

CITY OF HUDSONVILLE
Planning Commission Minutes

February 16th, 2022

Approved March 16th, 2022

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

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

Present: Altman, Bendert, Brandsen, Kamp, Northrup, Schmuker, VanDenBerg, Waterman

Absent: Staal

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – None

1. A motion was made by Schmuker, with support by Altman, to approve the minutes of the January 19th, 2022 Planning Commission meeting.

Yeas 8, Nays 0, Absent 1 (Staal)

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

A motion was made by VanDenBerg, with support by Kamp, to remove 5875 Balsam Drive from being tabled to continue the review from the January meeting.

Yeas 8, Nays 0, Absent 1 (Staal)

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.

The following discussion took place with Planning Commissioners:

- Driveway.
 - If it is allowed to remain, who needs to hold the easement? 5875 Balsam would need an easement from 3101 Elmwood so if there is change of ownership in the future then 5875 can retain the access. It also does not have an effect on the agreement with Elmwood Condominiums to the city's knowledge. But that is between those two parties (5875 Balsam and Elmwood Condominiums).

- Would a letter of consent be needed from the Elmwood Condominium Association? If the driveway is not permitted to remain, the developer cannot have it. It is up to the developer to find out if it is allowed to stay.
- Commercial.
 - The letter of intent from the developer clarified that the property is primarily commercial. It helped supplement that the city and the commission would not be approving something that was not commercial enough.
 - The developer sees the residential aspect as 20% of the property, using 17 parking spaces for 10 residential units within the property. The front facing buildings to Balsam Drive are all commercial in nature. This is looking at square footage of the buildings and a portion of the driveway into the property.
- Parking.
 - Was parking looked at for the property? Yes, parking was discussed in the January meeting.
- Rentals.
 - Will there be signage, a lobby for the Airbnb similar to a hotel? There will be an arrangement for the Airbnb to get access to the micro townhomes and that same person managing the Airbnb's would also be managing the commercial space.
 - Is Airbnb commercial? Yes, it is seen as a commercial use.

A motion was made by Altman, with support by Brandsen, to approve Special Use Permits for 14 rental units, some of which may be short-term rental units, under the accessory residential unit category in accordance with Section 5-14 D. 8; a community service and event center in accordance with Section 5-14 D. 9; and outdoor amenities in support of the other on-site uses in accordance with Section 5-14 D. 2, all of which were reviewed under the General Standards for a Special Use Permit in Section 13-6 along with the permitted uses of conference rooms and fitness gym. This approval is also based on the finding that the site plan review standards for Mike Bosgraaf at 5875 Balsam Drive were reviewed in accordance with Sections 15-2 A and E. All sections listed are from the City of Hudsonville Zoning Ordinance. This plan meets the regulations as set forth as presented along with the following conditions:

1. The driveway width measurements of 24' shall be measured to the face of curb.
2. The exit radii for both driveways shall be 20'
3. The entering radii for both driveways shall be 25'.
4. If clay or silty soils exist on this parcel, an underdrain should be shown and installed in the sand subbase to adequately drain any water trapped in the sand.
5. Provide an access easement for the driveway connection to Elmwood Park Drive and the sidewalk connection to the mailboxes if they are permitted to remain.
6. A fee is required for everyone who uses either the community event center or fitness center.

Yeas 8, Nays 0, Absent 1 (Staal)

4. Election of Officers

- A motion was made by Northrup, with support by Waterman, to nominate the Planning Commission Chair as Skip VanDenBerg.

Yeas 8, Nays 0, Absent 1 (Staal)

- A motion was made by Northrup, with support by Brandsen, to nominate the Planning Commission Vice Chair as Jules Schmuker.

Yeas 8, Nays 0, Absent 1 (Staal)

5. Discussion

- Transportation Conference with Michigan Association of Planning
- Buttermilk Creek Trail
- Barry Street Realignment

6. Adjournment

A motion was made by Northrup, with support by Bendert, to adjourn at 7:31 pm.

Yeas 8, Nays 0, Absent 1 (Staal)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant