

**CITY OF HUDSONVILLE  
Planning Commission Minutes**

January 15, 2025

(Draft)

**Election of Officers  
3320 Highland Drive – Betten Baker Buick GMC – Site Plan Amendment  
3471 Kelly Street – Dan Snoeyink (DJs Pizza Pub) – Site Plan Amendment Determination  
2894 Highland Drive – Oral Surgeon Office - Discussion**

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

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

Absent: Altman, Kamp

Staff Present: Steffens, Strikwerda

**PUBLIC COMMENTS (Non-agenda items) - None**

1. A motion was made by Bendert, with support by Northrup, to approve the minutes of the December 18<sup>th</sup> 2024, Planning Commission Meeting with the following edit:
  - 6365 Balsam Drive – vote tally changed to 7 yays 1 nay

Yeas 7, Nays 0

**2. Election of Officers**

This is our annual Election of Officers. The Chair and Vice Chair will be selected.

A motion was made by Northrup, with support by Bendert, to approve the election of VanDenBerg as Chair of the Planning Commission Meeting.

Yeas 7, Nays 0

A motion was made by Dotson, with support by Northrup, to approve the election of Schmuker as Vice Chair of the Planning Commission Meeting.

Yeas 7, Nays 0

**3. 3320 Highland Drive – Betten Baker Buick GMC – Site Plan Amendment**

Chairperson VanDenBerg opened the public hearing.

Public comment:

- Bill Wurst of Pinnacle Center questioned if this amendment would allow them to have their own driveway if they took over Burger King, that is not what is happening with this request.

Chad Mencarelli of Land Resource Engineering presented the request. Mathew Hall with Copper Rock Construction was also present.

The staff report was presented.

Copper Rock Construction on behalf of Highland Drive Realty LLC (Betten Baker) of 3320 Highland Drive has requested to construct a 4,950 s.f. building addition to the south along with an additional 444 s.f. tool storage addition to the west of the building. This is the regular dealership building with frontage along Highland Drive and 32nd Avenue, not the used car building.

Chairperson VanDenBerg closed the public hearing.

The following discussion took place with Commissioners:

- Public Comment.
- Distance from building to the flagpole.
  - The flag that is currently being flown is quite large as it is, make sure that it can fly at half-mast and not hit the building.
- Spec of the car elevator for safety purposes.
  - There is a key to operate it and a rail around the lift, then you must have the gate closed behind the car before it will operate.
  - This elevator is used at many other car dealers and is safe.
  - The commission would like to have the safety of the lift verified with OSHA and the state since it is outside the dealership building.

A motion was made by Northrup, with support by Bendert, to approve the amended site plan for Betten Baker Buick GMC, which includes a 4,950 square foot building addition to the south and an additional 444 square foot tool storage addition to the west. This approval is based on the finding that all of the site plan review standards from Section 15-2 A of the Hudsonville Zoning Ordinance are met with the following conditions:

1. Applicant presents car elevator features to meet OSHA and state safety requirements.

Yeas 7, Nays 0

#### **4. 3471 Kelly Street – Dan Snoeyink (DJs Pizza Pub) – Site Plan Amendment Determination**

Dan Snoeyink of DJs Pizza presented the request.

The staff report was presented.

In submitting plans to PCI, Dan Snoeyink found out that a second set of stairs are required for his second story patio in front of his restaurant. This results in some adjustments to his plan that received Planning Commission approval in October 2021 and minor amendment approval in

September 2024. The second set of stairs is intended for emergency ingress and egress only and not for daily use. This is an improvement for the 2nd story patio by making it safer.

The following discussion took place with Commissioners:

- Front Door Visual.
  - The way these stairs will be placed will block the view of the front door if you are walking into the business. That isn't a safety concern, just an observation. The applicant does not have an issue with this due to the new sign band sign he will have that makes it obvious where the front door is.
- The Landing Area for the Stairs.
  - That will be 3-3 ½ feet away from the roadway of Kelly Street.
  - May be safer to have the swing gate be double to keep the gate from swinging into the street.
  - The stairway is 42" wide. But it is not planned to be used except during an emergency.
  - Based on operations on the upper deck, does the applicant envision the server staff want to use this instead of the other staircase? It will be very strict that this would be for emergencies only.
  - Wanted to have the stairs positioned to lead anyone away from the building in an emergency situation.
- Pedestrian Access.
  - Can people who are walking to the bank just walk under the canopy through the gates and to the bank?
    - Yes, until 5 o'clock people can walk through DJ's patio to get to the bank.

A motion was made by Northrup, with support by Staal, to support a minor amendment to the site plan at 3471 Kelly Street for DJs Pizza Pub with the following conditions:

1. Resubmit completed drawings before building permits are issued. This will be the official set.
2. Emergency exit at ground level be a double swing gate.
3. Modification of the landing pad to be concrete as reviewed by the Planning Director.

Yay 7, Nay 0

## **5. 2894 Highland Drive – Oral Surgeon Office - Discussion**

Austin Be, Oral Surgeon, presented the request. Kelly Kuiper from Georgetown Township was also present.

The staff report was presented.

An oral surgeon's office is interested in purchasing and rezoning the property at 2894 Highland Drive, a 68,627-square-foot (approximately 1.5-acre) lot located between the Nature Center and All Home Siding, across from Highbrook Townhomes. The current Industrial-General (IND-G) zoning does not permit medical use. The applicant is seeking input on the possibility of rezoning

the lot to one of the following districts: Neighborhood Commercial, Highway Commercial, or Office Service, all of which allow for medical offices.

The following discussion took place with Commissioners:

- General Operations.
  - There are locations in Hollands and Grandville.
  - Is there a need for this type of business in the area? The applicant does want to exist in Hudsonville. There are a lot of dentists in the city, and his brother who is a dentist has expressed that there are long waits for appointments. Only 9 surgeons in the entire state graduating this year, there is a large need for more as they are all booked up no less than a month in advance.
  - What would the average salaries be of the 8 jobs created. Office managers 80-90k a year \$20/an hour at the lowest.
  - Services 4 days a week.
  - Would there be emergency care beyond those days and times? Yes, if there are calls then he would be available for them outside of those days if necessary.
- Location/Aesthetic.
  - The location is great as it is calming for these patients to be next to the nature center.
- Based on the renderings shown, this would be a great investment in the community.
- Zoning.
  - Are there other places in the city where this business could land? There are districts in this area that would support him, but the parcels that are zoned appropriately are full. There could be a vacancy, but the applicant wants to own to be committed to the community.
  - When talking about preserving commercial or industrial land, we have talked about preserving jobs in the community, and this would be providing 8 jobs.
  - Are there risks if this is rezoned and the applicant pulls out, that we then lose industrial use? If this is rezoned to general commercial, then we lose industrial. If it is conditionally rezoned, then that is limiting it to medical use or even oral surgery office, then we are stuck with this limitation, and it would be harder to market if it fell through.
  - There can be a condition that rezone ties to the site plan, then if it falls through, the rezoning does not go through.
  - Because of the Nature Center to the east, questioning what type of industrial we would have wanted here anyways due to the investment into that area as well.
  - Appreciation of the rezone with conditions to allow for options to revert it back if this did fall through.
  - There would be a rezone application to the Planning Commission that would recommend conditional zoning to the city commission. Then once approved, the site plan would come back before the Planning Commission.
  - This applicant would not be interested in any incentives that he is aware of.
  - This would be a great transition between the townhomes and the industrial and nature center.
  - Cannot see this use over on the vacant Meijer property but could see it working here.

- Offering emergency services for sports injuries, dog bites, etc. as well as general oral surgery is great for the city.
- This is a small lot that would be individually zoned, which is a factor of spot zoning. But spot zoning causes something detrimental to parcels around it, this would not do that. It is on the edge of district, and it provides a benefit to the community, therefore it shouldn't create an issue.

## 6. Discussion

- Dorado's covered patio
  - Commission discussed the possibility of the Dorado's patio having a vinyl roof installed with seasonal roll-up vinyl walls that have clear window panels. After discussion the consensus was that the vinyl material did not align with the building material standards that the zoning ordinance calls for and the covering of the patio removes the vibrancy of the space which is a core value of the master plan vision for the downtown. The Commission would rather see a brick and mortar addition done the right way and to work with the business on other options that meet our standards in the meantime.
- Meeting Schedule
  - A motion was made by Bendert, with support by van Der Laan to retain the Planning Commission Meeting schedule as the third Wednesday of every month.

All aye. Motion carried.

## 7. Adjournment

A motion was made by Northrup, with support by VanDenBerg, to adjourn at 8:41 pm.

Yeas 7, Nays 0

Respectfully Submitted,  
Sarah Steffens  
Deputy Planning & Zoning Director