

CITY OF HUDSONVILLE
Planning Commission Minutes

March 20th, 2024

(Draft)

Swearing In of Members
Election of Officers
Prospect Flats – Informal Discussion
3302 Prospect Street – Terra Station – Informal Discussion

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

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

Absent:

Staff Present: Strikwerda

PUBLIC COMMENTS (Non agenda items)

1. Terry Jelsema of Jelsema Veterinary Clinic, 3510 Chicago Drive. Construction of this beautiful building is done. Needs an official occupancy permit and the sign prevents it. Wants quick resolution on the sign issue. A final occupancy permit would save a lot of money. The city wanted the sign at the first story level and wanted the brick basket weave. This is not a pedestrian site and asked for a variance for this sign and explained why he wants to keep his sign on the second story due to it facing the auto-focused Chicago Drive. He asked for prudence and haste.
2. A motion was made by Staal, with support by Bendert, to approve the minutes of the February 21, 2024, Planning Commission Meeting.

Yeas 8, Nays 0

3. Swearing In of Members

City Clerk, Jill Gruppen, lead the swearing in of the Planning Commissioners. The city is now doing for all of its boards.

4. Election of Officers

This is our annual Election of Officers. The Chair and Vice Chair will be selected.

A motion was made by Northrup, with support by Bendert, to approve the election of VanDenBerg as Chair of the Planning Commission Meeting.

Yeas 8, Nays 0

A motion was made by Northrup, with support by Dotson, to approve the election of Schmuker as Vice Chair of the Planning Commission Meeting.

Yeas 8, Nays 0

5. Prospect Flats – Informal Discussion

Trevor Petroelje of Moxie, presented the request. He mentioned the updates that have been made since the last Planning Commission discussion, including that the stormwater can be constructed under the parking lot. A purchase agreement is in place for the purchase of the DDA property and the sale of the remaining property to the DDA for the part of 5489 32nd Avenue that is not needed for this project. Max Grover of Moxie was also present.

The staff report was presented.

41 units are proposed. There are 22 two-bedroom units and 19 one-bedroom/studio units. It is zoned TNC – Town Neighborhood Center, which is the outer ring of the downtown form generating zone districts.

- Trevor Petroelje of Moxie has submitted a PUD application to develop the northwest corner of 32nd Avenue and Prospect Street. Much of this is vacant DDA property along with some of the lot to the north where a mixed-use building is currently located and is intended to be removed. There will be Additional \$40-50,000 expense to remove house foundations. Cannot afford both costs of eliminating stormwater detention pond and removing the vinyl siding from the 2nd and 3rd floors.

The following discussion took place with Commissioners:

- Ordinances are in place because we are looking for a certain quality product. It isn't designed as an either/or situation. Each element needs to be reviewed on its own merit.
- **Infrastructure.**
 - Percolation and foundation removal. There is a significant cost for that.
 - Working on a brownfield TIF. This will enable recapture expenses that include removal of house foundations still in the ground.
 - The stormwater can be under the parking lot based on the soil borings.
- **Architecture.**
 - The hip roof design softens the appearance. It is more residential versus the angle roof.
 - 32nd stair idea and other options were discussed. Stairs being 8' high just off of the 32nd Ave sidewalk is not ideal.
 - Want something that would make the significant 32nd Ave side look more welcoming and appealing.
 - Buildings should engage the street.
 - Increase window size on 32nd and add a door.
 - Provide another option with stairs coming off the side of the deck so they aren't too close to the sidewalk.
 - Pilasters being a little more than 40' apart is okay as this is in a transition area

- across from the new townhome building. It isn't in the downtown center.
- Vinyl siding was deliberated. The next level up is LP which would be hard to differentiate to the public.
- Avoid 'j' channels. A concealed option was recommended to explore.
- Vinyl on the upper levels is okay due to location away from the downtown center in this transition location, by 32nd Avenue across from the townhome building.
- Provision of a swatch board and a context map was encouraged. This will help the Commission envision the building appearance.
- **Site amenities.**
 - Put more attention into outdoor amenities.
 - There are benches. A patio was suggested. To the west of the Prospect building there will be a bike share facility. Open to suggestions on other amenities.
 - Provide some emphasis on amenities on the street corner.
 - A corner pocket park was suggested. Landscaping and other elements could be added in this location.
- **Grading.**
 - Plans that show the grading for the entire site need to be reviewed to see how the entire site will work.
- **Public hearing.**
 - The intent is for a public hearing at the next meeting.
 - The date will be delayed due to working on the timing of the Terra Station project.

6. 3302 Prospect Street – Terra Station – Informal Discussion

Chris Veneklasen of Veneklasen Construction presented the request. He mentioned the plan based on a meeting with staff for the design of a 24' wide roadway, including 2' wide gutter pan concrete bands on each side. Significant improvements were made to the architectural design of the mixed-use building. The design was done so it looks like a part of the entire project. Michael Lake from Veneklasen Construction was also present.

The staff report was presented.

Veneklasen Construction has submitted a PUD Application for a mixed-use project that contains 141 residential units and 4,780 s.f. of commercial space on almost 4 acres. There are 6 buildings on the site with the building along School Avenue being a mixed-use building. The remaining buildings are large multi-plex residential buildings. There are also 220 private and public parking spaces, along with a Harvey Street extension.

The following discussion took place with Commissioners:

- **Road design.**
 - What details can be done to increase walkability?
 - Possibly add concrete bulb outs to give the impression of a narrower road.
 - The concrete could possibly be colored or painted.

- Flowerpots or other amenities can be added to help improve the safety and walkability of the road.
 - Another idea is to install banners on the light poles facing towards the street to help calm traffic.
- **Funding.**
 - Veneklasen has submitted a revised Letter of Intent to the Michigan Strategic Fund.
 - There is a preliminary meeting on brownfield funding tomorrow.
- **Public hearing.**
 - There is too much work to be done to make an April 17 public hearing.
 - A doodle poll will go out to the Planning Commissioners to determine a date for the next meeting.

7. Discussion

- Jelsema Veterinary Clinic sign. The brick basket weave design was not a city requirement. The sign was installed without permission. There was concern of precedence by allowing a situation of build first and ask for approval later. An agreement option was discussed but this went against a required site plan condition; a sign is required at the first story.
- McKenna was hired to work on our Master Plan, Recreation Plan and zoning updates. We are looking forward to working with this company that has a lot of experience dealing with unique situations similar to what Hudsonville has. They are a great urban design firm.

8. Adjournment

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

Yeas 8, Nays 0

Respectfully Submitted,
Daniel J. Strikwerda, AICP
Planning & Zoning Director