

**CITY OF HUDSONVILLE**  
**Planning Commission Minutes**  
March 20, 2013

(Approved April 17, 2013)

**FORMAL:**      **Approval of the November 21, 2012 Planning Commission minutes**  
**Approval of the February 20, 2013 Planning Commission minutes**  
**3068 Highland Drive – Holland Special Delivery – Site Plan Amendment**  
**5325 Park Avenue – Hudsonville Fairgrounds – Site Plan Amendment**  
**6192 Balsam Drive – Messiah CRC – Zoning Ordinance Map Amendment**  
**3310 Van Buren Street – Love INC – Zoning Ordinance Map Amendment**

**INFORMAL:** **5696 Balsam Dr. – Family Dollar – Site Plan Amendment Discussion**  
**4900 40<sup>th</sup> Avenue – Heritage Christian School – Zoning Compliance Permit**  
**Balsam Drive & Chicago Drive – Vacant Land Rezoning Discussion**  
**Annual Report**

Present:            VanDenBerg, Van Doeselaar, Westrate, Raterink, Waterman, Leatherman, Sikkema  
and Strikwerda

Absent:            Staal

**FORMAL SESSION:**

1.      Chairman Raterink called the meeting to order at 7:00 p.m.
2.      A motion was made by Waterman and supported by Leatherman to approve the minutes of the November 21, 2012 meeting.

Yeas 7, Nays 0

3.      A motion was made by Westrate and supported by VanDenBerg to approve the minutes of the February 20, 2013 meeting.

Yeas 7, Nays 0

4.      **3068 Highland Drive – Holland Special Delivery – Site Plan Amendment**

Chairman Raterink opened the public hearing.

Steve Witte of Nederveld presented the site plan for a 25 space expansion to a 28 space parking lot that will connect to the joint driveway along the west side of their building. Landscaping was added along the frontage. He has concerns with the two conditions that require the widening of the west landscape islands and the installation of a sidewalk that extends to the sidewalk along Highland Drive.

The staff report was presented.

Chairman Raterink closed the public hearing.

The following comments were made:

- It was suggested to add a condition that if the city determines a sidewalk is necessary through the driveway, that the applicant will be required to add it in the future.
- The size of the landscape islands along the west side of the parking lot were discussed. The applicant stated the existing 10' is adequate for the purpose.
- Due to the parking lot connection to the driveway along the west side of the building, which is shared by Wenzel Chevrolet and the city's water tower, it was mentioned that the cost to maintain the driveway needs to be shared by all of the users. The applicant said that is OK.
- It was mentioned that connecting a sidewalk from the building to the Highland Drive sidewalk is a best practice. The applicant suggested that instead of putting the sidewalk through the parking lot to put it through the west landscape islands. There was concern with how much landscape island will be concrete with the applicant's suggested option. There is still enough room for trees.
- Jim Albers said the sidewalk would maybe be used 1 to 2 times a month.

A motion was made by VanDenBerg and supported by Leatherman to approve the Holland Special Delivery Site Plan Amendment at 3068 Highland Drive. This approval is based on the finding that site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Install a 5' sidewalk along the west side of the parking lot, connecting the Holland Special Delivery sidewalk to the Highland Drive sidewalk.
2. Add a tree in each of the two new landscape islands.
3. Shift trees so they are at least 6' from the storm main.
4. Provide an AutoCAD compatible site plan.
5. If the city determines a sidewalk through the driveways is necessary in the future, the applicant will be required to install it in accordance with the city's standards.

Yeas 7, Nays 0

5. **5325 Park Avenue – Hudsonville Fairgrounds – Site Plan Amendment**

Chairman Raterink opened the public hearing.

Gord Miller, president of the Hudsonville Fairgrounds, gave an overview of the plans. They are going to remove two buildings. The building addition will be in the arena area, providing bathrooms for people attending arena events without needing to leave the arena area. There will also be additional storage area with a higher roof. Aaron Nykamp of Cutting Edge Excavating was also present.

The following comments were made:

- The façade was questioned. It will be pole barn construction and taller than it currently is.
- The wash bay locations were questioned. The 2 locations were shown on the aerial photo.

Henry Hermann of 5125 40<sup>th</sup> Avenue asked about the proposed building location. He stated that he had no concerns with the proposal.

Chairman Raterink closed the public hearing.

The staff report was presented.

A motion was made by Sikkema and supported by VanDenBerg to approve the Hudsonville Fairgrounds Site Plan Amendment at 5325 Park Avenue. This approval is based on the finding that site plan review standards from the Hudsonville Zoning Ordinance have been affirmatively met with the following condition:

1. Provide a roof over the 2 outside wash bay concrete pads large enough to keep the rainwater out.

Yeas 7, Nays 0

6. **6192 Balsam Drive – Messiah CRC – Zoning Ordinance Map Amendment**

Chairman Raterink opened the public hearing.

Dwight Berens of Messiah CRC presented the request. The church purchased 6192 Balsam Drive. Their plan is to eventually construct an all-purpose room/gym facility. The additional property will help enable that plan. This house and property will give them more options than what they have now. The church is developing a Wednesday night group that will need more classroom space. They currently want to use it for a men's bible study. There has been a request for Young Life to use 2 bedrooms as office area. There are already commercial uses less than 1500' to the north. They don't want to use it for residential at this point.

The staff report was presented.

A letter of objection by Elizabeth Harkema of Citadel Homes Company, 2230 Timberlane, Jenison, MI 49428, owners of 6186 Balsam Drive, was read.

Anthony Blok, 6188 Balsam Drive, said he has never had a problem with Messiah CRC.

The following comments were made:

- What are the long range plans? They plan to build an all-purpose room/gym. This area would probably get used for parking. They could add a driveway off Balsam Drive. This property gives them more options. They may use it for temporary housing. It could be a community service building that is close to a commercial area. He didn't think it would have a negative impact on the neighborhood.
- Are there other homes on the property? The parsonage and a cadet building.
- There appears to be a lot room on the churches property. Some of the property is in a floodplain. It was unknown how much of the lot is in the floodplain, which causes some limitations on future development.
- The city is supportive of churches. But a lot of homes are quietly getting purchased by churches and schools and after a while they decide to do something with it and it is yet another lot off the tax rolls.
- There is a little neighborhood across the street, and along Balsam Drive. There are areas in town where neighborhoods need to be protected.
- It was mentioned that the look of that area is neighborhood.
- What they want to do is noble, but it is not consistent with the city's Master Plan and that is not a good precedent.
- This decision is not being made based on the financial impact to the city, but that will be a concern with the City Commission.

Chairman Raterink closed the public hearing.

A motion by Leatherman and support by VanDenBerg for the Planning Commission to recommend to the City Commission to deny the rezoning of 6192 Balsam Drive from "R-1-B" Single-Family Residential to "PF" Public Facilities. This recommendation is based on the findings that the proposed rezoning is not consistent with the current Hudsonville Master Plan Future Land Use Map designation of "Single Family – Low Density" and has potential to erode the strength of the Balsam Drive neighborhood.

Yeas 7, Nays 0

It was noted that this recommendation will go before the City Commission in April.

**7. 3310 Van Buren Street – Love INC – Zoning Ordinance Map Amendment**

Chairman Raterink opened the public hearing.

Board member Bill Aukeman represented Love, INC. They bought 3310 Van Buren Street for potential future expansion. The intention is to remove the home. Love INC is trying to

put some long range plans together. Loves Treasures is doing well. The area has been commercial as long as he can remember. The property backs onto railroad tracks and Chicago Drive. Love, INC plans to expand some buildings. There is a delicate balance of required parking and building expansion. They are in discussion with 3320 Van Buren Street on potential future expansion.

Chelsea Spaans, 3320 Van Buren Street, asked what they plan to do with the property. They will be surrounded by commercial. Her house, and the house in question, has never been commercial and she is concerned with the open-ended commercial zoning. No one knows if the future expansions will happen. If they have a future plan, then fine.

Jerry Canales, 3317 Van Buren Street, objects because of Love, INC's 6 buildings, of which 4 buildings, 7 doorways, and 2 garage doors all face Van Buren Street. Why do they need another structure, which will add even more of that? They just expanded to the east, now they are expanding to the west. They moved into a residential neighborhood. He is concerned about his children with the growing amount of traffic. The driveway they use is only a foot off the bldg with an electrical box right there. They should close that driveway off. It is an accident waiting to happen. Concerned that they are moving down the block. It is nice to be across the street from the library. They are bringing in so much traffic right now. Cars are up and down the street with cars right on the driveway. His kids almost got hit by a car going to Love, INC when they got off the bus.

A letter of opposition from the Monroe residence, 3337 Van Buren Street, was read.

A letter of opposition from the Sumners residence, 3327 Van Buren Street, was read.

The following comments were made:

- The proposed zoning and the Future Land Use Map were discussed. The Future Land Use map shows this property as office/service.
- Opposition was expressed against taking another single family home off the tax rolls, with even another one being talked about tonight. The decision is based on the Master Plan.
- The Cultural Center, which already is not taxable, on the other side of the library was available. Love, INC turned down the city's offer to obtain it. It is not contiguous to the Love, INC property, and there would be a lot of cost to bringing it up to code. It was mentioned that volunteers had offered to do that work. Unfortunately, that building was taken down.
- The permitted uses for the proposed Zone District were discussed. The proposed district is pretty wide open. A lighter commercial Zone District was suggested.
- Could the home be reused as a home? It is not impossible, but not very feasible.
- It was mentioned that it is already being commercially used by Love, INC.
- It was suggested they build an addition between the existing buildings rather than moving into the residential area.

- It was suggested the applicant bring a plan. A blank change of the zoning brings a level of discomfort, not knowing what the applicant is going to do. There is a concern with the loss of residential character in the neighborhood.

Chairman Raterink closed the public hearing.

There was a motion by VanDenBerg and support by Westrate for the Planning Commission to recommend to the City Commission denying the rezoning of 3310 Van Buren Street from “R-1-B” Single-Family Residential to “CBD-2” Central Business District-Two. This recommendation is based on the finding that there is risk of what potentially may happen at this location and the change in residential character to the neighborhood.

- Homes are getting run down and that is part of the reason for what is happening. Nice homes are beneficial, but rentals get run down. The DDA is buying homes and taking them down. They weren’t very livable and continued to deteriorate. Concern was expressed as to how to prevent home deterioration, particularly older rental homes that become rentals.
- Is there any possibility that Love, INC could use the property as it is currently zoned? It could be used as a residential home, such as renting to a family in need. Commercial uses currently can only permitted under Home Occupation criteria.
- By saying ‘no’ we are just delaying this for 6 – 9 months, until the new Master Plan is adopted.
- For those concerned with property values going down; when an area is designated commercial, it usually raises, not lowers value.
- Denying this now will give the Planning Commission time to review what uses the Planning Commission wants to happen in the future on this block. It was agreed the Planning Commission should talk about this some more. There needs to be caution with commercial development going into the small neighborhoods in town.

Based on the discussion, the motion was amended by Leatherman and support by Van Doeselaar to table this request so the Planning Commission can discuss it further.

Roll call vote.

Westrate - no  
Mayor - yes  
Waterman - yes  
Raterink - yes  
Leatherman - yes  
VanDenBerg - yes  
Sikkema – yes

Yeas 6, Nays 1

The residents will be made aware of when this request comes back to the Planning Commission.

## **INFORMAL SESSION**

### **8. 5696 Balsam Drive – Family Dollar – Site Plan Amendment Discussion**

Dennis Van Dam, owner representative for 5696 Balsam Drive, requested we reconsider the color requirement for the building canopies so they can be the standard red color that Family Dollar uses.

The staff report was presented.

The following comments were made:

- A colored rendering would have been helpful in seeing what the color scheme on the building would look like.
- A sample was suggested as well. The applicant said a sample is not available from Sherwin Williams for their specific color. VanDenBerg said he could get a color sample if the applicant would provide the PMS number. The applicant said he would ask their architect for that information.
- It was mentioned to provide a sample or rendering showing the building colors to help with making the decision.

A motion by Sikkema and support by Waterman to approve amending the condition to: The canopy color requires Zoning Director approval and can be either a darker shade of red, green similar to other Family Dollar stores or another color tone.

Yeas 7, Nays 0

### **9. 4900 40<sup>th</sup> Avenue – Heritage Christian School – Zoning Compliance Permit**

Jim Van Tol of Postmus Signs and Brian Kuiper, Administrator for Heritage Christian School, presented the sign request for an additional 15% of sign size to allow for additional changeable message space. Schools do a great job with effectively using a changeable message sign to get their messages out. The messages are often safety-related. A sample module of changeable message sign was shown. The width of the proposed changeable message board is important for getting the message out. A changeable message sign by nature eliminates sign clutter, such as using banners to provide messages. This sign allows the school to change the message whenever they want to. Since the school is set back from the road, an entry sign is very important for their location.

A letter of concern from George Postmus, 4944 40<sup>th</sup> Avenue, was read.

The following comments were made:

- The concern with the sign being along a residential street was discussed. It was mentioned that the school sits back off the road, 210 families are supported and there

- have been occasions where grandparents cannot find the driveway. 70-80 parents drop kids off every day.
- The sign will be perpendicular to and near the street.
  - The hours of operation were discussed to alleviate the negative impact at night on the residences. Schools often have this recommendation.
  - The sign need was discussed. It communicates information to all interested, including visiting teams and grandparents.

A motion by Waterman and support by Sikkema to approve the Heritage Christian School Zoning Compliance Permit at 4900 40<sup>th</sup> Avenue with the condition that the changeable message space hours of operation will be limited to 7 a.m. to 9 p.m.

Yeas 6, Nays 1 (Leatherman)

10. **Balsam & Chicago Drive Vacant Land Discussion**

The staff report was presented.

The Master Plan is currently being worked on and adoption should happen in a matter of months so there was consensus that dealing with rezoning could wait until then.

11. The Annual Report was provided.

12. The meeting adjourned at 9:25 p.m.

Respectfully Submitted,

Daniel J. Strikwerda, AICP  
Planning & Zoning Director