

CITY OF HUDSONVILLE
Planning Commission Minutes

February 15, 2023

Approved March 15, 2023

3456 Van Buren Street – Andrew Geertman – Special Land Use for a Two-Family Dwelling Unit

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

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

Absent: Dotson

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – NONE

1. A motion was made by Brandsen, with support by Kamp, to approve the minutes of the December 21st, 2022 Planning Commission Meeting.

Yeas 8, Nays 0, Absent 1 (Dotson)

2. **3546 Van Buren Street – Andrew Geertman – Special Land Use for a Two-Family Dwelling Unit**

Chairman VanDenBerg opened the public hearing.

Tyler Lemmen presented the request. Andrew Geertman was also present.

The staff report was presented.

This request is to convert a single-family detached residential dwelling unit into a two-family dwelling unit at 3546 Van Buren Street. The ground floor area is about 3,500 s.f.. There is also a 1,230 s.f. second story and a basement. The attached garage is about 1,200 s.f. It can be rented by the tenants. About 1,400 s.f. of the ground floor area and the basement are unfinished and will not be a part of either residential unit. This leaves over 3,300 s.f. of living space to be divided by the two dwelling units.

Public Comment was as follows:

- Alison Freas 3531 Kiel St. She works for a non-profit and sees that housing is a top issue for people in the region. This would be a great move for the city to welcome these families into the neighborhood and it is a good idea for the region to do the same.
- Shannon DeJongh 3539 Van Buren St. Questions were, tenants to be screened, property value changes, increase in crime rate, maximum number in the house, vehicle parking

traffic, rented annually or a short-term rental? Concerned with the historical look of the neighborhood and how a duplex would affect the value. How does the city follow up with the inspection of a rental? How does splitting the lot effect the neighborhood.

- City response, Rental registration program that has inspection every 2 years. Maximum number of people per household is covered within building code. Vehicles have the attached garage on the back of the house for parking along with driveway. On street parking is allowed on Van Buren St except for winter parking regulations. Property values would not be affected by the duplex. As far as a secondary lot, the minimum lot width is 50 ft so it is legal. Short term rentals are not allowed in this zone district.
- Applicant response, MI Real-Estate Home Management vets the tenants for this applicant. Background checks, credit, income requirements are the checks they have all while following fair housing laws. If someone is interested in a property, they do a showing, if the interested party meets the criteria stated above there will then be an in-person interview. Maximum legal required for security deposits at 1 ½ times the rent is what the applicant charges to help them understand they need to take care of their property. Rental time frame that the applicant follows, 1 year rental trial period, if it works out, they can do a longer rental period.
- Sylvia Bukala 3549 Van Buren St. Parking with narrow driveway could pose an issue with parking in the street increasing in frequency. Wants good people in the neighborhood. There are apartments being built nearby so there are plenty of living options around.
- Ryan Venton 3538 Van Buren St. Concerned with parking or shared driveway with an encroachment to the fence line of the east side of the property. There are people living there all hours of the day and seeing them in the home. With two families living there who is responsible for the yard maintenance?
 - Applicant response, Driveway. There will not be a driveway on the east side of the home. Driveway idea would be for the west lot line. May be minimal grass and some landscaping in the backyard due to parking access to the garages. Landscape management. Work it into to allow the tenants to maintain the yard and the applicant would check on it. Applicant likes to keep the properties he owns up on maintenance. Other options would be that the applicant would take care of it themselves or hire it out with a landscape company.
- Bartel Boorsma 3573 Kiel St. Shared driveway may not be something the property owner of the new vacant lot wants to take on, what then?
 - City Response, they could just have a shared curb cut and still have separate driveways. There is the room to have a driveway along the new lot line to the west and not have to share.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- Neighborhood.
 - The way the layout of the neighborhood is this could have been three separate residential lots if the house was not existing. This will be two separate lots in the end with a vacant lot and the existing house.
 - There are higher density units in the neighborhood, a few duplexes, The Laurels of

Hudsonville, and this unit would mesh with the neighborhood as far as shared driveways and the size of the lots and a good way to pick up density.

- This property currently is vacant, so having someone looking to fix it up and invest in the community would be good for the city.
- Fire code/building code.
 - How will utilities work for the two separate units? Fire walls needed? The home has two furnaces. There will be two water heaters and any fire walls would be done based on code.
 - The building code has maximum density per sq footage. This would be using the residential rehabilitation code.
- General Questions.
 - Why Hudsonville? There was an off market opportunity from the previous owner who knew the applicant so they were able to obtain it.
 - How many properties does the applicant own? 5 properties in total.
 - How long has the applicant been doing rentals? Any issues? He has been working with rentals for 5 years now and has not had any issues with their tenants or the neighbors of the properties.
 - Is there anyone living there now? There is family of the applicant there now to watch the property, workers and the applicant working. It is not being rented out.
- Parking/Driveway.
 - How many parking spaces on the lot required for parking? 2 per unit. The stalls of the garage count for that requirement.
 - Curb cuts. If there is a joint driveway between the applicant's property and the vacant lot to the west, then they could eliminate the curb cut in the front of the house that is existing.
 - Parking doesn't need spaces on the front, do a turnaround to the east of the existing garage in the rear and do parallel parking on the rear. But the only access without the garage is to enter from the front and walk to the back to their parking.
- Layout.
 - The applicant is not planning on doing anything with the piece of the home to the west because it is bare bones. If he finished the whole property with egress windows for the basement then he would have 7000 s.f. finished. The idea for that west piece is to leave it as storage right now. This could be a side load garage or become a garage unit in the future. This cannot be rented out for storage it just has to be used by the tenants or the owners.
 - Be creative with the unfinished west piece of the house. People have a lot of things; it is nice for the neighborhood and the home owner to have things stored inside.
 - Applicant wants to have tenants have two access points in case of fire.
 - There is a rear door for the east unit and the existing front door. The west unit has a service door through the garage and will have a new front door on Van Buren St. for the west unit rear door a 5 ft wide corridor through the garage that is fire rated would work.

A motion was made by Northrup, with support by Schmuker, to approve a Special Land Use to allow for a two-family dwelling unit for 3546 Van Buren Street in accordance with Section 5.02.01 and Section 5.02.27 of the City of Hudsonville Zoning Ordinance with the following conditions:

1. The utilities are required to stay in the property owner's name.
2. Submit a Zoning Compliance Permit for the driveway and parking design with parking spaces needing to be at least 15' from the front property line.
3. Remove current curb cut in the front yard and seed that area, no parking in front of home.
4. The front doors into the units would be matching architecturally.

Yeas 8, Nays 0, Absent 1 (Dotson)

3. 2022 Planning Annual Report

- There was discussion on active projects and the completion of the Zoning Ordinance was a big accomplishment of the year.

4. Election of Officers

- A motion was made by Northrup, with support by Bendert, to nominate the Planning Commission Chair as Skip VanDenBerg.

Yeas 8, Nays 0, Absent 1 (Dotson)

- A motion was made by Northrup, with support by VanDenBerg, to nominate the Planning Commission Vice Chair as Jules Schmuker.

Yeas 8, Nays 0, Absent 1 (Dotson)

5. Adjournment

A motion was made by Altman, with support by Kamp, to adjourn at 8:31pm.

Yeas 8, Nays 0, Absent 1 (Dotson)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant