

CITY OF HUDSONVILLE
Planning Commission Minutes

August 17th, 2022

Approved September 21st, 2022

3510 Chicago Drive – Jelsema Veterinarian – Informal Preliminary PUD

Vice Chair Schmuker called the meeting to order at 7:00 p.m.

Present: Bendert, Brandsen, Kamp, Northrup, Schmuker, Staal, Waterman

Absent: Altman, VanDenBerg

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – None

1. A motion was made by Northrup, with support by Kamp, to approve the minutes of the July 20th, 2022 Planning Commission meeting.

Yeas 7, Nays 0, Absent 2 (Altman, VanDenBerg)

2. 3510 Chicago Drive – Jelsema Veterinarian – Informal Preliminary PUD

Eric DeYoung from Nederveld presented the request.

The staff report was presented.

Jelsema Veterinary Clinic is planning an expansion on the northeast side of their existing 2,400 s.f. one-story building with a 2-story addition that has approximately 6,100 g.f.a.. The addition will replace a smaller existing 2-story building. The second story will be offices and other medical uses.

The following discussion took place with Commissioners:

- Building Elevation.
 - The windows being offset seems to be odd. Centering the windows would give a better look.
 - Adding split face as a skirt around the existing building would help to make it feel more cohesive.
 - Adding the same color cap on the parapet of the addition would make the buildings feel more cohesive. As well as duplicating the existing parapet.
 - Add the mural as a condition of approval to have that be cemented in versus a suggestion.
 - Having all the doors on the existing building and the addition match would help it

feel more cohesive.

- Is the black diamond velour brick going to be used for the entirety of the building or if there will be two different types of brick as the existing would be different? Check with the architect.
- Utility.
 - Will be discussed further in the formal meetings. But it has been discussed that Harvey Street should not be disturbed if possible.
 - Water tap would be off Service Drive. There is a note to abandon the old lines for the existing two buildings. So how are those getting abandoned? Will discuss with the DPW further.
 - Existing storm also looks to flow into the Service Drive as well and will tie into existing services.
 - Proposed backup generator within the dumpster enclosure.
 - Are they going to move the electrical services on the rear existing wall to be relocated to not be in the way of a potential mural? Check with architect.
 - Re-evaluate stormwater to make sure mitigation is taken care of on site without disturbing Harvey Street.
- Sidewalk.
 - Having the sidewalk along the east edge of the property and getting rid of landscaping there will be a benefit for pedestrians.
- Service Drive Improvements.
 - Matching the Service Drive improvement already completed to the east will be crucial to help with beautification.
 - Is the sidewalk lighting in front of Pizza Ranch going to be continued? Ideally yes, the Service Drive in front of this project must match what was installed to the east.
- Landscaping.
 - Having a rain garden to the south of the property between the parking lot and Harvey Street would be nice to see but also good for infiltration of stormwater. Also, to prevent clogging on Harvey Street.
 - Property plans on keeping the existing tree in the southwest landscape island along Harvey Street, but working to include a stormwater solution within the landscaping would be ideal.
- Dumpster.
 - Can a garbage truck consistently drive on Harvey Street to get to the dumpster as the site plan shows? Harvey Street is used by multiple businesses for their trash services.
- Parking.
 - The parking spaces for a public benefit with the PUD should not be signed to be veterinary parking only they should be available for anyone.

A motion was made by Waterman, with support by Bendert, to approve the Statement of Findings and Recommendations for this proposed development which promotes density done well. Allowing this development will enable construction of the missing piece of Service Drive improvements on this block and allow a downtown business to provide an animal hospital which this city currently does not have. No additional studies are needed. A public hearing will be scheduled to take place on September 21, 2022.

This plan meets the regulations as set forth with proposed deviations as presented along with the following recommended conditions:

1. Combine the two parcels from this application.
2. Label the minimum 2' diameter at installation for shrubs.
3. The improvements along the Service Drive must be designed to replicate the details of the area to the immediate NE of the property.
4. Proposed mural design be submitted as part of this development plan for approval.
5. Sidewalk along the east property line to be extended to Harvey Street.
6. A stormwater plan be provided that includes details for discharge and snow storage on the property.
7. Public parking shall be allowed on all spaces adjacent to the north side of the building.

Yeas 7, Nays 0, Absent 2 (Altman, VanDenBerg)

3. Discussion

- **Draft Zoning Ordinance**
- **3101 Elmwood PUD Discussion**
 - Gym.

1. The plan is to replace their offices, exercise room, meeting space with 4 more units. They will remove 4 townhome units so the unit count will remain the same. They would combine this exercise room with the exercise room in the adjacent building they are constructing at 5875 Balsam so there can be one exercise room that is better than two of lesser quality.
2. The condition of approval for the 5875 Balsam property was that everyone using the facilities, the community center, and the fitness room, would be charged a fee.
3. 5875 Balsam was approved to be a commercial property due to the gym and community room being spaces anyone could rent out along with the 4 Airbnb's on site. The 10 apartments were seen as accessory to the commercial.
4. When the 5875 Balsam project was approved there was concern that it and 3101 Elmwood were going to feel like one property.

5. The commission feels that if the 5875 Balsam gym is going to also be used by 3101 Elmwood, then it would feel like their amenity more than a commercial space accessible to anyone.
- Mowing around Elmwood Lake.
 1. Keeping the area around the lake natural would help keep the geese away and keeps the pathway free of their droppings.
 2. The natural area is a good environment for wildlife like butterflies and bees.
 3. It would be nice to only knock it down once a year based on what the city naturalist suggests versus mowing it frequently.
 4. Finding a compromise to where the lake can still be seen from the pathway but the natural area can remain in place would be an ideal solution.
- **Hudson Center Discussion**
 - Looking to move the dumpster from its current location to be along the rear of the Hudson Center Building. This location makes it easier to pick up for a trash company and the site could gain 2-3 parking spaces.
 - The mailboxes for the Hudson Center tenants would shift to be behind the Fernweh building located on the same parcel.
 - Would like the enclosure for the dumpster to be brick to match the building.
 - Require better gates than current since it will be more visible.
 - Make sure the doors stay closed as they could impede traffic and it would be an eyesore to have them open. The gates will be visible from Terra Square.

4. Adjournment

A motion was made by Northrup, with support by Schmuker, to adjourn at 8:29pm.

Yeas 7, Nays 0, Absent 2 (Altman, VanDenBerg)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant