

CITY OF HUDSONVILLE
Planning Commission Minutes

October 19th, 2022

Approved December 20th, 2022

3504 & 3510 Chicago Drive – Jelsema Veterinarian – Formal Final PUD

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

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

Absent: Northrup, Schmuker

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) –

Norma Pothoven 5991 Elmwood Ct. The shared use of the name Elmwood Lake with the condos and apartments is confusing. The location has been identified as Elmwood Park Project. The name of Elmwood Lake is causing confusion for construction equipment and other vehicles and they are entering the condos property. Suggestion as the best solution would be for the entrance sign to be changed to Elmwood Park Apartments on Elmwood Lake. The sign that is announcing the apartments being available this fall is incorrect because the buildings are not ready. If the development wants to advertise, they should publish in the paper. The Elmwood Lake Condos says that they are only allowed a small sign.

Pat Butryn 5977 Elmwood Lake Dr. The problem is not recognizing the Elmwood Lake Apartments and Elmwood Lake Condos as separate properties. They have had construction equipment enter in their drive due to the confusion. Would like to be proactive to solve the problems and eliminate confusion that comes with sharing the names. Afraid of confusion for emergency services, school buses, and general traffic. Yesterday there were contractors parked on the drive of the condo complex versus within the apartment complex. The suggestion would be to rename the complex as Elmwood Park Apartments. The comments back from the city seem like the developer has more regulation on what they can do versus the city. Bosgraaf does not respond to comments from the residents.

Steve Butryn 5977 Elmwood Lake Dr. The Planning Commission approved this project. The condo complex feels that the decision needs to be made by the city to have the property change names because the city approved it. This project will draw traffic due to the number of units. Not having a separate name is going to lead to problems. The condo complex has private streets and feel that anyone may enter the condos due to the name being similar. The city should look into the situation and ask the developer to change the name. If there is going to be a chance to change the name now would be the time before the complex has occupants.

Sue Wertenberger on behalf of 6125 N Elmwood Lake Dr. There is an increase in traffic along Balsam Drive. Where the road narrows people try to speed up. The concern is that the signage will all look the same and people will turn into the condos thinking it connects to the apartment complex. The suggestion is for the name to be Park Apartments with a directional sign that says 'Apartments' so that there is no confusion.

The following discussion took place with Commissioners:

- The project came to the city as "Elmwood Lake Apartments". We can speak with the developer based on the comments.
- Balsam Drive will be re-stripped with a turn lane to help with traffic.
- The sign content cannot be regulated based on supreme court decisions.
- Can ask the developer to help with the condos to say no construction traffic at their entrances and/or construction traffic here signs at the proper entrance.

1. A motion was made by Staal, with support by Altman, to approve the minutes of the September 21st, 2022 Planning Commission meeting.

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

2. 3504 & 3510 Chicago Drive – Jelsema Veterinarian – Formal Final PUD

Chairman VanDenBerg opened the public hearing.

Eric DeYoung from Nederveld presented the request.

Public Comment was as follows:

Scott Kamer 3949 Pebblefield Dr, Snowplow driver for Jelsema Vet Clinic & Pizza Ranch.

- Wondering what happens if on day 15 the snow isn't moved? Working with the property owner first and then if the snow isn't removed then enforcement procedure may happen. The snow from Pizza Ranch was being brought over to Jelsema Vet and piled up by the garage in the rear. There was discussion with Row 2 Tickets about piling behind their building but they haven't heard back about it. Now that this development is happening there isn't a clear indication on where the snow is going to be able to go without hauling it away. If you are careful and can carry it over Harvey Street into the Hudsonville Plaza Parking lot that is where the snow was taken in the past. On the eastern side of the parking in the front of the building there is an island. Could the edge on the parking space side be hard curbed versus a rolled edge? A straight edge would help for driving the plow truck.
- Having the signage on the top of the building makes it more visible for the public while they are driving by because it is easier to see. The city should consider amending their code.

The staff report was presented.

Jelsema Veterinary Clinic is planning an expansion on the northeast side of their existing 2,520 s.f. one-story building with a 2-story addition that has a 3,574 s.f. ground floor area for a total ground floor area of 6,094 s.f. The addition will replace a smaller existing 2-story building. The second

story will be offices and other medical uses for their business.

The following discussion took place with Commissioners:

- Snow Removal.
 - Moving the snow into the Plaza Parking lot is an option that can be looked into with the city as long as damage isn't done to Harvey Street. An on-site meeting will be happening between Scott and the city to determine a plan.
 - Could the generator/dumpster be switched with the snow storage area to the west? That would help with the ease of snow removal and Pizza Ranch next door may be able to benefit as well. It would flip the location of the snow removal location. Mechanicals would need to be moved as well to make that work.
 - The way the site was designed by the applicant is creating the snow storage issue so proactive steps need to be made to help alleviate the issue.
 - The dumpster was moved to where it is in the plan because it will match the brick design of the new addition versus contrasting with the old building. Moving the dumpster will also help with pedestrian flow and visual appeal.
- Electrical for meters.
 - The meters will no longer be positioned on the rear of the building.
- Sign Location.
 - The sign location has always been in the first story wall area and that is what is required in the ordinance. Bringing it down from the second story area not only meets code but makes it more visually appealing for pedestrians.
 - Allowing the sign on the second story could set a new precedent moving forward.
 - The location of the sign needs to be within a sign band at the approved height via zoning. It may need to be investigated to make sure that the sign band would not be too high on the most recent elevation drawings.
 - Jelsema feels this would be an opportunity to have a defining sign and show that the new addition is part of the vet clinic as a whole.
 - The Planning Commission shows disapproval of having the sign up on the second story height. Based on zoning requirements the sign would need to be within the height of the first story wall. The sign band needs to be at the proper height based on the zoning code.
 - Having the sign on the second story height is easier for the traffic to see versus pedestrians and in this specific area the pedestrians are mostly the clients.
 - The front entrance of the building is not clearly defined and the height of the sign would not change that.
- Lighting.
 - Are all fixtures dark sky compliant? Applicant will check and get back to city.
- Grading.
 - East edge of sidewalk there is a proposed raised edge. There will be a curb on the edge due to the topography of the site behind the dumpster. This won't be a trip hazard where the sidewalk meets Harvey because it is further north.
 - Curbing is easier to have as curved for accessibility but the straight curb is better for plowing. Curbing should stay consistent with the rest of the existing Service Drive improvements.
 - There is an expansion joint that could have stakes put in for marking for snow to help

- alleviate the curbing issue with plowing.
- Grading at the rear entrance between the storm drains at 5% might cause a high point for grading issues. Applicant will investigate that.

Chairman VanDenBerg closed the public hearing.

A motion was made by Waterman, with support by Altman, to approve the Statement of Conclusions for the Formal Final PUD in accordance with Section 15.11 D. from the Downtown Zoning Ordinance and incorporating the findings and discussion of this Planning Commission report. This approval is based on the finding that the Hudsonville Downtown Zoning Ordinance standards have been affirmatively met with the deviations listed and the following conditions:

1. Combine the two parcels from this application.
2. A snow pile will not be allowed to accumulate so that parking is unavailable for more than 2 weeks.
3. The sidewalk shall be at least 6" thick where it will be driven on for the snow deposit area in the northwest corner of the site.
4. Applicant to work with city staff to find appropriate location for sign that meets zoning standards.
5. The Service Street Improvements construction detail sheets must be followed for the brick pattern design, bollards, light poles, floral containers, and any other construction details related to the Service Drive improvements matching the existing Service Drive improvements.
6. An easement will be required to enable public parking spaces along the front property line.
7. City engineer approval of the utility design is required.
8. The Knox box will be relocated if it is requested by the Fire Chief.
9. The alternate shall be provided to move the generator and dumpster enclosure to the west side of the property and the snow removal moved to the east side.
10. Grading of the parking lot as it turns onto Harvey Street will be revisited with the engineer.

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

3. Discussion

- Nature Center Improvements

4. Adjournment

A motion was made by Kamp, with support by Bendert, to adjourn at 8:33 pm.

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

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant