

**CITY OF HUDSONVILLE**  
**Planning Commission Minutes**

December 18, 2024

Approved January 15, 2025

**5180 37<sup>th</sup> Avenue – Dykstra’s Auto – Site Plan Amendment**  
**6365 Balsam Drive – LaCati Group LLC (Landings at Rush Creek) – PUD**

Vice Chairperson Schmuker called the meeting to order at 7:00 p.m.

Present: Altman, Bendert, Dotson, Kamp, Northrup, Schmuker, Staal, Van Der Laan

Absent: VanDenBerg

Staff Present: Steffens, Strikwerda

**PUBLIC COMMENTS (Non-agenda items)**

Nate Bosch and Dave Nyitray of Outdoor Discovery presented preliminary concepts for development at the Nature Center.

1. A motion was made by Bendert, with support by Kamp, to approve the minutes of the November 19<sup>th</sup> 2024, Planning Commission Meeting.

Yeas 8, Nays 0, Absent 1 (VanDenBerg)

**2. 5180 37<sup>th</sup> Avenue – Dykstra’s Auto – Site Plan Amendment**

Public comment:

- 5131 36<sup>th</sup> Avenue Meghan Hindenach.
  - The lighting blares into her backyard space and comes into her kitchen window. Would like see the existing lighting to also be directed downward to keep the lighting off of their property.
    - The applicant is willing to direct the lights on the existing building downward by replacing them to match what they are proposing on the addition.
- 5194 37<sup>th</sup> Avenue Brian Meekhof of Meekhof Electric.
  - Stated that Dykstra’s is a good neighbor. They have operated there for longer than Meekhof has, and Brian has no issues with them constructing this addition. He also stated the shared access to the North has worked for a long time and they will get the easement in place.

Bruce Zeinstra of Holland Engineering presented the request. Brian Doezema of Great Water Garages (representing Dykstra’s Auto) was also present.

The staff report was presented.

Brian Doezema of Dykstra's Auto has requested to construct a 5,990 s.f. building addition along with paving and striping for 20 additional parking spaces, with both changes located in the rear of the property.

The following discussion took place with Commissioners:

- Oil Separator.
  - Will be working with PCI, DPW and EGLE to make sure that the oil separator will meet all necessary standards.
  - Soil boring is not required to install an oil separator.
  - The separator will be connected to the sanitary line.
- Dumpster.
  - That is currently non-compliant, it will be corrected to meet our standards as shown on the plan.
- Utility.
  - This addition will connect to public utility? Yes, it will connect to the existing sanitary and water on site. The stormwater will be extended into the new parking lot as well.

A motion was made by Bendert, with support by Van Der Laan, to approve the Site Plan Amendment for Dykstra's Auto at 5180 37<sup>th</sup> Avenue as required per Section 6.02.08 of the City of Hudsonville Zoning Ordinance with the following recommended conditions:

1. Provide an easement for the shared ingress/egress along the northern property line.
2. Work with the Fire Chief and PCI to come to an agreement on fire suppression, and fire wall separation.
3. Work with Fire Chief for building address identification and knox box location.
4. Adjust the plan based on the engineers' comments.
5. Work with DPW and PCI to determine the need for an oil separator, if necessary, one will be required to be installed.
6. Replace existing lights with those that comply with the zoning ordinance on the rear of the building.
7. Resubmit completed drawings with conditions resolved before building permits are issued. This will be the official set.

Yeas 8, Nays 0, Absent 1 (VanDenBerg)

### **3. 6365 Balsam Drive – Landings at Rush Creek – PUD**

Chad Cassidy of LaCati Group LLC and Chuck Hoyt of Nederveld presented the request.

The staff report was presented.

Chad Cassiday of LaCati has submitted a PUD application to develop 6.9 acres at 6365 Balsam Drive. This review includes the public hearing for the PUD. The biggest change in the plan is the

elimination of a row of townhomes through the middle of the site, which reduces the number of units from 90 to 84.

Public Comment:

- 2933 Stoney Creek Ct. (Georgetown Twp.) Cindy DeBoer.
  - Comment attached to the minutes.
- 6315 Balsam Drive Paul Wiggers.
  - In favor of the development. There is going to be a berm to separate the road from his property. It is a concern that the lighting next to his property will be directed downward.
- 2944 Stoney Creek Ct. (Georgetown Twp.) Anna Bolton.
  - Surprised that rental units were being built in a residential area. The number of units is quite shocking. It is not clear that there is enough space for this project. Concern of how close the units would be to the property to the North. Noise and lighting would also be a concern.
- 6465 Balsam Drive. Steve Frody.
  - Where is the gas and electric coming from?
  - Concern of the setback on the side yard and the closeness to the property line, he may like to do the same thing and wouldn't want to be held to the same standards if they get the deviation.

The following discussion took place with Commissioners:

- Lighting.
  - There would be 16 lights under the deck and front door canopies per group of buildings. The light will come from both sides of the street from the buildings to light the road.
  - There would not be lighting off the rear of the building and it isn't practical for them because there is no access there.
  - The applicant would be willing to light the drive and the sidewalk in the middle of the project with light poles to help with the safety of the space. Not too much light along the center path but enough for safety.
- Intent of Public Hearing.
  - This would be the final approval to allow for the project to move forward. But it is possible to table the approval if the Commission feels it is warranted...
- Utility.
  - Electric and gas will run from the street and the plan is to have all electric buried.
  - Does the city require a stormwater maintenance agreement for the pond and the stormwater system? We will look into that.
  - Look at the watermain at the SE corner of the interior of the project to make sure the buildings do not encroach too much on the watermain easement. Work with DPW Supervisor to make sure that this area will work.
  - It would also be good to wrap the watermain with poly wrap to help with corrosion.

- Drainage ditch to the north. Who maintains it, how do they access it? The county does that work, and they will work to make sure that service is possible even as the landscaping grows.
  - The drain easement. That is fully on the property to the north.
- Pond
  - The intent is to have the pond be deep and that would help with the build up of algae since that typically comes from shallow water. Property Management may decide later that an aerator is necessary.
  - The plan is to use the pond for irrigation so there would already be power on the site in case of the future aerator.
  - The pond will be fed by groundwater and will be deep enough to hit the water table.
  - Benches are available for people to view the pond, one will be relocated to the NE corner of the pond for the connection for pedestrians.
- Setbacks.
  - Clarification on the setback requirements on the site that the front is the small stretch on Balsam Drive, the rear is shared with Port Sheldon Sport Complex so the interior side are the north, south and east lot lines shown.
- Eastern Lot Line Architecture/Landscaping.
  - The rear facade is still disappointing as that is what would be seen primarily from Balsam Drive. The front facade is better and would be nice to be able to see from Balsam Drive instead of the rear.
  - The front looks more like condominiums and less like apartments, the rear looks more like apartments.
  - How can the rear be improved? The south lot line has a substantial property buffer with landscaping that will help soften the exterior. But the east is not as full.
  - The east property line does have a fairly robust landscape buffer, it meets the requirements of the ordinance. If there are things like these trees buffering the buildings that softens the look, and it is hard to digest fully on paper versus in real life.
  - Looking at the landscape plan the types they are putting on that lot line will eventually grow large, but they are mostly deciduous, not evergreen.
  - Would like to see evergreens on the east lot line as well as the south.
  - The landscape architect will help to adjust the plan with the city.
- Mailboxes.
  - Could it be moved to the North of the pathway? The sidewalk was recommended to be extended to go behind the parking spaces and connect to the road next to the current mailbox locations.
  - If the mailboxes and parking spaces need to be moved to adjust the watermain to the west, that can be done with administrative approval.
- Pathway.
  - Would like to extend the sidewalk to the mailboxes, and then also extend it to the west to get closer to the dead end of the northernmost road to connect to the dirt path around the pond.
  - Sidewalk access into signatures property? There is already sidewalk on the road that allows for access to Balsam Drive where they can cross the private drive into the Signatures property.

- Snow.
  - It would be pushed down to the road ends and taken away from the roads and the sidewalks.
- Overall Design.
  - Happy that they have listened to the Commission about the changes we requested. The green space is now done in a way that allows for activation on the site.
  - Working with the Commission through multiple revisions has brought the plan a long way from where it was. There is intent and thought and care into it.
- Parking.
  - Shared parking with Signatures was not something that Signatures were interested in.
  - Did the applicant look at doing parallel instead of regular parking? It gets very close to the water main on the SW corner of the interior units.
- Amenities.
  - Could there be a patio, grill area, or gathering space in the courtyard? The applicant would like to keep it open space to be more flexible. The staff who has experience with a development like this say that this would be good to leave without amenities.
  - It is nice to give people the flexibility to use the space the way they would like.
- Trash.
  - When it is not trash day, where does the applicant envision those bins to be? Stored inside the garages. Requirement that they are taken out of the street after a certain amount of time or they end up with a fee.
- Noise.
  - There is a noise ordinance in place. The doors on the rear are just maintenance doors and the activity will be to the fronts of the buildings as well so that should stay contained on the site.
- Type of Housing.
  - Being one bedrooms with a ground floor bonus space, these units are missing in the area.

A motion was made by Northrup, with support by Bendert, to approve the Landings at Rush Creek PUD Statement of Conclusions for 6365 Balsam Drive in accordance with Chapter 6 Article 3 Section 6.03.15 E. of the City of Hudsonville Zoning Ordinance.

This project can be approved when the following conditions are met:

1. Provide the necessary easements for the private road infrastructure and the watermain loop to Balsam Meadows.
2. Provide a detail or cross section on the Balsam Drive road repair for the post utility connection.
3. The sidewalk that abuts the roadway needs to be elevated.
4. Provide a pathway around the pond with connections to the sidewalk and to the roadway next to the community garden.
5. Relocate a bench closer to the end of the sidewalk on the north side of the site.
6. Provide 3 visitor parking spaces on the west half of the site.
7. Add a 'no on-street parking' sign at the entrance to the property.

8. Adjust the landscape plan with Planning Director approval.
9. Final engineer approval is required for the utility infrastructure design.
10. Add a fire hydrant or relocate one by Balsam Drive.
11. Add a total of 4 light poles at approximately 18' in height. 2 in the central open space and 2 along the entrance way.
12. The lights need to be photo controlled so they are on when it is dark.
13. Each building requires a knox box with location approval from the fire chief.
14. Provide a detail for the access gate to Port Sheldon Sports Complex and relocate it to the subject property.
15. Mailboxes and visitor parking location can be adjusted with administrative approval.
16. Resubmit completed drawings with conditions resolved before building permits are issued.  
This will be the official set.

Yay 7, Nay 1 (Staal), Absent 1 (VanDenBerg)

#### **4. Adjournment**

A motion was made by Altman, with support by Kamp, to adjourn at 8:49 pm.

Yeas 8, Nays 0, Absent 1 (VanDenBerg)

Respectfully Submitted,  
Sarah Steffens  
Deputy Planning & Zoning Director

November 20, 2024

Dear members of the Hudsonville Planning Commission:

Being a resident of the Stoney Creek Condo community that will be affected by the Landings at Rush Creek apartments, I attended the previous informal discussion you had with Chad Cassidy regarding the proposed site plan. I need to take issue with a statement Mr. Cassidy made at that discussion.

In describing what he considered would be positive features for building his apartments at 6365 Balsam Drive, Mr. Cassidy said that the neighboring Port Sheldon Sports Complex would provide "connectivity" to the walking paths, which in turn would provide easy walking and biking access to downtown Hudsonville. I disagree.

Residents of the Stoney Creek community have repeatedly been denied access to the paths by members of the two sports clubs that lease the property from Georgetown Township. Several Stoney Creek residents have even been escorted out of the complex and even threatened with trespassing charges. These incidents prompted the posting of signs stating that the property is NOT a "public park", and that permission is needed for access to the paths. Mr. Cassidy also alluded to the question of how anyone would know if people were sports club members or not. They know. Obviously, this does not provide "connectivity."

Thank you for taking the time to read my comments.

Regards,



Cindy DeBoer

2933 Stoney Creek Court

Hudsonville, MI 49426

[cindy.deboer73@yahoo.com](mailto:cindy.deboer73@yahoo.com)

enclosure

# **This Sports Complex is NOT a public park.**

**It is leased and not for public use  
or by any other sports clubs, groups,  
or individuals without prior written  
permission. Any violation of this rule  
is subject to trespassing.**

**No golfing. No pets allowed on any fields  
or grassy areas. No public access to the  
walking paths. No utilizing or relocating  
any sports equipment including but not  
limited to goals, nets or any other property  
located within the Sports Complex without  
written permission. No driving on any grass  
areas except in designated parking areas.**

**All maintenance & upkeep is  
paid for by AYSO & HLL.**