

**CITY OF HUDSONVILLE
Planning Commission Minutes**

April 17, 2024

Approved May 1, 2024

**5775 Balsam Drive – Phantom Fireworks – Temporary Special Land Use
6365 Balsam Drive – LaCati Group LLC – Master Plan Map Amendment
McKenna Kickoff for Master Plan, Zoning Ordinance, and Recreation Plan**

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

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

Absent:

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non agenda items)

1. A motion was made by Altman, with support by Staal, to approve the minutes of the March 20th, 2024, Planning Commission Meeting.

Yeas 9, Nays 0

2. 5775 Balsam Drive – Phantom Fireworks – Temporary Special Land Use

Randy Emmons of Phantom Fireworks presented the request.

Public Comment:

- Life Family Chiropractic had concerns about parking impeding onto their parking spaces. They had a crime issue with 2 break-ins. 19 used cars in the parking lot at any time. Trying to cooperate with the bowling alley to have the parking lot work.
- Dana Sorensen, Hudsonville Lanes. Has Vitale's customers parking in their lot at the end of the night when they close up. The parking issue of neighbors taking up each other parking lots is an issue both ways.

The staff report was presented.

Phantom Fireworks is looking to sell fireworks in the parking lot of the bowling alley, 5775 Balsam Drive. This would be done in a 20' x 40' pole tent with an 8 x 40' storage pod. The lease period for this use will be from June 5th to July 15th, 2024. The hours of operation will be from June 21st to July 4th, 2024, 10am to 10pm.

The following discussion took place with Commissioners:

- Traffic.
 - Balsam and 32nd is a choke point as it is. There could be an issue with the use creating more of a traffic concern.
 - The school traffic will not be a concern in the summers, and there could be more travel for the work travel.
 - There is a center turn lane now versus in 2014 there was not, so the traffic wouldn't be as bad.
 - The road diet will help with the potential traffic concerns.
- Signage.
 - There is a condition for the sign.
- Leagues.
 - There will be one summer league that the bowling alley has running on Mondays, it will be 60 people versus the 120 that are in the winter leagues.
- Parking.
 - People may be coming to the city who otherwise wouldn't have because of the offering of fireworks. This would have a positive impact on the community because it is a unique use that isn't just the empty parking lot.
- Marketing.
 - There is a website that people can find to know of this location.
 - Mondays and Tuesdays are the slowest days according to the applicant.

A motion was made by Northrup, with support by Bendert, to approve the Special Land Use for outdoor display and sales for Phantom Firework 5775 Balsam Drive as required per Sections 5.01.03 of the City of Hudsonville Zoning Ordinance.

1. The temporary 32 s.f. banner may remain for the duration of the property lease, from June 5th to July 15th, 2024.

Yeas 9, Nays 0

3. 6365 Balsam Drive – LaCati Group LLC – Master Plan Map Amendment

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

The staff report was presented.

The 6 acres behind Signatures Coffee has been vacant for around 25 years. LaCati is looking to do a map amendment for the Master Plan from Neighborhood Commercial (NC) to High Density Residential – B (HDR-B).

The applicant would like to have high density residential options for development. We look at this master plan amendment separate from any development plans the applicant may have, as they would be allowed to develop the property based on any of the uses permitted in that future land

use district, and eventually the zone district if they proceed forward to a zoning ordinance amendment.

The first step is to amend the Future Land Use Plan. Once that is completed, zoning needs to be compliant. The property currently has Neighborhood Commercial (NC) zoning, the same as the Master Plan zoning.

The following discussion took place with Commissioners:

- Difference between HDR-A and HDR-B.
 - HDR-A allows for 6 dwelling units connected, whereas HDR-B allows for 12 units connected. HDR-B also allows for Multi-Family Dwelling Units where HDR-A does not.
- Possible use of land.
 - The developer is looking to supply one-bedroom apartments, in a townhouse structure style. HDR-B works better financially because they could do a mix of unit types versus being restricted to single family attached.
 - There could be issues with the site that would make a project financially challenging. Having the flexibility of HDR-B would allow the developer to continue forward rather than have to come back to ask for another change if the Commission went with HDR-A.
 - There are limited opportunities for development in the community, the developer would like to remind the Commission that they have multiple rounds to look at the project.
 - There would need to be easement put in place for the driveway into this property as it is partially on the residential lot to the south and an agreement would be done with the Signatures building to share the driveway and some space for parking.
- Housing Demand.
 - The demand for housing is great. The other developments in the city have such high demand that they continue to raise rent costs. The county overall also has a housing demand. Allow for this Master Plan change would contribute toward easing the housing burden.
 - There are limited opportunities for dense properties that help with the housing need in a smaller amount of space.
- Traffic.
 - There was a traffic study when Elmwood Lake Apartments went into the south. In front of this project there is a turn lane because of the road diet. The volume for Balsam still has room, so this project wouldn't put it over the edge.
 - The railroad presents the largest issue to the backup on Balsam Drive.
- Zone Designation.
 - It was zoned for Neighborhood Commercial because of the previous use. There was a proposed development back in time around 25 years ago that was going to be for more commercial use.
 - The property to the north in Georgetown would be HDR-A if it followed our zone district regulations and MDR worked as a development to the south as that was already its Master Plan designation and zone district.

- Would HDR-A possibly allow this property to sit for many years because it isn't economically feasible? Would the Commission be willing to accept that outcome?
- This is no longer a viable lot for commercial property, so it makes sense to change the land use designation to something more residential.
- The Commission has to be ok with the potential of multiple 12 units buildings as that is what is allowed in the HDR-B designation.
- There is ample screening between Balsam Meadows to the south and the Georgetown development to the north to allow for this higher density use to exist.
- Master Plan.
 - Why would we not wait on changing the land use designation via the Master Plan being redone? The focus on the Master Plan changes coming up are more broad ideas for the city as a whole. Also, at that point we would be having this same discussion just further down the line than right now.

A motion was made by Northrup, with support by Bendert, to submit the proposed Master Plan amendment to the Hudsonville City Commission for review and comment pursuant to section 41 of the Michigan Planning Enabling Act, as amended. The Commission further respectfully recommends that the City Commission approve the distribution of the proposed Master Plan amendment to the notice group specified in section 41(2) of the Michigan Planning Enabling Act, as amended, for review and comment.

Yeas 8, Nays 1 (VandenBerg)

4. McKenna Kickoff for Master Plan, Zoning Ordinance, and Recreation Plan

McKenna was chosen by the city to be the consultant for the Master Plan, Zoning Ordinance and Recreation Plan updates that are needed. Chris Khorey and Paul Lippens will be the leads on the project.

They will be attending the meeting to discuss the steering committee meeting that took place April 11th and get the input of the Commission on the survey areas and questions. The timeline of the projects workshops/surveys and key dates will be discussed.

The following discussion took place with Commissioners:

- Tentative Project Name.
 - Use the Hudsonville Has ____ brand to pick names for sections of the various plans but also an overall name for the project and the brand website.
- Opportunity Sites.
 - Balsam Drive Vacant Land
 - Chicago Drive Crossing/Downtown
 - New Holland Corridor
 - Highland and 32nd Site (Meijer Property)
 - Nature Center
- Survey areas and questions.
 - Chose to create survey areas based on neighborhoods to help with specific survey questions.

- Review draft questions for the first survey that will go out a few weeks before the first community workshop.
- Community Workshops.
 - Make sure the schedule of the community workshops makes sense for any board meetings that the city has to make sure everyone who wants to attend can.
 - The first workshop, Community Brainstorm, is scheduled for May 29th from 6-8 at Terra Square.

5. Discussion

- Terra Station
- Prospect Flats
- Jelsema Vet
- Hudsonville Christian Middle School
- Barry/Allen Realignment
- New Holland/32nd Avenue Turn Lane
- Chipotle

6. Adjournment

A motion was made by Northrup, with support by Staal, to adjourn at 9:05 pm.

Yeas 9, Nays 0

Respectfully Submitted,
Sarah Steffens

Deputy Planning & Zoning Director