

CITY OF HUDSONVILLE
Planning Commission Minutes
Special Session

November 1st, 2023

Approved December 20th, 2023

3440 Chicago Drive – Hudsonville Flats – Design Updates

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

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

Absent: Staal

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items)

1. A motion was made by Altman, with support by Brandsen, to approve the minutes of the September 20th, 2023 Planning Commission Meeting.

Yeas 8, Nays 0, Absent 1 (Staal)

2. 3440 Chicago Drive – Hudsonville Flats – Design Updates

Scott Geerlings of Midwest Construction presented the request.

The staff report was presented.

Some of the architectural adjustments that have been made to the building are reducing the parapet height so it meets zoning, changing the EIFS on the front of the building to Flat Metal Paneling and moving the Electric Hero entrance from Plaza Avenue to Harvey Street.

The following discussion took place with Commissioners:

- Tenants.
 - The sandwich shop will be in the southwest corner of the building, the Thai restaurant located behind it to the west of the building, then the medical use taking up the eastern part of the building.
- Venting.
 - There is concern from the applicant about leaks having venting to the roof, but they are willing to consolidate the vents from the first and second floor on the east and north walls in groups. The venting from the third floor will go to the roof along with the venting from the restaurants.
 - The venting look would be a round vent that would be painted to match the building material behind it.

- Landscaping.
 - There is room along Harvey Street to plant two additional trees besides the one tree. Work with the applicant to figure out the ideal place for the additional trees.
 - The shrubs. There is a native requirement of 60% for shrubs. The two that are permitted in the CBD zone district, one is shorter than the height requirement of 2 ft and the other is harder to come across at this time. Allowing there to be a deviation for the applicant to work with the Zoning Director for a permissible species.
 - The tree ring for the landscaping will be able to have the inner ring removed to allow for the tree to continue to grow.
- Snow.
 - There will be a maintenance agreement between the two parking lots. If Hudsonville Flats ever sells, that agreement could be shut down. Both buildings will work together to maintain their parking lots. Snow will be removed from the site.
- Lighting.
 - There would be street lighting along Plaza Avenue to help light the area. The lighting plan is not factoring in street lighting, just the lighting from the project.
- Building Materials.
 - EFIS is a material that a lot of strip malls are built out of. It is not a great material for aging quality. Brick or flat panel would age better over time.
 - There can be a warranty for this material, and if it is done well and maintained, then it can remain high quality.

A motion was made by Schmuker, with support by Bendert, to approve the additional deviations and the following conditions to go along with the Statement of Conclusions for the Planned Unit Development that was approved on June 21, 2023.

1. Gooseneck lights shall be installed on the primary building walls.
2. The power source from the decorative pillars being removed shall be retained.
3. Windows on the primary frontages shall have clear glass in accordance with Zoning Ordinance. This includes but is not limited to prohibiting elements such as blinds, frosting or film.
4. Submit the final grading where it is being adjusted.
5. Add two trees along Harvey Street and adjust the trees to meet the native species requirement.
6. Venting is permitted on the north and east walls as presented. The color of the entire vent shall match the wall where it is installed.
7. Resubmit completed drawings for final review. When approved, this will be the official set.

Yeas 8, Nays 0, Absent 1 (Staal)

3. Discussion

- Short Term Rentals
- Terra Station

4. Adjournment

A motion was made by Northrup, with support by Kamp, to adjourn at 8:00 pm.

Yeas 8, Nays 0, Absent 1 (Staal)

Respectfully Submitted,
Sarah Steffens
Planning & Zoning Assistant