

**CITY OF HUDSONVILLE**  
**Planning Commission Minutes**

May 20, 2020  
Approved June 17, 2020

- 3320 Highland Dr – Betten Baker – Site Plan Review**
- 3245 Van Buren – DL Door Installation – PUD Amendment**
- 5340 Plaza Ave – Hulst Jepsen – Special Use Permit**
- 5790 Balsam Dr – C1st Enterprises – Special Use Permit**
- 3039 Clearview Dr – Michael Jon Klunder – Special Use Permit**
- 5832 Lincoln Ave – John Schat – Special Use Permit**

Chairman VanDenBerg called the meeting to order at 7:01 p.m.

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

Absent: Leatherman

**PUBLIC COMMENTS (Non agenda items) - none**

1. A motion was made by Northrup, with support by Bendert , to approve the minutes of the February 19, 2020 Planning Commission meeting.  
Bendert, Northrup, Nyitray, Raterink, Schmuker, Staal, Waterman, VanDenBerg  
Yeas 7, Nays 0

**2. 3320 Highland Dr – Betten Baker – Site Plan Review**

Chairman VanDenBerg opened the public hearing.

Kyle Visker was present from pioneer construction.

The Staff Report was presented.

- Preowned building is now 6,600 s.f. instead of 15,156 s.f.
- The new car dealership is now 28,653 s.f. instead of 26,155 s.f.
- Eliminated the golf cart path that went between the new & used buildings and replaced with some sidewalk.
- The GM-required building addition of a new car delivery area caused the need to apply for the following dimensional variance:

<b><u>3320 HIGHLAND DRIVE</u></b>	<b>EXISTING REGULATION</b>	<b>PROPOSED REGULATION</b>	<b>VARIANCE REQUIRED</b>

MINIMUM FRONT YARD BUILDING SETBACK FROM RIGHT-OF-WAYS. ZONING ORDINANCE SECTION 5-16 D. 5. A., FIGURE 4.1	50'	38.1'	<b>11.9'</b>
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Chairman VanDenBerg opened the public hearing.

The following discussion took place:

- Did this go to ZBA as well? Yes on May 19<sup>th</sup>. For a variance in a setback for the landscape buffer.
- Did this get looked at by MDOT? Yes they were sent the notice within 300' but there was no public comment.
- The variance they got approval for where is it? On the southeast of the building 28,653 sq ft
- Lighting on the site? The lighting was good just a little bright in some areas
- What about signage? No parking signage? Signage will be dealt with later as far as permitting goes. It will be legible from 32<sup>nd</sup> Ave and the on ramp of the highway
- Applicant made aware of the conditions of approval, were there any objections? Yes they were made aware; no they have no objections to the conditions of approval.
- How many areas on the site was the lighting too bright? Along Highland Drive is where the collection of lighting was too bright when all together.
- The drive for the used car dealership, is that new? It was on the 2018 plan.
- The sidewalk on the site. From the dealership to the pre-owned based on the grade the sidewalk may be slightly dangerous. Is it possible to move the sidewalk farther to the south between the two buildings? Maybe where it would have been in the old plan? There is a lot of grade at the west end and as it gets up to the parking lot it meets the grade of the wall so there wouldn't be a clear vision area issue. Chose that area because it was where the grade of the area was less. Paint crossing lines across the road would help to direct pedestrians.

A motion was made by Waterman, with support by Northrup, to approve the Betten Baker Pre-Owned and Buick GMC Amended Site Plan for a new car dealership with a 28,653 s.f. building at 3320 Highland Drive and a used car dealership with a 6,600 s.f. building at 3340 Highland Drive. This approval is based on the finding that all of the site plan review standards from Section 15-2 A of the Hudsonville Zoning Ordinance are met with the following conditions:

1. Adjust the lot lines based on the new site plan.
2. Signage shown on the plan requires sign permit approval.
3. Relocate the Knox boxes to near the front doors of each building with approval of the city's Fire Chief.
4. The fire hydrant locations will be adjusted according to the Fire Chief's recommendation.
5. Provide the utility easements, including for the watermain and fire hydrants.
6. Reduce the lighting levels to no more than 20 foot candles.

7. Reduce light spillover onto 32<sup>nd</sup> Avenue per Zoning Administrator approval.
8. Add “Yield” signs for the proposed driveways where they intersect with the existing driveway.
9. “No Parking” signs may be added to the Pinnacle Center driveway.
10. Directional signs require sign permit approval.
11. Pavement markings between the two buildings at the east of the buildings to direct pedestrian traffic.

Yeas 8, Nays 0

### 3. 3245 Van Buren – DL Door Installation – PUD Amendment

Chairman VanDenBerg opened the public hearing.

Tony Boerema from DL Door Installation is present.

The Staff Report was presented.

The applicant is DL Door Installation LLC, which is a garage door installation company. This fits under the Special Use Permit category of “construction, home-improvement, or heavy-service businesses” in the CBD-2, Central Business District-Two, Zone District. Being in the Special Use Permit category that is where it is normally reviewed but this property was approved as a PUD so approval is required as a PUD Amendment. The applicant, unaware they needed Planning Commission approval, has already moved in. They have not made physical changes to the site. Along with the use, two trailers that get stored in the parking lot should be included in the review.

Chairman VanDenBerg opened the public hearing.

The following discussion took place:

- What is the future land use? Mixed use land use
- Does mixed use include this use? Compatibility wise with the other businesses in the area, comfortable compatibility wise
- Creekside auto, the neighbor is in full support of this use of the building
- Is this just office and storage or is it retail as well? 90-95% of customers are brought samples, not a lot of walk-in traffic
- Are the trailers going to be moved around on the lot? No, they will stay where they are and the scrap trailer will move back indoors once the virus is over.

A motion by Northrup, seconded by Bendert, to approve a PUD Amendment for 3245 Van Buren Street accordance with Section 11-3 A. 2. of the City of Hudsonville Zoning Ordinance to allow for a garage door installation company with the following conditions:

1. Two trailers are permitted to be stored in the parking lot under the condition they do not impact the parking needs for this property as required by zoning standards.
2. Add the required handicap space

3. Additional landscaping where needed

Yeas 8, Nays 0

**4. 5340 Plaza Ave – Hulst Jepsen – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Lisa Vis is present from Hulst Jepsen. John Francis the owner of the building is present.

The Staff Report was presented.

This is a Special Use Permit request to add a General Services use for Physical Therapy in the HUD 7 Central Business District. 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. 60 visits a week, goal to be 100 a week. Contact with yoga instructor and pilates instructor to run small classes. Phylaties, mix of PT and Pilates, small classes as well without a lot of space. The business is considered critical so they are still open during this time.

Chairman VanDenBerg opened the public hearing.

The following discussion took place:

- John Francis, owner of the building, development of the site what is an update on the redevelopment of the site into a mixed use building? At this time redevelopment isn't on the table so they are getting the best tenants possible to contribute to development of the downtown.

A motion by Raterink, with support by Northrup, to approve a Special Use Permit for 5340 Plaza in accordance with Section 3.05 of the City of Hudsonville Downtown Zoning Ordinance to allow for Avenue to allow for physical therapy, studio, and massage therapy.

Yeas 8, Nays 0

**5. 5790 Balsam Dr – C1st Enterprises – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Richard Smith of C 1<sup>st</sup> Enterprises is present.

The Staff Report was presented.

C 1<sup>st</sup> Enterprises has requested a Special Use Permit to allow for the outdoor display of RV campers/trailers for sale/rent in the I-1 Industrial Zone District. This use is not listed but is similar to uses permitted by right. C 1<sup>st</sup> Enterprises has submitted a Special Use Permit for 5790

Balsam Drive, Hudsonville Michigan 49426 in accordance with Section 13-7 G. 1. of the City of Hudsonville Zoning Ordinance to allow for the outdoor display of RV campers/trailers for sale/rent use in the I-1 Industrial Zone District.

Chairman VanDenBerg opened the public hearing.

The following discussion took place:

- Are any of these RV's going to be motorized? Car sales will be motorized that will require a dealership license. Approval for the dealership license would be based off this approval.
- There will be cars and campers on the site. What is the ratio of cars to campers? It would be around 50/50. Between the buildings is where the cars would be and behind the buildings will be the travel trailers.
- The inventory growth, will it creep beyond where it is already drawn out. It should not turn into a full car dealership. The intent is to keep the buildings there and the inventory inside the buildings stay intact. It would not take over the site and stay in the back of the buildings.
- Any vehicle should not be placed in the fire lane access. Even behind the buildings they would make sure there is fire access left.
- The applicant is going to be a tenant of B2 Outlet versus an owner.
- Will there be any repair on the vehicles? If so it would be inside.
- Lighting and signage for the applicant? Lighting on site is already efficient. For signage they would have to get a permit and have some space left on the front of the building left to place the signage for this use.
- Landscaping? Existing site so landscaping was not discussed.
- Is the parking lot in the back of the buildings where the vehicles are stored going to be striped? That was not the plan but that could be done if necessary. Designating the fire lane area is all that would be necessary.
- Security lighting for car dealerships at night? It would be good to have Dan work with the applicant to make sure there is adequate lighting for the dealership. Can bring to Jeff Steigenga for his input on appropriate security lighting.
- Having striping for where the fire lane is would be better if delayed to allow for good idea of where the inventory sits on the lot. But where the fire lane is, 24' is 10-20' from the building already then, the lane would be running through the lot.
- The first 24' from the burm has to be a fire lane so they are already aware of where it would need to be.
- Landscaping on the site? The landscape that already exists is well maintained and adding more would possibly detract from the business so it was not discussed.
- Signage? A smaller sign above the door on the building but not one out on the road.
- If there is vehicle repair do they need body work? If there is any body work it would be very minor, if it was more major then it would be taken to another site to be worked on.

A motion by Waterman, supported by Northrup, to approve the Special Use Permit at 5790 Balsam Drive to allow for the outdoor display of RV campers/trailers for sale/rent. This approval is based on the finding that all of the General Standards in Section 13-6, and Outdoor Use standards in Section 13-7 G. of the Hudsonville Zoning Ordinance are met with the following conditions:

1. Maintain minimum 24' width for access between the two buildings that front on Balsam Drive as well as behind the south side of 5790 that plan will be reviewed by the fire chief and amended if necessary.
2. No part of items for sale or rent may extend beyond the front of the immediately adjacent wall.
3. RV's and trailers must have an orderly appearance from Balsam Drive.
4. All display or storage must be on asphalt.
5. Any signs will require a permit and approval
6. Any repairs on site are limited to light body work inside the building no vehicles with body work allowed outside the building.
7. Security lighting is reviewed by Ottawa county sheriff office and added if necessary.

Yeas 8, Nays 0

**6. 3039 Clearview Dr – Michael Jon Klunder – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

Mike Klunder is present.

Driveway 4 ft off lot line with crushed asphalt. Use of the building would be for more storage. It is not to be used for business, for an RV type trailer.

The Staff Report was presented.

Michael Jon Klunder has submitted a Special Use Permit application for 3039 Clearview Drive to allow for a 1,008 s.f. detached accessory building where 864 s.f. is permitted by right, and an overall property total of 1,786 s.f. of accessory space where 1,536 s.f. is permitted by right. The request includes an accessory building height of 16' where 14' is permitted by right in accordance with Section 4-3 C. 1 of the City of Hudsonville Zoning Ordinance.

Type of Accessory Building	Maximum Size – lot area of 22,000 s.f. or greater -parcel is 35,022 s.f. (0.804 acres) -home is 1,683 s.f.
Single detached	The lesser of 864 s.f. or 25% of the lot's rear yard. - <b>1,008</b> s.f. proposed -864 s.f. permitted - <b>over by 144 s.f.</b>

Single attached	100% of the ground floor area of the principal building. -778 s.f. existing -1,536 s.f. permitted
All detached and attached  Combined	<b>-1,786 s.f. is proposed</b> -1,536 s.f. permitted, <b>-over by 250 s.f.</b>
Building height	<b>16'</b> is proposed 14' is allowed <b>-over by 2'</b>

Chairman VanDenBerg opened the public hearing.

The following discussion took place:

- The other two lots to the north received variances in 88' and 97'
- The notices for neighboring properties were notified and there was no comment from them.
- The lots behind this house when Highland Dr would go through there could be houses since the land is zoned residential.
- What type of foundation will the building have? Concrete pad
- Power? Would be lighting above the overhead doors directly down so to not shine into the neighbors then lighting inside the building as well, with it trenched so no overhead wires.
- What is the proposed and what is the required setback? The required setback is 4' for any size accessory building. What the applicant is planning to do is to do 4' from the lot line.
- The building will not be as in view of highland when it will be built because of the neighbor's property being the backyard of this house.
- In the future the size of accessory buildings will need to be taken into consideration because we keep breaking our own ordinances again and again.
- The size of the building is not too far off what is allowed it just has the added length due to the parking of a travel trailer inside.

A motion by Northrup, supported by Raterink, to approve the Special Use Permit at 3039 Clearview Drive for a 1,008 s.f. detached accessory building for a total of 1,786 s.f. of accessory space where 1,536 s.f. is permitted. And to approve an accessory building that is 16' in height were 14' is permitted. This approval is based on the finding that all of the General Standards for Approval listed in Section 13-6, and the Standards for Specific

Special Land Uses for Accessory Uses at Single Family Dwellings listed in Section 13-7 K of the Hudsonville Zoning Ordinance are met.

Yeas 7, Nays 1  
 VanDenBerg

7. **5832 Lincoln Ave – John Schat – Special Use Permit**

Chairman VanDenBerg opened the public hearing.

The Staff Report was presented.

John Schat has submitted a Special Use Permit application for 5832 Lincoln Avenue to allow for a detached accessory building expansion that will result in a total size of 2,330 s.f. where 864 s.f. is permitted by right. The request is to allow for a 1,536 s.f. addition to a 784 s.f. building that will result in an overall total for the property of 3,040 s.f. of accessory space where 1,536 s.f. is permitted by right. The request includes an accessory building height of 15’ where 14’ is permitted by right.

Type of Accessory Building	Maximum Size – lot area of 22,000 s.f. or greater -parcel is 63.612 s.f. (1.45 acres) -home is 2,288 s.f.
Single detached	The lesser of 864 s.f. or 25% of the lot’s rear yard. - <b>2,330</b> s.f. proposed -864 s.f. permitted
Single attached	100% of the ground floor area of the principal building. -528 s.f. existing -1,536 s.f. permitted
All detached and attached Combined	- <b>3,040</b> s.f. is proposed -1,536 s.f. permitted, -over by <b>1,504</b> s.f.
Building height	<b>15’</b> is proposed 14’ is allowed -over by <b>1’</b>

Chairman VanDenBerg opened the public hearing.

The following discussion took place:



- Would it be within the floodplain? Yes, the addition would be within the 500 year floodplain.
- Would they be expanding the larger of the two existing buildings but keeping both existing? Yes
- What is the use of the building? Space for trailers, the garage currently is a woodshop. The addition would be for storage.
- There is no chance that this becomes an industrial shop for commercial or retail? If that were to happen then there would be code enforcement on an issue.
- What is the proposed smaller addition going to look like versus what the applicant was looking for? The addition Dan is proposing causes the total to drop from 2,330 sq ft to 1,536 sq ft.
- What would the new dimensions look like? The applicant can play with the dimensions; the motion is a proposal of just reducing the addition by 25%. Smaller than what requested but twice as big as what is allowed.
- Would the applicant be okay with the smaller than requested? Applicant is fine with going smaller.
- Is the building in scale with those surrounding? No with what is being requested it does not meet the standards of the accessory buildings in the area.
- The building as it was applied for by the applicant would be bigger than the house which is something that violates the code the city has.
- The change to the addition being smaller was to make the accessory units be smaller than the ground floor area of the house but still giving him more than what we allow currently.

A motion by Waterman, seconded by Bendert, to approve the Special Use Permit at 5832 Lincoln Avenue for a 768 s.f. addition to the detached accessory building where 1,536 s.f. is permitted. And to approve an accessory building that is 15' in height were 14' is permitted. This approval is based on the finding that all of the General Standards for Approval listed in Section 13-6, and the Standards for Specific Special Land Uses for Accessory Uses at Single Family Dwellings listed in Section 13-7 K of the Hudsonville Zoning Ordinance are met with the following conditions:

1. The siding shall be a color consistent with the house.
2. The existing building shall be resided and shingled to match the addition

Yeas 6, Nays 2  
VanDenBerg, Staal

## **Discussion**

### New Park

- Naming of the new park will be talked about at the next meeting

### LIFE EMS

- Looking to put in an ambulance facility on Highland Drive

**8. ADJOURNMENT**

A motion was made by Northrup, with support by Raterink, to adjourn at 9:21 p.m.

Respectfully Submitted,  
Sarah Steffens  
Planning / Zoning Assistant