

**CITY OF HUDSONVILLE
Planning Commission Minutes**

June 17, 2020

Approved July 15, 2020

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

**3363 Highland Drive – Life EMS Hudsonville – Informal Preliminary
PUD**

Naming of New City Park - Discussion

Chairman VanDenBerg called the meeting to order at 7:05 p.m.

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

Absent: None

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Raterink, with support by Staal, to approve the minutes of the May 20, 2020 Planning Commission meeting.

Yeas 8, Nays 0

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

Mayor Northrup has recused himself due to living in the neighborhood next to this property a motion was made by VanDenBerg with support by Staal to allow the recusal of Mark Northrup due to proximity of residence to agenda item.

Yeas 8, Nays 0

Chairman VanDenBerg opened the public hearing.

The Staff Report was presented.

Aukeman Development Company of 4542 48th Avenue, Hudsonville, MI 49426 has submitted a Zoning Ordinance Map Amendment application per Section 5-1 B, Figure 5.1 of the City of Hudsonville Zoning Ordinance to rezone the eastern part of 5799 Balsam Drive from “PF” Public Facility to “R-3” Single-Family Attached. The area to be rezoned is surrounded by Elmwood

Commerce Center to the east, Elm Avenue homes to the south, Elmwood Park Trail to the west and vacant property to the north.

Chairman VanDenBerg opened the public hearing.

Julie Postmus 5725 Elm Ave

- Letter will be attached

Phil Malone 5924 Elmwood Lake Dr

- Letter will be attached 721

Mark Northrup – 5803 Elm Ave

- The developer is dedicated to supporting the residents of the already developed homes in the area and he supports that the path will remain intact

Chris & Krista Cousino – 5802 Elm Ave

- What would the development there look like? What type of project will be there? (R-3 is intended for attached residential homes.) 2 unit buildings are planned there but any use in R-3 would be allowed.
- The trail that is connected to the business district will change but the plan is to keep a connection.

Chairman VanDenBerg closed the public hearing.

The following discussion took place:

- When the master plan was done there was always thought this property would be developed. But what is the background of why it stayed AG versus change then? When the master was done, it was unknown what would be done there with more options than just residential so it was left as AG because the time frame for development was unknown.
- When Elmwood phase 1 was approved the plan for the senior development that fell through was supposed to already be built. Doing the smaller development similar to Elmwood condos is good development for this area.
- Is the easement going to be changed if the zoning is changed? The pathway connected to Elm Ave is not planned to be moved. The shorter path connecting to the commerce center will be affected. All parties involved knew that would move at some point.
- Having the property changed to residential is a good way to develop it versus commercial

A motion was made by Raterink, seconded by Bendert for the Planning Commission to recommend to the City Commission approval of a Zoning Ordinance map amendment from Public Facilities “PF” to Single-Family Attached Residential ‘R-3’ for 4-acres of 5799 Balsam 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 7, Abstain 1, Nays 0
(Northrup)

3. 3363 Highland Drive – Life EMS Hudsonville – Informal Preliminary PUD

The Staff Report was presented.

Zach Voogt from Moore and Bruglink was present.
Fritz Wahlfield was present from FWC Construction.

The following discussion took place:

- The building is a restocking building, they come in the morning to get an ambulance that is fully restocked and go out on the roads so they wouldn't be sitting waiting for a call and go from there with sirens.
- How many vehicles at a time? 6 to 8 ambulances and 10 staff. Lower than expected for a residential area.
- Do we see this enhancing our response times? They are already in the city but it would enhance the resources in the city.
- There are no zoning deviations listed. Lighting and Building façade will be reviewed as part of the Final PUD.
- Traffic in this area can have long lines at the lights at 32nd Avenue but this site would not be a high traffic creator.
- What is the property north of this site? Highway Commercial. When that vacant property is developed the condos to the north will be taken into consideration.
- Will this plan close off the property to the north? No.
- When Meijer split all those properties along the frontage it diminished the value of the remaining vacant property as Highway Commercial. Apartments might go in or offices because they do not need visibility on the main road like other uses would.
- Ambulances come in to be cleaned and restocked then they go out to their different posts. Their main hub for mechanical maintenance is in Grand Rapids.
- What are the shift hours? Shift change is from 6 am to 8 am. One will leave then 10-15 minutes another will leave.

A motion was made by Mayor Northrup, seconded by Raterink, to approve a Statement of Findings and Recommendations in accordance with Section 11-8 B of the City of Hudsonville Zoning Ordinance to permit an ambulance transfer station at 3363 Highland Drive. No additional studies are needed. A public hearing will be scheduled to take place on July 15, 2020. This plan meets the regulations as set forth with the following conditions:

1. Upgrade the materials on the front façade.
2. Provide the open space percentage.

Yeas 7, Nays 0

4. New City Park Name - Discussion

The Staff Report was presented.

The following discussion took place:

- Buttermilk Trail is planned to go beyond where the new city park is located.
- What is the thought behind naming one section of the trail? Buttermilk trail is just a name the staff has given the trail, it isn't set in stone.
- It is quite common to have sub names on a larger trail name. You can have an overall name and you can have sub names that people would recognize.
- Because of the pond being connected to Buttermilk Creek the name Buttermilk Park makes sense.
- Over time, a name in memory of the former Summergreen Golf Course will not be recognized by new residents.
- In agreement with Buttermilk Trail. Bringing a resolution to the City Commission in July.

Discussion

- **Altron Automation expansion of parking lot, need rezoning**
- **City Park Villas are starting to sell**
- **Betten Baker is under construction as well**

5. ADJOURNMENT

A motion was made by Mayor Northrup, with support by Raterink, to adjourn at 8:25 p.m.

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant