

CITY OF HUDSONVILLE
Planning Commission Minutes

July 21, 2021

Approved August 18, 2021

5799 Balsam Drive – Flats at Elmwood Lake – Informal Final PUD

Chairman VanDenBerg called the meeting to order at 7:02 p.m.

Present: Altman, Bendert, Gruppen, Northrup, Nyitray, Raterink, Schmuker, Staal, Strikwerda, VanDenBerg

Absent: Waterman, Steffens

PUBLIC COMMENTS (Non agenda items) - none

1. A motion was made by Raterink, with support by Staal, to approve the minutes of the June 16th, 2021 Planning Commission meeting.

Yeas 8, Nays 0, Absent (Waterman)

2. 5799 Balsam Drive – Flats at Elmwood Lake – Informal Final PUD

Bill Aukeman, Aukeman Development Company presented the request.

Chairman VanDenBerg opened the public hearing.

The staff report was presented.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Planning Commissioners:

- The farmer who bails hay, He would come in the private drive and down the bike path to bail the hay twice a year.
- Something will be put up to try to keep the typical resident from bringing any type of vehicles onto the pathway. Although access is needed for law enforcement.
- Does the sidewalk access through the development end at the pathway access because residents wouldn't need access? Would think that sidewalk would be wanted all the way around the developments cul-de-sac. The developer said he has never done a condo development with sidewalk. Sidewalks are a cost issue. With considerably shorter driveways than typical residential development, then you have people parking over the sidewalk in order to park in their driveway. Doesn't see the benefit of pushing back all the buildings to have longer driveways throughout the entire complex. The two that the sidewalk runs through are pushed back to keep all the driveways in the development at 28 feet in length.

- Developer wants the city to also build a 5' sidewalk through the Elmwood Commerce Center with an easement to connect to his sidewalk.
- The maintenance of the sidewalk in the development would be part of the standard maintenance of the sidewalks throughout the city in the winter.
- City would have preferred the connection from Balsam Drive through the development to be a pathway. But due to space restrictions in the development, the city would rather see 3 feet of green space between the 5-foot-wide sidewalk and road than have it look more like the road is widened with a paint stripe dividing the path from the road. So, the section through the Elmwood Commerce Center from the edge of the development to Balsam Drive would also likely be 5' sidewalk.
- Snow removal for the condo development themselves is an issue due to shorter driveways. Leaving the plan the way it is in the current plan with sidewalk only past two units would be ideal or else buildings would have to get pushed back closer to the property line.
- May need to occasionally cart off the snow somewhere else in heavy snow winters.
- Did the cul-de-sac make snow removal worse? In this case there is more greenspace to place snow than regular cul-de-sacs.

A motion was made by Schmuker, with support by Bendert, to approve the Statement of Findings and Recommendations for the Informal Final PUD in accordance with Section 11-11 B both 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. An access easement is required for the private street.
2. An access easement is required for the non-motorized pathway through Elmwood Commerce Centre and the Flats at Elmwood Lake.
3. Extend the watermain so it is looped to the north property line per DPW and engineer recommendations.
4. Provide an additional hydrant per the fire chief recommendation.
5. Provide the plant types meeting zoning ordinance requirements.
6. Provide more detail on landscaping maintenance.
7. Provide the legal instruments setting forth a plan or manner of permanent care and maintenance of common areas and facilities.

Yeas 7, Nays 0, Abstain (Northrup), Absent (Waterman)

3. DISCUSSION

- West Michigan Beef at 3007 Van Buren Street asked for a 6-month time extension. They have been working on permitting including a tax abatement from the city. It has been delayed by state permits and city approval.
- Talsma Furniture. Making progress on the project. It was approved to have pathway along the front but MDOT said not unless it goes all the way to 40th Ave, which isn't in the city budget. So the plan is for Talsma to do sidewalk in front instead so there is at least some pathway.

- Many other local projects were discussed.

4. ADJOURNMENT

A motion was made by Raterink, with support by Bendert, to adjourn at 7:48 pm.

Yeas 8, Nays 0, Absent (Waterman)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant