

**CITY OF HUDSONVILLE  
Planning Commission Minutes**

June 19<sup>th</sup>, 2024

Approved July 17<sup>th</sup>, 2024

**Prospect Flats – Design Updates  
Zoning Ordinance Text Amendment – Childcare Center in REC Zone District**

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 Northrup, to approve the minutes of the May 1<sup>st</sup>, 2024, Planning Commission Meeting.
  - A change to remove Steve Witte of Nederveld from presenting the request.
  - Adjust the language under the utility heading for discussion related to Terra Station. In the second bullet point, the work erosion was corrected to corrosion.

Yeas 9, Nays 0

**2. Prospect Flats – Design Updates**

Trevor Petroelje of Moxie presented the request.

The staff report was presented.

When the Prospect Flats PUD was approved May 1st, a condition was added that the final architectural drawings required Planning Commission approval. This was due to a need for scaled architectural drawings and adjustments being requested so the 32nd Avenue building would have a more residential appearance. Venting for the buildings was shown on the updated architectural elevations to be louvered panels for the air/heat. There will also be discussion on the driveway location since the applicant is unable to comply with condition #4, which states:

“Provide written permission from the property owner to the west for the driveway radii encroaching into their right-of-way frontage.”

The following discussion took place with Commissioners:

- Lighting.

- There will be can lighting under the canopies on both buildings. Sconces are planned on the bump outs as well as proper lighting in the parking lot. All of this meets zoning ordinance standards.
- Fire.
  - The plan meets the standards required by our Fire Chief. He has reviewed the plans. Every building will have FTC locations.
- Utility.
  - Public or Private Watermain?
    - The 8” that runs from Prospect N onto future DDA property will be public watermain with a utility easement. The tap that runs to the east off of that will be private. The easement will cover up to the hydrant.
    - Show a valve connection to the watermain onto Prospect Street. If the intent is for the watermain to loop to future development to the north, would be to have a mainline valve on the hydrant to the north. Then when you connect to the line, water doesn’t have to be shut off to this development at the same time as future development to the north.
- Prospect Street building.
  - On south building elevation, the east side building bump out is centered, the other two bump outs are shifted. Can the eastern bump be shifted to either side rather than be center like it is shown? It would help with the symmetry of the building.
    - That is something that can be looked at, but due to the interior layout (mechanicals) this layout made the best use of the window placement.
- 32<sup>nd</sup> Avenue building.
  - Should the elevation change to have brick pillars running up either side of the bump out like the Prospect Street building?
    - No, that is what was shown on multiple occasions in the past, and it felt office like, the commission kept looking at this building and saying it felt too commercial. When the columns were removed it made the building feel more residential.
- Driveway.
  - Best practice is to line up this driveway with the Habitat for Humanity drive to the south. In the original layout, they were not quite in line, but it was closer.
  - The driveway being curved in the new layout would help with pedestrian safety. But it might also make it harder to get into the first parking space.
  - This layout allows for a nice safer walk for pedestrians with landscaping features along the drive.
  - The bench and community bike share will still be able to fit between the driveway and the Prospect Street building with the driveway shift.

A motion was made by Bendert, with support by Schmuker, to approve the updated architectural plans and to add the following conditions to the approved PUD application from May 1st, 2024:

Conditions:

1. The color of the entirety of the vents shall match the wall where it is installed.
2. The vents shall line up consistently across each building wall they are located on.

3. The driveway will be relocated so the exit radius fronts the subject property unless the adjacent property owner approves the encroachment or the city engineer states it preserves a safe roadway condition.

Yeas 9, Nays 0

### **3. Zoning Ordinance Text Amendment – Childcare Center in REC Zone District**

Chairman VanDenBerg opened the public hearing.

The staff report was presented.

Childcare Center is permitted by right in Public/Quasi Public A (PUB-A), Public/Quasi Public B (PUB-B), Neighborhood Commercial (NC), Highway Commercial (HC), Mixed Use (MU), Town Neighborhood Center (TNC), and Traditional Residential Neighborhood (TRN). This request is to also allow Childcare Center by right in the Parks, Recreation, & Natural Areas (REC) zone district.

Public Comment:

- None

The following discussion took place with Commissioners:

- Benefits.
  - The most recent designs for the Nature Center that were shown to the Parks and Recreation Committee mesh well with the existing layout of the center. The Outdoor Discovery Center will help with maintaining the Nature Center, protecting native species, and overall maintenance. The plan includes day care buildings along with an interpretive center for the public. This would have space for residents to gather, restrooms, and possibly an office for our naturalist to lead his tours and classes from.
  - Knowing those benefits that will come stem from this amendment and subsequent development application will help with the community opinion.
- Risk of Development.
  - There is concern about allowing the Port Sheldon Sports Complex fields to possibly have a childcare center if the fields were ever removed.
    - If they decided to do so, a site plan application would have to be filed with the city and the project would come through the Planning Commission. It would address parking, landscape buffers, and other design elements to help with congestion and noise.
  - The properties downtown that are zoned REC would be too small, even if they were combined, to have a childcare center. Especially when factoring in the ROW of Harvey Street separating one parcel from the other two. The same can be said for the parcel off Corporate Exchange Drive.
  - The land on Highland Drive that has partial REC zoning has a detention pond taking up that area, and the grade is steep.

- All other properties are owned by the city. The intent of this change is to allow for potential partnership with the Outdoor Discovery Center (ODC) at the Nature Center. The city has no intention of installing any childcare center otherwise.
- Master Plan Amendment versus Zoning Ordinance Amendment.
  - Why wasn't the Nature Center rezoned to its own zone district that would allow for childcare?
    - Timing. With grant dollars needing to be  $\frac{3}{4}$  of the way spent by the end of the year being a factor for the ODC partnership, a Zoning Ordinance amendment alone was still a viable option for the change without the lead time of around 4 months for a Master Plan and subsequent Zoning Ordinance amendment. The city can explore a new district for the Nature Center while working with our consultant on the Master Plan, if that is something we want to pursue.
- Safety of childcare use in a public park.
  - Are there concerns about childcare use being surrounded by publicly access parks? No, the ODC has multiple examples of a childcare facility being in a Nature Center or with direct access to a public park. This is their model, and they will have safety features installed for the childcare facility to function securely.

Chairman VanDenBerg closed the public hearing.

A motion was made by Northrup, with support by Kamp, to recommend approval by the City Commission to amend the City of Hudsonville Zoning Ordinance to amend Table 2.03.01.1 'Permitted Uses per Zoning District' to make Childcare Center permitted by right in the Parks, Recreation, & Natural Areas (REC) zone district.

Yeas 9, Nays 0

#### **4. Discussion**

- **Elmwood Lake Apartments**
- **Ottawa ISD Zoning Variance Application**

#### **5. Adjournment**

A motion was made by Kamp, with support by Bendert, to adjourn at 8:14 pm.

Yeas 9, Nays 0

Respectfully Submitted,  
Sarah Steffens

Deputy Planning & Zoning Director