

CITY OF HUDSONVILLE
Planning Commission Minutes

May 18th, 2022

Approved June 22nd, 2022

4450 S Buttermilk Ct – Home 2 Hilton – Informal Final PUD
Draft Zoning Ordinance Review

Chairman VanDenBerg called the meeting to order at 7:00 p.m.

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

Absent: Staal

Staff Present: Gruppen, Strikwerda

PUBLIC COMMENTS (Non agenda items) – None

1. A motion was made by Bendert, with support by Brandsen, to approve the minutes of the March 8th, 2022 Planning Commission Work Session.

Yeas 8, Nays 0, Absent 1 (Staal)

2. A motion was made by Northrup, with support by Waterman, to approve the minutes of the April 20th, 2022 Planning Commission meeting.

Yeas 8, Nays 0, Absent 1 (Staal)

3. 4450 S Buttermilk Ct – Home 2 Hilton – Informal Final PUD

Todd Stuive with Exxel Engineering presented the request. Doug Gulker was also present.

The staff report was presented.

This is the informal review of the final PUD for this third phase of the South Buttermilk Court development to allow for a 107-room hotel that is planned to be a Home 2 Suites by Hilton. Preliminary approval was already granted. In the preliminary approval, this building had 98 rooms.

The following discussion took place with Commissioners:

- Pinnacle Center.
 - Concern that people from the Pinnacle Center would try to walk to the hotel and there is a drop off. There will be a fence at the top of the retaining wall for safety. There is sidewalk from the road up the driveway to the hotel.

- Commission would like to see detail drawings of the fence and retaining wall versus pictures.
- Parking.
 - 1:1 Parking is the standard ratio from the hotel and fits the site without any wiggle room. If there is a full event that books the hotel, some may drive together and save spaces but some may have two cars per room, there is a balance for the parking maximum.
 - There could be a line of parallel parking added into the landscape buffer if it needed to be done, there would be a variance needed.
 - Occupancy normally at a hotel is 65% so it may not need the full parking at all times.
 - Six-month timeframe on additional parking needed, can be extended to a year.
- Signage.
 - Add exterior signage details to the plan for the formal meeting.
- Grading.
 - There is puddling on the driveway. This will be fixed when the silt sacks are removed from the drains and the paving will be finished when this phase goes in.
 - The spot elevations around the island northwest of the entrance of the hotel need to be corrected.
- Hydrant Spacing.
 - Looks like there might be one missing in the southeast corner by the building. Then there is one in the northwest corner that is shown next to an existing one on the other side of the property line.
 - Staff spoke to the fire chief and he said it looked ok but will check with him again.
- Utilities.
 - Need to add a valve on watermain to enable watermain loop to work properly for enabling a closure. Next to the existing hydrant then to the south of the T on the hotel site doesn't look to be useful unless there is another one placed on the loop. If you shut that one you aren't isolating anything by closing that one.
- Fire.
 - Height for tallest ladder on a fire truck? The department is able to fight a 4-story building fire with a 100' ladder truck.
 - The building will have a stand pipe system to get the water to the upper floors.
 - Hudsonville is also part of a community call system where neighboring departments come if needed.
- Hotel.
 - Home 2 Suites. Who is this type of hotel marketed to? They have more extended stay rooms with small kitchenettes and then in larger rooms there are two bedrooms and an office space. Gives people more options to make their own food or have a

- long-term stay for work or visiting family.
- Rent is by the night, but they also have extended stay options.
- There is a marketing study and a formula for where they determine locations for these hotels.
- Fusion properties will continue to own the land.
- There is a Home 2 in Holland.
- Pool. Will it be visible from the expressway? If you are traveling eastbound you would be able to see it.
- Landscaping.
 - Plan needs to be updated to meet the native species requirement; the plan provided at the meeting now shows the updated list.
- Stormwater collection system.
 - Is that under the authority of the Ottawa County Water Resource Commission to manage? Yes.
 - What was the pond originally designed for as far as being able to have efficient water collection? Will check calculations to make sure the pond is adequate with the deferred parking.
 - Behind the 5 white spruces behind the building there could be a rain garden installed as well if needed, there is quite a slope but it could potentially be installed.

A motion was made by Waterman, with support by Altman, to approve the Statement of Findings and Recommendations for South Buttermilk Court phase III Final PUD at 4450 Buttermilk Court. This approval is based on the finding that the informal final PUD standards from Section 11-11 B of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Provide fire protection for a 4-story hotel as approved by the city's fire chief.
2. Additional parking spaces will be required where the city determines that a need is evident due to vehicles parking outside of permitted parking spaces. The property owner will have one year to install the parking spaces once the property owner receives notification.
3. The freestanding sign shall be ground-mounted.
4. The landscape buffer along the east side of the property shall be preserved.
5. Adjust the plans in accordance with the city's engineer recommendations.
6. Add details for the fence, retaining wall and the trash enclosure on the plans.

There will be a public hearing on June 15, 2022.

Yeas 8, Nays 0, Absent 1 (Staal)

3. Draft Zoning Ordinance Review

The following discussion took place with Commissioners:

- Outdoor Seating.
 - Allowing it by right versus SUP.
 - Want to encourage having the seating in the downtown and allow the businesses to put it out if they want to versus having to pay for a SUP and then not have the seating.
 - There is a 5' clear area for pedestrians in the downtown districts (MU and TNC) while in the core downtown that clear area is required to be 10' (CBD). This helps alleviate the need for outdoor seating to be regulated by special use.
 - If there was a safety issue with the outdoor seating that would be covered still within the ordinance as an enforceable item.
 - Make a distinction for needing a special use permit for when alcohol is a factor? State involvement may cover that through the liquor control commission.
 - Want to make sure they cannot take over parking spaces without approval. The barriers in parking spaces they are taking up do not seem like enough of a barrier for safety.
 - The location of the allowed outdoor seating is planned on being in a furnishing zone (the sidewalk) not a parking space. Language could be added to say the seating cannot be located in the parking spaces. A furnish to zone could be the language that would work for this requirement.
- MDR lot frontages and minimums.
 - In the current ordinance the smallest single-family zoning district has minimums of 65' and 9,100 s.f.
 - In the Curtis/Barker neighborhood there are about thirty 50' lots and about 10 45' lots and another handful that are 55' wide. Over a dozen 50' lots in Pleasant / Wilson neighborhood and more than a handful that are less. Overall, there are not too many lots with less than 50' of frontage. There is a decent number below 60' wide but not too dramatic of an amount. They are also currently nonconforming right now.
 - There are some lots that are just too small to be able to become conforming throughout the city so this isn't a fix for all the lots, but a lot would be corrected.
 - Infill on a few vacant lots would also be made possible with a change.
 - The size in mind to change to would be 50ft wide and 6000 s.f. overall.
- Primary and Secondary Walls.
 - Language change to two primary walls for buildings that are on both Harvey Street and the Village Green. Since that is the main area of the downtown.
 - Opinion would be for buildings on a corner in form generating districts regardless of CBD they should have two primary walls.
 - Will discuss and do research for this point.
 - Normally in the downtown the buildings with secondary walls have to have the primary façade wrap around 30% before the secondary wall standards start.
 - Focus should be more on the look of the building versus the use of the building.
- % of building required along the lot frontage.

- If the lot is less than 50' wide then 90% of the lot has to have building on the frontage with room for a driveway if needed.
 - If the lot is more than 50' wide then only 50% of the frontage has to have a building.
 - When the lot is more than 50' wide the 50% is trying to keep the requirement of building frontage reasonable so that a building can be put on the lot and still fit parking.
 - If you have a wide lot would the parking be toward the side then versus in the rear? This makes more room for the driveway; we would rather see more building and less parking from the front.
 - Can we say the building frontage shall be maximized to the extent possible given the site development requirements? So that the goal is to take up the most frontage as possible.
 - It would be good to consider that the remaining area on the area somehow be buildable for the future versus stuck as vacant.
- Accessory Buildings.
 - Most recently added a line that says more than half of a garage cannot extend beyond the front line of the house to keep the garages from being set too far forward.
 - Primary Garage is where you park your daily vehicle. Secondary garage is an additional building and a shed is a building under 200 s.f.
 - If your primary garage is the rear of the yard then you cannot have the secondary garage because then there would be two large buildings in the rear yard.
 - Everyone can have a shed up to 200 s.f. regardless of the two garages.
 - If your primary garage is detached and in the rear yard and you want to build an attached garage to now be the primary garage is that allowed? Yes, the garage in the rear yard would become the secondary garage and the attached garage would now be the primary garage.
 - There are more levels for different lot sizes rather than two like the current ordinance. A shed no longer counts against the s.f. of the garages allowed and other landscape elements like arbors or gazebos also do not affect the total amount of accessory space allowed.
 - The goal of these changes is to allow residents more options which also should keep them from coming into the city for a variance unless there are extenuating circumstances.
 - Does the city let a resident know that they live in a neighborhood with covenants and restrictions regarding accessory buildings? The city doesn't have the responsibility for that enforcement wise. When the city is aware then they let the resident know that they would need to check with their association.
- Encroachment Table.
 - This add flexibility for minor site elements like air conditioning units, accessible ramps, decks, patios, etc.
- Sidewalks.
 - 5' of traditional width works for most of the city. In the CBD District the requirement would be for a 10' clear area where there cannot be any obstructions. Then the furnishing zone is recommended to be at least 4' wide.
 - There is a section being added to require sidewalk on one side of a private street.
- Landscape Standards.

- Fences are handled in both zoning ordinance and the city code. The city code will no longer include fences.
 - Basic requirements were added for arbors, gazebos, pergolas and trellises.
 - With the future village green, is the city allowed to do a gazebo where the fountain of honor is now? And move the fountain to the village green? Being a park zoned REC that would be different than other commercial properties.
- Schools.
 - Hudsonville Christian School on Oak St. In the front there is a natural area. There is already a shelter there and there have been talks of adding an arbor as well but this is in the front yard. Would they need to come in for approval? May need to come in for a site plan amendment, so maybe work out all the elements they would want versus just one.
 - Hudsonville public schools knocked down a house and put up portable classrooms for more office space until they have a plan. Were they ok to do that without approval? They are exempt from local regulations under state law. Typically, they will come in and do a presentation but didn't for that project.
- Parking.
 - Allow 10% of the parking requirement to be off-street spaces.
 - An idea with parking with outdoor seating would allow up to 20 to 32 seats before those seats had to be included in the parking calculation.
 - Working on the shared parking coefficient to be more accurate.
- Residential Parking and Storage.
 - When there is a vehicle stored in the backyard does it need to be on pavement or gravel? No, the surface just needs to be maintained, i.e., the grass would need to be cut underneath it if it isn't concrete or gravel.
 - With the earlier discussion of MDR minimum lot sizes it seems like there would be too much equipment in a rear yard if the lot met the smallest size of 50' wide.
 - The requirement of 10' from the lot line in the rear would help keep it from being too impactful, it would be the same distance as a house from the side lot line.
 - Look at other communities to see what they require as far as allowing vehicles in the backyard at all.
- Signage.
 - There were changes based on court cases that took place and altered the way code could be written. Signs cannot be regulated based on content.
 - Language is written based on who put out the sign or the fact that a property is for sale or under construction versus calling out the type of sign specifically.
 - Changeable message signs. Is there a regulation on the brightness? Or a limit on the time it is on during the evening? These signs are supposed to adjust at night.
 - There is a brightness level for changeable message signs in the draft.

4. Adjournment

A motion was made by Northrup, with support by Kamp, to adjourn at 9:00 pm.

Yeas 8, Nays 0, Absent 1 (Staal)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant