

CITY OF HUDSONVILLE
Planning Commission Minutes

April 19, 2023

Approved May 17, 2023

3925 Van Buren Street – Hudsonville Middle School – Site Plan Amendment

3101 Elmwood Park Drive – Elmwood Lake Apartments – Informal PUD Amendment

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

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

Absent: VanDenBerg

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – NONE

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

Yeas 9, Nays 0

2. 3925 Van Buren Street – Hudsonville Middle School – Site Plan Amendment

Justin Longstreth of Moore and Bruggink presented the request.

The staff report was presented.

Hudsonville Christian Schools has submitted an application to construct a 15,140 s.f. building addition along with an improved traffic circulation design and an expanded parking lot.

The following discussion took place with Commissioners:

- Public Comment.
 - Neighbors were notified within 300' but no comments were made.
- Landscaping.
 - Will the two trees remain as it looks in the plan on parcel B? Yes, those will remain.
- Parcel B.
 - There is an accessory building on that lot existing. The plan is for that to remain.
 - If the lot is sold will the curb cuts be affected? No, they can stay where they are if the driveways end up being removed.
 - The temporary/overflow parking at the rightmost drive, is that setback shown the same as the minimum buffer for landscaping? There's 30 ft from the driveway to the property line which leaves enough room if the overflow parking is built to still have a landscape buffer that meets code. If the driveway was put as close to the lot line as allowed without planning for overflow parking, then it would allow for parcel B to have the largest buildable space possible for a potential future sale.

- Soil and Grading.
 - There was a permit approved for dirt being moved around over spring break to prep for this project.
- Driveways/Parking.
 - Who will be parking in the new lot to the west? Staff and visitors.
 - New curb cuts? There will be one new curb cut to the east. The middle driveway will become egress only and the east driveway will be ingress.
 - Soccer games cause an excess of parking that ends up on the grass at times, will that still be permitted? Yes, that will still be allowed and would not be disturbed during the construction as dirt is only being moved for the driveways.
 - The bus loop in front of the school now, is that moving to the east side where the new driveway is? No, the bus drop off will remain the same and the driveways to the east will just help with congestion of mostly parent pick up/drop off and some staff.
 - Will there be signage to show people how this new setup will work, specifically with the merging into one lane for drop off? Yes, the plan is to make people aware so it will reduce confusion.
 - What striping for the parking lot is required? The plan shows striping for the driveways to help distinguish the two lanes there. For the fire lane they show two proposed arrows as well to further help distinguish the two.
- Trash services.
 - Will there be an issue picking up garbage from that location if there are buses in the loop? No, a fire lane needs to be maintained at all times in that area so signage will be in place to make sure that happens, thus allowing for the garbage to get in and out no matter when they pick up.
- Utility.
 - Proposed lateral tying into the existing and running that back to the addition, is that water going to be fed through the building? Yes, it will be, with a fire protection system from the back.

A motion was made by Northrup, with support by Kamp, to approve the Site Plan Amendment for Hudsonville Christian Middle School at 3925 Van Buren Street, Hudsonville, MI 49426 as required per Section 6.02.10 of the City of Hudsonville Zoning Ordinance with the following recommended conditions:

1. The shelter needs to be adjusted so it meets building setback requirements.
2. All canopy trees must have a minimum 2 ½" caliper when planted.
3. Provide a document that meets city requirements that will be recorded that states if parcel B is sold, a landscape buffer will be provided that meets the zoning requirements. This includes moving the driveway so the landscape buffer will meet the minimum width standard.
4. 31 deferred parking spaces are permitted.
5. Emergency access design requires Fire Chief approval.
6. Add landscape buffering along the east lot line that meets zoning requirements.
7. A completed lighting plan requires Zoning Director approval.
8. Signage approval and review by Zoning Director.

Yeas 9, Nays 0

3. 3101 Elmwood Park Drive – Elmwood Lake Apartments – Informal PUD Amendment

Mike Bosgraaf of Lakeshore Drive Group presented the request. Chad Koster was also present.

The staff report was presented.

The amendment is adding five garage buildings to the site to bring the total to 9 garage buildings with 45 stalls. Also, to move the leasing office and community space from 3131 Elmwood Park Dr (building E) to the 5875 Balsam Drive property (building S), which allows for an increase of units in 3131 Elmwood Park Dr (building E) by 4 units. There would be no changes to the overall building footprint for either space for this adjustment.

The following discussion took place with Commissioners:

- Garages.
 - Having electric hookup via the garages for the trend moving into electric cars and for other items makes sense for the market.
 - A view of the garage seems that it would be more pleasant for the residents to look at versus cars in spaces.
- Costs of Amenities.
 - Are any of the amenities moving to the 5875 Balsam Drive building free perks to the apartments? No, they are all paid amenities open to the public.
- Leasing Office.
 - Moving the leasing offices into the front project, 5875 Balsam Drive, seems to make that parcel more residential and less commercial. There was original concern when the 5875 Balsam Drive project was approved about the amount of commercial present. There was a letter of intent that stated this use would be a commercial project.
 - There will be a full-time leasing agent living on the property. The current leasing office is a 2-bedroom apartment unit within the Elmwood Lake Apartments property.
 - The leasing office for the apartments would just act as a tenant of the building. The applicant feels the building is commercial enough to meet the zoning.
- Gym.
 - The fitness facility moving to the front will be a public amenity that will be open to anyone.
 - What is the vision for the workout facility to make it feel more like an overall Hudsonville draw versus something small that would only be marketed to the apartment's residents? There will be several pieces of equipment in the building to make it a robust facility. A bathroom will be on site.
- Kitchen.
 - A kitchen would be able to be rented out for cooking classes or anyone to use as well.
- Short Term Rentals.
 - The 5875 Balsam Drive development has the 4 short term rental units that would act like Airbnb's.

- The leasing office would be in one of the conference rooms of the 5875 Balsam Drive building. The feel of the community room aspect of the project would be like the Co-work space in terra square or the building next to city hall that leases individual offices. So, this is a slightly different version of that.
- Architecture.
 - Having the 5875 Balsam Drive building have a different color or look would be helpful to distinguish the two uses. This would help the public notice that it is a different project and not breeze past it.
 - This helps show that this office space would just happen to be leased to the apartments versus a different office type.
 - The applicant also feels they are making the building look unique for the area.
- Feedback from Elmwood Condos.
 - There was a board member that came into the city this week and seemed to not have negative comments.
- Examples of the mix of commercial/residential like 5875 Balsam Drive.
 - The applicant has seen a complex in Lansing that has a gym with a commercial gym entity on their residential site.
 - Having the mix will help the community to have access to amenities and work for the apartment complex behind it.

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 C. from the City of Hudsonville Zoning Ordinance and incorporating the findings and discussion of this Planning Commission report.

This approval is based on the finding that the Hudsonville Zoning Ordinance standards have been affirmatively met. A public hearing for the formal PUD Amendment is planned for **May 17, 2023**.

1. All other aspects of the previously approved plans remain in place.

Yeas 9, Nays 1 (Bendert)

4. Discussion

- Hudsonville Flats
- Terra Station
- Census
- Habitat for Humanity
- 32nd Avenue Road Improvements

5. Adjournment

A motion was made by Northrup, with support by Bendert, to adjourn at 8:20 pm.

Yeas 9, Nays 0

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant