

CITY OF HUDSONVILLE
Planning Commission Minutes

December 20th, 2023

Approved February 21st, 2024

**4205 32nd Avenue – Hudsonville Retail Management LLC (Chipotle) – Special Land Use &
Site Plan Review**
Prospect Flats – Informal Discussion

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

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

Absent:

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items)

1. A motion was made by Altman, with support by Northrup, to approve the minutes of the November 1st, 2023 Planning Commission Meeting.
Yeas 8, Nays 0

2. **4205 32nd Avenue – Hudsonville Retail Management LLC (Chipotle) – Special Land Use & Site Plan Review**

Chairman VanDenBerg opened the public hearing.

Public Comment: None

Mitchelle Harvey of Stonefield Engineering presented the request. Greg McDade of ALRIG USA (Hudsonville Retail Management LLC) was also present.

The staff report was presented.

Hudsonville Retail Management LLC (Chipotle) has submitted a Site Plan Application as well as a Special Land Use Permit for outdoor seating 4205 32nd Avenue. The plan is for a proposed 2,436 s.f. restaurant with pick-up window. The special land use is for a proposed 220 s.f. patio space adjacent to the restaurant.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- Easements.
 - The Arrows Restaurant driveway encroaches on the applicant's property, is there an easement in place? The applicant is having conversations with Arrows to make sure the easement is being taken care of.
- Notification.
 - The standard 300' neighbor notification was done, and no comment was received.
- Pedestrian Access.
 - Is there no crosswalk across Hudson Trails Drive closer to the driveway? No there is a crosswalk at the intersection of Hudson Trails Drive and 32nd Ave.
- Building Elevation.
 - Is this a standard look for Chipotle? It is slightly more elevated than the standard building. This is the look they are going for in the future.
- Pick-up Window.
 - Is the pick-up window done at other locations? Yes, many locations on the east side of the state have that setup. With this not being the first one, all the kinks should be worked out.
- Landscaping.
 - The shrub native requirement. We had this issue with a previous application for native percentage, where they could not meet it due to lack of options and availability. That was in the downtown area which is stricter. The applicant said the landscape architect can easily make the changes.

A motion was made by Schmuker, with support by Bendert, to approve the Site Plan and Special Land Use for outdoor seating for Hudsonville Retail Management LLC at 4205 32nd Avenue as required per Sections 5.01.03 and 6.02.08 of the City of Hudsonville Zoning Ordinance with the following recommended conditions:

1. Adjust the utility and grading & plan based on the engineers' comments.
2. Work with the Zoning Department to comply with Zoning Ordinance Standards related to signs and apply for a sign permit.
3. Work with Planning & Zoning Department to adjust shrub native requirements to meet 60%.

Yeas 8, Nays 0

3. Prospect Flats – Informal Discussion

Trevor Petroelje of Moxie presented the request.

The staff report was presented.

Trevor Petroelje of Moxie has interest in developing the northwest corner of 32nd Avenue and Prospect Street. 41 residential units are proposed in the first phase. There are 22 two-bedroom units and 19 one bedroom/studio units. A second phase of about 24 units is possible if phase I goes well. The applicant is here to ask for thoughts and opinions of the Commission before he moves forward with engineered plans.

The following discussion took place with Commissioners:

- Topography
 - The drop of 2' from the road to the foundation of building B is not as severe as other locations on the site so it is unfortunate to not have doors on 32nd Avenue.
 - Standing on the sidewalk on 32nd Avenue a pedestrian would be looking into the windows of the second story due to grade. Could garden apartments exist in building B then have stairs into the second-floor apartments?
 - For the farthest north building in phase 2 they could easily have doors on 32nd Ave when thinking towards the future.
- Driveway
 - The double stacking of the auto dealer drive to the west next to the proposed parking lot drive for this project creates a not great pedestrian experience. If you can image you are going 200' along the building and then have asphalt for the driveway and an existing asphalt experience right next to each other. What we would be nice to see is the driveway split between the two buildings to create a better experience.
- Architecture/Building Elements
 - The proposed building type does not fit the code requirements.
 - With this being the first project with the new code, we want to meet the code requirements.
 - The applicant should explore the building types that are within the zoning ordinance to find one that fits the site.
 - The applicant is trying to make the finances work with a building that suits their needs versus one that is a permitted building type that meets the ordinance requirements.
 - There is no front and back of the building. There needs to be a distinction between the front and back to give that community engagement feel.
 - The buildings should be spaced and created to fit better with the neighborhood versus have a generic feel.
 - With this site, we want to meet the standards that are in the ordinance versus allowing for multiple deviations. Have connection to Prospect Street and 32nd Avenue to better match what the ordinance requires.
 - There is a compromise to have the 5 units on the front of Prospect Street to have front doors for connectivity, but the rest of the units to enter off the parking lot.
 - This project is an inward focusing community, but Hudsonville desires an outward facing community engagement with community connected buildings not an inward conclave experience. You make that happen by putting porches on the front. Every building type in the code shows front porches or stoops.
 - The main level needs to be adaptable by having the 10' ceiling height. All the units facing the public street we are focusing on keeping those buildings adaptable when you build the typical apartment type building on an urban corner like this you are closing off the connectivity down the road on the main level because they can only be one thing. They end up being a suburban experience rather than an urban experience and become a hindrance down the road. So, explore building types that are presented in the code.
 - Community engagement with outward connected buildings is the goal of the city.

- Amenities
 - The amenities would be for the community development versus being commercial or offered to the public. The goal of this development is to draw in the young professionals to the downtown to stimulate the economy. There is something that has been done in other developments to have things like coupon packs to get people to go to the downtown businesses.
- Outdoor Space
 - The applicant's vision would be to have nice landscaping and a patio space off building B, along with a small dog area and bike share.
 - The applicant intends to have high quality landscaping around the site, with the one patio space to limited open space.
- Pedestrian Access
 - Pedestrian crossing across 32nd Avenue at the Prospect Street intersection will help with connecting the project to the neighborhood.
 - Would like to see a pedestrian access to the patio off building B from 32nd Avenue, even if it is stairs. The ADA can happen from within the site and to sidewalks that connect to Prospect Street and 32nd Avenue in other location on the site.
- Property Purchase/Funding
 - The DDA needs to approve the sale of the 4 lots that they own. Then the applicant would have to purchase the commercial property to the north.
 - The applicant is also interested in pursuing funding via PA 210.
- Presentation
 - Bring a site plan layout that is zoomed out to show the neighborhood.
- The consensus from the Commission is that they are happy that Trevor came to the Commission with interest in the property. But they want to see another plan from him that emphasizes the buildings fronts on the street to engage the community and have access. As well as a building type that meets the city zoning ordinance requirements.

4. Discussion

- Terra Station
- Jelsema Vet Clinic
- Oath of Office

5. Adjournment

A motion was made by Northrup, with support by Bendert, to adjourn at 8:10 pm.

Yeas 8, Nays 0

Respectfully Submitted,
Sarah Steffens
Planning & Zoning Assistant