

CITY OF HUDSONVILLE

Planning Commission Minutes

August 21, 2013

(September 18, 2013)

**FORMAL: Approval of the June 19, 2013 Planning Commission minutes
3510 Chicago Drive - Terry Jelsema - Special Use Permit and Site Plan
3700 Chicago Drive - Andrea Latkiewicz - Special Use Permit
4247 Vista Drive - Chris Litts - Special Use Permit**

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

Absent: None

FORMAL SESSION:

1. Chairman Raterink called the meeting to order at 7:00 p.m.
2. A motion was made by Sikkema, with support by VanDenBerg, to approve the minutes of the July 17, 2013 meeting.

Yeas 8, Nays 0

3. **3510 Chicago Drive - Terry Jelsema - Special Use Permit and Site Plan**

Chairman Raterink opened the public hearing.

Dennis Reckley, President of Sluiter Vanden Bosch Architects, explained why Terry Jelsema wants to redo the front of the building as an Industrial Shop building type. Jelsema Veterinary clinic is more of a destination location. There is parking between the Service Drive and the building and no sidewalk to this location so the Cottage Retail building type is not practical. A landscape buffer along the rear lot line is not wanted since they could lose a parking space and a fence buffer would cause snow plowing difficulties on Harvey Street and in the parking lot. Terry Jelsema was also present.

The staff report was presented.

Chairman Raterink closed the public hearing.

- The parking in front of the building was discussed. Landscaping cannot be installed along the front lot line without losing parking spaces.
- Landscaping along Harvey Street was discussed. It was recommended to add a stipulation to require landscaping in the future once Harvey Street undergoes an upgrade in line with the city's vision from the city's master plan documents.
- The side and rear walls are going to have the metal siding removed and the remaining concrete block will be painted.
- There was additional discussion on the front building façade. It was mentioned that no improvements are needed for Jelsema Veterinary Clinic to move in. Since over half of the front façade is being changed, approval is needed.
- The Industrial Shop building type best matches the proposed use. It can help provide an eclectic mix of buildings rather than having them all look the same, which would reduce the appearance quality of the street.

A motion was made by Van Doeselaar, with support by Waterman, to approve the Special Use Permit for an Industrial Shop Building Type at 3510 Chicago Drive as submitted. This approval is based on the finding that all of the General Standards for Approval listed in Section 17.06 of the Hudsonville Downtown Zoning Ordinance are met, and is based upon the proposed building use of a veterinary clinic, with the following conditions:

1. The canopy will be 8' above the sidewalk.
2. If significant improvements are being made along Harvey Street corresponding to a city master plan, landscaping along the Harvey Street lot line shall be installed per Zoning Ordinance requirements.

Yeas 8, Nays 0

4. **3700 Chicago Drive - Andrea Latkiewicz - Special Use Permit**

Andrea Latkiewicz, a crafter/vendor who rents space at the Painted Farmgirl run by Jana Lynema, stated she has done a lot of weddings with a shabby chic rustic décor and wants to make a business out of renting a tent behind the building. The tent would be set up and taken down for a one hour ceremony. The reception would take place at local establishments. The weddings would take place mainly on Sunday's and no one in the area is open on that day. No open flames will be used for the ceremony.

Larry Jingles provided input on how the wedding tent would be secured. There would be 8 permanent locations in the ground for support poles that would not stick out above the surface. There would be guy wires attached to the building to avoid being a trip hazard. On the south side there would be spiral stake drilled into the ground encased in cement.

Chairman Raterink opened the public hearing.

The staff report was presented.

Chairman Raterink closed the public hearing.

- There was a question about the ability to serve alcohol on Sundays. Staff will provide the rules to the applicant.
- There was discussion on the suggested fence. It would be temporary in nature, extending from the southeast corner of the building to provide some protection for the wedding tent. The fence would be removed after each event.
- The number of permitted days was discussed. The Painted Farmgirl would like to use the tent for a few flea markets during the year.
- There will be access to bathrooms in the building during the weddings.
- The tent would be removed immediately following each event.

A motion was made by VanDenBerg, with support by Westrate, to approve the Special Use Permit for the outdoor use of a 20' x 30' tent at 3700 Chicago Drive. This approval is based on the finding that the General Standards in Section 13-6, and Outdoor Use standards in Section 13-7 G. of the Hudsonville Zoning Ordinance have been affirmatively met with the following conditions:

1. Tent installation design shall have Fire Chief and Building Official approval.
2. The tent can be up for the day of the wedding on Friday evenings or Sundays from April 1 to November 1, and for up to 4 additional events of no more than 3 consecutive days each.

Yeas 8, Nays 0

5. 4247 Vista Drive - Chris Litts - Special Use Permit

Chris Litts wants a 30' x 40' (1,200 s.f.) accessory building adjacent to the neighbor's 864 s.f. pole barn. He has a boat and trailers he wants to contain in the building so it does not have to be stored outside to help make the neighborhood look better. Color and shingles will match the house.

Chairman Raterink opened the public hearing.

A letter of opposition from Dean Andersen of 3720 Hill Side Drive was read.

The staff report was presented.

Mark Volk of 3776 Hill Side Drive said his concern is more for the appearance of the building versus meeting the size requirements. He would prefer that property is stored inside the building rather than beside the building. If at all possible, he would like to see the siding match the house too.

- There was discussion that if the application is denied, restrictions on appearance cannot be required.
- Chris Litts stated that if it is more aesthetically pleasing, he could possibly have vinyl on the garage so it matches better. He wants the building to be 3' wider and 8' longer than what is allowed by right.

Chairman Raterink closed the public hearing.

- It was stated that since this is a vacant lot without any preexisting restrictions, there should not be an issue with meeting the current requirements.
- This building will be very visible to the residents along Hill Side Drive.
- It was suggested to create architectural standards for accessory buildings, even when their size is permitted by right.

A motion was made by Waterman, with support by Leatherman, to deny the request for a 1,200 s.f. accessory building at 4247 Vista Drive.

Yeas 8, Nays 0

INFORMAL SESSION

6. **5164 37th Avenue – Geothermal Loop Pros - Site Plan Amendment request**

They asked if they could keep some of the chain link fence along the side lot lines. They felt wood fencing will look rough after a while. The property owner to the south has said that is OK, Dykstra's Auto to the north would probably be fine with it as well. There was consensus that storage areas have traditionally been fully screened, which a long term benefit for the area and that is how it was approved.

7. **5875 Balsam Drive - Elmwood Park Place – update**

As a follow up from last month's Planning Commission meeting, the property owner expressed a willingness to do what is necessary, including sprucing the building up. They do plan on building there in the future, but not in the upcoming year.

8. The meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Daniel J. Strikwerda, AICP
Planning & Zoning Director