

CITY OF HUDSONVILLE
Planning Commission Minutes

December 21st, 2022

Approved February 15th, 2023

3471 Kelly St – DJs Pizza- Site Plan Amendment

Chairman VanDenBerg called the meeting to order at 7:01 p.m.

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

Absent: Bendert

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – NONE

1. A motion was made by Kamp, with support by Brandsen to approve the minutes of the October 18th, 2022 Planning Commission Meeting.

2. 3471 Kelly St – DJs Pizza- Site Plan Amendment

Chairman VanDenBerg opened the public hearing.

Dan Snoeyink of DJs Pizza presented the request.

The staff report was presented.

A variance was approved by the Zoning Board of Appeals on December 20th 2022 for the DJs Pizza building to extend to the 0 ft rear yard setback instead of a 5 ft setback based on the code. The addition would have the rear building wall match the adjacent Jensen Jewelers building. If the entire expansion is constructed to the rear, it is 2,080 s.f. The current restaurant is about 3,120 s.f.

Public Comment was as follows:

- Dan Jensen from Jensen Jewelers. Supports the growth of DJs Pizza but the concern is moving the utilities that are on the Jensen Jewelers wall. Concerned with loss of business for a few days, 40-50k server that could get fried with switching around the power location, also concerned with being closed if power is down. How can Jensen ensure that DJs would pay for this if it happened. Consumers had verbally stated that there was an easement for the electrical service, Jensen plans on having a title search to confirm if there is an easement for the utility boxes.
- Rachel Hillegonds, Cuningham Dalman, PC. Attorney for Jensen Jewelers. Jensen has a legal right to keep the utility boxes on the wall where they are currently located. Spoke to an electrician and stated that 20k would be what it would cost to move one box. Details of

moving the box have not been worked out at this time. A title search will be ordered for the property.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- Electrical.
 - Jensen Jewelers has electrical on their wall which sticks out over their property line onto the parcel that is owned by DJ's Pizza Pub. If a formal survey would be done, it would clear up what easements exist within the area.
 - If the electrical would need to be resolved by placing a small alleyway where the existing electrical is so that it would be able to remain, the site plan could be approved administratively for the alleyway or if it was a major change than it would have to come back to the commission for approval.
- Lot lines.
 - The east lot line will be squared off to be made whole by purchasing property from the bank to the east.
- Outdoor-storage.
 - What is happening with all of the items that are behind DJ's? There is a utility box that is in the rear that will remain. The shed that is in the back will go away. The cars will move and use the parking lot to the north for parking. The grill comes out during the day right now due to lack of space if the kitchen addition is done than that will exist within the new kitchen.
- Parking lots.
 - The parking to the north is owned by the plaza association. The parking along the building to the south and some of the parking in the Kelly St right-of-way to the south is city parking.
- Building elevations.
 - Lighting to be added to the rear would be nice.
 - Also adding grids to the windows to match the garage doors that already exist on the building. The window to the west was removed from the building elevation due to it being a utility room. The garage door is on the elevation because of the garage doors that exist on the front of the building.

A motion was made by Schmuker, with support by Kamp, to approve the DJ's Pizza Pub Site Plan Amendment for 3471 Kelly Street in accordance with Section 6.02.13 of the City of Hudsonville Zoning Ordinance with the following conditions:

1. Provide legal documentation from the neighboring property owners permitting access to their property.
2. The side lot line encroachments need to be resolved to determine an easement for utilities.
3. The parcels shall be combined before a building permit can be issued.
4. City engineer approval is required.
5. The final materials and design need Zoning Administrator approval.
6. The city administratively approves the lighting plan for the addition.
7. The city administratively approves any minor changes to the site plan.

Yeas 7, Nays 0, Absent 1 (Bendert)

3. Discussion

- Jensen Jewelers – Building façade updates
- Hudson Center II and Co-Op Property – Financing updates
- 3101 Elmwood – Amendment of Site Plan Approval
- City public parking lot on School Avenue

4. Adjournment

A motion was made by Northrup, with support by Kamp, to adjourn at 8:00 pm.

Yeas 7, Nays 0, Absent 1 (Bendert)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant