

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
March 16, 2017**

**17-13 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, Secretary Lisa Frizzell, Ron Cordes, Chuck Jakems, and Steve Thome. Dawn Stafford was 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 February 16, 2017.

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

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

**17-14 PREVIOUSLY TABLED REQUEST: SPECIAL LAND USE AND SITE PLAN  
REQUEST BY ALL POINTS TIRE TO ALLOW FOR VEHICLE REPAIR AND  
SITE PLAN CHANGES AT 6435 ALPINE AVENUE WITHIN THE C-2,  
COMMERCIAL ZONING DISTRICT.**

Planner Becker reviewed the special land use request for vehicle repair and revised site plan. Mr. Stinson has made progress in reducing the number of tires stored outside (with the goal of eliminating outdoor tire storage) and continues to work with the Township on bringing his property into conformance with Township codes. Mr. Stinson signed a consent judgement with the Township that allows him some flexibility on the site he would not have had otherwise (two trailers for storage) and the court date was cancelled.

Becker reviewed the site plan amendment and circulation of vehicles and materials through the site has been inefficient and has compounded some of the site's issues. Mr. Stinson has taken this opportunity to think about his desired flow of materials and delivery vehicles through the site and has conveyed that information to his architect to draw. Continuous management of the vehicles and materials on and through the site will prevent the site from becoming difficult to maneuver through in the future. There may be some grading necessary along the north lot line for the new accessory building's location.

The storm water systems previously proposed have been expanded. The Township Engineer determined that the proposed strategy is acceptable and the design provided 99 percent of the storm water storage volume required. The Engineer did make two recommendations that the rear of the site be graded to direct runoff to one of the two detention areas to ensure that runoff

is captured and detained. Also, the Township should be contacted to inspect the subsurface detention areas to confirm constructed size prior to filling. A storm water permit is required for this site.

The revised site plan illustrates 4 employee parking spaces and 4 client parking spaces along the south lot line behind the current building. Parking spaces at the southeast corner of the proposed accessory building are labeled for employees and clients, presumably awaiting repair. Parking in front of the building is labeled for customers. Management of the front customer parking spaces will eliminate the double and triple parking that has occurred in the past.

Becker stated since last month, the proposed 50 by 100 foot Quonset accessory building has been moved north and east on the site. The location is close enough for employees to access the building and provides sufficient space around it for circulation. The tire reclamation trailer and storage trailer are just north of the accessory building. Mr. Stinson is aware that all tires must be stored in a building or in the allowed two semi-trailers. A dumpster and the required four-sided enclosure will be along the south property line opposite the southwest corner of the current building and in front of the gate.

Secretary Frizzell recused herself from discussion and sat in the audience.

Cordes asked if a semi-truck would be able to maneuver on the site and Tim Allspach, Architect for Mr. Stinson, answered yes a semi-truck would stay on the south side, pull up to the west end of the site and then would back up to the proposed Quonset building.

Mr. Allspach also added he does not believe there will be a grading change necessary on the north lot line for the new accessory building. The base of the slope on the north side is in line with the north edge of the existing building. Cordes commented he looked at the site and also believes the grading slope is already there and would not need additional grading.

O'Malley asked Becker what the liability is for Mr. Stinson and the storm water permit fee of \$20,000 if he doesn't go through with the permit. Becker said the Township requires a performance guarantee for all storm water systems. The goal of the Township is for an applicant to finish their project.

Lee asked Becker about the court agreement and the two trailers allowed on Mr. Stinson's site and wanted to know if there was a time limit for the trailers being on site. Becker answered there is no time limit, the trailers may stay per the agreement.

Jakems asked Becker about the consent to judgement and three things were ordered to be done by February 28<sup>th</sup>; pay a \$500 fine, pay a \$150 fine and the tires removed from outside. Jakems asked if these things have been done. Becker said she wasn't sure about the fines, she believes the \$500 fine was to the courts and the \$150 fine was to the Township. The tires have not been removed yet, although progress is being made. The Township would not start enforcement on the tires until 2 weeks after the Planning Commission meeting, and he would be given 2 more weeks to remove the tires.

Mr. Stinson arrived for the meeting.

Cordes asked Mr. Stinson about the cost of the Quonset hut. Mr. Stinson said he has talked to people who are familiar with installing them with drainage and anchors included and he thinks it will be \$30,000 to \$35,000. Cordes asked about the cost of the landscaping, and Mr. Stinson did not have an amount regarding that yet.

Lee commented the Township is trying to help Mr. Stinson get through the court issues and the Planning Commission does not need exact financial numbers from him. Lee is most concerned about the tires, and that Mr. Stinson can't add the Quonset hut without the tires being gone. Mr. Stinson said there will be rapid movement in the next 3 weeks with the tire issue. Lee also reminded Mr. Stinson he will need to provide a Quonset hut plan to the Building Official to get a building permit for it.

Becker also reminded Mr. Stinson the Building Official stated pending approval for the new automotive repair use, he needs to immediately make a permit application for construction work already completed in the existing building.

O'Malley asked what the height of the Quonset hut will be and the width of the driving path through the building. Mr. Allspach said that has not been determined; however, state code says there can be 20,000 cubic feet for tire storage without additional code requirements. Mr. Stinson will probably have a 20x20 area for repair in that building, so they will have to figure out how much area is left for tire storage with a Quonset hut designer. Also a 15 foot door for semi-trucks to get in and out will factor in the design.

Lee asked where will damaged vehicle parts be collected and disposed of, and Mr. Stinson said they will be stored inside and then taken to a scrap yard, they will not be stored outside. Lee asked if scrap tires will be stored inside and Mr. Stinson said yes.

<b>MOTION: SPECIAL LAND USE FOR VEHICLE REPAIR AT 6435 ALPINE AVENUE</b>
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Based upon representations made by the applicant, Cordes motioned supported by Thome to *approve* the Special Land Use permit requested for vehicle repair business at 6435 Alpine Avenue Road, PP# 41-09-14-200-017 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 repairs are special land uses in the commercial district.

**Conditions:**

1. The Special Land Use does not include the dismantling of vehicles to salvage parts for use or sale on the property or elsewhere (with the exception of the primary use of the property for tire sales and service, including used tire and wheel sales).
2. Outdoor tire storage of any kind is prohibited.

**Ayes: 3 (Cordes, Lee, Thome)      Nays: 2 (Jakems, O'Malley)      Motion Carried**

<b>MOTION: ALL POINTS TIRE SITE PLAN AT 6435 ALPINE AVENUE</b>
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Based upon representations made by the applicant, Cordes motioned, supported by Thome to *approve* the site plan dated March 6, 2017 drawn by TJA Architecture for a vehicle repair business at 6435 Alpine Avenue, (PP#41-09-14-200-017) as it *does* met 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 site plan approval is contingent upon a variance being granted to allow for vehicle parking less than 20 feet from the front lot line. Section 19.05(f)
2. In the event a variance allowing vehicles to park less than 20 feet from the front lot line is denied by the Zoning Board of Appeals. The applicant shall further revise the approved site plan dated March 6, 2017 by removing all pavement within 20 feet of the front lot line and altering the proposed landscaping to move the material closer to the revised pavement edge.
3. The applicant shall stripe all front parking spaces.
4. The applicant shall paint over the unauthorized signs on the front overhead doors.
5. The property owner/applicant shall enter into an Access Agreement benefiting the property to the south (6411 Alpine Avenue).
6. The property owner/applicant shall enter into a Sidewalk Agreement memorializing his future obligation to install the sidewalk.
7. The property owner/applicant shall enter into a Site Development and Storm Water Operation and Maintenance Agreement memorializing the Planning Commission's decision.
8. All conditions outlined in the Township Engineer's letter dated March 10, 2017.

**Ayes: 2 (Cordes, Thome)      Nays: 3 (Jakems, Lee, O'Malley)      Motion Failed**

Discussion among Planning Commissioners followed after the motion failed.

Jakems said he feels the site is too congested and not the right fit for this property. He does not like the overall plan and feels there will be traffic flow and set back issues in the front.

Cordes said he doesn't feel the Planning Commission should tell Mr. Stinson where to put his buildings on the site or how to tell him how to run his business. Cordes feels Mr. Stinson is servicing the people of this community and he thinks the site plan will work.

O'Malley said he agrees with Jakems statement, and doesn't see this going forward.

Thome said he doesn't like the variance, but feels that issue is up to the ZBA to decide.

Lee said he doesn't want to see any business closer to Alpine Avenue and doesn't think the set-backs should change in the Township ordinance. With the inclusion of the variance language in the conditions of approval, he is concerned about the message it will send to other businesses going forward.

After discussions, another motion was made.

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**Conditions of Approval:**

1. The applicant shall stripe all front parking lot parking spaces.
2. The applicant shall paint over the unauthorized signs on the front overhead doors.
3. The property owner/applicant shall enter into an Access Agreement benefiting the property to the south (6411 Alpine Avenue).
4. The property owner/applicant shall enter into a Sidewalk Agreement memorializing his future obligation to install the sidewalk.
5. The property owner/applicant shall enter into a Site Development and Storm Water Operation and Maintenance Agreement memorializing the Planning Commission's decision.
6. All conditions outlined in the Township Engineer's letter dated March 10, 2017.
7. The Site Plan shall be revised to show that the parking lot will meet the 20 foot front set back.

**Ayes: 3 (Cordes, Lee, Thome)**

**Nays: 2 (Jakems, O'Malley)**

**Motion Carried**

**17-15 DISCUSSION: DUAL-ZONED PROPERTIES**

The discussion of dual-zoned properties was tabled until next month.

**17-16 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT**

Becker said there has been an inquiry regarding solar farms.

**ADJOURNMENT**

O'Malley motioned, supported by Thome to adjourn the meeting at 9:24 PM.

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

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Lisa Frizzell, Planning Commission Secretary

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Barb Griswold, Recording Secretary