

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 21, 2016**

**16-18 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
MARCH 17, 2016 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on April 21, 2016 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321. Present: Chair Bruce Lee, Vice Chair Mike O'Malley, Secretary Lisa Frizzell, Ron Cordes, Chuck Jakems, Mike Kayner and Dawn Swafford. Planner Susan Becker and Recording Secretary Rose Kogge were also present. Chair Bruce Lee called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Jakems moved, with support from O' Malley to approve the minutes of the Regular Meeting of the Alpine Planning Commission on March 17, 2016

Ayes: 7 Nays: 0 Motion Carried

Chair Lee opened the meeting up for Public Comment on any non-agenda items. No comments were received.

**16-19 PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REQUEST FROM
MAURIZIO ARCIDIACONO OF AMORE TRATTORIA ITALIANO TO ALLOW
FOR ALCOHOL SERVICE IN A PROPOSED OUTDOOR AREA AND FOR
BUILDING FAÇADE CHANGES AT 5080 ALPINE AVE. WITHIN THE C-2,
COMMERCIAL ZONING**

Chair Lee asked Planner Becker to review the Staff Report. Becker reviewed the request and procedure. Maurizio Arcidiacono of Amore Trattoria Italiana requests a special land use and site plan approval to allow for alcohol service in a proposed outdoor dining area and approval of building façade changes at 5080 Alpine Avenue. The property is zoned C-2, Commercial. The building was built in 1965, with the south addition added in 1983. Strawberry Creek runs through the property.

Becker covered the Special Land Use analysis. Section 11.03(g) of the Zoning Ordinance lists alcohol service at restaurants that have outdoor dining as a Special Land Uses in the C-2, Commercial district. The applicants have applied to the State Liquor Control Commission for the appropriate permit for outdoor alcohol service. The restaurant's current hours of operation are:

Tuesday - Thursday	4 pm – 9 pm
Friday – Saturday	4 pm – 10 pm
Sunday	4 pm – 9 pm

Since outdoor dining in Michigan is seasonal in nature, granting of the special land use will only impact adjacent properties, in warm weather months. To the east the closest condos are 630 feet from the proposed patio, to the south the bank closes at 5 p.m. Monday - Friday, the funeral home's hours vary, and to the north the motel is 500 feet away. The noise impact from patrons would be negligible (as compared to traffic noise) on Alpine Avenue.

Becker reviewed the site plan analysis including: vehicular and pedestrian access; the patio; lighting; landscaping; parking; dumpster; rear 25-foot wide greenbelt; stormwater including the Township Engineer's email and sidewalk. The building façade changes were reviewed as well.

Chair Lee asked Maurizio Arcidiacono if he had anything to add to Becker's presentation. Maurizio commented that Becker explained it exactly as he would have.

O'Malley asked if the patio hours would be the same as the posted restaurant hours. Maurizio said yes they would be, but if someone was seated at 8:50 p.m. they would be allowed to order and eat their dinner. Kayner asked how loud the music would be on the patio. Maurizio commented it would be only low background music. Maurizio also commented that he has been cleaning the undergrowth of brush and trees along Strawberry Creek and is trying to make it look very nice, he also commented that North Kent Sewer cleared the growth and trees over the sewer line on the far side of the creek a couple of years ago.

O'Malley asked that since Strawberry Creek splits the property, can there be future development on the other side of the creek? Becker said there would have to be a new site plan at the time of proposed development.

Motion made to open the Public Hearing by O'Malley, supported by Kayner.

Ayes: 7 Nays: 0 Motion Carried

Leone Markowski of 703 Strawberry Valley NW asked how much woods remain between the condos and the creek. Becker measured out the property and said there is approximately 125 feet between Amore's rear property line and the edge of the clearing next to the creek.

Maurizio again commented that the trees cut down over the sewer line were cut by North Kent Sewer and not him. He said they are not trying to destroy the view for anyone.

Manuel A. De Rivera, Sr., asked what time would Amore really close if they had customers outside. He said he can hear people talking now from his deck and can actually hear people swimming at Swan Inn Motel and does not like the noise and doesn't want it to be worse.

Motion made to close the Public Hearing by O'Malley, supported by Kayner.

Ayes: 7 Nays: 0 Motion Carried

A discussion occurred during the motion process regarding the actual time a patron could be seated outdoors for dining. Condition of Approval #2 was added to clarify the actual time patrons may be seated on the outdoor patio.

MOTION: AMORE TRATTORIA ITALIANA ALCOHOL SERVICE IN AN OUTDOOR DINING AREA SPECIAL LAND USE AT 5080 ALPINE AVENUE

Based upon representations made by the applicant, Kayner motioned, supported by Jakems to *approve* the Special Land Use permit requested for alcohol service in an outdoor dining area at 5080 Alpine Ave., PP# 41-09-25-101-034 as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance with the following condition of approval.

Condition of Approval:

1. Outdoor seating shall be limited to a maximum of 32 seats.
2. The outdoor dining area may be available for use until 11 PM seven days a week

Findings of Fact:

1. The proposed use will be operated so it will be harmonious and appropriate in appearance with the existing character of the immediate area.
2. The proposed use is adequately served by essential public facilities and services.
3. It will be operated so it will be harmonious and appropriate in appearance with the existing character of the immediate area.
4. The special land use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic or noise as it is adequately buffered from adjacent uses.

Ayes: 6 Nays: 1 Motion Carried

MOTION: AMORE TRATTORIA ITALIANA ALCOHOL SERVICE IN AN OUTDOOR DINING AREA SITE PLAN AT 5080 ALPINE AVENUE

Based upon representations made by the applicant, Kayner motioned, supported by Cordes to *approve* the site plan dated April 8, 2016 from Dune Architecture for alcohol service in an outdoor dining area at 5080 Alpine Ave., PP# 41-09-25-101-034 as it *does* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Conditions of Approval:

1. The applicant shall submit two revised site plans illustrating:
 - The 25-foot wide required rear greenbelt
 - Add dumpster enclosure detail for construction
 - Add the proposed entrance feature
 - Add all setback dimensions from the existing building on the west side to the road right-of-way line and on the south side to the property line.

The applicant shall construct a 4-sided dumpster enclosure.

2. The applicant shall construct the southern portion of the sidewalk illustrated on the site plan concurrently with the patio installation.
3. Conditions of the Township Engineer's email of April 15, 2016.
4. The property owner shall enter into a sidewalk agreement memorializing his future obligation to install the remaining northern portion of the sidewalk as illustrated on the site plan.

Ayes: 7 Nays: 0 Motion Carried

<p align="center">MOTION: AMORE TRATTORIA ITALIANA FAÇADE CHANGES / BUILDING ADDITIONS AT 5080 ALPINE AVENUE</p>

Based upon representations made by the applicant, Jakems motioned, supported by Frizzell to *approve* the site plan dated April 8, 2016 and building elevation drawings dated April 9, 2016 both from Dune Architecture for building additions and façade changes at 5080 Alpine Ave., PP# 41-09-25-101-034 as it *does* meet the requirements set forth in Chapters 2, 12 and 18 of the Alpine Township Zoning Ordinance with the following condition of approval:

Condition of Approval:

1. The applicant may supply the Planning Director with a revised site plan and building elevation drawings that meet building setback requirements and include similar façade changes as presented to the Planning Commission for staff approval.

Ayes: 7 Nays: 0 Motion Carried

16-20 DISCUSSION OF FAMILY FOR THE ZONING ORDINANCE

Planner Becker reviewed the updated definition of *Family* for the Planning Commissioners and related definitions for housing. The definitions reviewed included: boarding house, public buildings, domestic, dwelling unit non-farm, single family dwelling, fallout shelter and state licensed residential facilities.

The Planning Commission members would like to move forward with the new definition and recommend it for Public Hearing in May.

16-21 STAFF UPDATES / ADJOURNMENT

Becker let the Planning Commissioners know that next month's agenda will include a Special Land Use for a cell tower, a Commercial PUD for Fox Motors for a car wash, and the Public Hearing for the definition of Family, a Site Plan for Perrin Brewing and a draft of the CIP.

Chair Lee thanked everyone for their patience at the meeting tonight.

Jakems motioned, supported by Frizzell to adjourn the meeting at 8:44 PM.

Ayes: 6 Nays: 0 Motion carried

Lisa Frizzell, Planning Commission Secretary

Rose Kogge, Recording Secretary