

**CITY OF HUDSONVILLE
Planning Commission Minutes**

July 15, 2020

Approved August 19, 2020

5340 Plaza Avenue Suite B – Edward Jones – Special Use Permit

3363 Highland Drive – Life EMS Hudsonville – Formal Preliminary PUD

3363 Highland Drive – Life EMS Hudsonville – Formal Final PUD

3523 Highland Drive – Arnold “Spike” LaCombe Jr. Altron Automation

– Zoning Ordinance Map Amendment

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

Present: Altman, Bendert, Northrup, Nyitray, Raterink, Staal, Waterman, VanDenBerg

Absent: Schmuker

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Raterink, with support by Northrup, to approve the minutes of the June 17th, 2020 Planning Commission meeting.

Yeas 8, Nays 0

2. **5340 Plaza Avenue Suite B – Edward Jones – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

The staff report was presented.

This is a Special Use Permit request to add a Personal Services use for Financial Services in the HUD 7 Central Business District. It is in the same building as Hulst Jepsen that received Planning Commission approval in May to add a General Services use for physical therapy, studio, and massage therapy.

This district is intended for the property around the Village Green so it has the strictest use standards with the goal of specifically having retail and restaurants in a walkable, vibrant setting around the Village Green. In the time since the Downtown Zoning Ordinance was adopted the stance has been to be more flexible with uses and to focus on getting the Village Green and

surrounding buildings in place. Then in the future when the downtown is more established the focus can shift to more restricted uses around the Village Green.

Chairman VanDenBerg closed the public hearing.

The following discussion took place:

- What will the signage look like? Edward Jones has a regulation so the signage will always look nice and neat.
- Parking has been an issue in the past, arrangement with the owner of the building to be public parking after hours

A motion was made by Raterink, seconded by Waterman, to approve a Special Use Permit for 5340 Plaza, Suite B in accordance with Section 3.05 of the City of Hudsonville Downtown Zoning Ordinance to allow for Avenue to allow for personal services use, including financial services.

Yeas 8, Nays 0

3. 3363 Highland Drive – Life EMS Hudsonville – Formal Preliminary PUD & Formal Final PUD

Chairman VanDenBerg opened the public hearing.

Zach Voogt engineer, Fritz Wahlfield applicant, Jeff Harwood architect, and Mark Meijer owner present.

The staff report was presented.

Since this request is for a single site, single use plan the Planning Commission has permitted the hearings to be combined into one meeting for the combined formal review of the preliminary and final plans for the Life EMS transfer station.

Chairman VanDenBerg closed the public hearing.

The following discussion took place:

- Is this building going to have medical running out of it periodically? Looked at pre-emptive traffic control at 32nd Avenue and Highland Drive for automatic green light? Very few times that an ambulance will be running out of the building. Ambulances are sprinkled around the area versus coming from the building. If it's possible enabling traffic control at 32nd Avenue would be something to explore with the City of Grand Rapids lighting.
- Shift changes, when do they occur, and how many? Number of shifts will vary. Anticipate primarily 12-hour shifts, change throughout the 24-hour period versus a single time in the day to ensure coverage for dispatch. Security will be cameras and with the coming and goings of shift changes at all hours will keep any potential crime down.
- Do they deploy in Zeeland? No, more work at the hospital itself versus deploying.

- Is this designed to grow work area from this location? Yes, this site will mirror the main facility in Grand Rapids. The location access is good between Zeeland hospital and Grand Rapids hospitals. Visualize this as a place that is great for coverage area further west.
- What is the purpose for the generator being in front? Electrical will come in the site there and for costs and streamlining the electrical service location inside the building it is located in the front corner of the building. Generator visibility shows that they are an emergency facility, which adds to the character of the facility. But screening with landscaping will be priority.
- How tall is the carport ridgeline? 14-15 feet.
- How much lighting is going under the carport? Enough to see to get into the vehicle, the mobility vans that will use that will be there during the day mostly. Maybe one at night in use. Mostly for not having to deal with weather versus using the vehicles at night. Photometric rating is under 1.
- Any public comment? No
- Did fire chief review plan? Yes
- Did we review snowplowing? The site has enough open space for them to plow the front to the south or west and the same thing as they go north. Want the snow to be where it won't obstruct views for the driveways and sensitive to the landscaping.
- (Understand on) disposable of bloodborne pathogens when the vehicles are cleaned? At the facility it's light duty, small locked container for blood borne materials. 90% of all that type of material is left at the hospital. It has to be cleaned and deconditioned at the hospital before going back out.
- Electric at the carport? Vans are gas? Yes, some plugs, in case of need. Most vans are gas versus diesel. Will not be plugged in with block heaters.
- Was there an architectural standard for Highland Drive? In Highway Commercial there is general language for certain materials that need to be used to make them look better, but metal is allowed.
- Overhead door on front of the building closed majority of the time? Yes, majority of the time it will be closed security wise. Warmer nights it may be open.
- Trench drains in bay area for grease and oil? There will be a separator before it hits the storm water drains.
- Glass on the bay door for architectural value? Security is a concern, always have a row of windows on garage doors for looking out for a security perspective. But leery on a full glass door. More often than not, replacing bottom panel on the doors more often than not due to bending the panels on the roofs of the vehicles sometimes. Heat is higher in the winter for medications and would like to have insulated doors.
- Is the applicant aware of conditions of approval? Yes, some of them were errors on the plan, widened the driveway, and will submit the revised plans for staff review after approval.

A motion was made by Northrup, seconded by Raterink, to approve the Statement of Conclusions for Life EMS to be located at 3363 Highland Drive. A public hearing is required for the Preliminary PUD in accordance with Section 11-8 D of the City of Hudsonville Zoning Ordinance. The requirements have been met to allow for an ambulance transfer station and consistency with the Imagine Hudsonville 2030 Master Plan. A public hearing is required for the final PUD in accordance with Section 11-11 D of the Hudsonville Zoning Ordinance. The requirements have been affirmatively met with the following conditions:

1. The proposed curb & gutter for the drive approach within the road right-of-way should have 2-#4 rebar per MDOT curb detail.
2. Subbase underdrain is needed under the paved areas along with sand bedding for the utilities.
3. The storm sewer inverts need to be switched for the 12" pipe running between DS#6 and DS#8.
4. The catch basin rims need to be adjusted to match the grade for drainage structures DS#8, DS#9, DS#10 & DS#11.
5. The driveway needs to be 30' wide.

Yeas 8, Nays 0

4. **3523 Highland Drive – Altron Automation – Zoning Ordinance Map Amendment**

Chairman VanDenBerg opened the public hearing.

Kyle Visker of Land and Resource Engineering is present.

The staff report was presented.

Request is to rezone 1.27-acre property purchased from Grace Community Church from PF Public Facilities to I-1 Industrial 1 to expand the parking lot on 3523 Highland as well as a better path for trucks to get around building and for snow removal.

Chairman VanDenBerg closed the public hearing.

The following discussion took place:

- Does the church have any plans for the west end of the property? Should that be rezoned in the future? It is a deviation of the master plan, but it puts the property in line with those that are surrounding. The church uses the property less than they used to, they have their outdoor services there now during the pandemic. Rezoning in the future may be a smart plan due to other industrial around the area wanting to expand.
- Does this purchase make the back-lot line a straight line? Believe so, or could be about a jog. The jog would be further to the south.
- Historically there wasn't going to be any industrial there so the church got more land.
- Does this need to be rezoned to do the improvements that have been discussed? Yes, for the industrial use. If it stayed PF they wouldn't have to do a berm so it is an advantage to have it zoned industrial.
- Is there a plan to expand the building to the north? In the current plan the city has received no. It is possible to do a small addition in the future if they wanted to. Have not planned anything out yet, but have not indicated that it is out of the question.

A motion was made by Northrup, seconded by Staal, for the Planning Commission to recommend to the City Commission approval of a Zoning Ordinance map amendment from Public Facilities

“PF” to Industrial “I-2” for 1.27 acres that has been combined with 3523 Highland Drive as submitted 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 8, Nays 0

Discussion

- Site plan for Altron Automation, Talsma Furniture building addition possibly in August.
- Aukeman rezoning for 4 acres to R-3 by Elmwood Commerce Center was approved. Site plan or PUD may be an option for presentation to Planning Commission.
- Property between Aukeman rezoned property and Elmwood Condos is being looked at for development.
- Meeting for Hudson Center Phase 2 went well. Gotten preliminary thumbs up from various agencies with 3-4 stories and at least 2 stories of residential with retail on the bottom. Possible two-level parking deck.
- Development plans for the DDA owned lots on south side of Prospect Street being looked at by Habitat for Humanity for 5 units and Copper Rock proposing to develop the north side of Prospect Street as well.

5. ADJOURNMENT

A motion was made by Northrup, with support by Raterink, to adjourn at 8:19 p.m.

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant