

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

October 20<sup>th</sup>, 2021

Approved November 17<sup>th</sup>, 2021

**4450 South Buttermilk Court – Fusion Properties – Formal Final PUD**  
**3471 Kelly Street – DJs Pizza – Site Plan Amendment**

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

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

Absent: Staal

Staff Present: Steffens, Strikwerda

This is the last meeting for our friend and colleague Gray Raterink. Gary is retiring from the Planning Commission after 42 years of service to the city and to the citizens of Hudsonville. The Chairman would like to thank him personally and for all the Commissioners for his investment of time, effort and expertise. Gary started on the Planning Commission in 1979. That was the year the Chairman was a sophomore in college and around half the Commissioners were not even born at that time. Superbowl 13 was at the Orange Bowl with the Steelers quarterback being Terry Bradshaw and the Cowboys by Roger Skolbeck. The Dukes of Hazard was just coming on air. The NCAA Tournament was won by MSU headed by Magic Johnson against Larry Bird with Indiana. The NASA Skylab fell to earth that year. The Iran Hostage Crisis began that year. Pink Floyd released their album, The Wall.

**PUBLIC COMMENTS (Non agenda items) – None**

1. A motion was made by Northrup, with support by Raterink, to approve the minutes of the September 15<sup>th</sup>, 2021 Planning Commission meeting.

Yeas 8, Nays 0, Absent (Staal)

**2. 4450 South Buttermilk Court – Fusion Properties – Formal Final PUD**

Chairman VanDenBerg opened the public hearing.

Public Comment was as follows:

- None

Doug Gulker, Fusion Properties was present and Todd Stuive from Exxel Engineering presented the request.

The staff report was presented.

The entire property has preliminary PUD approval. This is the formal final PUD review for the second phase for buildings D and E. Construction will be based on market demand. The changes from the preliminary PUD include the number of buildings in phase two changing from one building at 185,500 s.f. to two buildings, buildings totaling 180,00 s.f. There would be two driveways instead of one, 185 parking spaces instead of 234 and 12 adjacent parking spaces to the west lot line instead of 86. The height would also decrease from 42ft 3 inches to 30ft.

The following discussion took place with Planning Commissioners:

- Truck traffic. How will they be able to keep semi-trucks from going to the west side of the property? Signage can be added as well as word of mouth to make it clear semi-trucks cannot enter.
- Façade of building D on the North Elevation. The west corner seems to be bare with mostly metal siding. This is a side that would be facing the road and be viewed by the roads.
- The north elevation of D mimics the building at 4432 S Buttermilk Ct. Siding that is horizontal could be extended from point 23 to 22 and 1 to 2. It would be done that way because that is what was done in phase 1.
- Is the cross section showing eye level? The cross section shown in the packet is the view from the residents at the lowest point of the berm.
- Resident from 3653 Hillside Dr asked about drainage in his backyard. There will be a drain installed to help with that. He also asked about the timeline. When the earth moving takes place next summer, the berm will be installed.
- Can we require dust management for all the dirt moving? The property owner did some work on the site already that could have produced a dust cloud but there was no resident complaint at that time. If there is complaint on dust then the applicant will take care of it.
- Home 2 Hilton has accepted the franchise bid for the property set aside in the preliminary PUD.

Chairman VanDenBerg closed the public hearing.

A motion was made by Waterman, with support by Raterink, to approve the Statement of Conclusions for the South Buttermilk Court Final PUD at 4450 South Buttermilk Court in accordance with Section 11-11 D from the Hudsonville Zoning Ordinance and incorporating the findings and discussion of this Planning Commission Report. This approval is based on finding that the Hudsonville Zoning Ordinance standards have been affirmatively met with the deviations as provided in this report and the following conditions:

1. Semi-trucks are not permitted west of building "D".
2. Additional parking spaces will be required where a need is evident due to vehicles parking outside of permitted parking spaces.
3. Easements are required for the detention pond and utilities.
4. Provide a copy of the required utility easements.
5. A recorded shared parking agreement is required for the shared parking spaces.
6. Change the entering radius to 25' for the new driveway.

7. Commercial-sized air conditioning units, fans, or any other excessive noise creators shall not be located on the west side of the buildings D or E.
8. Add 'no semi-trucks beyond this point' signage near the SE corner of building D.
9. Change building materials of the NE and NW corners of building D i.e. between columns 1-2 and 22-23 to a horizontal metal pattern of a deviating color.
10. If dust during construction becomes a nuisance it will be mitigated by the developer.

Yeas 8, Nays 0, Absent (Staal)

### **3. 3471 Kelly Street – DJs Pizza Pub- Site Plan Amendment**

Dan Snoeyink of DJs Pizza Pub presented the request.

The staff report was presented.

DJ's Pizza Pub has submitted a request to construct an upper-level outdoor dining area that matches the size of their current outdoor dining area. This is a permitted by right use in the downtown Mixed Use Zone District. This will result in a unique experience in this part of downtown. The goal is to use the upper deck for about 8 months of the year. To enable this, heat will be provided on the upper level.

The following discussion took place with Planning Commissioners:

- ADA accessibility. Calculation is needed for seating to then hit a point where accessibility for wheelchairs is needed. Based on talks with building departments it was said that if the seating is the same as the lower area, then they would be fine. Would want to verify that to make sure, that may be for refurbishment not new.
- Noise. Music would be the same as they have now, outside is on separate controls over speakers. Or would like to bring in a one- or two-piece band here or there.
- Flow of people through the space. People would normally enter through the front door and there are also gates into the patio. Those don't need to be open past 5pm. Most people will be going through the front doors. For egress there are options on both sides of the patio to exit. Check with the building department to see if exit signs need to be placed. There is only one stairway to the patio.
- Enclosing the patio downstairs would that be something that is desirable to close it during rainy season. Something like this would have to be handled architecturally and administratively.
- The signage would be the new main sign for the building. The applicant would like for it to be incorporated into the railing and be cutout steel facing the B2 Plaza Building. May need to be on fascia.
- For the steel beam structure. It would be more desirable to have the beams running the opposite way to make the front elevation less bulky. The beams in the east elevation are 14 feet apart currently and are done that way to cover the diners and help with the swinging awning.
- Direction of steel beams. If it was rotated 90 degrees there would be more structural

components. With the angle of the patio, you would see the beams showing in a heavier way either way based on where you enter.

- There would have to be edits to the fireplace in order to get one on the second floor.
- DJ's has done well meeting what our master plan is looking for in regards to downtown vibrancy.
- The plantings that are going to be on the deck are great to integrate green and that will help the downtown have a greener feeling.

A motion was made by Schmuker, with support by Raterink, to approve the DJ's Pizza Pub Site Plan Amendment for 3471 Kelly Street in accordance with Section 18-06 of the City of Hudsonville Downtown Zoning Ordinance for adding an upper deck for outdoor dining with the following conditions:

1. Provide the land division and legal documentation to legalize access.
2. The final materials and design for the ceiling, fencing and sign will need Zoning Administrator approval.

Yeas 8, Nays 0, Absent 1 (Staal)

#### **4. Discussion**

##### **a. 4674 40<sup>th</sup> Avenue - Kyle and Hailey Thompson – Triplex**

Kyle Thompson would like to rezone a piece of property along 40<sup>th</sup> Avenue to R-3 from R-1-E for a triplex. This is an informal discussion so he has input on whether or not he should submit a zoning map amendment. My recommendation is to deny this rezoning since it is too significant of a change being like a spot zone in this setting. R-1-E does not allow a Special Use Permit for a duplex or triplex. R-1-B, C, and D all provide for the Special Use Permit option for a duplex since they are a higher density versus R-1-E but no single-family zone districts allow for the option of a 3-unit building.

The following discussion took place with Planning Commissioners:

- Rezoning would go to the City Commission on a recommendation from the Planning Commission.
- R-3 zoning is against the master plan, R-1-D isn't. But the density is a concern as it wouldn't be expected in this location.
- The scale of the building being similar to the neighborhood would have to match the neighborhood.
- The scale would be hard to achieve beyond anything that is a single-family home.
- The vacant land that is surrounding the property is unknown as to what would be developed there either.
- Density is great in the downtown, but density in the area where the zoning doesn't match is something that would be harder. It seems like the right project but the wrong location.
- Finding property in the city is hard to come across so it is understandable to try to

build.

- It would be hard to get a project like this approved because of the strong deviation from the master plan.

**b. 3340 Highland Drive - Betten Baker – Final Occupancy**

- Striping of their parking lot. They would like to leave the vast majority of it not striped. When there is no striping customers and employees take up more room because there isn't a designated space. Suggestion is to stripe for customers and employees then let them have flexibility for the rest of the property to show cars.

**c. Met with Hudsonville Public Schools on traffic study.**

**d. Georgetown township master plan updates.**

- Would like to respond to their updates with concerns about roadway maintenance and congestion and school district capacity.

**5. Adjournment**

A motion was made by Raterink, with support by Bendert, to adjourn at 8:38 pm.

Yeas 8, Nays 0, Absent (Staal)

Respectfully Submitted,  
Sarah Steffens  
Planning / Zoning Assistant