explore options for access for future property. Supported by Raterink. Vote on adding the amendment to the initial motion only, not passing the motion.

Yeas 4, Nays 3 (Raterink, Leatherman, Mayor Northrup)

Nays were to not deny Aukeman profit from keeping a unit from being built as long as possible.

Vote on Motion as amended

Yeas 5, Nays 2 (Raterink, Leatherman)

5. **Discussion on chicken ordinance**

6. **ADJOURNMENT**

The meeting adjourned motion by VanDenBerg seconded by Schmuker at 8:53 p.m.

Respectfully Submitted,
Sarah Steffens