

CITY OF HUDSONVILLE
Planning Commission Minutes

December 15, 2021

Approved January 19, 2022

3434 & 3440 Chicago Drive – Midwest Construction Group – Formal Special Use Permit & Preliminary PUD

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

Present: Altman, Brandsen, Northrup, Schmuker, Staal, VanDenBerg, Waterman

Absent: Bendert

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – None

1. A motion was made by Northrup, with support by Staal, to approve the minutes of the November 17th, 2021 Planning Commission meeting.

Yeas 7, Nays 0, Absent (Bendert)

2. **3434 & 3440 Chicago Drive – Midwest Construction Group – Formal Special Use Permit & Preliminary PUD**

Northrup moved, Altman supported to combine the special use permit and formal preliminary PUD into one motion.

Jack Barr of Nederveld Inc presented the request. Scott Geerlings of Midwest Construction was also present.

Resident Comment is as follows:

- Jeff the owner of 317 Coffee at 3424 Chicago Drive Suite 101.
 - Parking consideration is huge. Communication on parking for these new businesses will help maximize residents coming to these businesses. Especially in the winter.

The staff report was presented.

This request is to create a PUD next to the Hudson Center by the same group that constructed the Hudson Center. It is proposed as a 3-story mixed use building with commercial on the ground level and residential for the upper stories. This site has great significance in that it will be the first redevelopment project adjacent to the future Village Green. It will also continue to frame Harvey Street between the Village Green and the Hudson Center.

The following discussion took place with Planning Commissioners:

- 4th Story.
 - Parking is a concern of the developer and the city.
 - Bob Gibbs supports for the 4th story to increase the variation of the roof line. If there are three floors the applicant could still have variation but with a 4th story in the middle of the building it will make the building more prominent being at the edge of the village green. The plan is for four more apartments on this floor so there will not be a great change in the amount of parking needed.
- Property Ownership.
 - Geerlings has a purchase agreement for the 3434 Chicago Drive property and a letter of understanding with the DDA for the 3440 Chicago Drive parcel.
- Landscape.
 - Landscape island on Service Drive. Would like to see a plant like the ivy that the city has planted in others. It helps to have less permeable service.
 - Spacing and type of trees on Harvey is important to speak with the Zoning Director as this will be the start of all the plantings around the Village Green.
 - The landscaping on the southeast corner of the building is blocking what is supposed to be crosswalk. Some of that should be removed to make room for a sidewalk.
 - The decorative fence would be good to see versus being covered by too much landscape since it is supposed to be visually appealing. Pulling the fence to the property line and landscape on the applicant's side of the fence is an option.
 - There is a tree on Harvey now in front of 3434 Chicago Drive that would nice to keep. There is a chance that it would be damaged in construction.
 - Having the trees lined up on Harvey Street to line up with the separation in units would look nice but keeping the existing tree that doesn't line up would still be good.
 - There would be softscape around Harvey Street with the existing planters, if they were kept, the city would continue to plant in them.
- Bike Parking.
 - The triangle space toward the center of the proposed building on Harvey Street would be nice for a bike rack. A bike rack could be placed along Plaza Avenue.
- Parking.
 - The furthest space to the east on the Service Drive, could the triangle of striping there be removed and an additional angled spot be placed?
 - 66 spaces were calculated for this projects parking need based on potential ground floor tenants as well as the number of residential units. A shared use parking coefficient calculation was used as well. The number of spaces needed will change based on the uses on the ground floor of the building and the number of residential units.
 - A parking study is being done for the city and they hope to see the results of it by January before the informal final meeting.

- Parking for businesses. The prime spots tend to be taken by the businesses themselves and then complain that there isn't parking for their customers. The residential tenants in the buildings also need to know where to park. Have employees and tenants park away from the main parking lot. One suggestion is the city parking lot down Harvey Street or on-street parking away from the site.
- There seems to be less complaints from customers now versus when Hudson Center first opened. When these businesses first opened it was very chaotic.
- Harvey Street was a new street at the same time so it took time to get residents to understand how this will work for them and where there are other spaces to park. Education for residents is helpful to improve the function of the downtown.
- Other cities. Parking problems are somewhat good to have, but there needs to be a balance. You want people to be coming but you don't want an excess of parking.
- Information distributed by the city. A map that you could scan (QR code) that shows all the parking within a 15-minute walk for each business would be nice to have people be able to pull up to understand that most spaces aren't that far. The Rivertown mall is the same length as downtown Hudsonville. Beautifying the downtown makes the walk seem less daunting.
- Sidewalk.
 - Pex pipe in the sidewalk can be worked on in the final meetings for snow melt.
 - Sidewalk on the drive thru side (SE) of the applicant's lot was suggested.
- Building Architectural Details.
 - Tower at west end of site. Is that going to be built as part of useable square footage? Yes, it will be built as part of the useable square footage in the end unit on Plaza Avenue and Harvey Street.
 - Balconies. Developer has discussed balconies. Waiting to determine the number of stories. Will have something included in the final elevation that will be in the next meeting.
- Open space percentage.
 - The amount of lot excluding the parking and the building. This site's situation is unusual with them adding off site amenities (realignment of Plaza Ave, adding parking on Service Drive). The engineers will calculate the open space for the next meeting.
- Apartments.
 - 22-26 units depending on the 4th story. How can you guarantee a parking spot for a tenant? Working with Housing Next with the best way to do that. This is a more urban building so the applicant is trying to juggle that.
- Downtown was designed for the automobile and the city is trying to design it for the pedestrian. We are fighting with ourselves saying we need more parking but then designing for the pedestrian as well. The goal would be for people to live in those apartments and not need a car.

A motion was made by Northrup, with support by Schmuker, to approve the Special Use Permit to enable a PUD in accordance with Section 15.02 A. and the Statement of Conclusions for the Formal Preliminary PUD in accordance with Section 15.08 E. both from the Downtown Zoning Ordinance. There is a definite benefit and consistency with the city's Master Plan. This request promotes density done well. A mixed use, multi-story building that engages the public realm at the corner of Harvey Street and Plaza Avenue is the type of development that was envisioned with the city's Master Plan.

This plan meets the regulations as set forth with proposed deviations as presented along with the following recommended conditions:

1. The ground-mounted sign shall be consistent with the Hudson Center sign design and setback.
2. Provide the open space percentage.
3. Add bicycle parking as discussed.
4. The entry doors on Harvey Street and Plaza Avenue will need to be recessed.
5. Work with staff on all recommended additions or changes on the plan.

Yeas 7, Nays 0, Absent (Bendert)

4. Discussion

- Village Green realignment
 - Bump outs will be on the edges of the roads between the road and the sidewalk to add in parallel spaces when Plaza Avenue is re-aligned.
 - The goal is for this project of Plaza Avenue to be re-aligned the summer of 2022.
 - There is no brownfield at 3448 Harvey Street (Hudsonville Wheel Alignment). A phase 1 look was done and nothing was found.
- Crossing on 36th Ave at White Flame Brewing Co.
 - Pedestrian crossings could be installed across 36th Ave at either the north or south of Allen Street. Will need to review to see if design can work on north side of Allen Street.
- Blue house at Barry and 32nd.
 - Ready to set the house down besides the chimney being built up from the basement to where it already exists.
 - Waiting for final street design.
- Farmers Co-Op
 - RFI has gone out for the property to get bids on development.
 - Environmental is clean besides one small item.

5. Adjournment

A motion was made by Northrup, with support by Altman, to adjourn at 8:12 pm.

Yeas 7, Nays 0, Absent (Bendert)

Respectfully Submitted,

Sarah Steffens
Planning / Zoning Assistant