

CITY OF HUDSONVILLE
Planning Commission Minutes

March 15, 2023

Approved April 19, 2023

3440 (& 3434) Chicago Drive – Hudsonville Flats – Informal PUD

Chairman VanDenBerg called the meeting to order at 7:02 p.m.

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

Absent: Staal

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – NONE

1. A motion was made by Northrup, with support by Bendert, to approve the minutes of the February 15th, 2023 Planning Commission Meeting.

Yeas 8, Nays 0, Absent 1 (Staal)

2. 3440 (& 3434) Chicago Drive – Hudsonville Flats – Informal PUD

Scott Geerlings of Midwest Construction presented the request. Jack Barr with Nederveld was also present.

The staff report was presented.

This is an informal review for Hudsonville Flats which was previously known as Hudson Center II. This location has great significance in that it will be the first redevelopment project adjacent to the future Village Green. The design of this site sets the tone for the design around the rest of the Village Green. It will also continue to frame Harvey Street between the Village Green and the Hudson Center. The design and appearance along both Plaza Avenue and Harvey Street is important, to say the least. A mixed-use building that engages with the public realm is what was intended for this location as part of the master planned redesign of our downtown.

The following discussion took place with Commissioners:

- The tax abatements are taken care of via the City of Hudsonville, DDA, and the State. MEDC funding has also been sought after.
- Landscaping.
 - Are the street trees the responsibility of the developer moving forward or the city? Are the responsibilities defined? The public access zones, the trees and sidewalks are all worked on with the city to make sure that they are maintained.
 - The street trees on Harvey Street were not marked as saved on the site plan due to

- the proximity to the construction of the building. The developer can investigate if saving them is an option or they are open to two new trees in their place.
 - The trees along Plaza Avenue have watermain running underneath them. If that piping needs repairs or has a history of leaking then it should be considered to be repaired while this building is under construction.
 - Idea for the Plaza Avenue trees, would be to replace the trees with planters or smaller trees in planter boxes to avoid having an issue in the future if this is a bigger concern.
- Trash Enclosure.
 - There is going to have to be one on site versus sharing with Hudson Center. They will work on any issues with this before the install.
- Pedestrian Crossing.
 - There is a curb at the NE corner of the pedestrian crossing directly adjacent to Harvey Street by the Hudson Center. That area currently does not connect to the proposed site so there was not a need for a curb cut at the time, but there will need to be one for accessibility. The developer is proposing that the area would just be a crossing that does not have an ADA landing or ramp, for the accessibility of the sites the best practice would be to create a dub-down and have that be an accessible crossing to be the most pedestrian friendly. The developer will speak with the owner of the Hudson Center to determine if a ramp can be cut in and make the area accessible.
- Parking/Access.
 - Proposing a second access to the parking lot from Plaza Avenue is an option due to the other entrance to the parking lot being a drive-thru with cars waiting. But Plaza Avenue is designed based on the future city vision to be pedestrian friendly and have no driveways off it.
 - Could the intersection of the future parking lot and the parking lot of Hudson Center be stripped to avoid queuing in it? The drive-thru lane is one way to the south so cars either must go through the Hudson Center parking lot to the east if cars are not in the way or wait behind the drive thru cars. Will come up with options for future meeting.
 - Medical Use would like to have signs that designate parking during the business hours only, so it would not affect the parking for the other users. The hours would be on the signs.
 - An amendment in the future to allow a driveway off Plaza Avenue could happen if there is an issue without it. That has happened with other projects in the past.
- Electric Vehicle Utility.
 - Suggestion for charging station wiring to be laid under the parking lot to be prepared for the future as electric cars become popular. The thought would be for them to save having to tear out paving to put it in. It can help to be the parking lot for restaurants and residents alike. But someone might leave their car there to just charge for a long time and take up the spaces. There are stations that have a rate set at 3 hours that are reasonable but then the rate goes higher to where people would not leave their vehicles there. The developer says 4 would make sense for them to place conduit for that amount and then look into installing them. If there is funding available for these then why not investigate that. Electric vehicles and charging

stations have a demand right now. Placing the conduit now makes sense.

- **Building Façade.**
 - How do we make the buildings look like they were built separately over time?
 - Having the brick that is shown on the east side of the building, move to the most viewed side of the building, which is the west side.
 - Efface is the least interesting material to do on a building.
 - The vertical pilasters, having them all the same height and material makes the building look more like it was done all at once.
 - On the hardy siding section of the building having the pitched roof is not allowed via code, flat roof with cornice expression line is more in line with the vision.
 - Transition of materials from the ground floor to the upper floors is mostly flat with just trim. Having a larger transition that is more defined makes it looked more intentional. Having boxed in eave or cornice line will help define each section of building. Having less repetition makes the building look more intentional.
 - Juliet balconies make sense to help not collect clutter on them. Either make the balconies large enough for seating or have them be Juliet.
- **Medical Use.**
 - What is the medical use? Hours? This is typical day hours not 24/7. There will be a lab for blood draw, X-Rays
 - They want to be located on the ground floor due to ease of access for patients.
 - This would be more of a variety of specialties versus a normal general practitioner.
 - There is a flow of traffic in and out, there is some street activation.
 - This could be a good mix of a different type of street activation in conjunction with the coffee shop and restaurants.
 - This being located on Harvey Street instead of Plaza Avenue helps with the activation on the Village Green.
 - Zeeland has it in place since their downtown is built and established, to restrict office users on either the entire ground floor and or restrict them from being on the front facing area of the building. This is something the city would consider in the future once we are more established.
 - With this being a PUD can this be approved without setting a precedent for future buildings to have a medical use on the ground floor? Somewhat, this is a specific use in a specific location, but someone could reference this project for an example for allowing a similar use in the future.
 - There is a need within the city for a use like this due to the residential developments happening in the area along with the vision of a walkable downtown.
 - What would be the ideal use instead of medical clinic? Retail, but retail is changing drastically, brick n' mortar locations are not as common as they used to be.
 - Could the Commission limit this to being the only medical tenant in the building, then if they move out there would have to be a new tenant that meets code? Could add a condition to the motion at the public hearing meeting.
- **Housing.**
 - There is a need for housing in the county. What is going to be needed around the housing that is provided? Retail, Food, Medical, Outdoor Space, etc. This use would be hitting the need of a person in the downtown with the goal of it being walkable.

- **Snow Removal.**
 - At the Hudson Center in the past (developer owned that building) snow was hauled off site, so this would be the same.

A motion was made by Northrup, with support by Kamp, to approve the Statement of Findings and Recommendations for the Informal PUD submittal in accordance with Section 6.03.15 D. from the City of Hudsonville Zoning Ordinance and incorporating the findings and discussion of this Planning Commission report. There is a definite benefit and consistency with the city's Master Plan. This request promotes density done well. A mixed use, multi-story building that engages the public realm at the corner of Harvey Street and Plaza Avenue is the type of development that was envisioned with the city's Master Plan.

This approval is based on the finding that the Hudsonville Zoning Ordinance standards have been affirmatively met with the deviations as presented along with the following recommended conditions:

Conditions

1. The medical use can be no more than half of the gross ground floor area and 25% of the Harvey Street frontage.
2. Each use is required a useable door on Harvey Street, along with a door that provides access to the upper floors.
3. Property lines need to be adjusted so the building is not on public property.
4. The ground-mounted sign shall be consistent with the Hudson Center sign design and setback.
5. Add bicycle parking with racks that have city approval.
6. EV charge conduit shall be installed, two for residential two for retail to be capped to use for a later date.
7. Treat landscaping reviewed by the city due to proximity of watermain.
8. Ada compliance with pedestrian ramps for walkability.
9. Architectural detail review for more appeal.
10. Review parking egress and a further review of traffic flow with the Fire Chief.
11. Medical office is a one-time exception only for this PUD.
12. Snow removal requires snow to be taken off site.

Yeas 8, Nays 0, Absent 1 (Staal)

3. Discussion

- Terra Station Proposed Project

4. Adjournment

A motion was made by Northrup, with support by Bendert, to adjourn at 8:30 pm.

Yeas 8, Nays 0, Absent 1 (Staal)

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant