

CITY OF HUDSONVILLE
Planning Commission Minutes

February 19, 2020

Approved May 18, 2020

5799 Balsam Drive – Aukeman Development Company – Zoning Ordinance Map Amendment
Election of Officers
2019 Planning Annual Report
City of Hudsonville Recreation Plan Draft

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

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

Absent: Raterink

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Leatherman, with support by Staal, to approve the minutes of the December 18, 2019 Planning Commission meeting.

Yeas 8, Nays 0

2. **5799 Balsam Drive – Aukeman Development Company – Zoning Ordinance Map Amendment**

Bill Aukeman presented the request to rezone 5799 Balsam Dr from “PF” Public Facilities to “AG” Agricultural and “R-3” High Density Residential – A Single Family Attached Residential.

The Staff Report was presented.

The following discussion took place:

- The sewer is only 5 feet deep underneath the rear parking lot of the Elmwood Commerce Center.
- *What will happen with the gravel pile?* The leftover gravel from digging Elmwood lake is on the property that is owned by Providence Management. It will be used for his project for the utilities and to build up the roads.
- Providence is keeping their property for now. It may end up on the market.
- There is a 66’ easement in place with Elmwood Commerce Center that will be used for construction equipment.

- The PF zoning was put in place when the senior facility was proposed because the developers were thinking of using this land for recreation of some kind.
- Would like to see the bike path be the dividing line between PF and R-3, will check if it needs to stay the way the applicant drew it, with R-3 covering the bike path for density reasons to build duplexes.
- *What would happen to the existing bike path?* It would remain the same as far as the branch that comes from Elm Ave toward Elmwood Lake. The branch that come from Elmwood Commerce Center would need to be relocated. Suggested to relocate it to the utility easement to the south so it would be separated from the private driveway.
- The city has an easement for the main bike path. There is language that would allow for the path to be relocated at the developer's expense but it could not be removed entirely.
- The project would not connect to Elmwood Condos Phase 1, they are too far apart and the land between them is owned by Providence Management.
- Water currently comes from Elm Ave down to behind the commerce center then travels through the parking lot over to Elmwood condos. The new road for the development would connect to that and then only have a small dead-end stub with a hydrant.

3. **Election of Officers**

The Planning Commission chairperson and vice chairperson are voted for annually in accordance with the Planning Enabling Act. Virgil is the vice chairperson.

A motion was made by Waterman, with support by Mayor Northrup, to keep VanDenBerg as chair and Leatherman as vice-chair.

Yeas 8, Nays 0

4. **2019 Planning Annual Report**

The following discussion took place:

- The report was discussed briefly, with one question on the progress of 5471 North Bluff Drive, who received approval from the ZBA to build a gate and fence along the front of their property.

5. **City of Hudsonville 2020-2024 Parks & Recreation Plan**

The Staff Report was presented.

The following discussion took place:

- The plan was submitted to the DNR and will be reviewed in the coming weeks according to the city's representative at the DNR.

Discussion

1. Betten Baker Site Plan Amendment – 3320 & 3340 Highland Dr

Applied for a new Site Plan Amendment due to changes made since their approval in 2018. Also applied for a dimensional variance for the building location.

2. Talsma Variance and Addition – 3620 Chicago Dr

Talsma Furniture has submitted a site plan for an addition along with a variance for their 8' landscape buffer in front of their new addition.

3. New Development was discussed that will possibly come to the Planning Commission in the coming months.

4. Zoning Ordinance Draft

Working on the details of getting the draft finished, over 500 pages to go through but progress is being made.

5. S+S Auto – 3434 Chicago Dr

Has a new owner who was running the business before, the past owner still owns the land. Waiting for the state to give them proper license before they move cars back to the property. They were given regulations since it is a non – conforming use about how many cars are allowed at the property and general maintenance.

6. Prince Motors – 3460 Chicago Dr

Will be moving the dealership out of the city to their new building soon. The owner is keeping the property within the city for future use

6. ADJOURNMENT

The meeting adjourned, motion by Mayor Mark seconded by Bendert at 8:14 p.m.

Respectfully Submitted,
Sarah Steffens