

**CITY OF HUDSONVILLE
Planning Commission Minutes**

August 21, 2024

Approved September 18th, 2024

6365 Balsam Drive – LaCati Group LLC – Zoning Ordinance Map Amendment

Chairman VanDenBerg called the meeting to order at 7:02 p.m.

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

Absent: Schmuker, Staal

Staff Present: Steffens, Strikwerda

PUBLIC COMMENTS (Non-agenda items)

- Carol Buikema, 2971 Edgestone Drive, Stoney Creek Condominiums.
 - The bike trail next to the Port Sheldon Sports Complex. Someone from AYSO told them to come to a Planning Commission Meeting to express their concerns about lack of access. We determined they were supposed to attend the Georgetown Township Meeting.

1. A motion was made by Bendert, with support by Kamp, to approve the minutes of the July 17th, 2024, Planning Commission Meeting.

Yeas 7, Nays 0, Absent 2 (Schmuker, Staal)

2. 6365 Balsam Drive – LaCati Group LLC – Zoning Ordinance Map Amendment

Chairman VanDenBerg opened the public hearing.

Chad Cassidy of LaCati Group presented the request. Chuck Hoyt of Nederveld was also present.

The staff report was presented.

LaCati Group LLC is looking to do a map amendment for the Zoning Ordinance at 6365 Balsam Drive 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 zoning ordinance 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 the zone district.

Public Comment:

- Jack Engelsman. 2983 Edgestone Drive, Stoney Creek Condominiums.
 - Density is a concern, being possibly three story under this zoning is a concern. He has experienced this world having been in real estate and development. The value and culture of Hudsonville needs to be considered. These are built, get their money out of the project and sell it to someone else, then what? If there was care about Hudsonville, they wouldn't build apartments between condo units. LaCati has experience with single family or condos, why not that? The creek in the rear of the property could cause a drainage problem, it needs to be cleaned out and causes water issues for mowing the property. When thinking about higher density there is more surface runoff from storm drains. There is an issue with traffic as well. Take 6 months to get this zoning right, because once the possible apartments are there, they won't even be demolished. Fine with neighbors, but do not want density.
- Greg Flood, 2953 Nuthatch Ln, Balsam Meadows.
 - Is he going to build 3 story apartments? He is able to build them, with the zone district that he is requesting. Is there going to be a tree line on the property? That would be covered with the site plan, which is not currently created.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- Stormwater.
 - Any development must conform to stormwater regulations. It can be detained on site and released at a designated rate after the storm passes. This is something that will be spoken about with site plan.
 - They will have to discuss with the water resources commissioner how drainage will work.
 - Stormwater regulations could possibly limit the density based on how large the retention pond would need to be on the site.
- Process.
 - This is early on in the process, there is no site plan because one will not be created until the zoning matches (if it is approved). This is a practice by law, and it would be inappropriate to try to come up with those answers at this time.
- Density.
 - The lack of housing in the county and west Michigan is a concern. This will help retain people in the city limits.
 - 141 units are being developed on the old Co-Op site, 41 units are going in at the corner of Prospect Street and 32nd Avenue.
 - Housing studies show that the lack of housing in Ottawa County and West Michigan is detrimental to the economy, jobs and expansion.
 - It is troubling that other communities can build and bring traffic on our roads, which Hudsonville taxpayers and state revenue sharing. The thought that the city should maintain the status quo and not develop is detrimental to the economy and the city. The way that we develop and how we develop is equally important when we look at housing. What type of housing do we want to work toward? A mixed use of housing types.

- Our boundaries will not be expanded anytime soon, so the only way to adequately build housing is to look towards high density or higher density housing as a possible option.
- It is troubling to see the notion of that the culture and view of apartments as less than.

A motion was made by Altman, with support by Bendert, to approve a recommendation to the City Commission to rezone 6365 Balsam Drive from Neighborhood Commercial “NC” to High Density Residential – B “HDR-B” in accordance with City of Hudsonville Section 7.01.01 A. 2.

Yeas 7, Nays 0, Absent 2 (Schmucker, Staal)

3. Discussion

- Hudsonville Flats
- Prospect Flats
- Port Sheldon Sports Complex
- Elmwood Trail Wayfinding Signs
- Zoning Board of Appeals
 - i. Ottawa ISD
 - ii. West Michigan Beef
- Barry/Allen Realignment
- Buttermilk Creek Park Restrooms

4. Adjournment

A motion was made by Northrup, with support by Altman, to adjourn at 7:55pm.

Yeas 7, Nays 0, Absent 2 (Schmucker, Staal)

Respectfully Submitted,
Sarah Steffens
Deputy Planning & Zoning Director