

CITY OF HUDSONVILLE
Planning Commission Minutes

January 19, 2022

Approved February 16th, 2022

5875 Balsam Drive – Bosgraaf Construction – Special Use Permit & Site Plan Review
3230 & 3240 Prospect Street – Habitat for Humanity – Site Plan Review

Vice Chairperson Schmuker called the meeting to order at 7:00 p.m.

Present: Altman, Bendert, Brandsen, Kamp, Schmuker, Staal, Waterman

Absent: Northrup, VanDenBerg

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – None

Welcome to Jeremy Kamp the new Planning Commissioner. His background is in civil engineering and we are happy to have him on the Commission.

1. A motion was made by Bendert, with support by Staal, to approve the minutes of the December 15th, 2021 Planning Commission meeting.

Yeas 7, Nays 0, Absent 2 (Northrup, VanDenBerg)

2. 5875 Balsam Drive – Bosgraaf Construction – Special Use Permit & Site Plan Review

Mike Bosgraaf of Bosgraaf Construction and Mike Corby of Integrated Architecture presented the request. Chad Koster of Paramount Realty Partners was also present.

The staff report was presented.

Mike Bosgraaf retrofitted a mixed-use development into a traditional zone district. This layout is a creative mix of uses at a small scale on a transitional site between a strip of commercial uses to the south and higher density residential uses to the west and north that includes apartments, townhomes and duplex condominiums.

Vice Chairperson Schmuker opened the public hearing.

Resident Comment is as follows:

- Bob DeVries of 6037 Elmwood Lake Drive. Elmwood Lake Condominiums Board President. The association was ready to support short term rental but just realized that this project was a different property that would be adding residential units, the fitness center, and other amenities. Concerned about traffic due to the added residential units. The Elmwood

Lake Condominium Association was under the impression that this meeting was to allow for 14 of the 156 units at Elmwood Lake Apartments and turn them into short terms rentals, not that is a separate project.

- Steve Butryn of 5977 Elmwood Lake Drive. Felt that the notification process was not done the same way as when a previous project at 3101 Elmwood was done. The Planning and Zoning Director stated that the notification was done the way the city is required to and it contained all the information that was required as well.
- Randy Roelofs of 6036 Elmwood Circle. Everyone in the association owns the property so everyone should be getting a notification in the condo complex. The Planning and Zoning Administrator clarified that the notification was done properly by sending it to those who's condos were within 300 feet of the project and the condo president was also sent the notification. This resident then received clarification from the applicant on where the project is located in relation to Elmwood Lake Condominiums after he asked where this development was taking place. Information on this meeting can be provided to the residents of the condominium association, the minutes will be published online.
- Elaine Aukeman 5983 Elmwood Court. Concerned about traffic on Balsam Drive and now more commercial property is being added. The Planning and Zoning Administrator explained that the traffic volume produced from this project is low and Balsam Drive can handle the traffic load created by the property.

Vice Chairperson Schmuker closed the public hearing.

The following discussion took place with Planning Commissioners:

- This is a unique project to Hudsonville with uses that the city has not had.
- Architecture.
 - The building elevations provide a good transition from the 1.5 story community center to the 3-story fitness center/10 apartment units behind it.
 - There are no windows on the south elevation of the fitness/10 apartment units wall due to a stairwell being there, but it would have been nice to have more windows on that side.
 - What type of foundation are the buildings on? Everything is on slab foundations on the site.
 - The architecture seems too similar to the apartment complex behind the site to where it might be confused as the same development.
 - The scale of the building is comfortable. The scaling works with the parking location where it is.
 - There looked to be a lack of lighting on the rear of the townhomes.
 - Lack of canopy over the townhome's rear sliders for weather.
 - Refinement of details across the site. A onceover needs to be done to button up the details of the site.
 - Doors missing on laundry in building A.
- Rental on the proposed site.
 - Apartments are being rented on a short term. How is that different from the rest of Hudsonville? It is nice because most apartments are rent for a full year with no

flexibility where the proposed units would be on a shorter basis which would accommodate different schedules.

- How do the micro-townhomes get rented? They will be marketed like an Airbnb. The residential units would have a staff person on site. The fitness center will have key fobs and memberships would be sold to any resident of Hudsonville. Cooking classes would be marketed to the public out of the community and event space as well. All spaces on the site would be marketed to be rented.
- The developer looked at this site as more short-term rentals and more transient than the standard yearlong renting.
- Would the rates be the same for the public as it would be for the Elmwood Lake Apartments directly adjacent to the property? The developer would be willing to offer the same price across the board versus a discount for the apartment residents.
- Prefer short terms rentals in a place like this versus a residential neighborhood.
- There is a fitness center already existing for the apartment complex within that property.
- Landscaping.
 - The landscaping on the site will all be done at the same time.
- Traffic.
 - Commissioner sat on the site to see how often he could get out of the site and onto Balsam Drive. He said that at peak traffic time in the evening that it took him only around a minute to exit the site.
- Zoning.
 - This property is a commercial zoned property. It is supposed to be commercial with residential as the accessory. This is a good concept as a transition. But legally this needs to be a primary commercial use.
 - This reads as a residential project on a commercial lot.
 - This is considered as part of the original downtown zoning. This is written to allow the most permitted commercial uses. It is not part of the DDA but it would be if that was written today.
 - If they wanted to rezone that would be a different way to approve this development with a split zoning. This is looking like an expansion of the apartment complex adjacent to this site. This is supposed to be a separate commercial project that has commercial uses and provide for the community those uses as the primary intent. Then with residential as an accessory use.
 - Historically one accessory residential unit was allowed with permit in CBD-2. The text that mentioned just one accessory unit was removed to allow for more.
 - The problem is that it reads now like it has accessory commercial use versus accessory residential.
 - The transition in the space with commercial toward the front and the residential toward the back is trying to make commercial the forefront of the site.

- Site Driveways.
 - Connection between the two developments (the proposed and Elmwood Lake Apartments) by the same developer leads toward a concern of them being the same community. Having the website be different, having marketing different.
 - The driveway access onto Elmwood Park Drive does provide a separate drive and separate traffic from the driveway onto Balsam Drive. Elmwood Park Drive seems to be a secondary road for this site. The Balsam Drive driveway would be the more heavily used driveway most likely.
 - The connection of the driveway to Elmwood Park Drive could be seen as preferring the use of this property to the Elmwood Lake Apartments behind it.
 - The driveway into the Elmwood Park Drive. There was a condition of approval on a PUD approval for the apartment site adjacent to this that the connection to 5875 Balsam Drive be removed.
 - Spacing seems tight for the driveway into Elmwood Lake Drive. The drive onto Balsam has been looked at by the engineer.

A motion was made by Altman, with support by Waterman, to table the discussion until the February 15th, 2022 Meeting.

Yeas 7, Nays 0, Absent 2 (Northrup, VanDenBerg)

3. 3230 & 3240 Prospect Street – Habitat for Humanity - Site Plan Review

Gale Mast from Lakeshore Habitat for Humanity and Craig Gengler of Driesenga & Associates presented the request. Don Wilkinson of Lakeshore Habitat for Humanity was also present.

Resident Comment is as follows:

- None

The staff report was presented.

Habitat for Humanity has submitted a site plan to construct a 5-unit townhome building at 3230 and 3240 Prospect Street. Each unit has 3 bedrooms. This is an infill project taking the place of two older homes that were in poor shape. One has already been removed.

The following discussion took place with Planning Commissioners:

- This is great infill for Prospect Street and there may be opportunity for expansion to the east in the future.
- Garages.
 - The garages being expanded helps with storage for each unit and keeps that indoors.
 - It would be nice to have windows on the sides of the garage building. Windows can be added. Safety is concern with adding the windows. A fence is also in place.
 - Does the garage to the furthest east need more turning space? Chose to not do that because the garage door is offset 5 feet from the east side.

- Floodplain / Stormwater
 - The property is doing cutting and filling on the property. Ottawa County and EGLE have both been spoken to. They did not feel adjustments this small would need permitted approval with the stormwater pond that they would build. There would not be a need for flood insurance for this property.
 - Is the basin going to be dry? Yes.
 - There have been drainage issues in the past. The neighbor to the west will the stormwater there be brought into the drainage on this property? There will be some storage so there will not be additional storage in Buttermilk Creek when there is a flash rain. There is also an underdrain and sandy soil on the site. When it rains water will stand in the basin but for no longer than 72 hours.
 - Catch Basin Outlet Structure. Is the intention to have the orifice in the cap which would drain the pond on top of leeching into the sand? Yes, that is the intent to help it not clog with debris and to prevent overflow.
- Landscaping and Property Maintenance.
 - There are 4 street trees planned for the site. In the downtown landscaping is meant for the street so they are meeting the minimum that is required for the site.
 - There will be an HOA for all of the common space. The inside of the buildings is what the tenants are responsible for.
 - Fire protection systems are not required. The wall between each unit is thicker but there is no suppression system.
- Driveways.
 - Distance between unit 1 and the driveway. The distance is 5ft from the building to the driveway. The overall design of the site is dictated by the stormwater and the height of the pipe going out to Prospect Street. To increase the distance between the building and the driveway the slope of the driveway would steepen or it would be skinnier.
 - There is enough depth in the paving in front of the garages for cars to fully back out.
- Utilities.
 - The manholes and curb stops are on private property and there are not utility easements shown. The city could access the manhole on the street. Is it worthwhile to have a utility easement or is it looked at as a private sanitary line? Will have DPW Superintendent look into that.

A motion was made by Waterman, with support by Bendert, to approve the site plan for 5 townhouse units located at 3230 & 3240 Prospect Street. This approval is based on the finding that all of the site plan review standards from Article 18 Section 18.06 of the City of Hudsonville Downtown Zoning Ordinance are met with the following conditions:

1. The fence can be no more than 36" tall in the front yard.
2. The parking spaces need to be 20' deep unless a variance is obtained or future zoning permits it.
3. Neighbor approval will be needed to construct sidewalk in front of the neighboring property owners.

4. The lots shall be combined.
5. Install a grate on the 4" stormwater inlet at the base of the detention pond along with 2"-3" stone placed around the inlet for protection.
6. A manhole will need to be placed in Prospect Street where the 8" sanitary sewer connects to the existing 12" main.
7. The existing water service and sewer lateral to the existing house will need to be cut and capped.
8. The condominium documents require city attorney approval.
9. Verification if the sanitary line needs an easement by the DPW Superintendent.

Yeas 7, Nays 0, Absent 2 (Northrup, VanDenBerg)

4. 2021 Planning Annual Report

5. Discussion

- Draft Zoning Ordinance
- 5228 32nd Avenue House Move
- 3101 Elmwood Park Drive
- Farmers Co-Op Property RFI
- Keegstras Building
- Jelsma Vet Clinic

6. Adjournment

A motion was made by Waterman, with support by Staal, to adjourn at 9:09 pm.

Yeas 7, Nays 0, Absent 2 (Northrup, VanDenBerg)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant