

CITY OF HUDSONVILLE
Planning Commission Minutes

June 21, 2023

Approve July 19, 2023

5800-5850 Balsam Drive – Cedar Crest Dairy – Site Plan Amendment
3440 Chicago Drive – Hudsonville Flats – Final PUD

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

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

Absent: Staal

Staff Present: Strikwerda

PUBLIC COMMENTS (Non agenda items) – NONE

1. A motion was made by Northrup, with support by Brandsen, to approve the minutes of the May 17th, 2023 Planning Commission Meeting.

Yeas 8, Nays 0, Absent 1 (Staal)

2. 5800-5850 Balsam Drive – Cedar Crest Dairy – Site Plan Amendment

Chairman VanDenBerg opened the public comment.

Jack Barr of Nederveld presented the request. Rob Becker of Cedar Crest Dairy was also present.

The staff report was presented.

Cedar Crest Dairy has submitted request a Site Plan Amendment for a 32,936 s.f. addition for cold and deep-freeze storage along with two dimensional variances. The ZBA is meeting the night before the Planning Commission so the status of the dimensional variances will be known at the time of the Planning Commission meeting. For reference, the requested dimensional variances are:

1. 10' Building setback from the rear lot line abutting the railroad property where 20' is required.
2. Building height of 40' where 35' is the maximum permitted.

Chairman VanDenBerg closed the public comment.

The following discussion took place with Commissioners:

- Fire.
 - The chief did review the plan and Cedar Crest has added a fire hydrant based on his conditions.
 - All the utilities are under private ownership? Correct, maintenance is all on the applicant.
 - There will be fire protection in the freezer building done with sprinkling.
- Parking Lot.
 - Are the areas in front on the building gravel? Those surfaces are reinforced concrete.
- Landscaping.
 - Mature Width of Redcedars on the plan? They are a narrow tree which would not be close to the tracks since the spur exists and sets the property line back further than the other properties surrounding it.
- Notification.
 - No comment back from neighbors within 300'.
- Building Ownership.
 - The buildings in the front of this parcel off Balsam are owned by Cedar Crest but are leased out.
- Mural.
 - The large wall facing Chicago Drive would be a great visual for traffic and a statement for the city. Tying it in to the 150th anniversary would be interesting as well as showcasing the history of Hudsonville.

A motion by Northrup, supported by Schmuker, to approve the Site Plan Amendment for Cedar Crest Dairy at 5800 & 5850 Balsam Drive as required per Section s 6.02.08 of the City of Hudsonville Zoning Ordinance with the following recommended conditions:

1. Provide an easement for the stormwater management system that is not located on the property.
2. If the deferred parking is needed, it will take precedence over the outdoor storage use.
3. Combine the two parcels for 5800 and 5850 Balsam Drive.

Yeas 8, Nays 0, Absent 1 (Staal)

3. 3440 Chicago Drive – Hudsonville Flats – Final PUD

Chairman VanDenBerg opened the public comment.

Jack Barr of Nederveld and Scott Geerlings of Midwest Construction presented the request.

Public Comment

- An email from Matt VanWoerkom, Owner of Hudson Center at 3424 Chicago Drive was read. (See last page)

The staff report was presented as well as a summary of architectural suggestions.

The plan is for a proposed 10,080 s.f. 3 story mixed use building. 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.

Chairman VanDenBerg closed the public comment.

The following discussion took place with Commissioners:

- Medical Use.
 - The time frame for hours are currently the standard hours for traditional businesses, like a 9 to 5 but there could be the opportunity in the future for them to expand their hours.
 - The type of clients this use will take will be from babies up to senior citizens. They will offer standard doctor appointments as well as lab services, ultrasound, x-ray.
 - The business wanted to be part of the downtown and be part of the community. They will create traffic spread out over the day and bring in clients who will then use the other businesses in the downtown.
 - With them wanting to be part of a community they could be open to sponsoring events within the city as well.
 - With the proposed Terra Station Development along School and Prospect bringing in residential units and the future Village Green there will be a desire for walkability and access to amenities that everyone needs, grocery, restaurants, retail but also medical facilities. This use feels like a compliment to the rest of the current uses in the downtown but in the future the city needs to think of what uses work for the core downtown.
- Architectural.
 - The clear glass requirement on the front façade. With patient rooms, can the windows remain and have the floorplan work so they wouldn't be covered with blinds? Yes, the placed all the public spaces like the lobby, conference room, offices along those windowed areas so that the clear glass could remain.
 - The remaining architectural elements that are deviations from the code will be met as much as possible, but the architectural of the building as a whole has been improved since last seen.
- Uses.
 - This is a good compliment to the downtown and what uses exist already. The unique little shops are not as popular as they use to be and it is hard to attract them as tenants. This is not a direct competitor to anything that is already in the downtown.
 - With uses changing like they are when big box stores took over and now with online stores taking over, we need to think of having destinations and this use would be.

- Driveway Location.
 - Is there anywhere that the 2nd driveway access can go besides onto Plaza Ave? Yes, there is the option to bring it off Service Drive, but for overall traffic flow with a potential loop road around the Village Green the access would make sense. It is on the edge of Village green as well. The intent was for building to be an L shape along both Harvey and Plaza Ave when the master plan was created but now it is parking lot behind the building which faces Harvey.
 - There are 4 driveways within 200' that people must be aware of while walking.
 - Having the driveway along the Service Drive would not draw people in to the project because pedestrians walking is going to walking on Plaza to access their cars.
 - Parking loss is greater along the Service Drive rather than Plaza Avenue.
 - When pedestrians walk through the driveway if placed on Plaza it is to go to their car.
 - The proposed loop road for Village Green would help with the traffic flow of the car around the Village Green rather than direct traffic out of downtown. There is no guarantee that the loop road would exist. Could there be an option for a roundabout at that north section of Village Green? Possibly.
 - Putting the driveway on the Service Drive, the turn angle from the parking lot for Hudsonville Flats will be challenging. You could make the parking lot one way, having the access on Service be exit only and the access further down that Hudson Center and Hudsonville Flats would share would be the entrance.
 - We have too much detail to hammer out on the Village Green with other entities as well as the overall design. With the parking lot entrance, we could have an option to move the driveway location if needed. We could allow it onto Plaza Avenue and then in the end it could move to Service Drive. Moving driveway locations would mess with the snowmelt in the sidewalk.
- MDOT.
 - The Service Drive is run by the city so we can decide to have the driveway exit there.
 - In conversations with MDOT we want to go to them with a more concrete vision so they can have less points of pushback in how Plaza will exit on Chicago Drive in the future. Put them with our plan and then let them give us comments.
- Third Tenant.
 - Applicant is asking if that is needed. He has reached out to three of the options that the city provided and has not heard back from them.
 - The city will work to try to talk with potential tenants but if a tenant cannot be found then the building should be allowed to continue with only two tenants.
 - Have a search for a third tenant take 30 days and if one cannot be found then they will move on with two tenants.
- Environmental.
 - There are issues on the site for environmental. The applicant is aware and they have it written into their budget to take care of those issues.

A motion was made by Bendert, with support by Kamp, to approve the Statement of Conclusions for the Planned Unit Development 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. 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, which must meet zoning requirements.

1. Adjust the Harvey Street property line for the minimum amount needed so the building is not on public property.
2. Reconstruction of the Chicago Drive landscape island shall match the existing design.
3. Add conduit for snowmelt along the Plaza Avenue frontage with the design being approved by the city engineer.
4. The Allegheny Serviceberry located in the parking lot will be changed to a canopy tree that meets zoning requirements.
5. The landscape types need to be adjusted to meet the minimum percentage of native trees and shrubs.
6. Make the invert correction that was provided by the city engineer.
7. Provide a lighting plan.
8. Provide a detail for the dumpster enclosure.
9. Monitor landscape growth so it does not block the visibility of the Hudson Center sign.
10. Each use requires a front door on Harvey Street.
11. Provide venting to the roof.
12. Resubmit completed drawings that will become the official set.
13. Parking entrance can be on Plaza with the right to revisit depending on the design of the Village Green.

Yeas 7, Nays 1 (VanDenBerg), Absent 1 (Staal)

4. Discussion

- Terra Station
- Future Downtown Vision

5. Adjournment

A motion was made by Northrup, with support by Altman, to adjourn at 9:00 pm.

Yeas 8, Nays 0, Absent 1 (Staal)

Respectfully Submitted,
Daniel J. Strikwerda
Planning & Zoning Director