

CITY OF HUDSONVILLE
Planning Commission Minutes

August 21, 2019

Approved October 16, 2019

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

2900 Springdale Street – Messiah Christian Reformed Church – Site Plan Amendment

5041 36th Ave - Talsma Furniture – Special Use Permit

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

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

Absent: None

PUBLIC COMMENTS (Non agenda items)

1. A motion was made by Leatherman, with support by Mayor Northrup, to approve the minutes of the July 17, 2019 Planning Commission meeting.

Yeas 9, Nays 0

OLD BUSINESS

2. **3007 Van Buren Street – West Michigan Beef – Master Plan Amendment**
Chairman VanDenBerg opened the public hearing

The staff report was presented.

The following discussion took place:

- Recommended that West Michigan Beef area be adjusted to IND-L from TNC and expanding that industrial area to the east city limit so there isn't a remaining piece of TNC, much of that area is zoned Light Industrial.
- TNC is recommended for the west side of their property extending to 32nd Avenue area to accommodate the auto dealerships that are wanted to be moved out of downtown and to create a better transition between IND-L and MDR.
- Shifting property west of 32nd Avenue to MU from TNC keeps the auto dealerships out of downtown.
- Change 37th Avenue from MU to TNC.

- Gemmens purchased an adjacent property, shift that lot and other property to MU from TNC so all of their property is the same.
- The property on 3244 Oak St could be incorporated into MDR from MU to protect the intersection and keep it residential.
- These changes if approved would go to the City Commission for review and comment so it can be distributed as required by the Planning Enabling Act.
- Georgetown wants to make their part of Van Buren St a truck free route, which would create a problem for us and the flow of our truck traffic.
 - To the west of Van Buren St there is no good place for the trucks go.
- When Highland gets completed the space south of Chicago Dr to Van Buren St would be considered truck route.
- What about the farms that need truck traffic that are already existing on the roads where Georgetown no longer wants truck traffic? It could be grandfathered in, which allows them to pick and choose what trucks are on the roads.
- For West Michigan Beef they bring in the cattle off of Van Buren St into the farm then leave the farm onto Chicago Dr.
- Can Georgetown legally stop us from having our trucks on what is allowed via the city on Van Buren St? If they grant an exception to the greenhouses how could they limit West Michigan Beef from using the route. It appears they're able to.
- For the residential property change on Oak St, it doesn't seem to be beneficial to the city because the creek is already a residential buffer for the intersection.
 - How wide is the area where the house is located? 66 ft
 - If the house were to come down then a lot could be redone to be an appropriate size.
 - If the intent is for it to be residential then it would be beneficial to either have the lot large enough to be residential or stay mixed use to be better used for traffic design.
 - Be prepared for the request to split the lot to be able to keep the house.
 - When Love INC came to the neighborhood there was concern of a lack for residential flavor in the neighborhood, have to keep that in mind with whatever decision is made.
 - The 3244 Oak St property change to MDR from MU is tabled.
- The TRN was shifted up to the south side of Van Buren St, which would have traditional neighborhoods with porches up to the road and back alley garages.
- TNC allows for more intensive uses, like car lots. They should be moved to the fringes of town and brought in MU in its place to keep those intensive uses out of downtown.
- With the soil quality in the area, will there be homes ever built there? They would most likely be on pilings.
- Do we know whether the subsoils will support everything that the master plan is wanting to have? It is possible, the DPW building and an addition to Cedar Crest Dairy were done with pilings to make the buildings work. Creativity would be needed in order to develop the area; higher density may make it affordable to a

developer to use the property. We cannot say for sure what would be able to happen, but it is possible

- If we had something zoned to what the soils wouldn't permit then would the property become unusable?
 - The junior high in Grandville has over 30 pilings underneath it to keep it out of the swamp underneath. Possible due to the size of the one building. But for smaller buildings it would be more difficult.
- There may be issues in developing other properties along that same section of land.
- Proposal currently includes the parcel on Oak, would be changed to take that part out.

Chairman VanDenBerg closed the public hearing

A motion was made by Mayor Northrup, supported by DeVree to submit the proposed master plan amendment to the Hudsonville City Commission for review and comment pursuant to section 41 of the Michigan Planning Enabling Act, as amended. The Commission further respectfully requests that the City Commission approve the distribution of the proposed Master Plan amendment to the notice group specified in section 41(2) of the Michigan Planning Enabling Act, as amended, for review and comment. The house at the southeast corner of Elm Ave and Oak St is excluded from the amendment.

Yeas 9, Nays 0

NEW BUSINESS

3. 2900 Springdale Street – Messiah Christian Reformed Church – Site Plan Amendment

Chairman VanDenBerg opened the public hearing

The staff report was presented.

The following discussion took place:

- This is an expansion of the current building with the addition of parking and a detention pond, and a garage that is proposed for the future. A lot of screening is added as well.
- The purpose is to add 54 parking spaces and an activity center space for their congregation.
- They will be removing a utility pole that is in the way of the proposed addition as well.
- The 25 ft wall for the activity center will be architecturally paneled with windows, and it will be and well landscaped to soften the scale of the wall.
- Condition to add sidewalk through the Autumn Court driveway.

- One resident came in and had no issues with the design of the addition.
- The building addition is being done in a tasteful way while still supporting the needs of the church.
- Are lights being added to the additional parking area? No there was no need to add other lights for the additional parking spaces.

Chairman VanDenBerg closed the public hearing

A motion by Raterink, supported by Waterman to approve the Site Plan Amendment for the Messiah Christian Reformed Church addition at 2900 Springdale Street. This approval is based on the finding that the site plan review standards from Sections 15-2 A from the Hudsonville Zoning Ordinance have been affirmatively met with the following condition:

- Add sidewalk through the Autumn Court driveway.

Yeas 9, Nays 0

4. 5041 36th Avenue - Talsma Furniture – Special Use Permit

The staff report was presented.

The following discussion took place:

- Tim Talsma, 3620 Chicago Dr, said the son of the previous homeowners wanted to see it moved without being torn down. This was done successfully without moving wires or causing any disturbances.
- Public hearing is not required because special use permit did not have a site plan attached and there aren't discretionary standards. The house was moved earlier than normal because of a misunderstanding about needing a special use permit.
- The house was already within the same neighborhood as it was so it matches the zoning of the area; the year of the home fits the current mix on 36th Ave.
- The size of the house will be upgraded from 812 sq ft to around 1,052 sq ft with a breezeway addition and front porch addition.
- Once completed it will not be obvious that the home was moved.
- It is not detrimental to the community welfare.
- Water and sewer tap fees are already paid
- There would be a paved driveway as well
- Would the outbuilding effect the zoning of the lot? No, it would not as the property is zoned commercial. As long as the building remains on Talsma's property then it is fine there.
- The lot the house was on will be split and follow their lot line on the west in order for them to expand at some point.
- Nice to keep an older home and move it to a residential area rather than tear it down.

A motion by Raterink, supported by Staal to approve a Special Use Permit to relocate a house from 3642 Chicago Dr to 5041 36th Ave. This approval is based on the finding that the General Standards for a Special Use Permit in Section 13-6 from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Add a minimum of 238 s.f. to the home with the addition matching the existing structure.
2. The home shall be connected to all required infrastructure.

Yeas 9, Nays 0

- Betten Baker needs to submit an extension request for their dealership as they have not broken ground yet
- Georgetown township is doing a zoning amendment to add parking for the fair west of 40th Ave. Will remain grass since only needed one week a year.
- Jamestown is working on their master plan, their moratorium on multi family comes to an end this month as well. They have pressure from developers.
- The Creekside Shores Park is being designed. The main path is having funding secured to be built next year.
 - 75 trees were awarded through a grant and might be used for the park; a fishing structure is planned on the south side of the pond as well as the west in the middle of the pond.
 - Fish will be stocked, working with Craig with plants in the pond and an aerator.
 - Exercise stations are proposed.
 - South end suggestions are a parking lot, bathrooms, small play structure, and a pavilion.
 - Cost would be over a million dollars with everything shown.
 - Kayaking was suggested as an option for activities.
 - If froze in the winter; pond hockey location? Maybe with a sign that relieves the city of liability.Should the grass be mowed down to the edge for access? If not mowed keeps Geese away.
 - Exercise station use may be variable but will attract joggers and exercisers.
 - Bike racks?
- Hughes Park playground equipment delivered on 29th of August. Community build will be later September. Perimeter is poured.
- Pickleball is a priority for next year.
- There is interest in creating a park in Jamestown Township south of I-196 by the Nature Center.

- Dan met with County and Jamestown to discuss.
- There is a lot of interest in mountain bike trails.
 - Culvert to be used as pedestrian access is used for 100-year flood plain
 - Consumers property is ok with being used to connect to this park with Jamestown. Could have small parking lot with link to the park on Corporate Exchange Dr.

5. **ADJOURNMENT**

The meeting adjourned, motion by Waterman seconded by VanDenBerg at 8:20 p.m.

Respectfully Submitted,
Sarah Steffens