

CITY OF HUDSONVILLE
Planning Commission Minutes

September 18th, 2024

Approved October 16th, 2024

3471 Kelly Street – Dan Snoeyink (DJs Pizza) – Site Plan Amendment Determination
5615 Balsam Drive – Aaron & Linda Reiley – Special Land Use
Master Plan Presentation - McKenna

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 Bendert, to approve the minutes of the August 21st, 2024, Planning Commission Meeting.

Yeas 9, Nays 0

2. **3471 Kelly Street – Dan Snoeyink (DJs Pizza) – Site Plan Amendment Determination**

Dan Snoeyink of DJs Pizza presented the request.

The staff report was presented.

Dan Snoeyink is reactivating his plans for the upper story outdoor seating area along the front of his building with some adjustments. He is petitioning the Planning Commission to determine if his changes are a minor or major amendment.

The following discussion took place with Commissioners:

- Features.
 - Will there be shade? Yes, shade sails will be used and connected on pillars.
 - The fireplace flue will run all the way up to the second floor with a firepit ring around it.
- Amendment.
 - The change isn't terribly significant, it changes it for the better to where this would be a minor change.
 - The new storage area will meet architectural requirements of the zoning ordinance and sign ordinance.
 - The expiration of the site plan. The applicant has been working on this project

- consistently, it went to ZBA in December of 2022.
- With expirations in general, they are there so that if an ordinance changes, or something else happens with changes in the plan itself, then it forces it to come back to the commission for review.
- It would be hard to classify the building under a building type, but that came up in the initial review of the project in 2021.
- This is an improvement to the look from 2021 it feels more urban and fits in with the vision of downtown moving forward in a better way.
- ADA.
 - Because there is no ADA accessibility to the upper deck, the events that take place up there cannot be publicly funded and all amenities that the upper deck has, the lower deck has to have the same type of access (no special drinks or meals, etc)

A motion was made by Northrup, with support by Bendert, to support a minor amendment to the site plan at 3471 Kelly St for DJs Pizza Pub.

Yeas 9, Nays 0

3. 5615 Balsam Drive – Aaron & Linda Reiley – Special Land Use

Chairman VanDenBerg opened the public hearing.

Public Comment: Dave Vander Laan of Vander Laan Home Improvement, had concerns about traffic turning left to go out to Balsam Drive.

Aaron & Linda Reiley of 5615 Balsam Drive presented the request.

The staff report was presented.

Aaron and Linda Reiley of 5615 Balsam Drive Hudsonville MI 49426 at the northwest corner of Balsam Drive and Van Buren Street have submitted a Special Land Use Application to allow for a Banquet Hall or Meeting Facility in the unit where Shipping, Packaging Copies and More existed. They are looking to have this as a small facility that will have events, mostly during weekends, to better accommodate parking for the rest of the businesses.

This use would host events such as birthday and bridal parties, music classes, and mini concerts.

Chairman VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- Parking.
 - Work on repainting the stripes in the parking lot.
- Traffic.
 - Better signage and road stripping for how to park at this property because it is a slightly confusing property.
 - Have a better sense of how traffic is going to flow to get into the plaza.
 - Confusion could be helped with signage; this specific space won't have daytime

- traffic volume due to wanting to run it when the rest of the businesses are not open.
- We could have the safety committee, our engineers, and the city staff look at overall traffic flow in this area, it is less in the applicants' control as this issue exists now. But the concern is that this specific use will bring people in who are not familiar with the community.
- There is an idea of having this plaza be a one way, in on Balsam Dr and out on Van Buren St. Another option is making it a right turn only into Balsam Dr.
- A lot of customers come in Balsam Dr and go around the corner on Van Buren St to Elm Ave to Oak St to the light to go north because it is a challenge to turn left from Balsam Dr.
- Suggestion of a graphic showing ingress/egress for the property to help the customers with possible confusion.
- There are other opportunities to help with access if they acquired adjacent properties, which the applicant is interested in for the future.
- Might want to consider something like flowerpots to help buffer cars from driving into the facility in an accident.
- Amenities.
 - There is one restroom in the space. Engedi Salon said they would work with anyone using the space to get ready for an event, if they have availability, to have them also use their suite for hair and makeup and that would provide an additional bathroom.
 - Catering is something they considered, they have spoken to their attorney on what they can legally do within this space regarding events and alcohol.

A motion was made by Altman, with support by Staal, to approve a Special Land Use to allow for a banquet hall or meeting facility in accordance with Section 5.02.01 and Section 5.02.24 of the City of Hudsonville Zoning Ordinance with the following conditions:

1. If parking overflows onto adjacent property due to a lack of parking spaces, events will not be permitted during office hours unless there is a signed agreement with an adjacent property owner that has additional parking available without causing an overflow of parking on their property.

Yeas 9, Nays 0

4. Master Plan Presentation – McKenna

Chris Kory of McKenna will be presenting the following items to the commission:

- Community Engagement Recap
- Future Land Use
- Mobility Plan
- Downtown Design
- Highland Drive Design

The following discussion took place with Commissioners:

- Future Land Use.

- The future land use map (FLU) is being changed to allow for more flexibility when development projects are presented, specifically residential projects. The zoning map will be more specific with more categories, this is an overview of those districts.
- There are sensitive natural areas in the northern part of the city that are planned to be preserved. We also aim to create a few greenways to preserve greenspace in the city especially where residential and industrial butt up to each other.
- Neighborhood. There will be steps to help empower developers via the Planning Commission. Will be given more zoning ordinance districts to really target development that the city wants while keeping the existing residents in mind.
- How does the FLU map work in practice? A developer would pick the densest use that is permitted on a property if we don't have a clear path and district to hold them to density standards. You can have a range for development based on surrounding properties, to where for example you can't adjust more than 2 zone districts higher or lower based on properties next door.
- What leg would we have to stand on if there is ambiguity in the zoning ordinance? There will be guidelines to help the commission make those choices.
- This proposal will help smooth the transect between uses, like rural to suburban to urban, single family duplex quadplex, etc. The issue with that blend is how to guide the planning commission to say that it is ok to have these uses next to each other and blend, rather than be nodes on their own.
- One of our biggest gaps is single family homeownership, where that is going to happen is in the duplex or quadplex. Showing how the transect exists is important, requiring stub streets to be connected to each other, providing specific standards for neighborhoods.
- The Hudsonville base line of where we want to go is established really well, so we can get a little more lofty with our vision for this next plan.
- Parks.
 - There are opportunities for different scales of parks, like urban parks that can serve a great purpose for the city.
 - Each neighborhood should have their own park within it and then questions of who should maintain it can come from that.
- Mobility.
 - Designation map to assign a type to each of the roads in the city.
 - Non-Motorized Map to show what improvements need to be made to our roads as far as adding bike lanes, improvement to pedestrian elements.
 - An idea of a Hudsonville shuttle to get people to and from a future regional bus route.
- Downtown – 5-year vision.
 - This is a significant improvement on what exists now.
 - There is a lack of a pedestrian access in downtown besides Harvey St, specifically in front of Hudsonville plaza that access would improve greatly.
 - What would draw people in are unique elements that they have to explore along the way. This would be a great draw for people to explore more of downtown rather than just their specific destination.
 - Public art could be a key element for this to help elevate downtown. It is relatively affordable, micro grants, get developers to contribute, etc.

- The downtown is being built organically which provides opportunities for these unique elements. Similar to how the cities in Europe that people really gravitate to.
- With the village green there will be 4 roads leading off it where there will be interesting elements to draw people down them.
- Downtown – 20 – year vision.
 - This is dreamier and more dramatic as it assumes the eventual redevelopment of existing buildings.
- Highland Drive Extension.
 - The concept is based on feedback from the community workshop in August.
 - The plots facing the road are a better use of the land than existing back to back.
 - This is innovate for the community but also integrates well into the city while providing character.
 - Would like to see this feel more like a neighborhood, front porch living, opportunity for small businesses at corners. Would like to see more small homes, walkability.
 - What is the vision for the park in the center of the concept? Something like Lee Street Park in Grandville.
 - The housing trend will shift back to smaller homes, less mcmanions, closer to the road.
 - The density doesn't make sense, add to that, along with quadplex and duplex, but mixed in with single family. Explore alley loading to create a front porch community. As well as a promotion of carriage houses. There could be an opportunity for a pond by taking advantage of the existing topography.
 - Incorporate the utility limitations of the site into development concepts.
 - We have to bring up the density based on the utility limitations to provide a more affordable development experience.
 - Possible mixed use, commercial at the intersections of roads, possibly near the park area.
 - This will be the primary topic of discussion at the next steering committee meeting and then a new draft will be brought back to the commission for review.

5. Discussion

- Hudsonville Flats
- Floodplain Work behind Elmwood Commerce Center
- Prospect Flats Ground Breaking
- Barry/Allen Realignment

6. Adjournment

A motion was made by Northrup, with support by Kamp, to adjourn at 9:10 pm.

Yeas 9, Nays 0

Respectfully Submitted,
Sarah Steffens
Deputy Planning & Zoning Director