

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

September 21<sup>st</sup>, 2022

Approved October 19<sup>th</sup>, 2022

**3504 & 3510 Chicago Drive – Jelsema Veterinarian – Special Use Permit, Formal Preliminary  
PUD & Informal Final PUD**  
**City of Hudsonville Zoning Ordinance - Public Hearing**

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

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

Absent:

Staff Present: Steffens, Strikwerda

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

1. A motion was made by Altman, with support by Bendert, to approve the minutes of the August 17<sup>th</sup>, 2022 Planning Commission meeting.

Yeas 9, Nays 0

**2. 3504 & 3510 Chicago Drive – Jelsema Veterinarian – Special Use Permit, Formal  
Preliminary PUD & Informal Final PUD**

Chairman VanDenBerg opened the public hearing.

Public Comment was as follows: None

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 2,520 s.f. one-story building with a 2-story addition that has a 3,574 s.f. ground floor area for a total ground floor area of 6,094 s.f. The addition will replace a smaller existing 2-story building. The second story will be offices and other medical uses for their business.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- Architectural Design.
  - Wood siding on the sides of the building will be painted to match the rest of the building. Having the brick turn around the edge onto the side walls of the building helps transition the material.
  - Coloring is going to be more of a darker grey color versus a brown. The existing building would be painted to match the new brick. This makes the building look more modern with the contrast.
  - Windows. In the draft ordinance the windows are architecturally supposed to be more vertical. The building elevations show a more horizontal style window but it seems to match the existing.
  - The vinyl fencing the applicant felt was better to use for the animals versus the wrought iron fencing.
  - The electrical services being moved off the back wall of the existing wall would be more aesthetically pleasing.
- Signs.
  - The sign location was changed to be on the new addition. Will check code to see if it is allowed there. Normally signage is allowed on the ground floor wall area. Having the signage move down to match the existing building would aesthetically match better. Where the signage is proposed is more for the location of the name of a multiuse building.
- Lighting.
  - Lights were moved from the brick paneling in line with the canopy to above the upper cornice line. Should the lighting be above the cornice? With the lighting higher it may impede vision on Chicago drive so it might need to be moved lower to help with glare.
- Service Drive Improvements.
  - Bollards will be properly spaced to be close enough together to not allow for the width of the car.
  - Maintenance of the flower pot would most likely fall to the city because it is in the right of way. Irrigation would be the question of if it could tie into the city system.
- Snow Removal.
  - Concern from the applicant that he would lose more than 2 spaces when plowing snow from the service drive parking spaces. A suggestion of theirs is to move snow to the west side of the property. That would push snow over the curb and could create damage. It would have to be installed as a rolled curb.
  - The city would be fine with the storage in the public spaces to north and furthest west on the Service Drive.
  - Snow is only allowed to accumulate for a two-week period of time in parking spaces before it needs to be moved. This is the same rule that other businesses on the

Service Drive follow.

- Being able to push snow to the rear is no longer an option due to building placement.
- Landscaping.
  - Irrigation plan for the landscape areas would be nice to see. The architect would work on that as they want to build to the same spec as the other properties that already have the improvements so they would match that irrigation.
- Utility.
  - Check with DPW to make sure cutting into the Service Drive is done properly.
  - Some catch basins are located within the sidewalk. They should be ADA compliant covers since they are in the pedestrian walkway.
  - Stormwater overflow will go into two leaching basins in the parking lot to the south. If there is emergency overflow then that will drain into the catch basin on the west property line shared with Macatawa Bank.
  - Soil for infiltration of rain. Soil drains well on Harvey Street which is all brick paver so the site would potentially have good infiltration also.

A motion was made by Northrup, with support by Bendert to approve the Special Use Permit to enable a PUD in accordance with Section 15.02 A.; the Statement of Conclusions for the Formal Preliminary PUD in accordance with Section 15.08 E.; and the Statement of Findings and Recommendations in accordance with Section 15.11 B., all from the Downtown Zoning Ordinance and incorporating the findings and discussion of this Planning Commission report. Therefore, a public hearing will be scheduled for October 19, 2022. This approval is based on the finding that the Hudsonville Downtown Zoning Ordinance standards have been affirmatively met with the deviations listed and the following conditions:

1. Combine the two parcels from this application.
2. Determine the requirements for the maintenance of the improvements on city property along the Service Drive along with the landscaping within the Service Drive planter.
3. Provide the calculations and sizing for the leaching basins.
4. On the S.E.S.C. plan, add a label that there will be seeding along the east lot line.
5. Verify the fence type that will be used.
6. Add the downspouts to the architectural drawings.
7. Correct the north arrow on the architectural plans.
8. Provide a detail for the solid waste receptacle design.
9. Add a bollard on the NE side of the sidewalk.
10. Resolve snow removal to be consistent with neighboring parcels.
11. Irrigation plan for flower pot maintenance.
12. Full sign review for the site.
13. Confirming ADA compliance for catch basins.

Yeas 9, Nays 0

### **3. City of Hudsonville Zoning Ordinance – Public Hearing**

Chairman VanDenBerg opened the public hearing.

Public Comment was as follows: None.

Strikwerda made a presentation for the Planning Commission.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- Garages.
  - The discussion is if a garage should be allowed to extend more than 50% out from the front wall of the house and if that effects affordability.
    - Having the garage in line with the house made it more challenging for lot placement, but affordability wise it would seem that it is just more concrete to pour.

A motion was made by Waterman, with support by Altman to recommend to the city commission approval and adoption of the City of Hudsonville Zoning Ordinance.

Yeas 9, Nays 0

### **4. Discussion**

- DJs Pizza Pub
  - This idea makes it feel closed off from the public.
  - There would be a loss of traffic flow as well.
  - This would not stand out too much if it went out the back of the building.
- Vacant Meijer Lot on Highland.
  - Zoned as HC but no frontage. IND-L would be a possibility when the Master Plan is updated.

### **5. Adjournment**

A motion was made by Waterman, with support by Altman, to adjourn at 8:25pm.

Yeas 9, Nays 0

Respectfully Submitted,  
Sarah Steffens  
Planning / Zoning Assistant