

CITY OF HUDSONVILLE

Zoning Board of Appeals

July 23, 2024

Approved August 20, 2024

5221 Cherry Avenue – Ottawa Area Intermediate School District – Inability to Use Land
3007 Van Buren Street – West Michigan Beef – Dimensional Variance
2905 Corporate Grove Drive – Michigan’s Edge Mountain Bike Association - Dimensional Variance

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

Present: Heward, Kamp, Saxbee, VanDenBerg

Absent: Foster

Staff Present: Steffens, Strikwerda

1. A motion was made by Saxbee, with support by Kamp, to approve the minutes of the June 20th, 2023 Zoning Board of Appeals meeting.

Yeas 4, Nays 0, Absent (Foster)

NEW BUSINESS

2. **5221 Cherry Avenue – Ottawa Area Intermediate School District – Inability to Use Land**

Chairman VanDenBerg opened the public hearing.

The staff report was presented.

This request is for the Ottawa Area Intermediate School District (OAISD) to be permitted to move into the ground floor of the B2 building (5221 Cherry Avenue). Their use of Trades or Vocational School is permitted on the upper floors only in the form generating districts of downtown, including the subject site in the Mixed-Use Zone District (MU).

Public Comment was as follows:

- Kevin Troupe 3998 West Side Drive.
 - The location they have now is cramped. With sensory issues, it would be nice to spread out more and have dedicated zones. His son was bussed to the Ottawa County Center for 15 years, it was isolated, and he didn't interact with people his own age. The location now is in the heart of the downtown. He gets the opportunity to interact with the public and be involved in activities. Being able to be in the downtown will allow him to continue to be successful.
- Holly Vostad 2494 Willow Creek Ct, Jenison. Two daughters, Mirah and Mallory, are part

of the program. Mirah's class will be located at the love your neighbor building due to the size of the existing facility on Cherry Ave. There is no kitchen at the Love Your Neighbor building, so they cannot learn to cook for themselves. They were able to walk to the High School to have lunch every day, so she will have to be bussed now. Other classes are being bussed around to other facilities as well due to space. The interaction with the businesses downtown helps them to learn and connect with those businesses; by making fire starters for Gemmens and the kids get to learn and work in those communities. Those types of opportunities wouldn't otherwise be available to the youth. This opportunity will help them be successful and be part of the community later in life.

- Mandy Thomas. Assistant Superintendent for Student Services and Special Education for Hudsonville Public Schools.
 - Provides services for over 900 students with disabilities. This includes Hudsonville, Hudsonville Christian, Unity High School and Heritage Christian schools. The goal for students to reach their full potential, they earn diplomas and certificates of completion to continue into the community. The partnership between Hudsonville Schools and the Ottawa Area ISD can help extend the special education programming to age 26, providing job skills to be a part of the community that they love. Not being in their home environment is beneficial but can create challenges. In the current location on Cherry Ave, they get to interact with the high school and the businesses in the communities. It gives current students examples of what they are able to accomplish as young adults. More opportunities available if they can continue to be part of the downtown area. Seeing the community embrace all their young learners only helps them grow.
- Alison Klynstra 2032 Dover Ln, Zeeland Township.
 - This location helps the students thrive and volunteer in the community. They volunteer at the local businesses which support the students and can transition into full time employment after the program. Those that have to transition to Love Your Neighbor are upset that they have lost that access and ability to be a part of the downtown community with close access to everything.
- Heather Beimers. Teacher for Young Adult Services at the Hudsonville ISD Location.
 - 19 years teaching, mostly with young adults.
 - Social, Safety, and Communication skills are important to learn in the community and when they are on the job sites.

Chairman VanDenBerg closed the public hearing.

A motion was made by Kamp, with support by Saxbee, to postpone the vote for Ottawa Area ISD of 5221 Cherry Avenue to the August 20th Zoning Board of Appeals meeting.

Yeas 4, Nays 1 (Foster- Absent)

3. 3007 Van Buren Street – West Michigan Beef – Dimensional Variance

Chairman VanDenBerg opened the public hearing.

Don VanderBoon presented his request:

- He was quoted a high price for a new flagpole; they found a flagpole from Indiana that was within their budget. The contractor reviewed the ordinance for compliance and missed it. So, he is asking for the variance to install what he has already purchased which will improve the aesthetics of the property.
- There is HVAC on the roof of the building, that adds to the overall height. They have worked on everything the city has asked for in the development process, including a sidewalk. He feels that they have been good neighbors in this process.
- Why was the ordinance put in place in 2022? This building was started before that zoning change. The building that is now on the site is larger than any other building that has been constructed in the area and he feels a larger flagpole will match the scale of the site.

The staff report was presented.

A 15' variance is being requested for a 50' flagpole where 35' is the maximum permitted. The flagpole height is based on the height requirements of the underlying zone district. The Light Industrial (IND-L) maximum building height is 35'.

Public Comment was as follows:

- None

Chairman VanDenBerg closed the public hearing.

A motion was made by Kamp, with support by Saxbee, to postpone the vote for West Michigan Beef to the August 20th Zoning Board of Appeals meeting.

Yeas 4, Nays 1 (Foster- Absent)

4. 2905 Corporate Grove Drive – Michigan's Edge Mountain Bike Association - Dimensional Variance

Chairman VanDenBerg opened the public hearing.

Joe Lampen of Michigan's Edge Mountain Bike Association presented the request.

The staff report was presented.

This request is due to a request to transfer property from Royal Technologies (RT) the Ottawa County Water Resources Commissioner (OCWRC) to allow for the property to be used for a recreation facility. The primary use is intended as a mountain bike trail that will also be used by walkers and runners. The property cannot be combined with the rest of the property due to the municipal boundary with Jamestown Township.

Public Comment was as follows:

- None

Chairman VanDenBerg closed the public hearing.

The following board discussion took place:

1. Are there unique circumstances or conditions that apply to your property?

Yes, based on not being able to be combined with property due to being between two different municipalities.

2. Does the request for this variance go beyond the possibility of increased financial return for you, the applicant?

Yes, the municipal boundary is limiting it as well as the regional gas main on the property.

3. Has the immediate practical difficulty been caused by anything other than what the applicant has done?

Yes, due to the irregular nature of the property it doesn't have a good use, as well as being on the edge of the city.

4. Will granting this variance uphold the spirit of the ordinance, secure public safety, and uphold substantial justice to property owners in the district? In turn, will denying this variance prevent you, the applicant, substantial rights and privileges that others in the same zoning district are able to enjoy?

Yes, the property would be difficult to develop otherwise.

5. Have you explored all possible alternatives? Please explain/list other alternatives and the reasons why these options are not feasible.

Yes, given the municipal boundaries and this being on the edge of the city limits as well as being landlocked and unusable in its current form. Transferring it to the Ottawa county water resource commission allows for the property to be useful.

A motion was made by Saxbee, with support by Heward, to approve the deviation to reduce the lot frontage requirement to 0' from 150' in accordance with Section 2.04.14 G.1.b. from the City of Hudsonville Zoning Ordinance. This deviation is based on the findings from the 5 questions used for determining dimensional variances.

Yeas 4, Nays 1 (Foster – Absent)

5. A motion was made by Heward, with support by Kamp, to adjourn at 7:35 pm.

Yeas 4, Nays 0, Absent 1 (Foster)

Respectfully Submitted,

Sarah Steffens
Deputy Planning and Zoning Director