

**CITY OF HUDSONVILLE
Planning Commission Minutes**

May 17, 2023

Approved June 21st, 2023

**3101 Elmwood Park Drive – Elmwood Lake Apartments – Formal PUD Amendment
3440 Chicago Drive – Hudsonville Flats – Final PUD
2966 Highland Drive – RLS Hutt Trucking – Special Land Use & Site Plan Amendment**

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

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

Absent:

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items) – NONE

1. A motion was made by Bendert, with support by Kamp, to approve the minutes of the April 19th, 2023 Planning Commission Meeting.

Yeas 9, Nays 0

2. 3101 Elmwood Park Drive – Elmwood Lake Apartments – Formal PUD Amendment

Chairman VanDenBerg opened the public comment.

Public Comment:

- An email was written by Jerry and Melody VanStrien of 6374 Apio Circle Hudsonville, Mi 49426 expressing concern about the traffic of the project and requested that the original development of senior housing would be honored.

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.

Chairman VanDenBerg closed the public comment.

The following discussion took place with Commissioners:

- Is the public comment from a Hudsonville resident? No, the letter was written by a Georgetown Township resident. A response was sent to them addressing their concerns.

A motion was made by Altman, with support by Kamp, to approve the Statement of Conclusions for the PUD submittal in accordance with Section 6.03.15 E. 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 as presented to allow 4 additional residential units in the place of certain site amenities and 5 garage structures with the following condition:

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

Yeas 9, Nays 0

3. 3440 Chicago Drive – Hudsonville Flats – Final PUD

The plans for this project were delayed, thus the best practice would be to delay the meeting to a future date when the plans are ready.

A motion was made by Bendert, with support by Dotson, to table the public hearing for Hudsonville Flats Final PUD located at 3440 Chicago Drive.

Yeas 9, Nays 0

The parking lot facing north for this project originally proposed one driveway access to the east towards Hudson Center. If there is not a secondary access for the parking lot then that drive would not be permitted. So, the discussion tonight is to decide where the secondary access should be while factoring in the future Village Green to the west.

The following informal discussion took place with Commissioners:

- Driveway access.
 - Having the secondary driveway accessible off Plaza Avenue will create less headache and cause less issues than placing it off the Service Drive.
 - The pedestrian focus on Plaza Avenue is going to be further south, so you will not be walking north unless you are going to your car.
 - The access seen through the Village Green plan is pedestrian access.
 - With the access from Service Drive, there may a time where there would be a traffic backup in the parking lot if there are no available spots and cars have to backup to get out.
 - Fire access is preferred to be Plaza Avenue.
- Village Green.
 - Utilities going underground at the Hudsonville Flats site was not well received by the developer's team and they did not understand the cities vision so further discussion needs to be had.
 - Traffic pattern.
 - Has there been formal discussion on the Village Green plans regarding overall traffic flow?
 - Bob Gibbs reviewed the Village Green plans and created a report

with his opinion and suggestions. We also have a meeting with our engineer to work on the traffic flow.

4. 2966 Highland Drive – RLS Hutt Trucking – Special Land Use & Site Plan Amendment

Chairman VanDenBerg opened the public comment.

Jim Hutt of RLS Hutt Trucking and Josh Manion of Progressive AE presented the request.

Public Comment

- No comment given.

The staff report was presented.

RLS Hutt Trucking has submitted a Special Land Use and Site Plan Amendment Application for 2966 Highland Drive. The site plan amendment is to allow for 34 trailer parking spaces to the east and 12 employee spaces to the west of the building connected by a paved driveway. The Special Land Use is to allow for tractor trailer storage within the 34 spaces on the east side of the building.

Chairman VanDenBerg closed the public comment.

The following discussion took place with Commissioners:

- Bioswale.
 - Both plant life and the soil mixture help to capture and treat any runoff that enters it. It looks like a depression in the ground that resembles a ditch.
- Potential Contamination.
 - There was a diesel truck that had a spill in 2020 where the fuel ended up down into the Nature Center.
 - Beyond the bioswale could the excess soil be used to build a small berm around the property to keep it from the Nature Center? The berm would end up having trees removed and a retaining wall needed. The bioswale is a designed like a ditch, so there is already somewhat of a berm in place.
 - The parking lot is poured to the property line to the north where it is existing, the new parking lot will match it. Neither allow for spilling over the edge as there is a curb proposed to the north with a drain to bring runoff into the catch basin under the parking lot that leaches into the soil then anything to the east will run into the bioswale.
 - If there were a spill, they put up barriers to prevent the spill from traveling any further. The applicant can make sure the cotton dams are on site for immediate use. There is staff on site 24 hours 6 days a week that can handle it if they are notified.
 - What are the requirements for EGLE to review plans to make sure spills do not happen again? EGLE does not review plans. The stormwater requires cover any runoff from the parking lot, which could include a spill if one were to take place.
 - The underground detention basin should have an outlet control to where it will hold back the first inch then after that it will only be released at a certain rate. If

the city engineer can confirm it is meeting the stormwater standards, then that condition of approval would be met. The commission want to see an emergency response plan to make sure that the property will be adequately handling a potential issue.

- The truck that spilled in 2020 was on Highland Drive, pulled into Hutt Trucking and stopped right over top of one of the catch basins. The driver did not notify anyone, so time passed. As soon as Hutt Trucking was notified, they put up a barrier and notified the proper organizations to help with cleanup.
- This storage area is going to be empty trailers versus running trucks. The tanks on the empty trailers are 50 gallons each. If 50 gallons spilled and no one is notified, the bio swale will absorb it or if it goes to the north drain it will go into the catch basin underneath with filters and be cleaned up slowly over time. There is no direct discharge into the Nature Center, it will either hit the bioswale or the curb drain. If it had rained, and there was a full system, the heavier fuel would sink, and the water would overflow.
- Landscaping.
 - The landscaping to the east is beyond the bioswale. Would there be able to be coniferous trees versus trees that lose their leaves.
 - There are trees directly adjacent to the driveway that would potentially be in the way of the trucks. But it is up to the applicant if they want to shift those slightly to avoid future interference when the trees grow.
- Ownership.
 - Jim Hutt sold ownership of the business around a year ago. RLS purchased it but Jim is still involved in the company. RLS is out of Vineland New Jersey, their goal is to build a network of freezers across the country. The applicant has no knowledge if RLS has had spills happen on their other properties.
- Shared Drive.
 - Is there a formal agreement for sharing the driveway on the west property line? There is an agreement in place, but it would need to be expanded to be further south.
- Fire.
 - The fire lane that hugs the building to the south is for both employees and their trucks to travel in but it will be open otherwise as a fire lane.
 - 5 hydrants would be required if this project was built to todays standards. Because of when it was built, those standards cannot be forced on the site. The Fire Chief feels 3 hydrants total would satisfy the need of the site.
 - There is one hydrant on Highland Drive, there are no hydrants on the Hutt Trucking site. Having the hydrants installed in the SW and the NE corners would help cover the property in case of a fire along with one existing on Highland Drive to the north. The fire lane around the building also helps with access in case of an emergency.

A motion was made by Bendert, with support by Kamp, to approve the Site Plan Amendment and Special Land Use for Hutt Trucking at 2966 Highland Drive as required per Sections 5.01.03 E. and 6.02.10 of the City of Hudsonville Zoning Ordinance with the following recommended conditions:

1. If deferred parking is needed, it will take precedence over the outdoor storage use.
2. Add a fire hydrant adjacent to the northeast corner of the building with Fire Chief approval.
3. Adjust lighting so it is no more than 1 footcandle at all property lines.
4. City Engineer approval is needed for the stormwater design.
5. Change the autumn maple trees to evergreen trees.
6. Provide a sufficient response plan and ensure there is sufficient absorbent material approved by the Zoning Director.
7. Provide a copy of the extended access easement.

Yeas 9, Nays 0

3. Discussion

- Parks and Recreation Committee
- Nature Center

4. Adjournment

A motion was made by Northrup, with support by Staal, to adjourn at 8:39 pm.

Yeas 9, Nays 0

Respectfully Submitted,
Sarah Steffens
Planning / Zoning Assistant