

**CITY OF HUDSONVILLE**  
**Planning Commission Minutes**

June 22<sup>nd</sup>, 2022

Approved July 20<sup>th</sup>, 2022

**4450 S Buttermilk Ct – Home 2 Hilton – Formal Final PUD**  
**3232 Central Blvd – Hudsonville Vision – Informal PUD Amendment**  
**Draft Zoning Ordinance Review**

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

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

Absent: Northrup, Staal

Staff Present: Steffens, Strikwerda

**PUBLIC COMMENTS (Non agenda items) – None**

1. A motion was made by Waterman, with support by Altman, to approve the minutes of the May 18<sup>th</sup>, 2022 Planning Commission meeting.

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

**2. 4450 S Buttermilk Ct – Home 2 Hilton – Formal Final PUD of Phase III**

Chairman VanDenBerg opened the public hearing.

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

The staff report was presented.

This is the final step in the review process for this third phase of the 4450 South Buttermilk Court PUD. It is an 18,670 s.f., 4-story, 107-room Hilton Home2Suites hotel.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- The fire hydrant placement.
  - The placement was discussed with the fire department and they felt the layout was sufficient.

- Building Elevation.
  - The building elevation shows the 6' tall tower on top of the building where the front door is. Check with fire department to make sure they are fine with it and check that access wouldn't be permitted.
- Signs.
  - Remove two of the wall signs due to the addition of the pole sign, but let the applicant decide which walls to keep the remaining two.
- Outdoor seating.
  - The seating by the pool seems ok, it is just there to enjoy a space.
- Windows.
  - The windows on the pool area (west and south elevation) were added. Planning Commission at the previous meeting wanted to see windows there.
- Dumpster Enclosure.
  - The walls of the dumpster enclosure are taller than what is permitted in the ordinance, which is 6'. That will need to be adjusted.
- Landscaping.
  - The landscaping will be shifted at the location of the pole sign to make room for it. The number of trees will remain the same.

A motion was made by Schmuker, with support by Altman, to approve the Statement of Conclusions for the South Buttermilk Court Final PUD at 4450 South Buttermilk Court in accordance with Section 11-11 D both from the Hudsonville Zoning Ordinance and incorporating the findings and discussion of this Planning Commission Report. This approval is based on finding that the Hudsonville Zoning Ordinance standards have been affirmatively met with the deviations as provided in this report and 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. All elements of the pole sign must be at least 10' from the freeway property line.
4. Limit the wall signage to two sides of the building.
5. Reduce dumpster enclosure height to meet the zoning ordinance standards.

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

### **3. 3232 Central Blvd – Hudsonville Vision – Informal PUD Amendment**

Todd Stuive with Exxel Engineering presented the request. Kevin Vreugdenhil from First Companies was also present.

The staff report was presented.

Hudsonville Vision, 3232 Central Blvd, has submitted a PUD Amendment for a 756 s.f. building addition to the rear of their existing building. This is the informal review of the PUD Amendment. The intent is to have the formal PUD Amendment review next month.

The following discussion took place with Commissioners:

- PUD process.
  - Public is getting the sidewalk connection and more street trees.
- Landscaping.
  - Two original trees would be removed as they are directly in the way of the parking spaces.
- Parking.
  - The land lease for the new parking area to the east could potentially turn into purchasing that entire property all the way to 32<sup>nd</sup> Avenue.
- Fencing.
  - There is existing chain link fence on the site, this will not be newly installed.
- Handrail.
  - Residential height is 30” for a railing. There will be a railing on the new entrance ramp at the addition.
  - The existing ramp has curbing versus a railing.
  - Check with code requirement, to make sure the existing ramp meets ADA requirements.

A motion was made by Waterman, with support by Bendert, to approve the Statement of Findings and Recommendations for Hudsonville Vision PUD Amendment at 3232 Central Boulevard. This approval is based on the finding that the PUD standards from Section 15.11 B of the Hudsonville Downtown Zoning Ordinance have been affirmatively met with the following conditions:

1. Research the feasibility for street trees.
2. The city attorney will review the lease agreement.
3. The slope on the existing accessible ramp be verified for code compliance and rectified if found to not be in compliance.

There will be a public hearing on July 20, 2022.

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

### **3. Draft Zoning Ordinance Review**

The following discussion took place with Commissioners:

- Building Materials in the form generating districts.
  - Stucco material can be associated with quick construction. Durable downtowns do not have something like stucco as a material.
  - Fiber cement board can look modern and would be suitable for a building material compared to stucco.
  - Hudson Center has stucco.
  - Compromise would be something good to consider since this downtown is going to be more modern and built to today versus brick being the norm a long time ago. Stucco could be used as an accent. Being allowed could open up economic opportunities for buildings.
  - Should it be considered to be limited to secondary walls? In order to get a good variety leaving stucco in place in a limited form allows for more variety.
  - Limit stucco to no more than 50% of the building. Also do not allow vinyl siding at all and vinyl accents only.
- Sidewalks.
  - Would the definitions show the section in the code where sidewalks are mentioned? No, but sidewalks are called to in each specific zone district for standards.
- Landscape standards for stones/rocks as groundcover.
  - Is this a major concern? People go with stone due to low maintenance. Can we discuss this on a case-by-case basis?
  - Vegetation can go within a landscape island with rocks. Having grass in an area with no purpose would use more water, maybe encourage greater amount of planting in all landscape islands and surrounding parking lots.
- Landscape standards for street trees.
  - Due to more underground utilities, there may need to be an opportunity to plant the trees on the other side of the sidewalk if necessary, instead of in the curb lawn.
- Commercial Parking.
  - No need for a parking calculation for outdoor seating due to the seats being used in the summer when walking is done more and then in the winter, they wouldn't be used at all. Wouldn't want to punish the business for wanting outdoor seating.

- Residential Parking and Storage.
  - Shorter items seem to make more sense in the side yard.
  - Garages can be bigger than the vehicles themselves in the rear yard.
  - The screening seems to be helpful for the vehicles in the rear over 34ft long.
  - Height and length seem to be the major concern. Over 34' in length and 6' in height need the screening.
  - Add a definition for what recreational equipment is.
- Parking Coefficient.
  - Formula will be changing based on one created by the Urban Land Institute. This is more accurate based on the parking need.
- Flagpole Height.
  - Potentially restricting the height to match building height in the downtown and in residential districts.
- Flags.
  - Festive flags for decorations? Do we limit those? Or the classic angled flag off the building? That would be part of the exempt flags.
- ADU special land use.
  - ADUs are allowed in the primary building but if it exceeds the size limits of an ADU then it would become a duplex.
- Outdoor Entertainment.
  - Could there be administrative approval for a small performance? This is for a permanent event and then approve administratively for a onetime event.

#### **4. Discussion**

- Woodwyk Properties.
  - The density is not right for the area.
  - Would rather see 50 by 100 lots with alley access and ADU.
  - Have backyards facing backyards and be engaged with the existing communities.
  - How can these developments be made by code to feel more like the neighborhoods and feel more connected? These are private roads which the city doesn't maintain.

#### **5. Adjournment**

A motion was made by Waterman, with support by Altman, to adjourn at 9:05 pm.

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

Respectfully Submitted,  
Sarah Steffens  
Planning / Zoning Assistant