

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
January 19, 2017**

**17-01 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
JANUARY 19, 2017 AND THE / PUBLIC COMMENT ON NON-AGENDA  
ITEMS**

The Alpine Township Planning Commission held its regular meeting on January 19, 2017 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, Ron Cordes (arrived after approval of the minutes), Chuck Jakems, and Dawn Swafford. Lisa Frizzell and Steve Thome were absent and excused. Planner Susan Becker and Recording Secretary Barb Griswold 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 December 15, 2016.

**Ayes: 4 Nays: 0 Motion Carried**

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

**17-02 PUBLIC HEARING: BUSINESS PLANNED UNIT DEVELOPMENT  
AMENDMENT REQUEST FROM PERRIN BREWING FOR THE  
CONSTUCITON OF A COOLER AND PYLON SIGN PLACEMENT. THE  
REQUEST ALSO INCLUDES TO REZONE THE SOUTHERN PORTION OF  
THE PROPERTY FROM I-2, GENERAL INDUSTRIAL TO B-PUD AT 5910  
COMSTOCK PARK DRIVE.**

Planner Becker reviewed the staff report for the Planning Commission members. Dan Perrin, on behalf of Perrin Brewing has 3 requests. The first request is to rezone the southern portion of the property from I-2, General Industrial to BPUD, Business Planned Unit Development. The second request is for a B-PUD site plan amendment to allow for the construction of a cooler addition and the third request is for a pylon sign placement. In October 2011, the Planning Commission recommended that the northern two-thirds of the current property be rezoned from I-2, General Industrial to B-PUD, Business Planned Unit Development to accommodate the commercial/industrial nature of the brewery. The business has now acquired additional property to the south and added it to the original northern piece. As a result, the current 8.82-acre property has split zoning with a PUD.

Becker reviewed the site plan amendment for the proposed 1,504-sq. ft. cooler on the north side of the building. Ornamental fence will screen and help protect the condensing units to be located along the north wall of the proposed addition. The new northern façade will be identical to the existing northern façade. The hop garden will be reduced in size to accommodate the cooler addition. The requests do not impact parking.

Becker also stated it was noticed during the review for a new sign cabinet that the existing pylon sign on 7 Mile Road was not installed in the approved location. Instead, the sign was installed too close to the front lot lines. The applicant has requested to allow the existing pole location to remain at 11 feet from Comstock Park Drive, 22 feet from 7 Mile Road and 4.5 from the vision corner.

Chair Lee asked Perrin if he had anything to add to Becker's presentation. Kevin Eidson from WLP Associates on behalf of Perrin, commented that the pylon sign was put in the wrong spot but does not interfere with traffic and is not a blight issue. A sidewalk addition is not planned, but would address it if the Planning Commission recommends it.

Jakems asked if a sign was there before the existing one on this site. Becker said no, the sign was installed when the brewery was established.

Lee asked what the plans were for the southern portion of the property and Perrin said they bought it immediately after the brewery opened and they use it for warehouse space. There are no other additional plans for that portion of the property. Lee also asked if there was an issue with people walking around that section of the property and Perrin said no. Lee thanked Perrin for the sidewalks they have put in.

Lee wanted to know why the sign was put in the wrong location and Perrin stated he wasn't sure because he was not involved in the brewery when it initially opened. Perrin said they do not plan on any more signs going up.

Cordes asked when the construction of the cooler would start and Perrin thought in May.

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

Ayes: 5      Nays: 0      Motion carried

No audience members stepped forward to comment on the request.

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

Ayes: 5      Nays: 0      Motion carried

**MOTION: REZONING PROPERTY ADDRESSED 5910 COMSTOCK PARK DRIVE**

Jakems motioned, supported by Cordes to recommend to the Alpine Township Board to *approve* the requested rezoning for the southern approximate 1/3 of the property addressed 5910 Comstock Park Drive (PP#41-09-24-127-037) as publicly noticed from I-2, General Industrial to B-PUD, Business Planned Unit Development.

**Findings of Fact:**

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 14D and 22 of the Alpine Township Zoning Ordinance and the 2015 Alpine Township Master Plan Update, we find that the proposed rezoning:

- 1) Is consistent with the *Industrial* future land use recommendation of the 2015 Alpine Township Master Plan Update.
- 2) The location *is* appropriate for all the allowed uses in the B-PUD, Business Planned Unit Development zoning district.
- 3) *Does* ensure compatibility with adjoining land uses and zoning types.
- 4) *Is* compatible with the existing character in Alpine Township;
- 5) *Would not* severely impact traffic, municipal costs and services, or significantly change population density.

**Ayes: 5      Nays: 0      Motion Carried**

**MOTION: PERRIN BRERWING SITE PLAN AMENDMENT AT 5910 COMSTOCK PARK DRIVE**

Based upon representations made by the applicant, Jakems motioned, supported by O'Malley to *approve* the revised site plan dated January 13, 2017 drawn by W.L. Perry Associates for site improvements on the 8.82-acre property addressed 5910 Comstock Park Dr. (PP#41-09-24-127-037) as it *does* met the standards set forth in Chapters 14D, 18, 19 and 22 of the Alpine Township Zoning Ordinance with the following conditions of approval:

**Conditions of Approval:**

1. All conditions outlined in the Township Engineer's letter dated January 12, 2017.
2. The applicant shall enter into a revised site development agreement with the Township that addressed the aforementioned items.
3. To allow the existing pole location to remain at 11 feet from Comstock Park Dr., 22 feet from 7 Mile Road and 4.5 feet from the corner. Regardless of location, a sign permit is required for the new cabinet.

**17-03 PUBLIC HEARING: A REQUEST FROM DAN HENRICKSON TO REZONE PROPERTY FROM C-2 COMMERCIAL CPUD, COMMERCIAL PLANNED UNIT DEVELOPMENT TO ALLOW FOR THE DEVELOPMENT OF THREE COMMERCIAL BUSINESSES AT 4076 ALPINE AVE.**

Planner Becker reviewed the staff report to rezone the 3.24-acre property from C-2, Commercial to C-PUD, Commercial Planned Unit Development from Dan Hendrickson of Hendrickson Architecture+Planning. The vacant property contains a hill of fill, the remains of a parking lot and a non-conforming sign. Surrounding properties are planned, zoned and used for commercial purposes.

The applicant's plans and this review focus on three big picture items and those are overall concept of a PUD, minimum lot size and lot width. The applicant would like three building sites and has chosen a C-PUD in order to vary lot widths less than the standard 150 feet. This in turns provides the potential for three building sites.

The property is not specifically master planned for C-PUD, however per the Zoning Ordinance, a C-PUD may be approved in any location which is recommended for commercial uses in the Master Plan. Commercial PUD's are expected to be developed under a single unifying site plan to ensure that all uses relate well to each other in both function and design.

Becker stated the Planning Commission shall review the preliminary development plan and make recommendations to the applicant regarding the PUD based on the following considerations: Whether the preliminary site plan conforms to the goals, objectives and standards of the relevant zoning district, the number, type and appearance of proposed buildings or dwellings, the impact and adverse effects upon nearby lands, the surrounds area and the Township and other aspects and effects of the PUD, as reasonably deemed appropriate by the Planning Commission.

Becker reviewed that any site zoned for C-PUD shall not be less than 5 acres in size however this requirement may be waived by the Planning Commission when the site under consideration can be shown to meet the intent and objectives of Section 14C.04(a). The applicant is asking approval of a 3.24-acre PUD.

Becker also reviewed Section 14C.04(b), the lot width, building setbacks and road frontage requirements within the C-PUD district shall be determined by the Planning Commission. The standard commercial minimum lot width is 150 feet. The 417-foot wide property is proposed to be split into three building sites (171, 122 and 123-foot wide sites). The method of division has not been determined yet by the applicant. Options include a commercial plat or a commercial site condominium. The land immediately surrounding the proposed buildings are not in common ownership so an agreement for collective storm water management, cross access and cross parking will be necessary.

Staff recommends to keep the public hearing open on the Preliminary Development Plan for C-PUD rezoning and to provide feedback to the applicant on the 3 big picture items. Prior to the next Planning Commission meeting the applicant shall complete a traffic impact study and gap study, receive preliminary approval from MDOT for the driveway onto Alpine Avenue, decide on a method of dividing the property and make the appropriate application, coordinate with

neighboring property owners on cross access and revise the Preliminary Development Plan to fill in the overall framework regarding grading, access, circulation, storm water, public utilities, and parking.

Matthew Cole of Paradigm Design on behalf of Henrickson thanked Planner Becker for the overall review of the rezoning request. He stated they are looking for a rezoning request from C-2 to C-PUD because of the lot width they need 3 sites to make it economically feasible. They plan on a retail strip area of 8,500 square feet with a financial institution, and a quick serve restaurant. The project would meet the parking requirement of 144 spaces and Cole said this is an indication they aren't trying to jam too many things into the lot. There will be significant retaining walls due to the grading challenges with the lot and Cole expressed the lot then would not be an eyesore to the community any longer.

Cordes asked when they acquired the property and if it was sold from Steve Benner. Mike Houseman from Wolverine Building Group who is partners with Hendrickson on this project said they are under contract with the current owner who purchased it from the bank. The bank got the property back on foreclosure from Mr. Benner. Houseman stated that part of the purchase agreement included cross access easements and use of the detention pond on the Yorktown Center's property developed by Mr. Benner.

Cordes asked about if they did the calculations for the road on making the minimum slope grade and Houseman responded yes they will be able to hit the slope grades with retaining walls so they won't be too steep. They will use large architectural blocks for the walls.

Cordes asked about the buildings and Henrickson stated the one will be a Freddy's Restaurant, the middle one would be a credit union and the third would be a class A retail strip center.

Jakems stated he understands this is a difficult piece of property and the applicants need extra buildings to generate more income to make it work financially. Houseman said yes that is the case and added they have worked with the DEQ on old wells to get those cleared. Cordes asked then if there were water wells on site, and Houseman said no, they had to confirm there weren't any there.

Jakems asked if they were going to be bringing more fill in and Houseman stated more fill will be required in the front by Alpine Ave.

Lee stated other applicants have tried to fit many things into a small lot and then they are challenged with traffic flow, parking and deliveries. He asked how a panel truck will make deliveries? Cole said Freddy's Restaurant does use a semi-truck to make deliveries, so they did make a 35 ft. drive instead of a 24 ft. drive to accommodate it. Cole also said panel trucks can go into the parking spaces when it make deliveries and turn around because deliveries will be made at 3:00 – 4:00 A.M. Cordes commented semi-trucks would be fine and he doesn't see this as an issue.

Jakems asked about the inside seating for Freddy's and Houseman said there will be 99 seats. Jakems stated there isn't a lot of parking allocated for the restaurant and Houseman said the three sites will be working together for parking and there will be a cross parking agreement with the sites. Lee asked if Freddy's will have a drive-thru and Houseman said more than likely it will.

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

Ayes: 5      Nays: 0      Motion carried

Dave Hatton, Manager of Mattress Firm at 4142 Alpine Ave NW commented he would be very excited to have something open up next to his store so he doesn't have to worry about skunks and gophers because it is a big issue with this site. Hatton says trash from McDonald's and Sonic blows into the store's property and into the empty lot and looks bad. He picks up the trash, but hopes something can be done so it doesn't all end up there.

Hatton is concerned with the access road that runs along the back of the properties. They have replaced 4 mailboxes in 2 years since Mattress Firm has opened. The road isn't maintained well in the Winter, so when it snows or gets icy cars can't turn and then hit his mailbox. He is hoping something could be done about that issue.

Hatton also brought up the amount of silt or dirt during a heavy rain or melt between the proposed property and Mattress Firm can get deep. He would like to see a wall or berm between the two locations to keep this from happening.

Lee thanked Hatton for his comments and said the public hearing will remain open. Becker will send notices out again for future meetings.

Houseman asked if they answer the concerns with traffic flows, trucks, and the grade changes if the Planning Commission would be open to the 3 lots going forward? Lee stated the Planning Commission is interested in seeing something going in there and Jakems added he thinks they are heading down the right path. Becker asked the Planning Commission if they are alright with the overall concept of a PUD there, and the size and the number of lots. The Commissioners answered yes, it was alright.

**17-04            PLANNING COMMISSION ADMINISTRATIVE ITEMS: 2016 YEAR END REPORT, 2017 WORK PLAN AND ELECTION OF OFFICERS AND SELECTION OF COMMITTEE MEMBERS.**

Planner Becker gave a summary of the 2016 Year End Report. The report included the ZBA and Planning Commission activities and general Planning and Zoning Administration. The Capital Improvement Program was updated and adopted for 2016-2022. The 2016-2020 Recreation Master Plan was written after public outreach and input. The Township Board adopted the plan, and it was approved by the State of Michigan. Becker stated work was done with DAS ad-hoc metropolitan committee to draft license agreements, ordinances and pricing for Distributed Antenna Systems. Agreements, pricing, and ordinances adopted for Alpine Township. Becker coordinated with KCRC on which roads and segments of roads to repave this past year and also worked with Prein & Newhof, Progressive AE, NKSA and township staff on various aspects of the sanitary sewer asset management program. Ongoing maintenance of the geographic information system (REGIS) and the Township website was performed to ensure information is current and available to the public.

Becker asked the Commissioners about the 2017 Work Plan. Lee said he would like to address communication towers and Jakems would like to go over spilt/dual zoned properties and clean them up. Becker said there are two ways of doing that, approach the property owners or adopt a new zoning map. The last time the Township was rezoned was in 1977.

**17-05 ELECTION OF OFFICERS AND SELECTION OF COMMITTEE MEMBERS**

Motion by Cordes, supported by Jakems to name Bruce Lee as Planning Commission Chair.

**Ayes: 5 Nays: 0 Motion Carried**

Motion by Jakems, supported by Cordes to name Mike O'Malley as Planning Commission Vice-Chair.

**Ayes: 5 Nays: 0 Motion Carried**

Motion by O'Malley, supported by Cordes to name Lisa Frizzell as Planning Commission Secretary.

**Ayes: 5 Nays: 0 Motion Carried**

Committee Appointments are as follows:

Site Plan Review Committee

Bruce Lee  
Lisa Frizzell  
Ron Cordes  
Steve Thome, Alternate

Capital Improvement Plan

Lisa Frizzell  
Dawn Swafford  
Chuck Jakems  
Steve Thome, Alternate

**17-06 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT**

Becker said there will be 2 public hearings next month: Auto Max and All Points Tire.

Becker gave a brief update on a sanitary sewer project involving Alpine Meadows Mobile Home Park.

**ADJOURNMENT**

Lee motioned, supported by Jakems to adjourn the meeting at 9:13 PM.

**Ayes: 7 Nays: 0 Motion carried**

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Lisa Frizzell, Planning Commission Secretary

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Barb Griswold, Recording Secretary