

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
December 15, 2016**

**16-42 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
December 15, 2016 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on December 15, 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, Chuck Jakems, Dawn Swafford and Mike Kayner. Ron Cordes' Planning Commission term ended November 20, 2016 and no new member has been appointed. 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 November 17, 2016. The minutes were corrected to show Kayner motioned, supported by O'Malley to approve the Aldi grocery store addition site plan.

**Ayes: 6 Nays: 0 Motion Carried**

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

**16-43 PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REQUEST FROM  
AMY BRONDYKE ON BEHALF OF JEFFERY AND MIGDALIA DAVIES OF  
ARTISTIC UPHOLSTERY TO ALLOW FOR LIMITED ASSEMBLY OR  
MANUFACTURING OF A FINISHED PRODUCT FROM RAW MATERIALS OR  
FINISHED PARTS AT 4440 WESTSHIRE DRIVE.**

Jakems recused himself and then sat in the audience due to business dealings with this property. Planner Becker reviewed the Staff Report for the Planning Commission. The eastern portion of the 3,200 sq. ft. building is occupied by CP Pizza (owned and operated by Amy Brondyke) and Artistic Upholstery would occupy the remaining space. The business plan is to conduct classes on how to upholster, offer design services, restore and upholster furniture, sell refurbished furniture, and have retail sales of fabrics, foam and upholstery supplies.

Becker reviewed the Special Land Use / Site Plan request for limited assembly or manufacturing in the C-2, Commercial District / Site Plan. The building is served by public water and sewer. Storm water is not currently managed on site and there are no known issues. The property has two driveway approaches on Westshire Drive and one on Alpine Avenue. The Alpine Avenue approach is partially shared with Pennzoil at 4586 Alpine and it is not known what formal arrangements are in place for the shared driveway approach. The Township has long-term plans for a sidewalk on Westshire Drive through Westgate Subdivision and staff recommends sidewalk installation occur as part of a comprehensive effort for the entire length of Westshire Drive.

Becker said the applicant has stated that the storage of all materials will be inside. They will not emit odors and all business processes will be contained in the building. Typical noises associated with loading and unloading of materials and products are to be expected.

The 3,200 sq.ft. building would allow for 800 sq. ft. of limited manufacturing space. If only the suite Artistic Upholstery will occupy is considered, its 1,206 sq. ft. suite would allow for 301 sq. ft. of limited manufacturing space. The applicant is requesting 201 sq. ft. of limited manufacturing space.

There are 18 parking spaces on site. CP Pizza requires 7 spaces and the proposed retail space requires 11 spaces. The placement of a barrier-free space and the required signage will need to be coordinated with the Building Official. The surface of the parking lot needs attention. There are no outdoor lights proposed and there is no room on the property to install the required front yard landscaping and two islands in the right-of-way will be planted with perennials in the spring. The dumpster is missing the front gates and will need to be replaced.

The applicant Amy Brondyke confirmed the gates to the dumpster have been replaced and will have the Building Official do an inspection on them. Brondyke also addressed the parking lot and stated the pot holes will be filled.

Chair Lee asked if Brondyke owned the building. Brondyke said she does own the building, along with CP Pizza and Artistic Upholstery would lease space. Lee also asked if Brondyke had an agreement with Pennzoil for maintenance of the shared driveway approach. Brondyke stated there was not an agreement.

O'Malley asked Becker if it would be recommended for Brondyke to get a maintenance agreement with Pennzoil. Becker said it is not required for this motion, but would be advisable for Brondyke to get one.

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

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

No comments received.

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

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

<p><b>MOTION: ARTISTIC UPHOLSTERY: LIMITED ASSEMBLY &amp; MANUFACTURING SPECIAL LAND USE PERMIT AT 4440 WESTSHIRE DRIVE</b></p>
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Based upon representations made by the applicant, Kayner motioned, supported by O'Malley to *approve* the Special Land Use permit requested for a limited assembly and manufacturing in the C-2 district at 4440 Westshire Drive, PP# 41-09-25-351-015 as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance.

**Findings of Fact:**

1. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.

2. The proposed use is adequately served by essential public facilities and will not create an excessive need for additional public facilities or services.
3. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors and is adequately served by essential public facilities and services.
4. The proposed use is consistent with Master Plan and the intent and purpose of the zoning district.

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

<b>MOTION: ARTISTIC UPHOLSTERY SITE PLAN AT 4440 WESTSHIRE DRIVE</b>
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Based upon representations made by the applicant, Frizzell motioned, supported by Swafford to *approve* the site plan drawn by Dixon Architecture dated November 15, 2016 for site improvements at 4440 Westshire Drive (PP#41-09-25-351-015) as it does meet the standards 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 dumpster enclosure must have front gates installed.

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

**16-44      PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REQUEST FROM JOHNATHAN HOUSEMAN FOR A VEHCHILE SALES BUSINESS AT 4500 ALPINE AVENUE TO BE KNOWN AS FINISH LINE AUTOMOTOIVE SALES.**

Planner Becker reviewed the special land use request for sale of motor vehicles in the C-2 zoning district. The applicant is relocating his dealership from Hudsonville which has a service bay for detailing. He has stated he will no longer be providing detailing services and will contract with local auto wash and detailing service companies. Hours of operation would be Monday – Friday 9 a.m. to 6 p.m. and Saturday 10 a.m. to 1 p.m. Sales will include cars, SUV's, light trucks and the vehicles will be driven to the site. The applicant is aware that car carriers may not unload in the state highway. All vehicle repairs will be performed off site.

The building is served by public water and sanitary sewer. There is an existing catch basin on site that is tied into the Westgate Bowl's storm water system. The applicant is not proposing any hard surface changes to the site. Easements for cross access, storm water drainage and parking between the subject property at the bowling alley at 4486 Alpine Avenue have been memorialized in Instrument #22070918-0091420.

Six parking spaces are required for vehicle dealerships and are provided for. There are 23 spaces, so 17 may be used for vehicles displayed for sale. The applicant has indicated that he will use the existing exterior lights.

The applicant Jonathon Houseman stated he does plan to seal coat the parking lot.

Kayner asked if any Houseman would be storing any flammable or hazardous products inside the building. Houseman said the only thing he would store is a tire shine spray and any other products he may use would be kept in a fire proof container.

Jakems asked Houseman if he is going to have a dumpster and Houseman said he will have a small dumpster. Becker did advise Houseman he will need a dumpster enclosure and where on the site plan it will be placed. Houseman then stated he will have a small trash cart kept inside instead.

Lee told the applicant to be aware that "vehicle creep" towards the sidewalk it not allowed and if he wishes to change the lighting he will need to speak with Becker.

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

**Ayes: 6      Nays: 0      Motion Carried**

No comments received.

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

**Ayes: 6      Nays: 0      Motion Carried**

<b>MOTION: FINISH LINE AUTO SALES SPECIAL LAND USE AT 4500 ALPINE AVENUE</b>
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Based upon representations made by the applicant, Kayner motioned, supported by O'Malley to *approve* the Special Land Use permit requested for vehicle sales business at 4500 Alpine Avenue, PP# 41-09-25-351-026 as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance.

**Findings of Fact:**

1. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
2. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
3. The proposed use is consistent with the Master Plan and the intent and purpose of the zoning district.
4. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township since vehicle sales is a special land use in the commercial district.

**Condition of Approval:**

1. Car carrier may not park or unload on the state highway.

**Ayes: 6      Nays: 0      Motion carried**

**MOTION FOR FINISH LINE AUTO LINE SALES SITE PLAN AT 4500 ALPINE AVENUE**

Based upon representations made by the applicant O'Malley motioned, supported by Jakems to *approve* the site plan dated November 16, 2016 drawn by Richard Postema Associates for a vehicle sales business at 4500 Alpine Avenue, PP# 41-09-25-351-026 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:

**Ayes: 6                      Nays: 0                      Motion carried**

**16-45                      DISCUSSION: PRESENTATION ON BUILDING ADDITIONS AND SITE IMPROVEMENTS FOR ALPINE TOWNSHIP ELEMENTARY SCHOOL.**

Travis Vruggink of GMB Architecture and Engineering, on behalf of Kenowa Hills Public Schools presented the proposed changes to Alpine Elementary:

- Circulation changes that separate bus and parent drop-off traffic. Buses will drop off/pick up off Alpine Church Street.
- Add new visitor parking lot along west edge of property.
- Add a secured entry and administrative offices.
- Add a new gym.
- Playground space will be expanded and additional equipment added.
- Outdoor lighting will be added in the parking lots and drives.
- Add storm water detention pond.
- New dumpster and recycling enclosure.
- Improved emergency vehicle access to the building, heavy duty pavement for most of the surface.

Frizzell asked if Alpine Elementary currently has a gym. Gerald Hopkins, Kenowa Hills Superintendent, stated the current space is a combination cafeteria, gym and auditorium. Use of space as a gym is limited because lunch is served in the same space. Frizzell asked when the school was built and Hopkins said it was built in 1970.

Lee asked if there was a fence around the detention pond and Hopkins said there would be a fence. Lee also asked what the time line is to finish the work and Hopkins said the work will start in April and the secured entrance portion should finish by September 2017; the rest will take longer. Lee commented on how well he liked the new traffic flow plan. Becker said the entrance to the school can be confusing and she thinks the new entrance will be a big benefit.

Jakems asked about security during the construction and Hopkins said it will be closed all of the time and secure during the construction. O'Malley asked about the security during the weekend or evenings if the gym is being used for an event and Hopkins said there would not be access to the rest of the building other than the gym area.

**16-46      COMMISSIONER AND STAFF UPDATES / ADJOURNMENT**

This was Kayner's last meeting on the Commission and Lee thanked him for his 6 years of service and added he will be missed. Lee said Greg Madura, Supervisor also wanted Kayner to know he thanked him for his service.

Becker told the Commission there is a new flashing light at the 6 Mile Road and Fruit Ridge Avenue intersection.

Becker gave an update on Quality Liquid Feeds and the sewer issues occurring there. They have paid \$7,000 for the extra electric bill demand and have new management on site.

Kayner motioned, supported by O'Malley to adjourn the meeting at 8:25 PM.

**Ayes: 6      Nays: 0      Motion carried**

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**Lisa Frizzell, Planning Commission Secretary**

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**Barb Griswold, Recording Secretary**